

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, June 27, 2017, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Ken Jeske, Vice Chairman
Judith Battey, Commissioner
Steven Frasher, Commissioner
Jan Hudson, Commissioner
Conrad Guzkowski, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior Planner
Sean Reilly, Associate Planner

1. 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 Public Comments forthcoming and the Public Comment Period was closed. All members were present.

2. CONSENT CALENDAR - NONE

3. OLD BUSINESS - NONE

4. NEW BUSINESS

A. **ALL-PRO SIGNS, FOR ENTERPRISE RENT-A-CAR, APPLICANT**
(PROJECT PLANNER: SEAN REILLY)

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

Consideration of **Commission Sign Review No. 437**, a request to construct a four-foot high (4'0") monument sign with a sign area of 24 square-feet for Enterprise Rent-A-Car. The project site is located at 1325 Industrial Park Avenue (the northwest corner of Industrial Park Avenue and Colton Avenue), in the General Commercial District of the East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 7-0 that the Planning Commission found that Commission Sign Review No. 437 was exempt from the California Environmental Quality Act Guidelines pursuant to Section 15311(a).

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 7-0 that the Planning Commission approved Commission Sign Review No. 437 subject to the Conditions of Approval, this would include the added Condition of Approval No. 9 as follows:

9. The proposed monument sign shall be constructed to compliment the architecture of the main building. "California Gold" stacked stone veneer shall be used as an accent material on the base of the sign.

B. **SHAN McNAUGHTON, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Notice of Exemption pursuant to Sections 15301 (Existing Facilities) and 15311 (Accessory Structures – On-Premise Sign) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Historic Parking Modification No. 30** to credit two (2) on-street parking spaces, adjacent to frontage of a designated historic structure, towards the total number of off-street parking spaces required for the existing use. Existing on-site spaces will be modified to accommodate ADA-accessibility improvements, for the medical office located at 114 W. Vine Street (Historic Resource No. 50), in the A-P (Administrative Professional) District.
3. Consideration of **Commission Sign Review No. 440** for the construction of a four (4) foot high monument sign with a sign area of approximately ten (10) square feet located at 114 W. Vine Street (Historic Resource No. 50), in the A-P (Administrative Professional) District.

Chairwoman Dyer opened the Public Hearing.

Mr. Shan McNaughton, architect, came forward to address the Planning Commission.

Dr. Watson, owner, gave a brief overview of the project and addressed the Planning Commission on the sign font.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 7-0 that the Planning Commission found that Historic Parking Modification No. 30 and Commission Sign Review No. 440 was exempt from the California Environmental Quality Act pursuant to Sections 15301 and 15311 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 7-0 that the Planning Commission approved Planning Commission Resolution No.

1304 for Historic Parking Modification No. 30.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 7-0 that the Planning Commission approved Planning Commission Resolution No. 1305 for Commission Sign Review No. 440.

C. **ACT ENVIRO, APPLICANT** (PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1070** to establish a branch office and regional services for Act Enviro, an environmental services provider, specializing in the transfer and transportation of hazardous waste materials on a 2.19 acre site. The subject property is located at 600 Iowa Street (APN: 0292-157-21) in the Commercial Industrial District (EV/IC) of the East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Public Hearing.

Mr. Jeff Frazier, Fire Chief, confirmed his support of the project and stated if Act Enviro was on the City's list of approved vendors it would be very convenient to utilize a company nearby for rapid response to address an incident.

Mr. Pat Meyer, representative, gave a brief overview of the project and stated they concur with the conditions of approval.

Mr. Dean Maxwilka, representative, gave an overview of their services.

Mr. Dan Busby, regional manager, addressed the Planning Commission and clarified services available.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 7-0 that the Planning Commission determined that Conditional Use Permit No. 1070 was categorically exempt from the California Environmental Quality Act, pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 7-0 that the Planning Commission approve Resolution No. 1306 for Conditional Use Permit No. 1070 based on the findings listed in the staff report, and subject to the Conditions of Approval.

5. ADDENDA

A. **EVERGREEN DEVELOPMENT, FOR PROPERTY ONE LLC, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

Presentation and discussion for a proposed sign program at the Packing House retail center (shopping center currently under construction). The project site totals approximately ten acres and is located at the northeast corner of W. Stuart Avenue and Eureka Street (APNs: 0169-141-29, -30, -31, -32; and 0169-151-33) in the Town Center District of the Downtown Specific Plan (Specific Plan No. 45).

Chairwoman Dyer opened up the Hearing.

Mr. Jon Prystasz, representative, gave a brief overview of the proposal.

Mr. Tim Champ, ADA Sign Company, gave a brief overview of the signage design.

Chairwoman Dyer closed the Hearing.

The Planning Commission discussed the signage in detail and made suggestions.

Development Services Director Brian Desatnik stated staff would like to come back with revisions to the Specific Plan and a sign program on the proposal.

There was no motion required.

6. MINUTES

- A. Approval of the May 23, 2017 Planning Commission Minutes
- B. Approval of the June 13, 2017 Planning Commission Minutes

It was moved by Commissioner Hudson, seconded by Commissioner Rock and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Guzkowski recused) to approve the May 23, 2017 and June 13, 2017 Planning Commission Minutes.

7. LAND USE AND CITY COUNCIL ACTIONS

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

Director Desatnik confirmed that on June 20th the City Council approved the extension of the Walmart Shopping Center Tentative Tract Map and Conditional Use Permit.

8. ADJOURN TO JULY 11, 2017 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 5:45 p.m. to the July 11, 2017 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director