

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, August 14, 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 Oscar Orci, Development Services Director
PRESENT: Robert Dalquest, Assistant Development Services Director
Manuel Baeza, Principal Planner

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

Chairman Miller called the meeting to order, and opened up the Public Comment period. There were no comments forthcoming and the Public Comment period was closed. All members were present.

II. CONSENT CALENDAR – None

III. OLD BUSINESS

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

1. 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 Dyer, seconded by Commissioner Jeske and carried on a 7-0 vote that the Planning Commission approve the continuance of Commission Review and Approval No. 602 Revision No. 1 to October 9, 2012.

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 Dyer, seconded by Commissioner Hudson and carried on a 6-0 vote (Chairman Miller recused) that Revision No. 1 to Conditional Use Permit No. 990 does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines, based on the findings, and subject to the conditions of approval.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 6-0 vote (Chairman Miller recused) that the Planning Commission approve Revision No. 1 to Conditional Use Permit No. 990 based on the findings, and subject to the Conditions of Approval, including the modifications to Condition of Approval Nos. 8, and 9, and the phasing, as follows:

- ~~8. The applicant shall post a performance bond or other type of surety subject to review and approval by the City to cover the cost of labor and materials of required improvements as called for under the Conditions of Approval and as show on the submitted plans. The bond shall also include provisions that will implement the construction of these improvements.~~
8. Prior to issuance of a Certificate of Occupancy, the applicant shall verify that the existing level of protection for the fire sprinkler system is adequate subject to review and approval by the City Fire Department. In the event the existing level of protection for the fire sprinkler system is not adequate, the applicant shall make all necessary upgrades to the system subject to review and approval by the City Fire Department prior to occupancy.
9. The applicant shall be limited to indoor storage only until the completion of Phase 1 improvements. Outdoor storage shall be permitted only after all Phase II improvements are completed, subject to review and approval by the Development Services Department.

APPLICANT PROPOSED IMPROVEMENT PHASING

PHASE I – To be completed prior to occupancy of inside storage only

1. Generally clean site, remove trash, **cut all weeds, trim trees subject to review and approval by Planning Staff.**
2. Provide accessible path of travel from parking lot to front door
3. Provide accessible restrooms
4. Residential Rolling Trash Containers
5. Plant landscaping and irrigation in front parking lot area between driveways on Kansas as illustrated on approved Landscape Plan
6. Provide accessible parking and restripe lot (Does not include exterior RV storage yard)
7. Provide required grading and construction of sidewalks and ADA compliant sidewalk crossing at driveways at Kansas Street.
8. Provide truncated domes at corner ramp at public sidewalk.
9. Dedication of sidewalk easement
- 10. Paint building exterior**

11. Restore and rehabilitation of existing landscaped areas located at the corner of Kansas Street and State Street subject to review and approval by Planning Staff. Substitute material consistent with the approved landscape plan will be considered acceptable.

PHASE II – To be completed One year and three months after occupancy

1. Complete the planting of landscaping and irrigation at corner of Kansas & State St. and along State St. as illustrated in approved Landscape Plan at site perimeter
2. Install new 8'-0" high fencing
3. Stripe RV storage paved area
4. Removal of storage shed
5. Remove 12 feet of AC pavement along State Street.
6. Trash Enclosure
7. Install on-site fire lines with double detector check valve at service connection satisfactory to City Fire Dept.
8. PIV & backflow device removed
9. ~~Paint building exterior~~

PHASE III – To be completed 3 years after occupancy

1. Complete western façade enhancement
2. Infill truck ramp (optional)

IV. NEW BUSINESS

A. DON KIM, APPLICANT
(PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a one year review of **Conditional Use Permit No. 988**; a martial arts facility within a 1,722 square foot tenant space in a 26,460 square foot commercial center on 2 acres located at 1235 Indiana Court within the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 7-0 vote that the applicant has operated the subject facility in accordance with the conditional use permit's conditions of approval and that there have been no impacts that have occurred on the surrounding property and businesses, the Planning Commission approved staff to move to receive and file this report and no further action is required.

B. BUILDING A GENERATION, APPLICANT
(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Notice of Exemption pursuant to Section 15301(n) of the California Environmental Quality Act Guidelines.

2. Consideration of **Commission Review and Approval No. 874** to convert a 1,537 square foot single family dwelling owned by the Redlands Unified School District to an office for a non-profit corporation on a 4.42-acre parcel located at 932 W. Cypress Avenue in the E (Educational) District.

MOTION

It was moved by Vice Chairman James, seconded by Commissioner Rock and carried on a 7-0 vote that Commission Review and Approval No. 874 is categorically exempt from the California Environmental Quality Act, pursuant to section 15301(n) of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman James, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve Commission Review and Approval No. 874, subject to the findings and Conditions of Approval.

V. ADDENDA

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

1. Consideration of a Notice of Exemption pursuant to Section 15323 of the California Environmental Quality Act Guidelines.
2. Consideration of a request to conduct a Special Event at Splash Kingdom Water Park; a Christian music concert with a maximum of 2,500 attendees to be held on September 9, 2012 in the park's outdoor amphitheatre located at 1101 California Street in the EV/CG (General Commercial) District of Concept Plan No. 3 of the East Valley Corridor Specific Plan in accordance with Condition Nos. 19 through 22 of Conditional Use Permit No. 963.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 7-0 vote that the Planning Commission found that Special Event Permit No. 1 for Splash Kingdom Waterpark is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15323 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 7-0 vote that the Planning Commission approved Special Event Permit No. 1 for Splash Kingdom Waterpark to be held on September 9, 2012, subject to the conditions of approval.

VI. MINUTES

A. A. Planning Commission Minutes of July 10, 2012

MOTION

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

VII. LAND USE AND CITY COUNCIL ACTIONS OF JULY 17, 2012.

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

Director Orci stated on July 17th the City Council had approved the time extension for Conditional Use Permit No. 955.

VIII. ADJOURN TO SEPTEMBER 11, 2012

Chairman Miller adjourned the meeting at 6:00 p.m. to the September 11, 2012 meeting.

Linda McCasland
Senior Administrative Technician

Oscar Orci
Development Services Director