

AGENDA

KARAH SHAW, CHAIR

EMILY ELLIOTT, COMMISSIONER
RICH SMITH, COMMISSIONER
MARK STANSON, COMMISSIONER

ALICIA GYLLENHAMMER, COMMISSIONER
KAWA SHWAISH, COMMISSIONER
ROSA DOMINGUEZ, COMMISSIONER

CITY OF REDLANDS
PLANNING COMMISSION MEETING
TUESDAY JANUARY 13, 2026
CIVIC CENTER
35 CAJON STREET, SUITE 2
4:00 P.M.

The following information comprises the agenda for the meeting of the Planning Commission of the City of Redlands at the times noted below in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California. Although the meeting is open to the public, seating has been reduced to allow for social distancing.

To join via Zoom on a computer, laptop, or smart device
Please visit www.zoom.us, click on *Join a Meeting*
Enter the Meeting ID 867 7906 7678, then run the Zoom launcher

To join via Zoom with audio only (cell phone or landline):
Dial 1-877-853-5247
Enter the Meeting ID 867 7906 7678

Should the City lose connectivity on Zoom, we will halt the meeting until it can be restored. To check on the status of remote connectivity in the event of an outage, go to the City's website at www.cityofredlands.org or to the City's Facebook page at @CityofRedlands or the Instagram page at @CityofRedlands_CityHall. In the event the City cannot reestablish Zoom connectivity in a reasonable amount of time, the Chair will adjourn the meeting to a future date.

Anyone desiring to speak about an agenda item at this meeting may do so during the consideration of that item. Due to time constraints and the number of persons who may wish to give oral testimony, public comments will be limited to three (3) minutes.

- To provide comment while participating from Council Chambers:
 - Although it is not required, speakers are encouraged to submit a "Speaker Sign Up Sheet" before the meeting is convened. Forms are available in the Office of the City Clerk or in Council Chambers.
 - After the meeting has convened, you may place the speaker form in the basket at the table along the north wall of the Chambers. Please do not disturb the Planning Commission secretary while the meeting is in progress.
- To provide comment through Zoom (on a computer, laptop, or smart device):
 - Click the "Raise Hand" button and the moderator will unmute you when it is your turn to speak
- To provide comment via audio only (cell phone or landline):

- Dial *9 to "Raise Hand". The moderator will identify you by your area code and last 3 numbers of your telephone number when it is your turn to speak.



PLEASE SILENCE CELL PHONES, PAGERS AND OTHER ELECTRONIC COMMUNICATION DEVICES UPON ENTERING THE CHAMBERS

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, 35 Cajon St., Ste. 20, 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 Goutam Dobby of Municipal Utilities & Engineering Department, 909-798-7584 Ex. 2. 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.

1. 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)

Introduction of the new Planning Commissioners, Ms. Alicia Gyllenhammer, Mr. Kawa Shwaish and Ms. Rosa Dominguez.

2. NOMINATION OF NEW VICE CHAIR

3. PRESENTATIONS - None

4. CONSENT CALENDAR

A. **APPLICANT:**

KATIE KELLY O'CONNELL, M&M SIGNS
(PROJECT PLANNER: NYLSEN ESCAJEDA)

Consideration of Commission Sign Review No. 496 – A request to construct a four-foot tall monument sign, with a sign face area of approximately 15 square feet, for the apartment development located at 1125 Pine Avenue (APN: 0171-181-19-0000), within the Multiple Family Residential (R-2-2000) District. The proposal qualifies for exemption from environmental review pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines.

