

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, June 23, 2015, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Conrad Guzkowski, Commissioner
Julie Rock, Commissioner
Jan Hudson, Commissioner

ADVISORY STAFF Oscar W. Orci, Development Services Director
PRESENT: Robert D. Dalquest, Assistant Development Services Director
Chris Tracy, Senior Planner
Sean P. Kelleher, 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. All members were present with the exception of Vice Chairman Jeske, Commissioner Frasher and Commissioner Wallis who were excused.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **PROPERTY ONE LLC, APPLICANT**
(PROJECT PLANNER: CHRIS TRACY, 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. 1043** to establish an automotive repair facility consisting of six (6) service bays within the interior of an existing 5,846 square foot commercial structure, and customer parking within an 8,085 square foot open canopy structure on 1.24 acres, located at 1090 W. Park Avenue, situated on the northerly side of Park Avenue, between New York Street and Tennessee Street, in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

Commissioner Guzkowski stated he has a family member that is employed by ESRI and confirmed he has no financial interest, no stake in ESRI, nor does he receive any income or benefits and does not have a conflict of interest.

Chairwoman Dyer opened up the Public Hearing.

Mr. Keene Matsunaga, representative, gave a brief overview of the project and stated he was available for any questions.

Ms. Melissa Hansen, architect, clarified the design questions with the Planning Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Hudson, seconded by Commission Rock and carried on a 4-0 vote (Vice Chairman Jeske, Commissioner Frasher and Commissioner Wallis absent) that the Planning Commission determined that Conditional Use Permit No. 1043 was categorically exempt from the California Environmental Quality Act, pursuant to Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Hudson, seconded by Commission Rock and carried on a 4-0 vote (Vice Chairman Jeske, Commissioner Frasher and Commissioner Wallis absent) that the Planning Commission approve a substitute parking location for Conditional Use Permit No. 1043 based on the findings.

MOTION

It was moved by Commissioner Hudson, seconded by Commission Rock and carried on a 4-0 vote (Vice Chairman Jeske, Commissioner Frasher and Commissioner Wallis absent) that the Planning Commission approve Conditional Use Permit No. 1043 based on the findings, and subject to the Conditions of Approval including the following additional Condition of Approval No. 34 as follows:

34. Prior to the issuance of a building permit, the applicant shall obtain Planning Commission's approval for the following items:
 - a. A color and texture palette for the subject building;
 - b. Colored rendering of all elevations of the subject building that accurately depicts all proposed colors, textures, and finishes;
 - c. An exhibit detailing all proposed and existing signs, including all directional signs;
 - d. All proposed fencing materials, textures, and enclosure fencing materials with additional enhancements at the rear of the building's service bay room;
 - e. Landscaping plan for the entire site, inclusive of details for the refurbishment of the parkway frontage along Redlands Boulevard that meets the parking lot landscaping standards and guidelines for effective screening methods, as detailed in Sections EV4.0115, EV4.0245, EV4.0250, EV4.0255, EV4.0265, EV4.0270 of the East Valley Corridor Specific Plan, and is consistent with the State of California's latest locally adopted standards for the implementation of drought tolerant landscaping and irrigation; and
 - f. An exhibit that identifies the pedestrian path of travel to the off-site parking lot from the subject site and any proposed changes to existing signs located at the parking lot driveway in terms of customer and business access.

B. WARREN JENNINGS, APPLICANT
(PROJECT PLANNER: CHRIS TRACY, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines.

2. Consideration of **Commission Sign Review No. 416** to establish a Uniform Sign Program for an existing 39,778 square foot multiple tenant building, known as Trade Center One Business Park, on 2.85 acres located at 1701-1755 Orange Tree Lane in the Urban Services Commercial District of Specific Plan 25.

Chairwoman Dyer opened up the Hearing.

Mr. Joe Silva, representative, confirmed he was in agreement with the conditions of approval and shared a model of the sign with the Planning Commission. Mr. Silva stated he was available for any questions.

Chairwoman Dyer closed the Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a 4-0 vote (Vice Chairman Jeske, Commissioner Frasher and Commissioner Wallis absent) that the Planning Commission found that Commission Sign Review No. 416 was exempt from the California Environmental Quality Act pursuant to Section 15311(a) of the CEQA Guidelines.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a 4-0 vote (Vice Chairman Jeske, Commissioner Frasher and Commissioner Wallis absent) that the Planning Commission approve Commission Sign Review No. 416 subject to the Conditions of Approval.

IV. NEW BUSINES

A. **PACIFIC AMERICAN PARTNERS-REDLANDS, LLC, APPLICANT** (PROJECT PLANNER: PATRICIA BRENES)

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 **Conditional Use Permit No. 341 (Revision No. 3)** to modify the conditions of approval of a previously approved drive-thru coffee shop relating to the construction of a decorative masonry perimeter wall and wainscoting around a rear addition, located at 625 Redlands Boulevard in the C-4 (Highway Commercial) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Gary Miller, representative, gave a brief overview and presentation on the proposed project.

Mr. Bernard Weiner, representative, gave a brief overview and stated he was available for any questions.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a 4-0 vote (Vice Chairman Jeske, Commissioner Frasher and Commissioner Wallis absent) that the Planning Commission determined Conditional Use Permit No. 341 (Revision No. 3) was categorically exempt from the California Environmental Quality Act, pursuant to Section 15061(b)(3) of the CEQA Guidelines.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a 4-0 vote (Vice Chairman Jeske, Commissioner Frasher and Commissioner Wallis absent) that the Planning Commission approve Conditional Use Permit No. 341 (Revision No. 3) based on the findings, and subject to the Conditions of Approval.

V. ADDENDA

A. Discussion of improper tree trimming on developed sites.

Assistant Director Robert Dalquest gave an overview of improper tree trimming, and stated that the standard regulation is to let all trees to grow to a canopy that can be maintained. If the owner/applicant does not abide by the conditions then they are in violation and are subject to enforcement.

There was discussion on tree trimming with the Planning Commission.

Director Dalquest encouraged the Planning Commission to notify either himself or Director Oscar Orci if they see any infractions in the future and staff could report it to Code Enforcement.

B. Discussion of availability of Planning Commissioners during the summer months.

Assistant Director Dalquest stated that the City Council Chambers are having upgrades in August and they will not have any meetings in August. Assistant Director Dalquest inquired if the Commission would be available for both meetings in July.

Chairwoman Dyer, Commissioner Guzkowski, Commissioner Hudson and Commissioner Rock stated they were available for both meetings in July.

Assistant Director Dalquest stated staff will contact the rest of the Commission on their availability.

VI. MINUTES

A. Minutes of June 9, 2015

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a 4-0 vote (Vice Chairman Jeske, Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission approve the minutes of June 9, 2015.

VII. LAND USE AND CITY COUNCIL ACTIONS JUNE 16, 2015.

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

Director Orci stated the creation of a General Plan Steering Committee was approved by the City Council and will need to have two volunteers from the Planning Commission to be a part of the Committee. The General Plan Steering Committee meetings will start in August.

VIII. ADJOURN TO JULY 14, 2015

Chairwoman Dyer adjourned the meeting at 5:40 p.m. to the July 14th, 2015 Planning Commission meeting.

Linda McCasland
Administrative Analyst
Director

Oscar W. Orci
Development Services