

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, September 9, 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 Oscar W. Orci, Development Services Director
PRESENT: Robert D. Dalquest, Assistant Development Services Director
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 - None

IV. NEW BUSINESS

A. **800 OPAL, LLC (Formally known as Walden Structures), APPLICANT**
(PROJECT PLANNER: ROBERT D. DALQUEST, AICP)

1. Consideration of a recommendation to the City Council on a Negative Declaration.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **General Plan Amendment No. 131** to amend the General Plan Land Use Designation from Light Industrial to Low Density Residential (0 to 6 units per gross acre) for 35.17 acres located on the north side of Colton Avenue, the south side of Nice Avenue, and the east side of Opal Avenue in the unincorporated community of Mentone.

Chairman James opened up the Public Hearing.

Mr. Bud Thatcher, representative, stated he concurred with the Mitigation Measures.

Chairman James closed the Public Hearing.

MOTION

It was moved by Commissioner Jeske, seconded by Commission Rock and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on the Negative Declaration for General Plan Amendment No. 131.

MOTION

It was moved by Commissioner Jeske, seconded by Commission Rock and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 1258 recommending to the City Council approval of General Plan Amendment No. 131; changing the land use designation of the subject property from Light Industrial to Low-Density Residential.

B. JAMES AND DEBORAH HARBER, APPLICANT
(PROJECT PLANNER: SEAN P. KELLEHER)

Approval of Parcel Map No. 18857 (Minor Subdivision No. 319) to revert to acreage two lots totaling 2.99 acres in size to one parcel located at the northeast corner of Ford Street and Reservoir Road in the AP (Administrative and Professional Office) District.

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

MOTION

It was moved by Commissioner Jeske, seconded by Commission Hudson and carried on a 7-0 vote that the Planning Commission approve Parcel Map No. 18857 (Minor Subdivision No. 319) as submitted by the applicant.

C. MCLEAN INVESTMENT COMPANY, LLC
(PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Notice of Exemption pursuant to Section 15301(A) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 921 (Revision 1)** to convert two (2) office units totaling 2,151 square feet into two (2) residential dwelling units (suites 24B and 24C) within a three-story building approved for one residential dwelling unit and commercial uses located at 24 E. Vine Street in the C-3 (General Commercial) District.

Chairman James opened up the Public Hearing.

Mr. Calvin McLean and Ms. Mona Penner stated they were available for any questions.

Chairman James closed the Public Hearing.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commission Frasher and carried on a 7-0 vote that Revision 1 to Conditional Use Permit No. 921 is categorically exempt from the California Environmental Quality Act, pursuant to Section 15303 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commission Frasher and carried on a 7-0 vote that the Planning Commission approve Revision 1 to Conditional Use Permit No. 921 based on the findings, and subject to the Conditions of Approval, including the addition of Condition of Approval No. 7, as follows:

7. *The Applicant shall comply with Condition Number 3 of Certificate of Appropriateness 387 requiring the installation of decorative projections and a decorative railing to the row of windows located on the north side of the tower facing East Vine Street, and the additional window on the south elevation of the tower. The window on the south elevation shall have the same design as other windows located on the south elevation. The new railing proposed for the windows shall match the style and proportion of the existing railings located on Cajon Street.*

ADDENDA

D. **NEWLAND HOMES, APPLICANT** (PROJECT PLANNER: LORALEE FARRIS)

Significant project presentation to the Planning Commission concerning a proposed 82-lot planned residential development on approximately 30.51 acres located on the north side of Pioneer Avenue, east of Texas Street.

Associate Planner Lorelee Farris gave a brief overview of the project and stated Mr. Brian Villa, Mr. Kevin Krook, and Mr. Rob Meserve from Newland Homes and Mr. Thatcher from Thatcher Engineering would provide a significant project presentation.

Mr. Villa, Mr. Krook, Mr. Thatcher and Mr. Rob Meserve gave a brief overview and presentation to the Planning Commission.

There was discussion between the Commission and the Newland Homes representatives.

No motion was needed.

V. MINUTES

A. Minutes of August 26, 2014

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a 6-0 vote (Commissioner Frasher abstained) that the Planning Commission approve the minutes of August 26, 2014.

VIII. LAND USE AND CITY COUNCIL ACTIONS OF SEPTEMBER 2ND, 2014.

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

Director Oscar Orci confirmed there were no reportable actions.

VIII. ADJOURN TO SEPTEMBER 23, 2014

Chairman James adjourned the meeting at 5:10 p.m. to the September 23, 2014 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Oscar W. Orci
Development Services Director