

## 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, APRIL 27, 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

#### A. **IHSAN ENTERPRISES INC., APPLICANT ([VIEW REPORT](#))** (PROJECT PLANNER: ROBERT D. DALQUEST, AICP)

Review of application for the person to person transfer of an On-Sale General Alcohol Beverage license for the Revolution night club located at 1327 W. Colton Avenue.

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **ALAN RONSKA, APPLICANT ([VIEW REPORT](#))**  
(PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a recommendation to the City Council on a Negative Declaration.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **General Plan Amendment No. 125** to amend the General Plan Land Use Designation from Light Industrial to Office for three (3) contiguous parcels totaling approximately 2.15 acres and containing an office complex located on the east side of Tennessee Street, south of Park Avenue (414 to 416 Tennessee Street).
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Zone Change No. 438** to change the zoning designation from M-2 (General Industrial) District to A-P-C (Administrative-Professional-Commercial) District for three (3) contiguous parcels totaling 2.15 acres containing an office complex located on the east side of Tennessee Street, south of Park Avenue (414 to 416 Tennessee Street).

**[ATTACHMENT](#)**

B. **CRAIG DAVENPORT & RANDY DUBOIS, APPLICANTS ([VIEW REPORT](#))**  
(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Notice of Exemption pursuant to Section 15305(a) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **VARIANCE NO. 760** to allow a five (5) foot reduction in the required ten (10) foot side yard setback, pursuant to Section 18.36.100 of the Redlands Municipal Code, for an existing carport and attached patio proposed to be converted to a garage located at 305 Eucalyptus Drive in the R-E (Residential Estate) District.

**[CONDITIONS, ATTACHMENTS](#)**

C. **ROYAL STREET COMMUNICATIONS, APPLICANT ([VIEW REPORT](#))**  
(PROJECT PLANNER: SERGIO MADERA)

1. Consideration of a Mitigated Negative Declaration
2. **PUBLIC HEARING** to consider **CONDITIONAL USE PERMIT NO. 956** for the installation of a seventy-five (75) foot high wireless telecommunications tower and related equipment disguised as a

Eucalyptus tree on approximately a 17-acre site located at 28442 San Timoteo Canyon Road in the A-1 (Agricultural) District.

**CONDITIONS, ATTACHMENT 1, ATTACHMENT 2**

- V. ADDENDA - None
- VI. MINUTES - None
- VII. LAND USE AND CITY COUNCIL ACTIONS OF APRIL 20, 2010
- VIII. ADJOURN TO MAY 11, 2010

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OSCAR W. ORCI  
COMMUNITY DEVELOPMENT DIRECTOR