

AGENDA

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CAROL M. DYER, COMMISSIONER

RUTH COOK, COMMISSIONER
JOHN JAMES, COMMISSIONER
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CITY OF REDLANDS
PLANNING COMMISSION MEETING
TUESDAY, NOVEMBER 10, 2009
CIVIC CENTER
35 CAJON STREET, SUITE 2

2:00 P.M.

Anyone desiring to speak at this meeting is encouraged but not required to turn in a "Speaker Sign Up Sheet." Forms are available prior to the meeting date in the Community Development Office, Redlands Civic Center, 35 Cajon Street, Suite 20, or in the Council Chambers during the meeting. Speakers are limited to three (3) minutes each.

If you challenge any proposed development entitlement listed on this Agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Eric Weck of Municipal Utilities/Engineering Department at (909) 798-7590. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II).

NOTE: Any writings or documents distributed to a majority of the Planning Commission regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the Community Development Department.

It is the intent of the Commission to evaluate the progress of the meeting occasionally, and depending upon timing, the Commission may adjourn for a dinner hour.

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

(At this time, the public has the opportunity to address the Commission on any item of interest within the subject matter jurisdiction of the Commission that does not appear on this agenda. The Commission may not discuss or take any action on any public comment made, except that the Commissioners or staff may briefly respond to statements made or questions posed by members of the public)

II. CONSENT ITEMS

A. **QUIEL BROS SIGNS, APPLICANT ([VIEW REPORT](#))** (PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a Notice of Exemption pursuant to Section 15311 of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 372** to modify the height of an existing freeway-oriented sign from 90 feet to 81 feet 9 inches and install a new sign cabinet that is approximately 120 square feet in size for the Old Spaghetti Factory located at 1635 Industrial Park Avenue in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

III. OLD BUSINESS

A. **WESTSIDE CHRISTIAN CHURCH, APPLICANT ([VIEW REPORT](#))** (PROJECT PLANNER: TABITHA KEVARI)

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. 53 (Revision No. 3)** to modify the existing phasing plan for off-site improvements and to develop a 6,792 square foot classroom expansion for an existing private school (Westside Christian School) located at 1495 West Olive Avenue in the R-S, Suburban Residential District.

[CONDITIONS 1](#), [CONDITIONS 2](#), [ATTACHMENTS](#)

IV. NEW BUSINESS

A. **CITY OF REDLANDS, APPLICANT ([VIEW REPORT](#))** (PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **CONDITIONAL USE PERMIT NO. 960** for the replacement of Country Club Reservoir No. 1 and installation of a new booster station located at 1927 Country Club Drive in the R-A, Residential Estate District.

[CONDITIONS 1](#), [CONDITIONS 2](#), [ATTACHMENTS](#)

B. **KENNETH THOMAS, APPLICANT ([VIEW REPORT](#))** (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 **Parking Modification No. 27** to allow three (3) foot wide planters within the parking lot, a reduction of the two-way driveway from twenty (20) feet to ten (10) feet, a reduction of the drive aisle width from twenty-six (26) feet to twenty-four (24) feet, and allowing one (1) on street parking stall to count towards off-street parking requirements for a property located at 1153 Orange Street (Historic Resource No. 105; Marten Andersen House) in the C-4 Highway Commercial District.
3. **PUBLIC HEARING** to consider **Conditional Use Permit No. 863 (Revision No. 1)** to establish mixed commercial and residential uses within an existing Historic property (Historic Resource No. 105; Marten Andersen House) approved for re-use as a commercial building located at 1153 Orange Street in the C-4, Highway Commercial District.

CONDITIONS

- C. **HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

A recommendation to the City Council for the approval of points for **RDA 2009-IV-01** for Conditional Use Permit No. 955 and Tentative Tract Map No.18762 to develop a 228-unit planned residential development on approximately 19 acres located at the northeast corner of Orange Street and Lugonia Avenue in Specific Plan No. 61. (Note: This request is for 228 allocations; No allocations have been previously awarded for this tract.)

- D. **VERIZON WIRELESS, APPLICANT ([VIEW REPORT](#))**
(PROJECT PLANNER: SERGIO MADERA)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **CONDITIONAL USE PERMIT NO. 961** to install a sixty-seven (67) foot high wireless telecommunications tower disguised as a palm tree located within the Southern California Edison substation on the north side of San Bernardino Avenue, approximately 2,000 feet east of Mountain View Avenue, within Concept Plan No. 2 of the East Valley Corridor Specific Plan.

INITIAL STUDY, [CONDITIONS](#)

- V. ADDENDA

- A. **PRESENTATION BY THE CLIMATE ACTION COMMITTEE**
- B. **ARCHITECTURAL GUIDELINES**
(PROJECT PLANNER: MANUEL BAEZA)

Review and consideration of a recommendation to the City Council on the Final Draft of the Architectural Design Guidelines.

VI. MINUTES

A. October 27, 2009

VII. LAND USE AND CITY COUNCIL ACTIONS OF NOVEMBER 3, 2009.

VIII. ADJOURN TO DECEMBER 8, 2009

OSCAR W. ORCI
COMMUNITY DEVELOPMENT DIRECTOR