

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, January 10, 2012, at 2:00 p.m. are as follows:

PRESENT: Gary Miller, Chairman
John James, Vice Chairman
Carol Dyer, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Ken Jeske, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF Oscar Orci, Development Services Director
PRESENT: Robert Dalquest, Assistant Development Services Director
Manuel Baeza, Principal Planner
Chris Boatman, Associate Planner
Sergio Madera, Associate Planner

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

Vice Chairman James called the meeting to order, and opened up the Public Comment period. All members were present.

There were no Public Comments forthcoming, and the Public Comment period was closed.

II. CONSENT CALENDAR - None

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. BEN COOK, APPLICANT
(PROJECT PLANNER: MANUEL BAEZA)

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. 908 (Revision No. 1) to construct a 4,596 square foot addition to the existing Hangar 24 Brewery for a cumulative area of 9,202 square feet; and to allow a portion of the required parking to be provided by an existing off-site parking lot adjacent to the project site for property located at 1710 Sessums Drive in the I-P (Industrial) District.

Principal Planner Manuel Baeza gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Conditional Use Permit No. 908 subject to the conditions of approval.

Commissioner Jeske requested clarification on the relocation of the apartment carports. Principal Planner Baeza stated there is sufficient parking for the apartments, and clarified the resident's parking. Commissioner Jeske requested clarification on any improvements.

Chairman Miller opened the Public Hearing.

Mr. Ben Cook, owner, gave an overview of the proposed project.

Commissioner Guzkowski inquired if the applicant was in agreement with the conditions of approval. Mr. Cook concurred.

Commissioner Jeske requested clarification on the truck well location. Mr. Cook gave clarification on the flow process of the brewery, and stated the location for the truck well made the most sense.

Commissioner Rock expressed concern with the pedestrian traffic and the delivery schedule. Mr. Cook stated the trucks are scheduled to pick up material several times a day, and confirmed they could have an employee direct pedestrian traffic. Commissioner Rock requested clarification on the orientation of the parking as proposed. Mr. Cook stated they do not own the property and are planning on building a much larger facility in a few years. Commissioner Rock inquired if the applicant would support blocking the access to the dirt parking area to encourage patrons to use the proposed parking.

Commissioner Hudson inquired if the site had any security cameras onsite. Mr. Cook stated there are security cameras onsite to protect the property. Mr. Cook stated they have a safety coordinator to help mitigate any potential conflicts.

Chairman Miller requested clarification on the roofing and siding materials on the existing building. Mr. Cook stated the roofing is galvanized metal.

Commissioner Jeske stated orange trees are slow growing trees and suggested an alternate tree, and requested a revision to the conditions of approval. Mr. Cook confirmed his support on the revised condition of approval.

Mr. Rod Shelfo, Redlands Optimist Club, stated they have had many events at Hanger 24 as a non profit organization. Mr. Shelfo confirmed his support of the proposed project.

Mr. Scott Manning, Redlands Bike & Swim, stated Hanger 24 is one of their largest contributors to their activities. Mr. Manning confirmed his support of the proposed project.

Vice Chairman James confirmed his support of the proposed project, and stated Hanger 24 was an economic asset to the City. Vice Chairman James recommended the City allow other compatible businesses in the area.

Commissioner Dyer expressed concern on the use of the western parking lot, and recommended the applicant restrict the parking area. Commissioner Dyer stated the southern and eastern elevations are plain, and recommended additional treatment to meet the Architectural Guidelines. Commissioner Dyer confirmed her support of the proposed project.

Commissioner Rock concurred with Commissioner Dyer's comments. Commissioner Rock requested clarification on the proposed location of the orange trees. Principal Planner Baeza stated the condition is to line the back of the building with trees.

Commissioner Rock inquired if the applicant was given the Architectural Guidelines. Principal Planner Baeza confirmed the architect was given the guidelines.

Commissioner Guzkowski confirmed his support of the proposed project.

Commissioner Jeske recommended a screen on the driveway gate on Sessums Drive, and suggested an additional condition.

Commissioner Rock recommended planting Natal plum in place of Indian Hawthorne as opposed to the chain link along the westerly property line, adjacent to the dirt lot for screening.

Chairman Miller requested clarification if the Commission was in support of the bollards across the dirt lot. Director Oscar Orci stated it would be an offsite condition and confirmed staff can preface the condition as follows: if the property owner consents to the treatment. The Commission confirmed their support.

