

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, February 11, 2014, at 4:00 p.m. are as follows:

PRESENT: John James, Chairman
Carol Dyer, Vice Chairperson
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF PRESENT: Robert D. Dalquest, Assistant Development Services Director
Manuel Baeza, Principal Planner
Loralee Farris, Associate Planner
Sean P. Kelleher, Associate Planner

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

Chairman James called the meeting to order, and opened up the Public Comment period. All members were present with the exception of Commissioner Jeske; who had notified staff that he would not be at the meeting.

There were no Public Comments forthcoming and the Public Comment period was closed.

II. CONSENT CALENDAR – None

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a Notice of Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Ordinance Text Amendment No. 340** to delete or amend various sections of the Redlands Municipal Code as follows:
 - Delete Chapter 2.26 relating to the Housing Authority;
 - Delete Chapter 2.44 relating to the former Redevelopment Agency;
 - Delete Chapter 2.46 relating to the Relocation Appeals Board; and,
 - Amend Chapter 18.156.370(A) relating to the site area requirement for Drive-Through Restaurants and Services.

Chairman James opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Jeske absent) that the Planning Commission recommend to the City Council that Ordinance Text Amendment No. 340 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(B)(3) of the CEQA Guidelines.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Jeske absent) that the Planning Commission approve Planning Commission Resolution No. 1251, recommending to the City Council approval of Ordinance Text Amendment No. 340.

B. **CORE STATES GROUP, APPLICANT** (PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost/ Benefit Study.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Specific Plan No. 41 (Amendment No. 5)** which concerns an existing shopping center on 14.4 acres as follows: (1) Under Development Standards, add “restaurants with drive-through facilities” as a permitted use with a conditional use permit; (2) Under Development Standards - Building Setbacks, allow restaurants with drive-through facilities in the non-landscaped portion of the setback area; and, (3) Under Development Standards - Parking, amend the parking requirements for restaurants with drive-through facilities to be consistent with Chapter 18.164 of the Redlands Municipal Code.
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 1011** to construct a 142 square foot building addition and related site improvements to add drive-through service to an existing 4,856 square foot restaurant located at the southwest corner of Redlands Boulevard and Cypress Avenue in Specific Plan No. 41.

Chairman James opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Frasher and carried on a 6-0 vote (Commissioner Jeske absent) that the Planning Commission continue the hearing on the Mitigated Negative Declaration, and the Public Hearings on Specific Plan No. 41 (Amendment No. 5) and Conditional Use Permit No. 1011 to the February 25, 2014 meeting.

C. **AT&T, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **Variance No. 771** to allow a nine foot, five inch (9'-5") reduction in the required twenty-five (25) foot street setback to accommodate a proposed wireless telecommunications equipment shelter located within the Hillside Memorial Park at 1540 Alessandro Road within the R-E (Residential Estate) District.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 1012** to erect a seventy-five (75) foot tall wireless telecommunications tower containing two (2) GPS antennas and twelve (12) wireless panel antennas on two arrays disguised as an Italian Cypress tree and ancillary equipment shelter within a lease area of 825 square feet located within the Hillside Memorial Park at 1540 Alessandro Road within the R-E (Residential Estate) District.

Chairman James opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Frasher and carried on a 6-0 vote (Commissioner Jeske absent) that the Planning Commission table the hearing on the Mitigated Negative Declaration and the Public Hearings for Variance No. 771 and Conditional Use Permit No. 1012.

D. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER; LORALEE FARRIS)

1. Consideration of a recommendation to the City Council on a Notice of Exemption pursuant to Section 15061(B)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **Specific Plan No. 45 (Amendment No. 18)** to amend Specific Plan No. 45 to allow specialty roof signs with specific criteria within the TC (Town Center) District, generally located within the downtown area, north of Redlands Boulevard, between Texas Street and Sixth Street, including a non-contiguous parcel located on the northeast corner of Orange Street and State Street.

Chairman James opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Jeske absent) that the Planning Commission continue the Public Hearing on Specific Plan No. 45 (Amendment No. 18) to the February 25, 2014 Planning Commission Meeting.

E. **INVESTMENT BUILDING GROUP, APPLICANT** (PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/ Benefit Study.
3. Consideration of **Commission Review and Approval No. 879** for the construction of two (2) industrial buildings with a combined square footage of 78,565 square feet on two (2) parcels totaling 4.14 acres, located at the northeast corner of Iowa Street and Park Avenue in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

Chairman James opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Jeske absent) that the Planning Commission continue the Public Hearing on the Socio-Economic Cost/Benefit Study, and the hearings on the Mitigated Negative Declaration, and Commission Review and Approval No. 879 to the March 11, 2014 Planning Commission meeting.

F. **INVESTMENT BUILDING GROUP, APPLICANT** (PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/ Benefit Study.
3. Consideration of **Commission Review and Approval No. 880** for the construction of three (3) industrial buildings ranging in size from 33,367 square feet to 96,216 square feet for a total combined square footage of 170,443 square feet on 8.60 acres located at the southwest corner of Alabama Street and Park Avenue in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

4. **PUBLIC HEARING** to consider **Minor Subdivision No. 337 (Tentative Parcel Map 19465)** to subdivide approximately 8.60, acres into three (3) parcels for a proposed 170,443 square foot industrial complex located at the southwest corner of Alabama Street and Park Avenue in the EV/IC (Commercial Industrial) District of the East valley Corridor Specific Plan.

Chairman James opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Jeske absent) that the Planning Commission continue the Public Hearings on the Socio-Economic Cost/Benefit Study and Minor Subdivision No. 337 (Tentative Parcel Map 19465), and the hearings on the Mitigated Negative Declaration, and Commission Review and Approval No. 880 to the March 11, 2014 Planning Commission meeting.

V. ADDENDA

- A. Election of Planning Commission Chairman and Vice-Chairman.

Assistant Director Robert Dalquest requested nominations for the Planning Commission Chairman.

Vice Chairperson Dyer nominated Mr. John James as the Planning Commission Chairman. There were no other nominations.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Jeske absent) to approve Mr. John James as Chairman.

Chairman John James requested nominations for the Planning Commission Vice Chairman.

Commissioner Frasher nominated Ms. Carol Dyer as the Planning Commission Vice Chairperson. There were no other nominations.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Jeske absent) to approve Ms. Carol Dyer as the Vice Chairperson.

VI. MINUTES

- A. Minutes of January 14, 2014

MOTION

It was moved by Commissioner Frasher seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Jeske absent) that the Planning Commission approve the minutes of January 14, 2014.

VII. LAND USE AND CITY COUNCIL ACTIONS OF JANUARY 21ST AND FEBRUARY 4TH, 2014.

Chairman James inquired if there were any City Council Actions to report.

Assistant Director Dalquest confirmed there were two items to report. On the January 21st meeting the City Council unanimously approved the McShane warehouse project located on Lugonia Avenue. On the February 4th meeting the City Council unanimously approved the Housing Element Update. The Housing Element Update was sent to the State Housing and Community Development Department and they indicated the City had met the requirements and will be on the eight (8) year timeline.

VIII. ADJOURN TO FEBRUARY 25, 2014

Chairman James adjourned the meeting at 5:45 p.m. to the February 25, 2014 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Robert D. Dalquest, AICP
Assistant Development Services Director