

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, September 13, 2016, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Ken Jeske, Commissioner
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Julie Rock, Commissioner
Patrick Wallis, Commissioner

ADVISORY STAFF James Troyer, Interim Development Services Director
PRESENT: Robert D. Dalquest, Assistant Development Services Director
Karen Peterson, City Planner
Ruth Lorentz, Senior 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.

II. CONSENT CALENDAR

A. **SYLVIE WELLHAUSEN, 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. Consideration of **Commission Sign Review No. 428** for the placement of a four (4) foot high freestanding sign with a sign area of ten (10) square feet on an approximately 9,000 square foot site located at the north side of Brookside Avenue in the A-P (Administrative and Professional Office) District.

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

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a vote of 7-0 that the Planning Commission approved the Consent Calendar.

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **THATCHER ENGINEERING & ASSOCIATES ON BEHALF OF BERNARD BIDART, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.
2. Consideration of a one-year Time Extension for **Tentative Tract Map No. 16402** to subdivide approximately 8.48 acres into twenty six (26) single family residential lots and two (2) lettered lots for open space purposes located south of Madeira Avenue and west of Sapphire Avenue in the R-E (Residential Estate) District and R-1 (Single Family Residential) District.

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

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Hudson and carried on a vote of 6-1 (Vice Chairman Jeske opposed) that the Planning Commission concurred that the extension of time for Tentative Tract Map 16402 does not require any further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to Section 15162 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Hudson and carried on a vote of 6-1 (Vice Chairman Jeske opposed) that the Planning Commission approved a one year extension of time for Tentative Tract Map 16402, based on the findings.

B. **VANTAGE ONE REAL ESTATE INVESTMENTS, LLC, 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. 1057** to establish a microbrewery, tasting room with patio, retail sales area, and live entertainment in a 3,956 square foot metal building located at 515 Orange Street in the TC (Town Center) District of the Downtown Specific Plan No. 45.
3. Consideration of **Commission Sign Review No. 430** to construct an 80.5 square foot roof mounted sign with internally-illuminated channel letters for the proposed "Escape Brewery" located at 515 Orange Street in the TC (Town Center) District of the Downtown Specific Plan No. 45.

Chairwoman Dyer opened up the Public Hearing.

Commander Chris Catren gave an overview of the Police Departments Conditions of Approval and stated he was available for any questions.

Ms. Melissa Fisher, applicant, addressed the Planning Commission on the hours of operation.

Mr. Pat Meyer, representative, addressed the Planning Commission and requested the condition that prohibits dancing be eliminated.

Mr. Tom Robinson, representative, gave a brief overview and recommended approval.

Mr. Robert Dawes, Redlands Conservancy, confirmed he was in favor of the project and stated it was a terrific adaptive reuse.

Mr. Donn Grenda, Statistical Research Inc., stated he was in favor of the adaptive reuse.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Vice Chairman Jeske and carried on a vote of 7-0 that the Planning Commission determined that Conditional Use Permit No. 1057 was categorically exempt from the California Environmental Quality Act, pursuant to Class 1 of Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Frasher, seconded by Vice Chairman Jeske and carried on a vote of 7-0 that the Planning Commission approve Conditional Use Permit No. 1057 based on the Alcohol Beverage Sales Establishment Regulations findings and the Conditional Use Permit findings listed in the staff report, and subject to the Conditions of Approval, this includes the new and modified Conditions of Approval as follows:

*Condition provided by Redlands Police Department
^ As amended by the Planning Commission

MOTION

It was moved by Commissioner Frasher, seconded by Vice Chairman Jeske and carried on a vote of 7-0 that the Planning Commission approve Commission Sign Review No. 430, subject to the conditions of approval.

*^9. The business shall have the following hours of operation for food and beverage service and retail sales unless further limited by ABC.

Day	Hours
Monday and Wednesday	11:00 AM to 11:00 PM

Tuesday, Thursday through Saturday	11:00 AM to 12:00 PM
Sunday	11:00 AM to 9:00 PM

- *10. A “complaint response community relations” program shall be established and maintained by the establishment. The program shall include the following:
- a. Posting at the entry of the establishment a sign providing the telephone number for the area commander of the local police department substation to any requesting individual.
 - b. Coordinating efforts with the police department to monitor community complaints about the establishment activities.
 - c. Having a representative of the establishment meet with neighbors or the applicable neighborhood association on a regular basis and at their request attempt to resolve any neighborhood complaints regarding the establishment.
- *12. The establishment’s operators or employees shall discourage loiterers and ask persons loitering longer than fifteen minutes to leave the area and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if persons requested to leave fail to do so.
- ^16A. Sufficient staffing shall be provided to oversee patrons. A minimum of one (1) manager per one hundred (100) patrons and four (4) staff members per each one hundred twenty-five patrons (125) shall be provided. Maximum occupancy shall not exceed two hundred fifty (250) patrons at any one time.
- *17. The establishment shall operate in a manner appropriate with mitigating alcohol related problems that negatively impact those individuals living or working in the neighborhood including but not limited to sales to minors, the congregation of individuals, violence on or near the premises, drunkenness, public urination, solicitation, drug-dealing, drug use, loud noise and litter. The establishment may be required to retain a specified number of security guards based upon the impact of its activities on the surrounding neighborhood. All security guards shall have all required state and city permits and licenses.
- *19. The micro-brewery shall provide a video camera safety plan which includes at minimum;
- a. Digital Video camera system which records activity of patrons and employees at the service counter(s), entrance and exits, primary parking area and any drive-thru window.
 - b. Video recordings must be stored and retrievable for a minimum period of seven days from the time of recording.

