

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 22, 2016, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Julie Rock, Commissioner
Patrick Wallis, Commissioner

ADVISORY STAFF Oscar W. Orci, Development Services Director
PRESENT: Robert D. Dalquest, Assistant Development Services Director
Karen Peterson, City Planner
Sean Reilly, Associate Planner
Emily Elliott, 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. There were no comments forthcoming and the Public Comment period was closed. All members were present with the exception of Vice Chairman Jeske, and Commissioner Hudson who were absent, and Commissioner Wallis who had an excused tardy.

II. CONSENT CALENDAR

A. **MIKE SIROTA, JACK IN THE BOX, INC., APPLICANT**
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines.
2. **Commission Sign Review No. 423** - A request for Planning Commission approval of a four (4) foot tall monument sign with a sign area of twenty four (24) square feet on an approximately 1.0 acre project site located on the south side of Lugonia Avenue approximately 460 feet east of Tennessee Street in the (General Commercial) District of the East Valley Corridor Specific Plan.

B. **KASEY CLARK, AKC SERVICES, APPLICANT**
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines.
2. **Commission Sign Review No. 424** - A request for Planning Commission approval of a four (4) foot tall monument sign with a sign area of nineteen (19) square feet on an approximately eighteen thousand (18,000) square foot site located at the north west corner of Redlands Boulevard and Texas Street in the C-4 (Highway Commercial) District.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 4-0 (Vice Chairman Jeske and Commissioner Hudson were absent, and Commissioner Wallis was excused tardy) that the Planning Commission approve the Consent Calendar.

III. OLD BUSINESS – None

Commissioner Wallis arrived.

IV. NEW BUSINESS

A. **HOPE CHRISTIAN SCHOOL, APPLICANT** (PROJECT PLANNER: EMILY ELLIOTT, 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. 225 (Revision 2)** for the construction of a new 3,647 square foot classroom and library building to expand an existing elementary and middle school to offer a high school curriculum to accommodate thirty five (35) high school students, for a total enrollment of 110 students. The existing school is 5,800 square foot in size and is located at 1309 East Brockton Avenue in the A- 1 (Agricultural) District and R- 1 (Single-Family Residential) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Johnathan Hertacot, representative, came forward to address the Commission. Mr. Hertacot confirmed they have tried to contact the neighbor regarding their addition with no success.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) that the Planning Commission determined that Conditional Use Permit No. 225 Revision 2 was categorically exempt from the California Environmental Quality Act, pursuant to Class 14 of Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) that the Planning Commission approve Conditional Use Permit No. 225 Revision 2 based on the findings, and subject to the Conditions of Approval.

V. ADDENDA

A. **BEST FAMILY TRUST, APPLICANT**
(PROJECT PLANNER: OSCAR W. ORCI)

General Plan Conformity Finding – A request for the Planning Commission to determine that the acquisition of the properties identified as Assessor's Parcel Numbers 0292-034-02, 05 and 08 to establish a citrus grove is consistent with the General Plan. The site is located immediately adjacent (south) to HWY 10, west of California Street and east of Bryn Mawr Avenue, and is comprised of three parcels that are approximately 6.30-acres in size. The site has a "Commercial" General Plan land use designation and a "General Commercial" land use designation within 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 Commissioner Wallis, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) that the Planning Commission determine that the purchase of the property identified as Assessor's Parcel Numbers 0292-034-02, 05 and 08 was in conformance with the Redlands General Plan.

B. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: OSCAR W. ORCI)

General Plan Conformity Finding – A request for the Planning Commission to determine that the sale of the properties identified as Assessor Parcel Numbers 0171-101-01, 02, 03, 04, 05 and 0171-211-15, 17, and 25 for redevelopment purposes is consistent with the General Plan. The site is located at 212 Brookside Avenue, and is comprised of eight parcels that are 1.56 acres in size. The property was improved in 1962 with Redlands City Hall that was later converted to Safety Hall. The site has an "Office" General Plan land use designation with an "A-P" (Administrative and Professional Office District) zoning designation (with a Civic Design District overlay).

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

There was discussion amongst the Planning Commission as follows:

- Safety Hall is an endangered building in the City
- Concerns with the loss of a civic resource and the safety element
- Better understanding and guarantee of the future use of the property

Director Oscar Orci stated that a conditional Purchase and Sale Agreement may be an option to secure the potential development of the site.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) that the Planning Commission table the General Plan conformity for additional information on potential development.

VI. MINUTES

- A. Minutes of the February 23, 2016 Planning Commission meeting.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Vice Chairman Jeske, and Commission Hudson absent) to approve the February 23, 2016 Planning Commission minutes.

VII. ADDENDA

- A. LAND USE AND CITY COUNCIL ACTIONS ON MARCH 1ST AND MARCH 15TH, 2016.

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

Assistant Director Robert Dalquest stated there were three reportable actions. On March 1, 2016 the City Council approved two (2) industrial park time extensions for the north east corner of Iowa Street and Park Avenue and one on the north east corner of Alabama Street and Park Avenue. On March 15, 2016 the Residential Development Allocation for Newland Homes was approved by the City Council.

VIII. ADJOURN TO APRIL 12, 2016

Chairwoman Dyer adjourned the meeting at 4:50 p.m. to the April 12, 2016 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Robert D. Dalquest
Assistant Development Services Director