

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 27, 2012, at 7:00 p.m. are as follows:

PRESENT: Gary Miller, Chairman
John James, Vice Chairman
Carol Dyer, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF Oscar Orci, Development Services Director
PRESENT: Robert Dalquest, Assistant Development Services Director
Dan McHugh, City Attorney

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

Chairman Miller called the meeting to order, and opened up the Public Comment period. All members were present with the exception of Commission Jeske.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **WALMART STORES, INC., APPLICANT**
(PROJECT PLANNER: ROBERT D. DALQUEST. AICP)

1. Consideration of a recommendation to the City Council on an Environmental Impact Report.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 945** for a development plan to construct a 256,614 square foot retail and commercial center on approximately 32.97 acres containing a 196,114 square foot Walmart store, nine (9) out-parcels with a potential of 60,500 square feet consisting of three (3) parcels for fast food restaurants with drive-through facilities, three (3) retail parcels, one parcel for retail and fast food restaurants without drive-through facilities, one parcel for retail with a drive-through facility and one sit-down restaurant parcel, and a 0.56 acre detention basin located on the southeast corner of San Bernardino Avenue and Tennessee Street in Concept Plan No. 4 of the East Valley Corridor Specific Plan.
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **Minor Subdivision No. 330** (Tentative Parcel Map No. 19060) to subdivide 45 acres into eleven (11) parcels and one lettered lot for a proposed 256,614 square foot retail and commercial center located on the southeast corner of San Bernardino Avenue and Tennessee Street in Concept Plan No. 4 of the East Valley Corridor Specific Plan.

MOTION

It was moved by Vice Chairman James, seconded by Commissioner Hudson and carried on a 6-0 vote (Commissioner Jeske absent) that the Planning Commission continue the Public Hearing for Conditional Use Permit No. 945, Minor Subdivision No. 330 (Tentative Parcel Map No. 19060) and the Socio-Economic Cost/Benefit Study, and, review of the Environmental Impact Report to the April 10, 2012 Planning Commission Meeting.

IV. NEW BUSINESS - None

V. ADDENDA - None

VI. MINUTES

A. Planning Commission Minutes of January 24, 2012

MOTION

It was moved by Vice Chairman James, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Jeske absent) that the Planning Commission approve the minutes of January 24, 2012.

VII. LAND USE AND CITY COUNCIL ACTIONS OF MARCH 20, 2012.

VIII. ADJOURN MEETING TO APRIL 10, 2012

Chairman Miller adjourned the meeting at 10:30 p.m. to the April 10, 2012 meeting.

Linda McCasland
Senior Administrative Technician

Oscar Orci
Development Services Director