

**AGENDA
CITY OF REDLANDS
ENVIRONMENTAL REVIEW COMMITTEE MEETING
CIVIC CENTER
35 CAJON STREET
CITY COUNCIL CHAMBERS
REDLANDS, CALIFORNIA
MONDAY, OCTOBER 16, 2006
9:00 A.M.**



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Bill Hemsley of the Public Works Department at (909) 798-7355. 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).

I. ATTENDANCE

II. APPROVAL OF MINUTES

A. October 2, 2006

III. OLD BUSINESS

**A. REDLANDS COMMERCE CENTER , APPLICANT
(PROJECT PLANNER: MANUEL BAEZA)**

1. A recommendation to the Planning Commission on the appropriate environmental process for a **Commission Review and Approval No. 835** to develop a thirteen (13) building commercial center with 165,350 square feet of floor area on approximately 12.9 acres located on the north side of San Bernardino Avenue, south side of Pioneer Avenue, immediately west of the 210 Freeway in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.
2. A recommendation to the Planning Commission on the appropriate environmental process for **Minor Subdivision No. 303** (Tentative Parcel Map No.18311) to subdivide 12.9 acres into airspace lots for office condominium purposes to be located on the north side of San Bernardino Avenue, south side of Pioneer Avenue, immediately west of the 210 Freeway in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.
3. A recommendation to the Planning Commission on a Socio Economic Cost/Benefit Study for **Commission Review and Approval No. 835** to develop a thirteen (13) building commercial center with 165,350 square feet of floor area and **Minor Subdivision No. 303** (Tentative Parcel Map No.18311) to subdivide 12.9 acres into airspace lots for office condominium purposes to be located on the north side of San Bernardino Avenue, south side of Pioneer Avenue, immediately west of the 210 Freeway in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

B. **STANDARD PACIFIC HOMES, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. A recommendation to the Planning Commission and City Council on the appropriate environmental process for a **Williamson Act Removal** on 52.5 acres generally located on the north side of Lugonia Avenue and south side of San Bernardino Avenue approximately 1000 feet east of Judson Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
2. A recommendation to the Planning Commission and City Council on the appropriate environmental process for **Agricultural Preserve Removal No. 107** - an Agricultural Preserve Removal on approximately 71 acres generally located on the north side of Lugonia Avenue and south side of San Bernardino Avenue approximately 1000 feet east of Judson Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
3. A recommendation to the Planning Commission and City Council on the appropriate environmental process for **Zone Change No. 409** - a Zone Change from A-1, Agricultural District to proposed zoning of R-E, Residential Estate District on approximately 71 acres located on the north side of Lugonia Avenue and south side of San Bernardino Avenue approximately 1000 feet east of Judson Street.
4. A recommendation to the Planning Commission and City Council on the appropriate environmental process for **Tentative Tract Map No. 16689** - a Tentative Tract Map to subdivide approximately 71 acres into 201 lots for property located on the north side of Lugonia Avenue and south side of San Bernardino Avenue approximately 1000 feet east of Judson Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
5. A recommendation to the Planning Commission and City Council on the appropriate environmental process for **Conditional Use Permit No. 840** - a Conditional use Permit for a 201 unit planned residential development on approximately 71 acres located on the north side of Lugonia Avenue and south side of San Bernardino Avenue approximately 1000 feet east of Judson Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
6. A recommendation to the Planning Commission and City Council on a Socio Economic Cost/Benefit Study for **Tentative Tract Map No. 16689** a Tentative Tract Map to subdivide approximately 71 acres into 201 lots and **Conditional Use Permit No. 840** for a 201 unit planned residential development located on the north side of Lugonia Avenue and south side of San Bernardino Avenue approximately 1000 feet east of Judson Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).

IV. **NEW BUSINESS**

A. **REDLANDS AVIATION, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. **Hearing** for the Environmental Review Committee to consider **Demolition No. 163** - the demolition of an airplane shade structure which is less than fifty (50) years of age for property located at 1669 Sessums Drive in the A-D, Airport District.

2. A recommendation to the Planning Commission on the appropriate environmental process for **Commission Review and Approval No. 789** to develop three (3) airport hangers with a combined area of 66,420 square feet within the Redlands Municipal Airport located on the north side of Sessums Drive, and west side of Opal Avenue in the A-D, Airport District.
3. A recommendation to the Planning Commission on a Socio Economic Cost/Benefit Study for **Commission Review and Approval No. 789** to develop three (3) airport hangers with a combined area of 66,420 square feet within the Redlands Municipal Airport located on the north side of Sessums Drive, and west side of Opal Avenue in the A-D, Airport District.

B. MEDICAL REAL ESTATE, APPLICANT
(PROJECT PLANNER: TAMARA ALANIZ)

1. A recommendation to the Planning Commission on the appropriate environmental process for **Commission Review and Approval No. 841** to develop a two-story, 45,000 square foot building and **Minor Subdivision No. 307** (Tentative Parcel Map No.18374) to subdivide 3.2 acres into airspace lots for office condominium purposes to be generally located on the northeast corner of Iowa Avenue and Barton Road in the EV/AP, Administrative Professional District of the East Valley Corridor Specific Plan.
2. A recommendation to the Planning Commission on a Socio Economic Cost/Benefit Study for **Commission Review and Approval No. 841** to develop a two-story, 45,000 square foot building and **Minor Subdivision No. 307** (Tentative Parcel Map No.18374) to subdivide 3.2 acres into airspace lots for office condominium purposes to be generally located on the northeast corner of Iowa Avenue and Barton Road in the EV/AP, Administrative Professional District of the East Valley Corridor Specific Plan.