Chairman Miller inquired if the applicant would consider adding large windows to the east side of the building so the public could see the equipment. Mr. Cook stated the brewing area is temperature controlled and they try to keep windows out of the area.

Chairman Miller closed the Public Hearing.

Commissioner Hudson recommended a logo on the side of the building. Assistant Director Robert Dalquest stated a logo may be considered signage.

Chairman Miller requested an additional condition of approval for the galvanized wainscoting on the south and east side of the building. Chairman Miller recommended a mural or a graphic on the south or east elevation.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission find that Conditional Use Permit is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Revision No. 1 to Conditional Use Permit No. 908. It is determined by the Commission that this project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission approve a substitute parking location for Revision No. 1 to Conditional Use Permit No. 908 based on the following findings:

1. All or part of the substitute location is within 200 feet of the principal use for which the parking is being provided; the subject parking lot is located immediately adjacent to the project site.

2. The substitute lot is in the same possession as the use it is intended to serve; the applicant has entered into a lease for 70 stalls the terms of which, as conditioned herein, is acceptable to the City.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission approve Revision No. 1 to Conditional Use Permit No. 908, subject to the following findings and subject to the attached Conditions of Approval:

1. The proposed brewery expansion at this location will not adversely affect the applicable land use plans of the City because the brewery facility is a permitted use in the District, subject to approval of a Conditional Use Permit;
2. The proposed project will not be detrimental to the public health, safety and welfare because: the building will be constructed to meet all state and federal requirements; public services are provided to the project; there are no significant change to activities already taking place at the facility; and the proposed addition meets or exceeds the applicable development standards of District;
3. The proposed project will comply with the regulations of the City's General Plan, the applicable zoning district and the City's development standards because it is consistent with General Plan Policies referred to in the staff report, and because the use is allowed with a Conditional Use Permit in the District. In addition, conditions of approval will ensure that development standards are met;
4. The proposal is appropriate at the proposed location in that it would expand a use that has already been approved for the project site and would not change current activities taking place at the site.

This would include the modification to Condition of Approval No. 25 as follows:

25. The applicant shall install fencing along a portion of the western boundary of the site subject to review and approval by Planning Staff. Natal plum shall be used in the new planter adjacent to the west property line.

This includes the additional Condition of Approval Nos. 28, 29, 30 and 31 as follows:

28. Outdoor storage on the east side of the building shall be screened.
29. With the consent of the property owner to the west, entrances to the dirt lot to immediately to the west shall be fenced off or an equivalent barrier shall be provided subject to review and approval by Planning Staff.
30. A galvanized metal wainscot shall be added to the south and east elevations of the new building addition.
31. A mural or decorative graphic is recommended for placement on the south or east elevation of the new building addition.

B. YMCA OF EAST VALLEY, APPLICANT
(PROJECT PLANNER: SERGIO MADERA)

1. Consideration of a Notice of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.
2. PUBLIC HEARING to consider Conditional Use Permit No. 383 (Revision No. 3) to amend the conditions of approval that require the widening of Clark Street in conjunction with the approval to expand the Redlands Family YMCA located at 500 E. Citrus Avenue in the A-P (Administrative and Professional Office) District and R-2 (Multiple Family Residential) District.

Associate Planner Sergio Madera stated the item is being pulled in order to determine if the Planning Commission is the proper body to act on the item, and requested the project tabled to February 14, 2012.

MOTION

It was moved by Vice Chairman James, seconded by Chairman Miller and carried on a 7-0 vote that the Planning Commission table the item to February 14, 2012.

C. DARRYL EVEY, APPLICANT
(PROJECT PLANNER: CHRIS BOATMAN)

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. 213 (Revision No. 4) to establish a transitional housing facility for twelve (12) children between the ages of 11 to 17 on property previously approved for a boarding school located at 940 Stillman Avenue in the R-2 (Multiple Family Residential) District.

Associate Planner Chris Boatman gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Conditional Use Permit No. 213 (Revision No. 4) subject to the conditions of approval.

Commissioner Dyer requested additional background on the previous use. Associate Planner Boatman stated the previous use was foster care.

Chairman Miller opened up the Public Hearing.

