

AGENDA

GARY MILLER, VICE CHAIRMAN
CONRAD GUZKOWSKI, COMMISSIONER
JAN HUDSON, COMMISSIONER

CAROL DYER, COMMISSIONER
JOHN JAMES, COMMISSIONER
ERIC SHAMP, COMMISSIONER

CITY OF REDLANDS
PLANNING COMMISSION MEETING
TUESDAY, DECEMBER 14, 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.

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 CALENDAR

- A. None

III. NEW BUSINESS

A. **PANGAHAMO MATERIALS INC., APPLICANT ([VIEW REPORT](#))**
(PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 699** to operate a recycling operation for waste concrete, asphalt and rock for the production of road base on a 13.45 acre site located west of Texas Street and south of the Santa Ana River in the EV/SRP (Science Research Park) District of the East Valley Corridor Specific Plan and the O (Open Land) District.

B. **BIXBY LAND, APPLICANT ([VIEW REPORT](#))**
(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 **Revision No. 1 to Minor Subdivision No. 283** (Parcel Map No. 16686) to amend the conditions of approval to change the responsibility for the care and maintenance of landscaping within an existing industrial/warehouse complex from the property owner's association to the individual property owners located on the west side of Research Drive, south of Almond Avenue and north of Lugonia Avenue, in Concept Plan No. 1 of East Valley Corridor Specific Plan.

The above item is recommended to be continued to January 11, 2011.

C. **REFUGE CHURCH, 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. 974** for the establishment of a place of worship in a 3,363 square foot tenant space within an existing industrial building located at 2351 Lugonia Avenue in Specific Plan No. 42.

[\(CONDITIONS\)](#)

D. **ESRI, APPLICANT ([VIEW REPORT](#))**
(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Mitigated Negative Declaration.
2. Consideration of **Commission Review and Approval No. 825 (Revision No. 7)** to construct a parking lot containing 78 spaces for an existing office complex and a portion of a public trail on 7 acres located on the southwest corner of Redlands Boulevard and Texas Street in the A-P (Administrative and Professional Office) District, C-4 (Highway Commercial) District and R-2 (Multiple-Family Residential) District.

[\(101214-CRA825R-7COA1\)](#) [\(101214-CRA825R-7COA2\)](#)

E. **MICHAEL PURIC, APPLICANT ([VIEW REPORT](#))**
(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Notice of Exemption pursuant to Section 15061(B)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Variance No. 761** from Section 18.40.110 of the Redlands Municipal Code to exceed the thirty five (35) feet maximum building height requirement in the R-S (Suburban Residential) District by one foot, nine inches (1'9") located at 261 E. Crescent Avenue.

The above item is recommended to be continued to January 11, 2011.

IV. OLD BUSINESS

A. **T-MOBILE, APPLICANT ([VIEW REPORT](#))**
(PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a Mitigated Negative Declaration
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 967** to install a sixty-five (65) foot high wireless telecommunications tower disguised as a netting pole within the driving range of the Redlands Country Club at 1749 Garden Street in the R-A (Residential Estate) District.

ADDITIONAL LETTERS RECEIVED AFTER 11.9.10 [\(101214-CUP967LETTERS\)](#)

V. ADDENDA

A. NONE

VI. MINUTES

A. November 9, 2010

VII. LAND USE AND CITY COUNCIL ACTIONS OF NOVEMBER 16, 2010 AND
DECEMBER 7, 2010.

VIII. ADJOURN TO JANUARY 11, 2011

OSCAR W. ORCI,
DEVELOPMENT SERVICES DIRECTOR