

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 10, 2016, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF PRESENT: Robert D. Dalquest, Assistant Development Services Director
Karen Peterson, City Planner
Sean Reilly, Associate Planner
Emily Elliott, Associate Planner

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

(At this time, the Planning Commission will provide an opportunity for the public to address them on the subject, which is scheduled on this special meeting agenda. Please limit your comments to three (3) minutes.)

Chairwoman Dyer called the Planning Commission to order and opened the Public Comment period. There were no comments forthcoming and the Public Comment period was closed. All members were present with the exception of Vice Chairman Jeske, Commissioner Hudson, and Commissioner Wallis who were excused.

II. CONSENT CALENDAR – None

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **ENTERPRISE HOLDINGS INC., APPLICANT**
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Review and Approval No. 483 (Revision 1) for adaptive reuse** to establish a car rental business within an existing 2,324 square foot building presently being used as a restaurant on an approximately 35,000 square foot lot located on the northwest corner of Colton Avenue and Industrial Park Avenue, in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Hearing.

Mr. Glassmar, representative, agreed to the conditions of approval and confirmed the operational vehicles should be returned during business hours.

Chairwoman Dyer closed the Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a vote of 4-0 (Vice Chairman Jeske, Commissioner Hudson, and Commissioner Wallis absent) that the Planning Commission determined that Commission Review and Approval No. 483 Revision 1 is Categorically Exempt from the California Environmental Quality Act, pursuant to Class 3 Section 15303 (c) of the CEQA Guidelines.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a vote of 4-0 (Vice Chairman Jeske, Commissioner Hudson, and Commissioner Wallis absent) that the Planning Commission approved Commission Review and Approval No. 483 Revision 1 based on the facts and findings set forth in the staff report and subject to the attached conditions of approval.

B. **KIERSTEN VANCE, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

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. 1050** to establish an assisted living senior care facility for residents aged sixty (60) years and over containing eighteen (18) beds within an existing 5,852 square foot building, on 0.50 acres located at 940 and 944 Stillman Avenue, situated on the southeasterly corner of Stillman Avenue and Chapel Street, in the R-2 (Multiple-Family Residential) District.

Chairwoman Dyer opened up the Public Hearing.

Ms. Kiersten Vance, applicant, stated that their facility does not admit a hospice patient but has patients that could turn into a hospice patient. Ms. Vance confirmed the suggested hours of operation are 10am-8pm but would like to have the flexibility for extended visitation hours when needed.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Guzkowski and carried on a vote of 4-0 (Vice Chairman Jeske, Commissioner Hudson, and Commissioner Wallis absent) that the Planning Commission determined that Conditional Use Permit No. 1050 is Categorically Exempt from the California Environmental Quality Act, pursuant to Class 1 of Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Guzkowski and carried on a vote of 4-0 (Vice Chairman Jeske, Commissioner Hudson, and Commissioner Wallis absent) that the Planning Commission approved Conditional Use Permit No. 1050 based on the facts and findings listed in this staff report, and subject to the Conditions of Approval, this includes the deleted Condition of Approval No. 9 and added Condition of Approval Nos. 14 and 15 as follows:

~~**9. Visiting hours are limited to 7:00 a.m. to 10:00 p.m. daily.~~

**14. Conditional Use Permit 1050 shall supersede prior approvals for Conditional Use Permits at 940 and 944 Stillman Ave.

**15. The applicant shall provide ground cover in the form of water conserving plant species in lieu of decomposed granite.

V. ADDENDA - None

VI. MINUTES

A. Minutes of the April 12, 2016 and April 26, 2016 Planning Commission meetings.

It was moved by Commissioner Rock, seconded by Commissioner Frasher and carried on a vote of 4-0 (Vice Chairman Jeske, Commissioner Hudson, and Commissioner Wallis absent) that the Planning Commission approved the Planning Commission minutes of April 12th and April 26th, 2016.

VII. LAND USE AND CITY COUNCIL ACTIONS ON MAY 3rd, 2016.

Chairwoman Dyer inquired if there were any City Council Actions to report.

Assistant Director Dalquest confirmed there were no reportable action.

VIII. ADJOURN TO MAY 24, 2016

Chairwoman Dyer adjourned the meeting at 5:40 p.m. to the May 24, 2016 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Robert D. Dalquest
Assistant Development Services Director