Father Staviski, previous caretaker of the facility, stated the facility was used for abused and neglected children for thirty years.

Chairman Miller asked when the facility was closed. Father Staviski stated the facility has been closed for approximately two years.

Chairman Miller inquired if there is funding available for the new caretakers. Mr. Darryl Evey, current caretaker, stated the facility will not be the same as the previous use. Mr. Evey gave an overview of the proposed use and stated they have federal funding. Mr. Evey stated the children will not leave the property without staff; the facility has alarm systems for the windows and doors. Mr. Evey confirmed they are working on the landscaping. Mr. Evey stated they agree to the conditions of approval.

Commissioner Rock requested clarification on the licensing with the state. Mr. Evey clarified the states requirements.

Commissioner Guzkowski requested clarification on the shelter regulations of a minor. Mr. Evey stated the federal government has a right to shelter act, and the facility has 72 hours to contact the parents. If unable to contact the parent then the Child Protective Agency will be notified, as well as the District Attorney's office. Commissioner Guzkowski inquired if a minor wants to leave the facility, what are the procedures. Mr. Evey stated they would make arrangements with the parents, family members or a family friend for the pick up of the minor. Commissioner Guzkowski requested clarification on the education of the children. Mr. Evey stated if a child is enrolled in a particular school the facility will provide transportation or instruction so the child does not fall behind.

Chairman Miller requested clarification on the federal grant breakdown of the funds. Mr. Evey clarified. Chairman Miller inquired if the children at the facility could have a past record. Mr. Evey stated they would not have a record, if they did they would then be in the system at another facility.

Mr. Steve May, resident, stated he has lived in the neighborhood for the past eight years. Mr. May confirmed he has called the Police Department many times on the facility due to children breaking windows, vandalism, children loitering in the park and streets. Mr. May stated there is an elementary school five homes away and expressed concern. Mr. May confirmed his opposition on the proposed project.

Mr. Bob Birnbaum, resident, concurred with Mr. May's comments. Mr. Birnbaum expressed concern on parking and traffic and confirmed he was questioned from the Police Department regarding the broken window incident. Mr. Birnbaum stated he heard a lot of verbal abuse at the facility. Mr. Birnbaum confirmed his opposition on the proposed project.

Mr. David Barnes, representative of the Methodist Church, stated the City is in need of this type of facility, and confirmed his support on the proposed project.

Ms. Judy Ramsey, resident, stated she had experienced profanity and verbal abuse from the children at the facility in the past. Ms. Ramsey concurred with the comments from the neighbors, and expressed concern on the proposed project.

Chairman Miller closed the Public Hearing.

Lt. Chris Catren, Redlands Police Department, stated he was available for any questions.

Commissioner Dyer requested clarification on the type of calls needed for the facility in the past, and if the calls were excessive. Lt. Catren stated the facility had a much higher number of calls than a normal residence. Lt. Catren confirmed the Police Department had concerns with the elementary school nearby and added conditions to mitigate their concerns. Commissioner Dyer inquired if the Police Department is in support of the proposed project. Lt. Catren stated the Police Department does not see the ability in the law to turn juveniles over to the facility.

Commissioner Guzkowski inquired if the Problem Oriented Policing helped mitigate calls for service. Lt. Catren confirmed it helped and stated the City has cut back on some of their officers, they are now more limited on their community policing efforts.

Commissioner Rock inquired if the Police Department anticipated similar issues with the new facility. Lt. Catren stated there is a difference in the planned population. Commissioner Rock inquired if the Police Department had visited the facility in Riverside. Lt. Catren stated Officer Martinez did visit the facility and had positive feedback.

Vice Chairman James inquired if the conditions of approval are prepared from past experiences with group home facilities. Lt. Catren confirmed some of the conditions of approval are partly from experience.

Commissioner Guzkowski inquired if the occupants of the facility are from Redlands or surrounding cities. Lt. Catren could not confirm.

Chairman Miller inquired if a child has more criminal activity as he gets older in age. Lt. Catren stated a facility with the age group of 13 to 15 would have more nuisance calls, and a facility with the age group of 15 to 17 may have more criminal activity.

Chairman Miller re-opened the Public Hearing.

