

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 8, 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: 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. **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.

Mrs. Lori Driscoll came forward to address the Commission. Mrs. Driscoll stated the restaurant is for the local residents of the neighborhood, and their intent was to have a pleasant environment with good food and as an added option to serve beer and wine with their meals.

Mr. Don Eickman, Speaker Sign Up, confirmed his opposition of the proposed project. Mr. Eickman expressed concern on the added traffic and safety with the sale of beer and wine.

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 Conditional Use Permit No. 1020 is categorically exempt from the California Environmental Quality Act, pursuant to Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Frasher and carried on a 7-0 vote that Planning Commission approve Conditional Use Permit No. 1020 based on the findings, and subject to the conditions of approval, this includes the added Condition of Approval No. 13 as follows:

13. The applicant shall plant vines along the proposed fence enclosing the outdoor dining area.

B. **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.

Mr. and Mrs. John Owen, applicant, came forward to address the Commission.

Chairman James closed the Public Hearing.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Jeske and carried on a 7-0 vote that Conditional Use Permit No. 1019 is statutorily exempt from the California Environmental Quality Act, pursuant to Section 15274 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Jeske and carried on a 7-0 vote that Planning Commission approve Conditional Use Permit No. 1019 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.

Mr. Dan Cole, applicant, asked if the Commission could waive the fees for the on-site and off-site utility undergrounding.

Mr. Keith Sushow, applicant engineer, came forward and clarified the plans with the Commission.

Mr. Gary Stegemann, applicant engineer, came forward to address the Commission.

Mr. Steve Losarian, applicant representative, addressed the Commission on the costs to underground utilities.

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 Conditional Use Permit No. 1018 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 Conditional Use Permit No. 1018 based on the findings, and subject to the Conditions of Approval.

#### IV. NEW BUSINESS

##### A. **CITY OF REDLANDS, APPLICANT** (PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a recommendation to the City Council on a Notice of Exemption pursuant to Section 15061(B)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **Ordinance No. 2791** (Ordinance Text Amendment No. 338) to amend various sections of the Redlands Municipal Code pertaining to:
  - (i). Adding Chapter 18.190 relating to establishing conditional use permit requirements for new alcohol beverage sales activities, and to establish regulations for alcohol beverage sales activities which are conferred deemed approved status;
  - (ii). Amending Chapter 18.84 related to Permitted and Conditionally Permitted Uses in the C-1 Zoning District;

- (iii). Amending Chapter 18.88 related to Permitted and Conditionally Permitted Uses in the C-2 Zoning District;
  - (iv). Amending Chapter 18.92 related to Permitted and Conditionally Permitted Uses in the C-3 Zoning District;
  - (v). Amending Chapter 18.96 related to Permitted and Conditionally Permitted Uses in the C-4 Zoning District; and
  - (vi). Amending Chapter 18.100 related to Permitted and Conditionally Permitted Uses in the C-M Zoning District
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Specific Plan No. 40 (Amendment No. 42)** to amend various sections of the East Valley Corridor Specific Plan relating to conditionally permitted uses in Section EV3.0613 of the EV/CN (Neighborhood Commercial) District, Section EV3.0713 of the EV/CG (General Commercial District), and Section EV3.0913 of the EV/IC (Commercial Industrial) District in order to be in compliance with Chapter 18.190 of the Redlands Municipal Code;
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **Specific Plan No. 45 (Amendment No. 19)** to amend Section III, Table 1 to require uses within the Downtown Specific Plan to comply with Chapter 18.190 of the Redlands Municipal Code.

Chairman James opened up the Public Hearing.

Mr. Mario Saucedo, Common Vision Coalition, submitted a letter of support for the Deemed Approved Ordinance.

Chairman James closed the Public Hearing.

#### MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Guzkowski and carried on a 7-0 vote that the Planning Commission recommend to the City Council that Ordinance Text Amendment No. 338, Specific Plan No. 40 Amendment No. 42, and Specific Plan No. 45 (Amendment No. 19) are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(B)(3) of the CEQA Guidelines.

#### MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Guzkowski and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 1252, recommending to the City Council approval of Ordinance Text Amendment No. 338.

#### MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Guzkowski and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 1253, recommending to the City Council approval of Specific Plan No. 40 (Amendment No. 42).

## MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Guzkowski and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 1254, recommending to the City Council approval of Specific Plan No. 45 (Amendment No. 19), this includes the modification to the ordinance as follows:

Ordinance No. 2791 was amended to require Grocery Stores, with alcohol sales, be subject to the proposed provisions of Chapter 18.190 "Alcohol Beverage Sales Establishment Regulations". Additionally, Specific Plan 40 Amendment 42 and Specific Plan 45 Amendment 19 were required to be modified in compliance with the change to Chapter 18.190.

Proposed Section 18.190.090.E. was modified to eliminate the term "coin operated."  
Proposed Section 18.190.090.F.3 was modified to eliminate the word "corked."

V. ADDENDA - None

VI. MINUTES

A. Minutes of March 11, 2014

## MOTION

It was moved by Vice Chairperson Dyer seconded by Commissioner Jeske and carried on a 7-0 vote that the Planning Commission approve the minutes of March 11, 2014.

VII. LAND USE AND CITY COUNCIL ACTIONS OF MARCH 18<sup>TH</sup>, MARCH 25<sup>TH</sup> AND APRIL 1, 2014.

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

Director Orci confirmed the final extension of time was approved for Conditional Use Permit No. 53 (Revision No. 3) for Westside Christian School. The City Council accepted the dedication of 8.12 acres of land from Tract Nos. 16465 and 16627 for non-residential purposes and will plant Citrus Groves. The land was originally intended for the Kangaroo Rat habitat, the developer was able to mitigate the Kangaroo Rat condition with land elsewhere. Director Orci stated the City Council approved Ordinance No. 2805 which was housekeeping items relative to the former Redevelopment Agency.

VIII. ADJOURN TO APRIL 22, 2014

Chairman James adjourned the meeting at 6:20 p.m. to the April 22, 2014 Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Oscar W. Orci  
Development Services Director