

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 9, 2017, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior Planner
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 Frasher and Commissioner Hudson were absent and Commissioner Wallis resigned.

1. CONSENT CALENDAR

A. **JIMMY KAYMAZ, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT)

Consideration of a Determination for General Plan Conformity for Street Vacation No. 165, consisting of 108 linear feet of excess public right-of-way adjacent to the frontage of the parcel located at 1504 Bellevue Court in the Residential Suburban (R-S) district. The project is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

B. **CITY OF REDLANDS QUALITY OF LIFE DEPARTMENT, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT)

Consideration of a Determination for General Plan Conformity for Assessor's Parcel Numbers 2092-184-02, 0292-184-05, 0292-184-18, and 0169-351-07, with street addresses of 1301 and 1341 West Redlands Boulevard, and generally located at the southeast corner of West Redlands Boulevard and Kansas Street. The subject properties are located within the General Commercial (EV/CG) district of the East Valley Corridor Specific Plan. The project is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

MOTION

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

2. OLD BUSINESS – None

3. NEW BUSINESS

A. **WILLIAM MERRILL, DBA: CRAFT'D, APPLICANT**
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines for existing facilities.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1066** to establish a liquor store and delivery service utilizing a Type 21 (Off-Sale General) Alcoholic Beverage License within an approximately twenty-five hundred (2,500) square foot tenant space located at 1414 Industrial Park Avenue, in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan. The project is exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairwoman Dyer opened up the Public Hearing.

Mr. Valencia Romero, representative, gave a brief overview of their services.

Mr. Merrill, owner, confirmed that they are required to abide by strict regulations from Alcohol and Beverage Control (ABC) relative to identifying intoxication, verifying identification, and driving records.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 4-0 (Commissioner Frasher and Commissioner Hudson absent and Commissioner Wallis resigned) that the Planning Commission determined that Conditional Use Permit No. 1066 was categorically exempt from the California Environmental Quality Act, pursuant to Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 4-0 (Commissioner Frasher and Commissioner Hudson absent and Commissioner Wallis resigned) that the Planning Commission approve Conditional Use Permit No. 1066 based on the findings for alcoholic beverage sales, and subject to the Conditions of Approval.

B. **HANGAR 24 CRAFT BREWERY, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Notice of Exemption pursuant to Sections 15301 and 5311 of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 439** for the construction of a nine foot four inch high pedestal sign with a sign area of approximately 18.9 square feet on an approximately 2.97 acre site, located at 1710 Sessums Drive in the I-P (Industrial) District.

3. **PUBLIC HEARING** to consider **Conditional Use Permit No. 908 (Revision No. 2)** to modify the operational characteristics of an existing 9,202 square foot brewery to allow live entertainment and food truck vendors and revise the conditions of approval to allow seating, located at 1710 Sessums Drive in the I-P (Industrial) District.
4. **PUBLIC HEARING** to consider **Variance No. 775** to allow for an eighteen (18) foot reduction in the front twenty five (25) foot setback to allow for the encroachment of a 1,850 square foot patio cover located at 1710 Sessums Drive in the I-P (Industrial) District.

Chairwoman Dyer opened the Public Hearing.

Mr. Steven Rogers, Church Street, stated the Draft General Plan is woefully inadequate on the Airport Land Use Compatibility Plan and Airport Master Plan.

Chairwoman Dyer closed the Public Hearing.

There was discussion from the Planning Commission on their role relative to the Redlands Airport and the City's Airport Land Use Commission. The Commission asked staff to research the issue, and return with a memorandum at the next meeting.

MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Jeske and carried on a vote of 4-0 (Commissioner Frasher and Commissioner Hudson absent and Commissioner Wallis resigned) to continue the item to allow staff time to bring additional information to the Planning Commission on May 23, 2017.

4. ADDENDA - None
5. MINUTES - None
6. LAND USE AND CITY COUNCIL ACTIONS OF MAY 2, 2017

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.

Planning Manager Foote introduced Mr. Troy Clark, Senior Planner to discuss the handouts that were given to the Commission.

Senior Planner Clark stated staff issued the notice of availability on the Draft General Plan, Climate Action Plan, and the Environmental Impact Report for public review.

7. ADJOURN TO MAY 23, 2017

Chairwoman Dyer adjourned the meeting at 4:35 p.m. to the May 23, 2017 Planning Commission meeting.

Linda McCasland
Administrative Analyst

James Troyer
Development Services Director