

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, FEBRUARY 23, 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.

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. **G & M OIL COMPANY LLC, APPLICANT ([VIEW REPORT](#))** (PROJECT PLANNER: ROBERT D. DALQUEST, AICP)

Review of application for the person to person and premise to premise transfer of an Off-Sale Beer and Wine license for the Chevron Service Station located at 1580 W. Redlands Boulevard.

B. **AMERICAN LEGION REDLANDS POST 106, APPLICANT ([VIEW REPORT](#))**
(PROJECT PLANNER: ROBERT D. DALQUEST, AICP)

Review of application for the premise to premise transfer of a Veterans Club and Caterer's Permit licenses for the American Legion Post 106 located at 814 W. Colton Avenue.

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

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. 374** to construct a monument sign that is four feet (4) in height with a sign area of twenty four (24) square feet for the Redlands Industrial Complex located at 560 Nevada Street in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.
3. Consideration of **Commission Sign Review No. 375** for a Uniform Sign Program for the Redlands Industrial Complex located at 560 Nevada Street in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

III. OLD 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 of the East Valley Corridor Specific Plan.

B. **REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS, APPLICANT ([VIEW REPORT](#))**

Review and discussion of the Draft Five-Year Implementation Plan for the Redlands Redevelopment Project Area which encompasses approximately 860 acres and is generally bounded by Church Street, Citrus Avenue, Olive Avenue, Vine Street, Eureka Street, San Geronio Drive, State Street, Center Street, Palmbrook Drive, Pine Avenue, Kansas Street, Redlands Boulevard, Alabama Street, Interstate 10 Freeway, Lugonia Avenue, New York Street, and Colton Avenue.

IV. NEW BUSINESS

A. **ALADDIN ENTERTAINMENT GROUP, LLC, 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 **Conditional Use Permit No. 963** to establish a water and amusement park to include an arcade and miniature golf course on approximately 17 acres located at 1101 California Street in the EV/CG (General Commercial) District of Concept Plan No. 3 of the East Valley Corridor Specific Plan.

No action will be taken at this time; item will be continued to March 9, 2010.

V. ADDENDA - None

VI. MINUTES

B. February 9, 2010

VII. LAND USE AND CITY COUNCIL ACTIONS OF FEBRUARY 16, 2010

VIII. ADJOURN TO MARCH 9, 2010

OSCAR W. ORCI
COMMUNITY DEVELOPMENT DIRECTOR