- c. Video clarity must be such that a person's facial features can be identified from the video.
 - d. The video system must be engaged, and recording at all times while the business is open to the public. The system must be maintained in working order at all times.
 - e. The video system must be approved by the Redlands Police Department before it is installed to make sure it meets our requirements, and again after it is in operation.
- *20. The following signs shall be prominently posted in a readily visible:
- a. "California State Law prohibits the sale of alcohol beverages to persons under 21 years of age."
 - b. "No Loitering or Public Drinking."
 - c. "It is illegal to possess an open container of alcohol in the vicinity of this establishment."
- *21. The sale of discounted alcoholic beverages shall cease by 8:00 PM.
- ^22. The following activities are not permitted:
- a. Third-party promoting of entertainment; and,
 - b. The collection of fees for attendance of live entertainment.
- ^25. Alcoholic beverage service shall cease thirty (30) minutes prior to closing.
- ^26. Prior to occupancy, existing parking lot landscaping shall be refurbished to the satisfaction of the Development Services Department.
- ^25. Alcoholic beverage service shall cease thirty (30) minutes prior to closing.
- ^26. Prior to occupancy, existing parking lot landscaping shall be refurbished to the satisfaction of the Development Services Department.

C. CITY OF REDLANDS, APPLICANT

(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1052** for the construction of a 750,000 gallon non-potable water reservoir, a new booster pump station, approximately five hundred linear feet of non-potable pipeline, and a block wall and landscaping improvements to be constructed in two phases, located within a 1.83-acre City water facility, adjacent to Texonia Park, on the south side of Pennsylvania Avenue, east of Texas Street (APN: 0167-171-01) in the O (Open Land) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. John Coleman, resident, expressed concern on safety for nearby residents and the City's liability. Mr. Coleman inquired how the City will mitigate possible safety hazards.

Mr. Mark Rynkiewicz, MUED Engineer, confirmed the structure design meets seismic standards and rarely fail. If by chance the structure fails the City would turn off the feeding pumps. As an added safety feature there is a "V" Channel to mitigate any leakage.

Mr. Andy Hoder, resident, suggested leaving the paint options open.

Mr. Don Young, Engineering Manager, confirmed he will meet with Mr. Colman to assuage his concerns.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commission Frasher, seconded by Commissioner Wallis and carried on a vote of 7-0 that the Planning Commission determined Conditional Use Permit No. 1052 was categorically exempt from the California Environmental Quality Act, pursuant to Class 3 of Section 15303 of the CEQA Guidelines.

MOTION

It was moved by Commission Frasher, seconded by Commissioner Wallis and carried on a vote of 7-0 that the Planning Commission approve Conditional Use Permit No. 1052 based on the Conditional Use Permit findings listed in the staff report, and subject to the Conditions of Approval.

D. **PAMA MANAGEMENT, APPLICANT** (PROJECT PLANNER: RUTH LORENTZ)

1. Consideration of the adequacy of a Mitigated Negative Declaration for Conditional Use Permit No. 926 pursuant to Section 15162 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 926 (Revision 1)** for approval of building footprints and lot coverage for an approved 12-unit Planned Residential Development (PRD) pursuant to the conditional of approval, revisions to the approved landscape plan and to amend Condition of Approval No. 9 to reduce the minimum side yard setbacks from 10 feet on both sides to 5 feet and 10 feet on alternating sides. The project is located on a 4.33 acre site at the northeast corner of Texas Street and Pioneer Avenue, identified as Assessor's Parcel Number 0167-071-33, in the R-E (Residential Estate) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Michael Nijar, representative, stated he was available for any questions.

Mr. Gary Cunningham, architect, confirmed that additional elements will be applied to the side elevations.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 7-0 that the Planning Commission determined the previously adopted Mitigated Negative Declaration for Tentative Tract No. 17022 and Conditional Use Permit No. 926 as adequate in considering Revision 1 to the project and that no subsequent environmental analysis was required, in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 7-0 that the Planning Commission approved Revision 1 to Conditional Use Permit No. 926 based on the findings, and subject to the Conditions of Approval.

V. ADDENDA

A. **ELECTRIC GUARD DOG, APPLICANT** (PROJECT PLANNER: SEAN REILLY)

Discussion and possible direction on options that have been identified by staff to amend the Redlands Municipal Code to allow the use of electrified fencing on commercial and/or industrial zoned properties.

Chairwoman Dyer opened up the Hearing.

Mr. Michael Payne, representative, gave a brief overview of the electrified fencing.

Chairwoman Dyer closed the Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission table the item to allow staff and the applicant additional time to bring the Commission more appropriate design plans.

VI. ADDENDA - None

VII. MINUTES

A. Minutes of the August 23, 2016 Planning Commission

It was moved by Commissioner Rock, seconded by Vice Chairman Jeske and carried on a vote of 7-0 that the Planning Commission approved the minutes of August 23, 2016 Planning Commission meeting.

VIII. LAND USE AND CITY COUNCIL ACTIONS ON SEPTEMBER 6, 2016.

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

Assistant Director Dalquest stated there were two reportable actions for the September 6, 2016 City Council meeting. The City Council approved Zone Change No. 455; on Lakeside and Brookside, as well as the Residential Development Allocations.

VIII. ADJOURN TO SEPTEMBER 27, 2016

Chairwoman Dyer adjourned the meeting at 7:10 p.m. to the September 27, 2016 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Robert D. Dalquest
Assistant Development Services Director