

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 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
Ken Jeske, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF PRESENT: Oscar W. Orci, Development Services Director
Robert D. Dalquest, Assistant Development Services Director
Manuel Baeza, Principal Planner
Tabitha Kevari, Associate 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.

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

II. CONSENT CALENDAR – None

III. OLD BUSINESS

A. **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 78,439 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.

Mr. Brian Bargeman, representative, stated he was available for any questions.

Chairman James closed the Public Hearing.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Frasher and carried on a 7-0 vote that the Planning Commission adopt the Mitigated Negative Declaration for Commission Review and Approval No. 879 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Frasher and carried on a 7-0 vote that the Planning Commission approve to the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 879.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Frasher and carried on a 7-0 vote that the Planning Commission approve Commission Review and Approval No. 879 based on the findings and subject to the conditions of approval.

B. **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 33,070 square feet to 96,100 square feet for a total combined square footage of 169,790 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.

Mr. Brian Bargeman, representative, stated he was available for any questions.

Chairman James closed the Public Hearing.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission adopt the Mitigated Negative Declaration for Commission Review and Approval No. 880 and Minor Subdivision 337 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 880 and Minor Subdivision 337.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve Commission Review and Approval No. 880 based on the findings and subject to the conditions of approval.

C. **REDLANDS CHRISTIAN MIDDLE SCHOOL, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1018** to establish a private middle school and the construction of a 6,715 square foot building addition that would connect two existing structures and create a 15,178 square foot building, parking and landscaping improvements located at 251 Tennessee Street in the M-P (Planned Industrial) District.

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

MOTION

It was moved by Commission Guzkowski, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission continue the hearing on the Mitigated Negative Declaration and the Public Hearing for Conditional Use Permit No. 1018 to the April 8, 2014 Meeting.

Commissioner Guzkowski recused himself due to a conflict of interest on the following item, and confirmed he would not be returning to the Commission due to a conflict with his schedule.

D. **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.

Mr. Steve Reiner, representative, clarified the Water Quality Management Plan and confirmed he was available for any questions.

Chairman James closed the Public Hearing.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Hudson and carried on a 4-2 vote (Commissioner Guzkowski absent, Commissioner Rock and Commission Jeske opposed) that the Planning Commission recommend approval to the City Council on the Mitigated Negative Declaration for Amendment No. 5 to Specific Plan No. 41 and Conditional Use Permit No. 1011.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Hudson and carried on a 5-1 vote (Commissioner Guzkowski absent, Commissioner Rock opposed) that the Planning Commission recommend approval to the City Council on the Socio-Economic Cost Benefit Study for Amendment No. 5 to Specific Plan No. 41 and Conditional Use Permit No. 1011.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Hudson and carried on a 4-2 vote (Commissioner Guzkowski absent, Commissioner Rock and Commission Jeske opposed) that the Planning Commission approve Resolution No. 1247 recommending that the City Council adopt Amendment No. 5 to Specific Plan No. 41.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Hudson and carried on a 4-2 vote (Commissioner Guzkowski absent, Commissioner Rock and Commission Jeske opposed) that the Planning Commission approve Resolution No. 1248 and recommend that the City Council approve Conditional Use Permit No. 1011, based on the findings and subject to the Conditions of Approval, this includes the added Condition of Approval Nos. 38, 39, 40, and 41 as follows:

38. The applicant shall install a paved, delineated pedestrian walkway in order to provide safe pedestrian access from the parking stalls located in the middle of the drive-thru curve to the outdoor seating area. The portion of the walkway crossing the drive-through aisle shall be delineated with stamped concrete or similarly contrasting material.
39. Decorative vines shall be planted and maintained on the trellis structure located adjacent to the drive-through window.
40. The applicant shall install a minimum of two (2) pedestrian walkways consisting of concrete or decomposed granite in order to provide pedestrian pathways through the landscaping planter between the double row of parking south of the building so pedestrian traffic will not damage landscaped areas.
41. The landscaping within the planter between the double row of parking, located on the south side of the building, shall be refurbished to provide a fully landscaped appearance. Dead or removed plants shall be replaced with similar species and new plants of similar species shall be planted in bare areas within the planter.

IV. NEW BUSINESS

A. **JANEIL AND JOHN OWEN, APPLICANT** (PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a Notice of Exemption pursuant to Section 15274 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1019** to allow a large family day care home for up to fourteen children within an existing single family residence located at 702 E. Palm Avenue in the R-S (Suburban Residential) District.

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

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Frasher and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission continue the Public Hearing on Conditional Use Permit No. 1019 to the April 8, 2014 Meeting.

B. **LORI DRISCOLL, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1020** to establish a sit-down restaurant with an on-sale beer and wine license within a 1,290 square foot tenant space of an existing office and commercial complex located at 1453 Ford Street in the Administrative and Professional Office District of Specific Plan No. 23.

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

It was moved by Commissioner Jeske, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission continue the Public Hearing on Conditional Use Permit No. 1020 to the April 8, 2014 Meeting.

V. **ADDENDA**

Presentation on the development of Design Guidelines for Historic Buildings in Downtown Redlands.

Mr. Ron Running gave a presentation on the Historic Guidelines.

VI. **MINUTES**

- A. Minutes of February 25, 2014

MOTION

It was moved by Vice Chairperson Dyer seconded by Commissioner Jeske and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission approve the minutes of February 25, 2014.

VII. **LAND USE AND CITY COUNCIL ACTIONS OF MARCH 4TH, 2014.**

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

Director Orci confirmed there were no reportable actions.

VIII. **ADJOURN TO MARCH 25, 2014**

Chairman James adjourned the meeting at 6:20 p.m. to the March 25, 2014 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Oscar W. Orci
Development Services Director