MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 26, 2016, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Robert D. Dalquest, Assistant Development Services Director
Karen Peterson, City Planner
Troy Clark, General Plan Administrator
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 Commissioner Hudson who had an excused absence.

II. CONSENT CALENDAR

A. **DCI INVESTMENTS, APPLICANT**
(PROJECT PLANNER: RUTH LORENTZ)

Request to approval Final Parcel Map No. 19544 (Minor Subdivision No. 388) to subdivide a 26,418.5 square foot parcel containing an existing residence into two (2) parcels located at 1540 West Cypress Avenue in the R-S (Suburban Residential) District.

MOTION

It was moved by Commissioner Guzkowski, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Hudson absent) to approve the Consent Calendar.

III. OLD BUSINESS

A. **J. RILEY DISTILLERY, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT)

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 1024 (Revision 2)** to replace an Alcohol Beverage Control Type-4 Distilled Spirits Manufacturer license with a Type-74 Craft Distiller's license to continue the manufacture of spirits and allow the sale and consumption of cocktails on site as well as the sale of up to 2.25 liters of product that is manufactured on site. The distillery is located at 721 Nevada Street in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

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

MOTION

It was moved by Commissioner Wallis, seconded by Commissioner Frasher and carried on a vote of 6-0 (Commissioner Hudson absent) to determine that Conditional Use Permit No. 1024 Revision 2 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 Wallis, seconded by Commissioner Frasher and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approve Conditional Use Permit No. 1024 Revision 2 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.

IV. NEW BUSINESS

A. **BENNY PHAN, 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. 1053** to establish a children's play and activity center within a 9,000 square foot lease space within an existing commercial building, located at 811 Tri-City Center Drive in the EV/CG (General Commercial District of the East Valley Corridor) Specific Plan.

Chairwoman Dyer opened up the Public Hearing.

Mr. Benny Phan, applicant, came forward to address the Commission. Mr. Phan stated they are not proposing a childcare center, that it is an area where the children and parents can interact with each other. Mr. Phan confirmed he was agreeable to the Conditions of Approval.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) to determine that Conditional Use Permit No. 1053 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 Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approve Conditional Use Permit No. 1053 based on the findings and the Conditional Use Permit findings listed in the staff report, and subject to the Conditions of Approval, this includes the following modification to Condition of Approval No. 13 as follows:

13. No child care activities are permitted.

B. **AMR REDLANDS, APPLICANT**
(PROJECT PLANNER: RUTH LORENTZ)

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. 1054** to establish an ambulance dispatch service utilizing an existing 8,961 square foot building and constructing a 6,600 square foot ambulance maintenance shop with office, lunch room, and restroom facilities. The proposed facility would accommodate 77 ambulance units and approximately 350 employees on a 3.81 acre parcel located at 1930 West Park Avenue in the and EV/IC (Commercial Industrial) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Mark Stanson, representative, came forward to address the Commission. Mr. Stanson concurred with the Conditions of Approval.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approve the Socio-Economic Cost Benefit Study for Conditional Use Permit No. 1054.

MOTION

It was moved by Commissioner Frasher, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission moved to determine that Conditional Use Permit No. 1054 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 6-0 (Commissioner Hudson absent) that the Planning Commission approve Conditional Use Permit No. 1054 based on the facts and findings within the staff report, and subject to the Conditions of Approval.

V. ADDENDA - None

VI. MINUTES

A. Minutes of the April 12, 2016 Planning Commission

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a vote of 6-0 (Commissioner Hudson Absent) to continue the April 12, 2016 Planning Commission meeting minutes to the May 10, 2016 Planning Commission.

VII. LAND USE AND CITY COUNCIL ACTIONS ON APRIL 19TH, 2016.

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

Assistant Director Dalquest stated there were no reportable actions.

VIII. ADJOURN TO MAY 10, 2016

Chairwoman Dyer adjourned the meeting at 4:55 p.m. to the May 10, 2016 Planning Commission meeting.

Linda McCasland Administrative Analyst	Robert D. Dalquest Assistant Development Services Director