

## 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, JANUARY 26, 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 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.

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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 ITEMS - None

### III. OLD BUSINESS - None

#### IV. NEW BUSINESS

##### A. **BIXBY LAND COMPANY, APPLICANT ([VIEW REPORT](#))** (PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a recommendation to the City Council on a Notice of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **Amendment No. 5 to Concept Plan No. 1** to change the land use designation of a 21.48 acre parcel containing a 411,879 square foot industrial building located at 2220 Almond Avenue from Commercial/Industrial District to Commercial/Industrial and Warehouse Distribution District of Concept Plan No. 1.
3. **PUBLIC HEARING** to consider **Conditional Use Permit No. 870 (Revision No. 1)** to modify the site design by providing trailer parking and storage within a portion of the westerly parking lot located at 2220 Almond Avenue in the Commercial/Industrial District (proposed change to Commercial/Industrial and Warehouse Distribution District).

##### B. **HOUSING PARTNERS I, INC., 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. 325** to modify Section 15.36.290(D) and allow the opportunity to locate a freestanding identification sign along a project's entrance for multiple-family projects containing fifty (50) or more units in the Multiple-Family Residential District.
3. Consideration of **Commission Sign Review No. 373** to construct a monument sign that is four (4) feet in height with a sign area of fifteen (15) square feet for the Vista Del Sol Senior Housing project located at 1320 Webster Street in the R-2 (Multiple-Family Residential) District.

##### C. **7-ELEVEN, INC., 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. Consideration of **Commission Review and Approval No. 869** to develop a convenience store with an area of approximately 2,940 square feet on 0.48 acre located on the southeast corner of Lugonia Avenue and Orange Street in the C-4 (Highway Commercial) District.

V. ADDENDA ([VIEW REPORT](#))

- A. WORKSHOP to review and discuss pending surface mining entitlements and reclamation plans for Robertson's Ready Mix and CEMEX Materials located within the Upper Santa Ana River Wash Plan, and also known as General Plan Amendment No. 122, Street Vacation No. 153, Conditional Use Permit Nos. 948, 949, 950, 951, 952 & 964.

VI. MINUTES - None

VII. LAND USE AND CITY COUNCIL ACTIONS OF JANUARY 19, 2010.

VIII. ADJOURN TO FEBRUARY 9, 2010

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OSCAR W. ORCI  
COMMUNITY DEVELOPMENT DIRECTOR