

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, February 23, 2016, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Ken Jeske, Vice Chairman
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF PRESENT: Robert D. Dalquest, Assistant Development Services Director
Karen Peterson, City Planner
Loralee Farris, Senior Planner
Emily Elliott, Associate Planner

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD – 3 MINUTES

(At this time, the Planning Commission will provide an opportunity for the public to address them on the subject, which is scheduled on this special meeting agenda. Please limit your comments to three (3) minutes.)

Chairwoman Dyer called the Planning Commission to order and opened the Public Comment period. There were no comments forthcoming and the Public Comment period was closed. All members were present with the exception of Vice Chairman Jeske, Commissioner Frasher and Commissioner Wallis who were excused.

II. CONSENT CALENDAR - None

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **64 ALABAMA PARTNERSHIP, LP, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

Consideration of a one-year extension of time for **Minor Subdivision No. 337 (Tentative Parcel Map 19465)** to subdivide approximately 8.60 acres into three (3) parcels for a proposed 169,790 square foot industrial complex located at the southwest corner of Alabama Street and Park Avenue in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 4-0 (Vice Chairman Jeske, Commissioner Frasher and Commission Wallis absent) that the Planning Commission was in agreement to approve a (1) one year extension of time for the project, thereby extending the expiration date to March 11, 2017.

B. **LENNAR, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

A recommendation to the City Council for the approval of points for **RDA 2016-I-01** for Tentative Tract Map No. 18988 and Conditional Use Permit No. 1028 for the development of an eighty two (82) lot Planned Residential Development on approximately 30.51 acres located on the north side of Pioneer Avenue, east of Texas Street, in the PRD/R-E (Planned Residential Development/Residential Estate) District. (Note: This request is for 82 allocations; No allocations have been previously awarded for this tract.)

Chairwoman Dyer opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

The Planning Commission awarded 40.50 points.

V. ADDENDA – None

VI. MINUTES

A. Minutes of the February 9, 2016 Planning Commission meeting.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a vote of 4-0 (Vice Chairman Jeske, Commissioner Frasher and Commission Wallis absent) to approve the February 9, 2016 Planning Commission minutes.

A. LAND USE AND CITY COUNCIL ACTIONS ON FEBRUARY 16, 2016.

Chairwoman Dyer inquired if there were any City Council Actions to report.

Assistant Director Robert Dalquest stated there were no reportable actions.

V. ADJOURN TO MARCH 8, 2016

Chairwoman Dyer adjourned the meeting at 4:25 p.m. to the March 8, 2016 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Robert D. Dalquest
Assistant Development Services Director