

AGENDA

GARY MILLER, CHAIRMAN

JOHN JAMES, 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, MAY 10, 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)

II. CONSENT CALENDAR

A. **HEEMSTRA SIGNS, APPLICANT ([STAFF 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. 384** to construct a twenty square foot monument sign that is four feet in height for Trinity Episcopal Church located at 419 S. 4th Street within the T (Transitional) District.

III. OLD BUSINESS

A. **SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT, APPLICANT ([STAFF REPORT](#))** (PROJECT PLANNER: MANUEL BAEZA)

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. 979** to develop a 14,000 square foot warehouse and office building on approximately 3.84 acres located at 600 West San Bernardino Avenue in the O (Open Land) District.

[CONDITIONS](#)

IV. NEW BUSINESS

A. **REDLANDS UNIFIED SCHOOL DISTRICT, APPLICANT ([STAFF REPORT](#))** (PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **Revision No. 1 to Conditional Use Permit No. 30** for the development of a CNG fueling facility at the Redlands Unified School District's bus yard located on the north side of Citrus Avenue, between University Street and Central Avenue in the E (Educational) District.

[CONDITIONS](#)

B. **COUNTY OF SAN BERNARDINO, DEPARTMENT OF PUBLIC HEALTH, APPLICANT ([STAFF REPORT](#))** (PROJECT PLANNER: SERGIO MADERA)

1. Consideration of a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

2. **PUBLIC HEARING** to consider **Revision No. 1 to Conditional Use Permit No. 833** for the establishment of a professional office use containing the Women, Infants and Children's (WIC) Program operated by the County of San Bernardino within a 3,150 square foot tenant suite of an existing shopping center located at 800 East Lugonia Avenue in the C-2 (Neighborhood Convenience Center) District.

CONDITIONS

C. **RAY CROLL, APPLICANT (STAFF 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 **Revision No. 1 to Commission Sign Review No. 26** to amend an approved Uniform Sign Program for a multiple building business park (Redlands Business Center) by allowing one wall-mounted center identification sign on the north elevation of a building located at 1235 Indiana Court in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

V. ADDENDA

A. **MCSHANE CORPORATION, APPLICANT** (PROJECT PLANNER: SERGIO MADERA)

Significant Project presentation to the Planning Commission by McShane Development Company for to develop of a 703,000 square foot warehouse distribution center on approximately 33.53 acres located at the southwest corner of San Bernardino Avenue and Almond Avenue in Concept Plan No. 1 of the East Valley Corridor Specific Plan. The project also includes an amendment to Concept Plan No. 1 to amend Section 2(d) of the Commercial Industrial District by: (a) allowing a large warehouse building in excess of 150,000 square feet north of Almond Avenue; (b) eliminate the 250 foot restriction from California Street; and, (C) modifying the minimum parking requirement from one space per one thousand square feet of gross floor area to one space per two thousand square feet of gross floor.

VII. MINUTES

- A. April 12, 2011

VIII. LAND USE AND CITY COUNCIL ACTIONS OF APRIL 19, 2011 and May 3, 2011.

IX. ADJOURN TO MAY 24, 2011

