

AGENDA

GARY MILLER, INTERIM CHAIRMAN

JOHN JAMES, INTERIM VICE CHAIRMAN
CONRAD GUZKOWSKI, COMMISSIONER
JULIE RYNERSON-ROCK, COMMISSIONER

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

CITY OF REDLANDS
PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 22, 2011
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)

A. Election of Planning Commission Chairman and Vice Chairman.

II. CONSENT CALENDAR

A. **UNIVERSITY OF REDLANDS, 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. 381** to install five signs on an entry wall with a cumulative sign area of 33.33 square feet within a private, landscaped entry feature owned by the University of Redlands located on the northeast corner of University Street and Citrus Avenue in the E (Educational) District.

CONDITIONS

B. Disclosure of property interest in the Redlands Redevelopment Project Area by Planning Commissioner Julie Rynerson-Rock. ([VIEW REPORT](#))

III. OLD BUSINESS - None

NEW BUSINESS

A. **WOODY, LLC AND J.A.W LAND & TRADING, LLC, APPLICANT ([VIEW REPORT](#))**
(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Notice of Exemption pursuant to Section 15061(b) (3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a request by the property owner on a determination of status regarding three contiguous parcels totaling 43.02 acres that have been determined by the City to be merged; in accordance with Section 17.21 of the Redlands Municipal Code and Section 66451.11 of the State Subdivision Map Act, located between Sunset Drive North and the I-10 Freeway, east of Wabash Avenue in the A-1 (Agricultural) District.

ATTACHMENT

B. **COMMERCE CONSTRUCTION COMPANY LP, APPLICANT ([VIEW REPORT](#))**
(PROJECT PLANNER: SERGIO MADERA)

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. 14** for the construction of an approximately 570 square foot freeway-oriented sign with a height of 80 feet for vacant property located on the west side of New York Street, east of the 210 Freeway, south of Lugonia Avenue and north of Colton Avenue in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

CONDITIONS

C. **MS SPECTRUM LLC, APPLICANT ([VIEW REPORT](#))**
(PROJECT PLANNER: TABITHA KEVARI)

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. 382** to establish a uniform sign program for a fourteen (14) building office complex with a combined floor area of 104,207 square feet on approximately 7.44 acres located on the southeast corner of Redlands Boulevard and Nevada Street in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

CONDITIONS

D. **TRADER JOE'S, APPLICANT ([VIEW REPORT](#))**
(PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.
3. **PUBLIC HEARING** to consider **REVISION NO. 3** to **CONDITIONAL USE PERMIT NO. 485** to allow the outdoor display of merchandise in front of the tenant's storefront and to allow seasonal display of merchandise within the colonnade and parking area, of an existing commercial center located at 552 N. Orange Street within the TC (Town Center) District of Specific Plan No. 45.

CONDITIONS

V. ADDENDA

- A. Review of conceptual elevations for the Redlands Park Once Transit Center structure located along the south side of Stuart Avenue at the terminus of 3rd Street. ([VIEW REPORT](#))

VI. MINUTES

- A. January 11, 2011

VII. LAND USE AND CITY COUNCIL ACTIONS OF JANUARY 18, 2011 AND FEBRUARY 1, 2011.

VIII. ADJOURN TO MARCH 22, 2011

OSCAR W. ORCI,
DEVELOPMENT SERVICES DIRECTOR