

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, July 10, 2012, at 4:00 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
Manuel Baeza, Principal Planner
Tabitha Kevari, 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

A. HEEMSTRA SIGNS, APPLICANT
(PROJECT PLANNER: BENJAMIN MATLOCK)

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. 392 to construct a fourteen (14) square foot monument sign that is four (4) feet in height for Casa De La Vista located at 686 E. Redlands Boulevard in the R-2 (Multiple-Family Residential) District.

MOTION

It was moved by Vice Chairman James, seconded by Commissioner Jeske and carried on a 7-0 vote that the Planning Commission approve Commission Sign Review No. 392 subject to the Conditions of Approval, including the addition of Condition of Approval No. 9, as follows:

“9. The applicant shall work with staff to ensure that the materials and colors compliment the architectural treatments of the existing building.”

III. OLD BUSINESS

A. ALAN AND GERALDINE KAVALICH, APPLICANT
(PROJECT PLANNER: BENJAMIN MATLOCK)

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 Jeske, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve Minor Commission Review No. 39 subject to the Conditions of Approval.

B. 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 Dyer, seconded by Commissioner Jeske and carried on a 7-0 vote that the Planning Commission find that Conditional Use Permit No. 1000 is exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Jeske and carried on a 7-0 vote that the Planning Commission approve a substitute parking location for Conditional Use Permit No. 1000.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Jeske and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 1000 based on the findings, and subject to the Conditions of Approval, including modifications to Condition of Approval No. 6, as follows:

6. Prior to the certificate of occupancy, the applicant shall provide an executed copy of the lease agreement for off-site parking consistent with the lease agreement submitted to the City for their review. **The applicant shall maintain the lease in good standing throughout its entire term.** The applicant shall renew the lease agreement for a term acceptable to the City for off site parking no later than one year of the expiration date of the original lease or shall provide an alternative parking area subject to City review and approval.

IV. NEW BUSINESS

A. CHASE BANK, APPLICANT (PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration.
2. PUBLIC HEARING to consider a recommendation to the City Council on Specific Plan No. 41 (Amendment No. 4) to allow a drive through lane for a freestanding bank within an existing shopping center to encroach into the required eighteen (18) foot landscape setback from Redlands Boulevard and twenty-five (25) foot landscape setback from Palm Avenue located on the northwest corner of Redlands Boulevard and Palm Avenue in Specific Plan No. 41.
3. Consideration of Commission Review and Approval No. 602 (Revision No. 1) to construct a drive-through lane for an Automatic Teller Machine (ATM) for a freestanding 5,600 square foot Chase Bank building within an existing shopping center located at the northwest corner of Palm Avenue and Redlands Boulevard in Specific Plan No. 41.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Guzkowski and carried on a 4-3 vote (Chairman Miller, Vice Chairman James and Commissioner Rock opposed) that the Planning Commission recommend approval to the City Council on the Mitigated Negative Declaration for Amendment No. 4 to Specific Plan No. 41, and Revision No. 1 to Commission Review and Approval No. 602.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Guzkowski and carried on a 4-3 vote (Chairman Miller, Vice Chairman James and Commissioner Rock opposed) that the Planning Commission approve Resolution No. 1228 recommending that the City Council adopt Amendment No. 4 to Specific Plan No. 41.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Guzkowski and carried on a 5-2 vote (Chairman Miller and Commissioner Rock opposed) that the Planning Commission continue Revision No. 1 to Commission Review and Approval No. 602 to the meeting of August 14, 2012.

Chairman Miller recused himself, due to a conflict of interest on the following project.

B. MILLER ARCHITECTURAL CORPORATION, APPLICANT (PROJECT PLANNER: MANUEL BAEZA)

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. 990 (Revision No. 1) to establish a phasing plan for the completion of off-site and on-site development improvements for an approved indoor and outdoor recreational vehicle and boat storage facility on a 4.24 acre site containing an existing 59,390 square foot warehouse building located at 300 Kansas Street in the I-P (Industrial) District.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 6-0 vote (Chairman Miller recused) that the Planning Commission continue Conditional Use Permit No. 990 (Revision No. 1) to the August 14, 2012 Planning Commission meeting.

Chairman Miller returned to the Planning Commission.

V. ADDENDA - None

VI. MINUTES

A. Planning Commission Minutes of June 12, 2012

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 June 12, 2012.

VII. LAND USE AND CITY COUNCIL ACTIONS OF JUNE 19th AND JULY 3, 2012.

Chairman Miller inquired if there were City Council actions to report.

Assistant Director Dalquest stated on June 19th the City Council had approved a resolution regarding an interpretation of Measure U relative to development associated with the Metrolink extension through Redlands.

VIII. ADJOURN TO AUGUST 14, 2012

Chairman Miller adjourned the meeting at 6:30 p.m. to the August 14, 2012 meeting.

Linda McCasland
Senior Administrative Technician

Robert D. Dalquest, AICP
Assistant Director