B. **APPLICANT:**

GARY STEGEMANN
(PROJECT PLANNER: SEAN REILLY)

Consideration of a request for a one-year Extension of Time to the expiration date of Commission Review and Approval No. 921 to construct an approximately 5,200 square-foot medical office building and related on-site improvements located at 575 New Jersey Street (APN: 0292-310-28-0000). The requested time extension is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

C. Approval of the Planning Commission meeting minutes for December 9, 2025.

5. OLD BUSINESS - None

6. NEW BUSINESS

A. **APPLICANT:**

ROSE WRIGHT-ILORI, EVENTS DE LUX L.L.C.
(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Conditional Use Permit No. 1216** – A request to establish a banquet and event space totaling 1,545 square feet within an existing suite located at 2083 Orange Tree Lane (APN: 0169-244-03-0000) within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan. The project qualifies for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

B. **APPLICANT:**

BRANDON REIMER
(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

PUBLIC HEARING to consider **Conditional Use Permit No. 1217** – A request to establish a personal fitness studio within two existing suites, approximately 1,600 square feet each. The proposed days and hours of operation are Monday through Friday, from 6:00 a.m. to 8:00 p.m., and from 6:00 a.m. to 10:00 a.m. on Saturday and Sunday. The subject property is located at 308 W. State Street, Suites 2A and 2B (APNs: 0171-041-01-0000 through 0171-041-07-0000), within the Village General (VG) District of the Transit Villages Specific Plan. The project qualifies for exemption from environmental review

pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

C. APPLICANT:

BALBOA PARK, LLC

(PROJECT PLANNER: KEVIN BEERY, SENIOR PLANNER)

Consideration of **Revision No. 1 to Commission Review & Approval No. 974** — A request to revise an approved project to construct a mixed-use development with 24 additional dwelling units, for a total of 106 apartments, with 6,715 square-feet of commercial space on the ground floor, and related improvements on 2.85 acres located at the northeast corner of Eureka Street and Stuart Avenue in the Village Center district of the Transit Villages Specific Plan. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15332 (In-Fill Development Projects) of the CEQA Guidelines.

D. APPLICANT:

REGENCY CENTERS

(PROJECT PLANNER: SEAN REILLY, PRINCIPAL PLANNER)

PUBLIC HEARING to consider the following applications for an approximately 8.5-acre site located at the northeast corner of Lugonia Avenue and Tennessee Street within the Special Development (EV/SD) District of the East Valley Corridor Specific Plan (APNs: [0167-171-16-0000](#), [0167-171-11-0000](#), and 0167-171-12-0000).

1. Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.
2. Socio-Economic Cost/Benefit Study prepared for the proposed project in accordance with Measure U.
3. Amendment No. 55 to Specific Plan 40 – A request to amend the East Valley Corridor Specific Plan (Specific Plan No. 40) to remove the project site consisting of approximately 8.5 acres from the boundaries of Specific Plan 40 and remove the (Special Development EV/SD) Designation.
4. Zone Change No. 482 – A request to change the zoning designation of the approximately 8.5-acre project site from Special Development (EV/SD) District to General Commercial (C-3) District.
5. Commission Review and Approval No. 976 – A request for site plan approval and architectural design review to construct a commercial shopping center with approximately 71,400 square feet of commercial space consisting of one major tenant grocery building (36,000-square feet), one drive-through restaurant building (3,900-square feet), four multi-tenant shop buildings (6,600 to 10,000 square feet) and related on-site and off-site improvements including a parking lot, access driveways, landscaping, lighting, utilities and drainage improvements.
6. Conditional Use Permit No. 1208 – A request to construct and operate a 3,900 square

foot drive-through restaurant pursuant to Section 18.156.360 of the Redlands Municipal Code.

7. Conditional Use Permit No. 1207 – A request to establish a Type 21 (Off-Sale General) Alcoholic Beverage Control license for a proposed 36,000 square-foot grocery store.

8. Lot Merger No. 13 – A request to merge three parcels within the project site into one parcel totaling approximately 8.5 acres for development purposes.

7. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

8. DIRECTOR'S UPDATES

9. ADJOURN TO THE JANUARY 27, 2026, PLANNING COMMISSION MEETING.

BRIAN FOOTE,
DEVELOPMENT SERVICES MANAGER