

## AGENDA

PAUL FOSTER, CHAIRMAN

GARY MILLER, VICE CHAIRMAN  
CONRAD GUZKOWSKI, COMMISSIONER  
JOHN JAMES, COMMISSIONER

CAROL DYER, COMMISSIONER  
JAN HUDSON, COMMISSIONER  
ERIC SHAMP, COMMISSIONER

CITY OF REDLANDS  
PLANNING COMMISSION MEETING  
TUESDAY, OCTOBER 12, 2010  
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 Development Services Department, Redlands Civic Center, 210 E. Citrus Avenue, 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 Development Services Department.

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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.

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### 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 CALENDAR

A. **UNCLE HOWIE'S, INC., APPLICANT**  
(PROJECT PLANNER: ROBERT D. DALQUEST, AICP)

Review of ABC application for the person to person transfer of an On-Sale Beer and Wine license for Uncle Howie's Pizza, Inc. located at 800 E. Lugonia Avenue, Suite A.

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **QUIEL BROS ELECTRIC SIGN SERVICE COMPANY, INC, APPLICANT**  
(PROJECT PLANNER: TABITHA KEVARI) ([VIEW REPORT](#))

1. Consideration of a Notice of Exemption pursuant to Section 15311 of the California Environmental Quality Act Guidelines.
2. Consideration of **REVISION NO. 1 TO COMMISSION SIGN REVIEW NO. 329** to modify an approved sign program for an office and retail complex to allow signage on the west elevation of Building No. 4 located east of Ford Street and south of the I-10 Freeway within Specific Plan No. 23.

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

1. Consideration of a recommendation to the City Council on a Notice of Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **ORDINANCE TEXT AMENDMENT NO. 329** to modify Section 18.156.460(B) of the Redlands Municipal Code by allowing tandem parking to satisfy the parking requirement for second dwelling units.

**[RESOLUTION](#)**

C. **BEN BIDART, APPLICANT ([VIEW REPORT](#))**  
(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider **TENTATIVE TRACT MAP NO. 16402** to subdivide approximately 8.48 acres into twenty six (26) single family residential lots and one (1) lettered lot for open space purposes located south of Madeira Avenue and west of Sapphire Avenue in the R-E (Residential Estate) District and R-1 (Single Family Residential) District.

**CONDITION, CONDITIONS**

**D. HOSANNA INTERNATIONAL MINISTRY, APPLICANT ([VIEW REPORT](#))**  
(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. 972** to establish a religious place of worship within an existing multi-tenant commercial center located at 34 W. Colton Avenue in the C-4 (Highway Commercial) District.

**CONDITION, CONDITIONS**

**E. ORANGE STREET PLAZA LLC, 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 **CONDITIONAL USE PERMIT NO. 975** to establish a gym in an existing 5,200 square foot building located at 500 Orange Street within the Orange Street Plaza (Vons Shopping Center) located on the southeast corner of Orange Street and Pearl Avenue in the Town Center District of Downtown Specific Plan No. 45.

**V. ADDENDA ([REVIEW REPORT](#))**

- A. Memo discussing the property owner's rights relative to substantial tree trimming within the site of the 7-11 Store located at the southwest corner of Alabama Street and Redlands Boulevard.

**VI. MINUTES**

- B. September 14, 2010

**VII. LAND USE AND CITY COUNCIL ACTIONS OF SEPTEMBER 21, 2010.**

**VIII. ADJOURN TO NOVEMBER 9, 2010**

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OSCAR W. ORCI,  
DEVELOPMENT SERVICES DIRECTOR