

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 13, 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: Lorelee 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. **PACIFIC AMERICAN DEVELOPMENT, LLC**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Notice of Exemption pursuant to Section 15302(b) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 341 (Revision No. 1)** to replace an existing 1,344 square foot restaurant building containing drive through service on a 16,105 square feet parcel with a new 1,794 square foot Starbucks store with drive through service and related parking and landscaping improvements located at 625 Redlands Boulevard in the C-4 (Highway Commercial) District.

Chairman James opened up the Public Hearing.

Mr. Bernard Weiner, President of Pacific American Development, requested expanding the lobby hours so the lobby could be available for the students, and mentioned that he could turn down the sound on the order box. Mr. Weiner confirmed the wall would be repaired and or replaced, and he would like to save the existing trees or replace them with another species. Mr. Weiner stated he was concerned on the liability of falling branches from the eucalyptus trees. Mr. Weiner presented a sample of artificial turf to the Commission and inquired if it would be an acceptable alternative to grass.

Chairman James called up Speaker Sign Up Mr. Phillip Clem, to address the Commission.

Mr. Clem expressed concern on the block wall and the palm trees, and requested clarification.

Chairman James closed the Public Hearing.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commission Hudson and carried on a 7-0 vote that Conditional Use Permit No. 341 (Revision No. 1) is categorically exempt from the California Environmental Quality Act, pursuant to Section 15302(b) of the CEQA Guidelines.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commission Hudson and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 341 (Revision No. 1) based on the findings, and subject to the Conditions of Approval, this includes the modifications to Condition of Approval Nos. 5, 14.l, 14.m, 14.n, 19, and 31 and the added Condition of Approval Nos. 33, 34 and 35 as follows:

5. The hours of operation of the lobby/store will not exceed 4:30 A.M. to **2:30 A.M.** ~~11:00 p.m., Monday through Thursday, and 4:30 a.m. to 12:00 a.m. Fridays through Sunday,~~ with twenty-four (24) hour drive-through service, **subject to review and concurrence with the Police Department.**
- 14.l. **The use of synthetic turf shall not be utilized for ground cover. Any areas portrayed on the conceptual landscape plan with synthetic turf groundcover shall be planted with drought tolerant groundcovers and shrubs.**
- 14.m. **Every effort shall be made to retain and incorporate the existing eucalyptus trees into the landscaping on-site. Only if the trees cannot be left in place shall they be replaced pursuant to the conceptual landscape plan and conditions of approval.**
- 14.n. **An alternative shade producing tree, of similar box size, from the Planning Commission's approved list of parking lot trees shall be utilized in place of Desert Museum Palo Verde.**
19. **A photometric analysis shall be submitted and approved by the Development Services Department prior to the issuance of building permits, to ensure sufficient light coverage in the parking lot for safety.** The illumination within the parking lot shall be a minimum of 0. foot candle and illumination along property lines of the project site shall not exceed 0.5 foot candle, **except that the illumination along the eastern property line of the project site shall not exceed 0 foot candle.** Walkway lighting shall have a maximum height of 12 feet and all parking lot lighting shall have a maximum height of 30 feet.

31. Solid masonry perimeter walls shall be constructed with decorative block and shall include a decorative cap. Any portion of masonry wall along the north property line, to remain, shall be rehabilitated, treated to match new masonry walls and the building, **on both sides of the wall**, and fit with a decorative cap.
33. **Drought tolerant potted plants shall be provided throughout the outdoor seating area.**
34. **The brickwork incorporated into the façade of the building shall utilize a light or red toned color brick, consistent with other brick structures in the downtown Redlands area.**
35. **Canopies and solar shades integrated into the façade above the windows shall utilize light color tones, consistent with the design and color palate of the building. Canopies and solar shades for Starbucks may utilize the business' "signature green" color.**

B. ADRIAN GAUS ARCHITECTS, INC., APPLICANT
(PROJECT PLANNER: SEAN P. KELLEHER)

Consideration of a Time Extension for **Tentative Tract No. 16878** to subdivide approximately 41.22 acres into seventy-six (76) residential lots and four (4) common lots located on the west side of Wabash Avenue, south of San Bernardino Avenue, and north of Capri Avenue in the R-E (Residential Estate) District.

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

MOTION

It was moved by Commissioner Guzkowski, seconded by Vice Chairperson Dyer and carried on a 5-2 vote (Commissioner Rock and Commissioner Jeske opposed) that the extension of time for Tentative Tract No. 16878 does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines, based on the findings.

It was moved by Commissioner Guzkowski, seconded by Vice Chairperson Dyer and carried on a 4-3 vote (Commissioner Rock, Commissioner Jeske and Commissioner Frasher opposed) that the Planning Commission approve a one year extension of time for Tentative Tract No. 16878 based on the findings.

C. JASON RILEY, APPLICANT
(PROJECT PLANNER: SEAN P. KELLEHER)

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. 1024** to establish a distillery in a 2,000 square foot tenant suite within an existing industrial park located at 721 N. Nevada Street in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

Chairman James opened up the Public Hearing.

Mr. Kyle Fisher, representative, came forward to address the Commission. Mr. Fisher stated they are wholesalers and sell to distributors, there are no retail sales. Mr. Fisher confirmed the containers are sealed so there are no odors, and the mash will be sold to the farmers.

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 to determine that Conditional Use Permit No. 1024 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 Vice Chairperson Dyer, seconded by Commission Frasher and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 1024 based on the following findings, and subject to the attached Conditions of Approval.

V. ADDENDA - None

VI. MINUTES

A. Minutes of April 8, 2014

MOTION

It was moved by Vice Chairperson Dyer seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission approve the minutes of April 8, 2014.

VII. LAND USE AND CITY COUNCIL ACTIONS OF APRIL 1st AND APRIL 15, 2014.

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

Director Orci confirmed the City Council recommended approval of Resolution No. 2805; the amendments to the code mostly related to the dissolution of the Redevelopment Agency.

VIII. ADJOURN TO MAY 27, 2014

Chairman James adjourned the meeting at 5:28 p.m. to the May 27, 2014 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Oscar W. Orci
Development Services Director