Mr. Evey stated their target population is children that have not been in trouble in the past. Mr. Evey confirmed there are laws that allow the Police Department to bring the children to their facility, and stated he will work with the Police Department. Mr. Evey stated he had spoke with twenty-two homeless children in Redlands, and confirmed the facility would be required to accept children from the San Bernardino County area. Mr. Evey recommended an added condition of approval to mitigate parking concerns.

Commissioner Hudson requested clarification on the maximum occupancy per room. Mr. Evey stated the state law maximum is two children per room. Commissioner Hudson inquired if the night shift is sleeping or awake. Mr. Evey confirmed the night shift is awake, and is completing paperwork and other tasks that are required.

Commissioner Guzkowski inquired how staff will maintain the bedroom arrangements. Mr. Evey confirmed there are six bedrooms, the boys and girls bedrooms will be separated by the office. There are cameras and alarms on each door.

Commissioner Rock inquired if the facility is a non profit organization. Mr. Evey confirmed.

Chairman Miller inquired if there were any financial incentives to keep the population to its maximum. Mr. Evey stated they are paid for the operation of the facility, not per child.

Commissioner Jeske inquired if the approval is transferable. Associate Planner Boatman stated the conditional use permit runs with the land although the conditions of approval are project specific.

Chairman Miller closed the Public Hearing.

Commissioner Guzkowski stated the use is not compatible with the neighborhood, and confirmed his opposition of the proposed project. Commissioner Guzkowski stated he would support a continuance to give staff more time to assure that the proposed project would not have a negative effect on the neighborhood.

Vice Chairman James expressed concern on the close proximity to the elementary school and the park and confirmed his opposition to the proposed project. Vice

Chairman James stated he was in support of a continuance to give staff more time to address his concerns.

Commissioner Dyer expressed concern on the following:

- Lack of information from the target population
- Age group
- Impacts to the neighborhood
- Close proximity to the elementary school and park
- Feedback from Operation Safe House and if their facility had impacted the area

Commissioner Dyer stated she agreed there is a need for a facility to help the homeless youth in Redlands.

Commissioner Jeske stated he was in support of a continuance to give staff time to address any impacts to the neighborhood and recommended the Commission consider the children may come from the entire county of San Bernardino.

Commissioner Guzkowski inquired if the proposed conditional use permit replaces the existing conditional use permit. Director Orci confirmed.

Commissioner Rock stated the proposed project could be conditioned so the impacts to the neighborhood would be minimal, and confirmed her support of a continuance.

Director Orci clarified the Commission's desires to add additional conditions to establish thresholds. Director Orci stated staff can arrange a meeting with Operation Safe House or request their attendance at the next meeting to address any concerns.

Chairman Miller recommended staff address the following:

- Obtain testimonials from neighbors near Operation Safe House
- Photographs of the neighborhood
- History of service calls
- The homeless statistics
- Representation from people that have been served by the facility
- Evidence the target population is different than a group home population
- Added conditions to address thresholds on service calls, performance measures, operational characteristics, and exterior appearance.

MOTION

It was moved by Vice Chairman James, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission continue Revision No. 4 to Conditional Use Permit No. 213 to the January 24, 2012 Planning Commission meeting.

V. ADDENDA

DISCUSSION TO CONSIDER CHANGING THE PLANNING COMMISSION MEETING TIMES

Director Orci stated the City Council requested the Planning Commission consider an amendment to the Planning Commission start time. Director Orci requested the Commission's preference on a new start time.

The Commission's consensus was to start the Planning Commission at 4:00 p.m.

VI. MINUTES

A. Planning Commission Minutes of November 8, 2011

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 6-0 vote (Commissioner Hudson abstained) that the Planning Commission approve the minutes of November 8, 2011.

B. Planning Commission Minutes of November 22, 2011

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 7-0 vote that the Planning Commission approve the minutes of November 22, 2011.

VII. LAND USE AND CITY COUNCIL ACTIONS OF DECEMBER 20, 2011 AND JANUARY 3, 2012.

Chairman Miller inquired if there were City Council actions to report for December 20, 2011 and January 3, 2012.

Director Orci stated City Council had continued the BNY, Inc. project to give the applicant time to work with staff and redesign the project.

VIII. ADJOURN TO FEBRUARY 14, 2012

Chairman Miller adjourned the meeting at 4:40 p.m. to the February 14, 2012 meeting.

Linda McCasland
Senior Administrative Technician

Oscar Orci
Development Services Director