

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, MARCH 9, 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. HOUSING PARTNERS, APPLICANT ([VIEW REPORT](#)) (PROJECT PLANNER: CHRIS BOATMAN)

Consideration of **Commission Sign Review No. 373** to construct a monument sign that is four feet (4') 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.

III. OLD BUSINESS

A. **ALADDIN ENTERTAINMENT GROUP, 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 23, 2010.

IV. NEW BUSINESS

A. **CITY OF REDLANDS, APPLICANT ([VIEW REPORT](#))** (PROJECT PLANNER: ROBERT D. DALQUEST, AICP)

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** for a recommendation to the City Council on **GENERAL PLAN AMENDMENT NO. 124** to update the Housing Element pursuant to Section 65588 of the State Planning and Zoning Laws.

([ATTACHMENT](#)) ([RESOLUTION](#))

B. **TOYOTA OF REDLANDS, APPLICANT ([VIEW REPORT](#))** (PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **SIGN CONDITIONAL USE PERMIT NO. 12** to construct a 1,116 square foot freeway-oriented sign with a height of 80 feet for Toyota of Redlands located at 921 New York St. in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

C. **YA ARCHITECTS, 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. Consideration of **COMMISSION REVIEW AND APPROVAL NO. 870** for architectural modifications to an existing 16,700 square foot commercial building that is being converted to office suites located at 1255 West Colton

Avenue in the C-M (Commercial Industrial) District.

[\(ATTACHMENT\)](#)

D. **ROBERTSON'S READY MIX AND CEMEX CONSTRUCTION MATERIALS PACIFIC LLC, CO-APPLICANTS** ([VIEW REPORT](#))
(PROJECT PLANNERS: MANUEL BAEZA AND SERGIO MADERA)

1. Consideration of a recommendation to the City Council on the Final Environmental Impact Report for the Upper Santa Ana River Wash Land Management and Habitat Conservation Plan; and recommending to the City Council adoption of the Statement of Facts, Findings and Overriding Considerations and the Mitigation Monitoring and Reporting Program.
2. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **GENERAL PLAN AMENDMENT NO. 122** to amend the Open Space and Conservation Element by modifying Figure 7.1 (Trails Map) for consistency with the Upper Santa Ana River Wash Land Management and Habitat Conservation Plan.

[\(ATTACHMENT\)](#)

3. Consideration of a recommendation to the City Council on General Plan conformity for **STREET VACATION NO. 153** to vacate a segment of Church Street within the Upper Santa Ana River Wash area.

[\(ATTACHMENT\)](#)

E. **ROBERTSON'S READY MIX, APPLICANT**

1. **PUBLIC HEARING** to consider a recommendation to the City Council on **CONDITIONAL USE PERMIT NO. 948 (East Quarry South)** for a mine site approval and a reclamation plan for a 128-acre expansion of an existing aggregate quarry (formerly known as the Old Webster Quarry) with a cumulative area of 291 acres located east of Orange Street and north of the Upper Santa Ana River bluff in the O (Open Land) District.

[\(ATTACHMENT1\)](#) ([ATTACHMENT2](#))

2. **PUBLIC HEARING** to consider a recommendation to the City Council on **CONDITIONAL USE PERMIT NO. 949 (Silt Pond Quarry)** for a mine site approval and a reclamation plan encompassing a 98-acre aggregate quarry with the southerly 36 acres located within the City of Redlands and the northerly 62 acres within the City of Highland located in the Upper Santa Ana River Wash, west of Orange Street in the O (Open Land) District.

[\(ATTACHMENT1\)](#) ([ATTACHMENT2](#))

3. **PUBLIC HEARING** to consider a recommendation to the City Council on **CONDITIONAL USE PERMIT NO. 964 (Plunge Creek Quarry)** for a mine site approval and a reclamation plan encompassing a 123-acre aggregate quarry with the southwesterly 6 acres within the City of Redlands and the northeasterly 117 acres within the City of Highland located in the Upper Santa Ana River Wash, east of Alabama Street in the O (Open Land) District.

[\(ATTACHMENT1\)](#) [\(ATTACHMENT2\)](#)

F. **CEMEX CONSTRUCTION MATERIALS PACIFIC LLC, APPLICANT**
[\(VIEW REPORT\)](#)

1. **PUBLIC HEARING** to consider a recommendation to the City Council on **CONDITIONAL USE PERMIT NO. 950 (East Quarry North)** for a mine site approval and a reclamation plan for a 45-acre expansion of three contiguous aggregate quarries into a single quarry encompassing a cumulative area of 420 acres with 232 acres within the City of Redlands and 188 acres within the City of Highland located in the Upper Santa Ana River Wash, east of Orange Street and north and south of the northerly City Limit Line in the O (Open Land) District.

[\(ATTACHMENT1\)](#) [\(ATTACHMENT2\)](#)

2. **PUBLIC HEARING** to consider a recommendation to the City Council on **CONDITIONAL USE PERMIT NO. 951 (West Quarry)** for a mine site approval and a reclamation plan for a 41-acre expansion of an existing aggregate quarry for a cumulative total area of 186 acres with 118 acres in the City of Redlands and 68 acres within the City of Highland located in the Upper Santa Ana River Wash, east of the 210 Freeway and north and south of the northerly City Limit Line in the O (Open Land) District.

[\(ATTACHMENT1\)](#) [\(ATTACHMENT2\)](#)

3. **PUBLIC HEARING** to consider a recommendation to the City Council on **CONDITIONAL USE PERMIT NO. 952 (Alabama Street Quarry)** for a mine site approval and a reclamation plan for the 17-acre expansion of an existing aggregate quarry for a cumulative total area of 72 acres located in the Upper Santa Ana River Wash on the east side of Alabama Street, immediately south of the northerly City Limit Line in the O (Open Land) District.

[\(ATTACHMENT1\)](#) [\(ATTACHMENT2\)](#)

V. ADDENDA - None

VI. MINUTES

E. February 23, 2010

VII. LAND USE AND CITY COUNCIL ACTIONS OF MARCH 2, 2010

VIII. ADJOURN TO MARCH 23, 2010

OSCAR W. ORCI
COMMUNITY DEVELOPMENT DIRECTOR