

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 25, 2017, at 4:00 p.m. are as follows:

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

ADVISORY STAFF James Troyer, Director of Development Services  
PRESENT: Brian Foote, Planning Manager  
Sean Reilly, 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 Commissioner Hudson and Commissioner Wallis who were excused.

II. CONSENT CALENDAR - None

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **MBK DESIGN GROUP, APPLICANT**  
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Review & Approval No. 888** a proposal to renovate the façade of an existing 6,700 square-foot retail building, as a part of the establishment of two restaurants located at 14 and 16 East State Street, in the C-3 (General Commercial) District.

Chairwoman Dyer opened up the Hearing.

Mr. Benjamin, architect, gave an overview of the design of the proposed project, and addressed the Planning Commission.

Mr. Jacobsen, owner, addressed the Planning Commission's concerns.

Mr. Shan McNaughton, architect, stated the redesign was very dynamic, and the general design looked compatible with the era. Mr. McNaughton recommended converting the white brick back to the original brick.

Chairwoman Dyer closed the Hearing.

## MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Jeske that the Planning Commission determined that Commission Review and Approval No. 888 was categorically exempt from the California Environmental Quality Act, pursuant to Section 15301 of the CEQA Guidelines.

## MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Jeske that the Planning Commission approve Commission Review and Approval No. 888 based on the facts and findings set forth in the staff report and subject to the conditions of approval.

B. **LORI DRISCOLL, APPLICANT**  
(PROJECT PLANNER: SEAN REILLY)

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, Revision 1**, to expand an existing sit-down restaurant ("La Volata") into an adjacent suite, and increase the size of the restaurant from 1,205 square-feet to 2,815 square feet. The project site is located within an existing office and commercial complex at 1453 Ford Street in the Administrative and Professional Office District of Specific Plan No. 23.

Chairwoman Dyer opened up the Public Hearing.

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

Mr. Driscoll, owner, stated their expansion will not come close to using the available parking that exists for the site.

Chairwoman Dyer closed the Public Hearing.

## MOTION

It was moved by Commissioner Frasher, seconded by Vice Chairman Jeske that the Planning Commission determined that Conditional Use Permit No. 1020, Revision 1, was categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the CEQA Guidelines.

## MOTION

It was moved by Commissioner Frasher, seconded by Vice Chairman Jeske that the Planning Commission approve Conditional Use Permit No. 1020, Revision 1, based on the findings in the staff report and subject to the conditions of approval.

V. ADDENDA - None

VI. MINUTES - None

VII. LAND USE AND CITY COUNCIL ACTIONS

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

Planning Manager Brian Foote confirmed there were no City Council Actions to report.

VIII. ADJOURN TO MAY 9, 2017

Chairwoman Dyer adjourned the meeting at 4:55 p.m. to the May 9, 2017 Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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James Troyer  
Assistant Development Services Director