

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, September 25, 2012, at 4:00 p.m. are as follows:

PRESENT: Gary Miller, Chairman
John James, Vice Chairman
Carol Dyer, 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
Tabitha Kevari, Associate Planner
Chris Boatman, Associate 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 with the exception of Commissioner Guzkowski who was excused.

II. CONSENT CALENDAR – None

III. OLD BUSINESS

A. **REDLANDS AUTO CENTER, 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. 394** to construct two twelve (12) square foot double-sided, monument signs that are four (4) feet in height for the Redlands Auto Center located at 500 W. Redlands Boulevard in the C-4 (Highway Commercial) and M-1 (Light Industrial) Districts.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission continue Commission Sign Review No. 394 to the October 9, 2012 Planning Commission meeting.

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **LEWIS RETAIL CENTERS, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a Mitigated Negative declaration.

2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. Consideration of **Commission Review and Approval No. 875** to develop a 76,984 square foot shopping center consisting of a 45,272 square foot supermarket, 11,970 square feet of inline shop space, and two building pads containing a 14,576 square foot drug store with a drive-through pharmacy, and a 5,166 square foot fast food restaurant with drive through facilities on approximately 8.0 acres located at the northwest corner of Lugonia Avenue and Wabash Avenue in the C-4 (Highway Commercial) District.
4. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1001** to develop a 14,576 square foot drug store with a drive through pharmacy within a proposed 76,984 square foot shopping center on approximately 8.0 acres located at the northwest corner of Lugonia Avenue and Wabash Avenue in the C-4 (Highway Commercial) District.
5. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1002** to develop a 5,166 square foot restaurant with drive through facilities within a proposed 76,984 square foot shopping center on approximately 8.0 acres located at the northwest corner of Lugonia Avenue and Wabash Avenue in the C-4 (Highway Commercial) District.
6. **PUBLIC HEARING** to consider **Minor Subdivision No. 333 (Tentative Parcel Map No. 19371)** to subdivide approximately 8.0 acres into four (4) parcels for a proposed 76,984 square foot shopping center located at the northwest corner of Lugonia Avenue and Wabash Avenue in the C-4 (Highway Commercial) District.

Mr. Doug Snider came forward to express his concerns with the entryway of the center, grocery carts and trash collecting on his property. Mr. Snyder inquired if the shopping center proposed a recycling center.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission continue the Lewis Retail Centers proposed project to the October 23, 2012 Planning Commission meeting. The Planning Commission formed a Sub-Committee to address their concerns with Lewis Retail and staff. The Sub-Committee included Chairman Miller, Commissioner Dyer and Commissioner Rock.

B. **REDLANDS SHOOTING PARK, APPLICANT** (PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a Mitigated Negative Declaration.

2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 99 (Revision No. 1)** for the installation of a “shot curtain” to confine lead shot within the property boundaries of an existing shooting range and being approximately 1,200 feet in length and forty-five (45) feet in height located at 2125 N. Orange Street, south of the Santa Ana River in the O (Open Land) District.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission approve the Mitigated Negative Declaration for Conditional Use Permit No. 99 (Revision No. 1) and direct staff to file and post a “Notice of Determination” in accordance with City Guidelines.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Hudson and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission approve Conditional use Permit No. 99 (Revision No. 1) based on the findings and Conditions of Approval, including the addition of Condition of Approval No. 18 as follows:

18. The hours of operation for the Redlands Shooting Park shall not extend past 10:00 p.m.

C. **INTERGRATED ELDER CARE, INC., 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. 1003** to establish an assisted living facility with up to 14 beds for elderly persons in an existing single family dwelling located at 1438 Pacific Avenue in the R-E (Residential Estate) District.

Mr. Floyd Koorerny submitted a petition of opposition to the proposed project from the neighborhood.

Ms. Elaine Eicher submitted a letter of opposition and expressed concern on the additional traffic and parking on the street. Ms. Eicher stated the parking congestion make it difficult for emergency services, public utilities, and residents to utilize the narrow street.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission continue the Conditional Use Permit No. 1003 to the October 9, 2012 Planning Commission meeting.

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

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. 963 (Revision 2)** to amend Condition No 1 and permit an indoor trampoline use within the main building of 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 Dyer, seconded by Commissioner Jeske and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission approve the proposed amendment to Conditional Use Permit No. 963 and it does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines, based on the findings.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Jeske and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission approve revision No. 2 to Conditional Use Permit No. 963 subject to the findings and Conditional of Approval:

E. **S & A PROPERTIES, APPLICANT**

(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Mitigated Negative Declaration.
2. Consideration of **Commission Review and Approval No. 796 (Revision No. 1)** to revise the site design of an approved 135,570 square foot business park consisting of eight (8) buildings on 9.3 acres by: (a). Replacing two buildings in Phase 2 with additional surface parking to accommodate medical use in five (5) of the six (6) buildings for a revised cumulative floor area of 125,688 square feet; (b). Enclosing a rear driveway/loading area that separates two rear-to-rear facing buildings with a patio area for employees; and, (c). Constructing a new driveway entrance from Redlands Boulevard through a two (2) acre contiguous property located on the east side of Nevada Street and north side of Redlands Boulevard in the EV/TC (Commercial Transition) District and EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

MOTION

It was moved by Commissioner Jeske, seconded by Vice Chairman James and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission continue the Commission Review and Approval No. 796 (Revision No. 1) to the October 9, 2012 Planning Commission meeting.

V. **ADDENDA - None**

VI. MINUTES

A. Planning Commission Minutes of August 14, 2012

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 6-0 vote (Commissioner Guzkowski absent) that the Planning Commission approve the minutes of August 14, 2012.

VII. LAND USE AND CITY COUNCIL ACTIONS OF AUGUST 7th, AUGUST 21st, SEPTEMBER 4th AND SEPTEMBER 18, 2012.

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

Director Orci stated the City Council had approved the Barry Wickman time extension for Commission Review and Approval No. 843, and the Chase Bank Specific Plan No. 41 (Amendment No. 4). The City Council denied the continuance to delay the sidewalk for Miller Architectural Corporation Conditional Use Permit No. 990 (Revision No. 1).

VIII. ADJOURN TO OCTOBER 9, 2012

Chairman Miller adjourned the meeting at 7:05 p.m. to the October 9, 2012 meeting.

Linda McCasland
Senior Administrative Technician

Oscar Orci
Development Services Director