

AGENDA

PAUL FOSTER, CHAIRMAN

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CONRAD GUZKOWSKI, COMMISSIONER
JOHN JAMES, COMMISSIONER

CAROL DYER, COMMISSIONER
JAN HUDSON, COMMISSIONER
ERIC SHAMP, COMMISSIONER

CITY OF REDLANDS
PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 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 ITEMS - None

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **T-MOBILE WEST CORPORATION, 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.

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

(PROJECT PLANNER: SERGIO MADERA)

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. 328** to modify Section 18.60.100 of the Redlands Municipal Code by modifying the density allowed in the R-3 (Multiple-Family Residential) District from one thousand five hundred (1,500) square feet of lot area per dwelling unit to one thousand four hundred fifty (1,450) square feet of lot area per dwelling unit.

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 **Revision No. 1 to Commission Review and Approval No. 869** to develop a retail strip center for a convenience store and two adjoining tenant suites with a total area of approximately 4,866 square feet located on the southeast corner of Lugonia Avenue and Orange Street in the C-4 (Highway Commercial) District.

V. ADDENDA

- A. Presentation by Dave Stuart of the US Green Building Council, Inland Empire Chapter, on the LEED rating system and the California Green Building Code.

VI. MINUTES

- A. August 10, 2010

VII. LAND USE AND CITY COUNCIL ACTIONS OF SEPTEMBER 7, 2010.

VIII. ADJOURN TO OCTOBER 12, 2010