C. BRENTWOOD COMMUNITIES, APPLICANT
(PROJECT PLANNER: JOSHUA ALTOPP)

1. A recommendation to the Planning Commission on the appropriate environmental process for **Conditional Use Permit No. 886** to develop a thirty-eight (38) unit townhome development and **Tentative Tract Map No. 17962** a Tentative Tract Map to subdivide approximately 4.10 gross acres into thirty-eight (38) number lots and one (1) lettered lot for the purpose of town homes for the property located at the northwest corner of Orange Avenue and Nevada Street in the EV 3000RM, Multi-Family Residential District.
2. A recommendation to the Planning Commission on a Socio Economic Cost/Benefit Study for **Conditional Use Permit No. 886** to develop a thirty-eight (38) unit townhome development and **Tentative Tract Map No. 17962** a Tentative Tract Map to subdivide approximately 4.10 gross acres into thirty-eight (38) number lots and one (1) lettered lot for the purpose of town homes for the property located at the northwest corner of Orange Avenue and Nevada Street in the EV 3000RM, Multi-Family Residential District.

D. **CINGULAR WIRELESS, INC, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

1. A recommendation to the Planning Commission on the appropriate environmental process for **Conditional Use Permit No. 867** for the installation of a new approximately 64-foot tall cellular telecommunications church steeple (existing steeple at approximately 47 feet) at Brookside Free Methodist Church with all equipment located within an underground vault at the rear of the church within a 276 square foot lease area on an existing 1.59 acre residential parcel located at 75 Tennessee Street in the A-1, Agricultural District.

E. **CINGULAR WIRELESS, INC, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

1. A recommendation to the Planning Commission on the appropriate environmental process for **Conditional Use Permit No. 868** for the installation of a new approximately 63-foot tall cellular telecommunications church steeple (existing roof top at approximately 45 feet) at First Lutheran Church with all equipment located within an underground vault at the rear of the church within a 400 square foot lease area on an existing 3.90 acre residential parcel located at 1207 W. Cypress Avenue in the R-S, Suburban Residential District.

F. **A.B. HOLDINGS, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

1. A recommendation to the Planning Commission on the appropriate environmental process for **Commission Review and Approval No. 824** to develop an eight (8) unit apartment complex with an existing home on-site on approximately .79 gross acres, located at 500 The Terrace (A.P.N. 0169-191-01) in the R-2, Multiple Family Residential Family District.
2. A recommendation to the Planning Commission on a Socio Economic Cost/Benefit Study for **Commission Review and Approval No. 824** to develop an eight (8) unit apartment complex with an existing home on-site on approximately .79 gross acres, located at 500 The Terrace (A.P.N. 0169-191-01) in the R-2, Multiple Family Residential Family District.

G. **QUANTUM STRUCTURES, LLC, APPLICANT**
(PROJECT PLANNER JOSHUA ALTOPP)

1. A recommendation to the Planning Commission and City Council on the appropriate environmental process on **General Plan Amendment No. 108** an amendment to change the land use designation from Office to High Density Residential on approximately 7.5 gross acres (APN: 0292-201-08, 21, and 22) located at the northeast corner of Alabama Street and Orange Avenue.

2. A recommendation to the Planning Commission and City Council on the appropriate environmental process for **Amendment 33 to Specific Plan No. 40** (East Valley Corridor Specific Plan) to change the land use designation from EV/AP, Administrative Professional District to EV2500RM, Multiple Family Residential-2500 District on approximately 7.5 gross acres (APN: 0292-201-08, 21, and 22) located at the northeast corner of Alabama Street and Orange Avenue.
3. A recommendation to the Planning Commission and City Council on the appropriate environmental process for **Tentative Tract Map No. 17693** to subdivide 7.5 gross acres into seventy-seven (77) numbered lots and one (1) lettered lot and **Commission Review and Approval No. 814** to develop an seventy-seven (77) unit town home project on the same 7.5 gross acres for property located at the northeast corner of Alabama Street and Orange Avenue in the EV/AP, Administrative Professional District of the East Valley Corridor Specific Plan.
4. A recommendation to the Planning Commission and City Council on a Socio-Economic Cost/Benefit Study for **Tentative Tract Map No. 17693** to subdivide 7.5 gross acres into seventy-seven (77) numbered lots and one (1) lettered lot and **Commission Review and Review No. 814** to develop an seventy-seven (77) unit town home project on the same 7.5 gross acres for property located at the northeast corner of Alabama Street and Orange Avenue in the EV/AP, Administrative Professional District of the East Valley Corridor Specific Plan.

V. PUBLIC COMMENT PERIOD

At this time, the Environmental Review Committee will provide an opportunity for the Public to address them on a matter not already scheduled for this agenda. (Please limit your comments to three minutes.)

VI. ADJOURNMENT TO NOVEMBER 6, 2006

Joshua Altopp
Assistant Planner
City of Redlands
October 3, 2006