

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, June 12, 2012, at 3:00 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 PRESENT: Robert Dalquest, Assistant Development Services Director
Tabitha Kevari, Associate Planner
Chris Boatman, Associate Planner
Ben Matlock, Planning Intern

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

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

II. CONSENT CALENDAR - None

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **HOWARD INDUSTRIAL PARTNERS LLC, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

Consideration on a determination of General Plan conformity, pursuant to Section 65402 of the State Planning and Zoning Laws, for the disposition of City-owned real property which is 37.4 acres in size located on the north side of Palmetto Avenue, between California Street and Nevada Street, in the Commercial/Industrial land use designation of the Redlands General Plan.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission confirmed the proposed project for Howard Industrial Partners LLC was in conformity with the Redlands General Plan.

B. **ORANGE STREET PLAZA LLC, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

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. 39 (Revision 3)** to amend the Uniform Sign Program for the Orange Street Plaza by revising Exhibit "A" which depicts the location of multiple tenant signs, allowing the placement of a center identification wall sign facing Sixth Street, and providing for the placement of a number of

framed aluminum posters depicting historic packing crate labels within various areas of the center located at the southeast corner of Orange Street and Pearl Avenue in the TC (Town Center) District of the Downtown Specific Plan No. 45.

3. Consideration of **Commission Sign Review No. 389** to relocate an existing multiple tenant sign on a decorative wall at the southerly entrance along Orange Street within the Orange Street Plaza to a newly constructed decorative wall at the southerly property line along Orange Street, and to approve a new multiple tenant sign on an existing decorative wall along Orange Street near the northerly entrance located at the southeast corner of Orange Street and Pearl Avenue in the TC (Town Center) District of the Downtown Specific Plan No. 45.
4. Consideration of a **Commission Sign Review No. 390** to allow the replacement of an existing multiple tenant monument sign along Sixth Street within the Orange Street Plaza with a new multiple tenant monument sign that is four (4) feet in height and approximately eighteen (18) square feet in sign area in the TC (Town Center) District of the Downtown Specific Plan No. 45.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 7-0 vote that the Planning Commission approve Commission Sign Review No. 39 (Revision No. 3), Commission Sign Review No. 389 and Commission Sign Review No. 390 subject to the Conditions of Approval.

This includes the added Conditions of Approval Nos. 9, 10, 11, 12 and 13 as follows:

9. The tenant signs on the multi-tenant freestanding signs as shown on Exhibit A shall utilize a uniform color of red/maroon for all lettering/font.
10. The logo on the multi-tenant freestanding sign located along Orange Street shall be portioned to fit the size of the decorative wall.
11. The multi-tenant freestanding sign located along Sixth Street shall be modified to replace the proposed stack-stone material with a stucco finish. The sign shall be modified to replace the proposed maroon trim color with tan and trim to match the building color. The sign shall have a maximum height of four (4) feet.
12. Exhibit A shall be modified to include a fifth freestanding multi-tenant sign located at the corner of Pearl Avenue, and Sixth Street. The exhibit shall also be modified to reflect the additional amendments mentioned above.
13. The packing crate label murals proposed, to be located throughout the center, shall be associated with or be related to the City of Redlands.

C. **HANGAR 24 CRAFT BREWERY LLC, 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. 1000** to establish a tasting room with retail sales of beer in a portion of an existing 21,600 square foot warehouse and distribution facility for Hangar 24 Craft Brewery located at 1939 W. Park Avenue in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

MOTION

It was moved by Commissioner Jeske, seconded by Vice Chairman James and carried on a 7-0 vote that the Planning Commission continue the Public Hearing on Conditional Use Permit No. 1000 to July 10, 2012; to allow the applicant more time revise their lease agreement for a substitute parking location.

D. **SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT, APPLICANT** (PROJECT PLANNER: BEN MATLOCK)

1. Consideration of a Notice of Exemption pursuant to Section 15302(c) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 466 (Revision No. 1)** to upgrade an existing air quality monitoring station operated by the South Coast Air Quality Management District consisting of the installation of a new 320 square foot prefabricated structure to house monitoring equipment, and the installation of a new thirty-five (35) foot tall meteorological tower within an existing lease area of 1,500 square feet located in the City of Redlands' Dearborn Avenue Reservoir at 500 N. Dearborn Avenue in the O (Open Land) District.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 466 (Revision No. 1) subject to the Conditions of Approval.

This includes the added Condition of Approval No. 14 as follows:

14. The applicant shall work with planning staff in order to plant 15-gallon London Plane trees along the Northwestern and Southwestern corners of the Dearborn Reservoir in order to provide a landscape screen for the AQMD container within the lease area along Dearborn Street.

E. **WATERPARK VENTURES, LLC, APPLICANT** (PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Notice of Exemption pursuant to Section 15301(e) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 963 (Revision No. 1)** to install sunglasses fourteen (14) feet in width and lenses that are thirty-six (36) square feet each in size on the sphinx head at the entrance within the Splash Kingdom Waterpark located at 1101 California Street in the EV/CG (General Commercial) District of Concept Plan No. 3 of the East Valley Corridor Specific Plan.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 963 (Revision No. 1) subject to the Conditions of Approval.

F. **ALAN AND GERALDINE KAVALICH, APPLICANT** (PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Notice of Exemption pursuant to Section 15305(a) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Minor Commission Review No. 39** to allow a reduction in the minimum lot depth requirement, pursuant to Section 18.32.050, from 120 feet to 96 feet to enable a subsequent lot line adjustment on a vacant lot located on the west side of Sunnyside Avenue between Cascante Court and Edgehill Lane in the R-A (Residential Estate) District.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission continue the Public Hearing on Minor Commission Review No. 39 to July 10, 2012, to allow staff additional time to complete the analysis.

V. ADDENDA - None

VI. MINUTES

- A. Planning Commission Minutes of March 27, 2012

MOTION

It was moved by Vice Chairman James, seconded by Commissioner Hudson and carried on a 6-0 vote (Commissioner Jeske resused) that the Planning Commission approve the minutes of March 27, 2012.

- B. Planning Commission Minutes of April 10, 2012

MOTION

It was moved by Commissioner Jeske, seconded by Vice Chairman James and carried on a 7-0 vote that the Planning Commission approve the minutes of April 10, 2012.

- C. Planning Commission Minutes of April 24, 2012

MOTION

It was moved by Commissioner Jeske, seconded by Vice Chairman James and carried on a 7-0 vote that the Planning Commission approve the minutes of April 24, 2012.

MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman James and carried on a 6-0 vote (Chairman Miller recused) that the Planning Commission approve the minutes of May 8, 2012.

VII. LAND USE AND CITY COUNCIL ACTIONS OF MAY 15th AND JUNE 5, 2012.

There were no reportable actions.

VIII. ADJOURN TO JULY 10, 2012

Chairman Miller adjourned the meeting at 5:10 p.m. to the July 10, 2012 meeting.

Linda McCasland
Senior Administrative Technician

Oscar Orci
Development Services Director