

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 FEBRUARY 24, 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 **884 6352 1324**, 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 **884 6352 1324**

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)

2. **PRESENTATIONS - None**

3. **CONSENT CALENDAR**

A. **PLUM LANE PLAZA, LLC**
(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

1. **Extension of Time No. 1 for Commission Review & Approval No. 966 -**

Consideration of a request to approve a one-year extension to the entitlement expiration date for a two-story office building totaling approximately 16,768 square-feet on a vacant one-acre lot, including surface parking lot, subterranean parking garage, landscape, and

related site improvements. The project site is located at 1741 Plum Lane (APN: 0292-341-25-0000) in the Office/Industrial District of Specific Plan No. 25.

4. OLD BUSINESS - None

5. NEW BUSINESS

A. **APPLICANT:**

MARK GARDNER

(PROJECT PLANNER: ROSEMARY MONTOYA)

1. A **PUBLIC HEARING** to consider Tentative Parcel Map No. 21039 – A request to subdivide an approximately 2.14-acre parcel with one existing single-family residence into two parcels. The proposed new parcels would be approximately 41,817 square feet and 51,400 square feet in size. The subject property is located at 211 Elder Road (APN: [0294-133-01-0000](#)) within the Residential Estate (R-A) District. The proposal qualifies for exemption from environmental review in accordance with Section 15332 (Infill Development Projects) of the California Environmental Quality Act.

2. A **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for the proposed subdivision described above.

B. **KAISER FOUNDATION HOSPITALS**

(PROJECT PLANNER: KEVIN BEERY, SENIOR PLANNER)

PUBLIC HEARING to consider and make a recommendation to the City Council on the following matters concerning a proposed multistory medical center expansion project encompassing approximately 36.5 acres at 1301 California Street on the west side of California Street between Lugonia and Almond Avenues:

1. A recommendation to certify an **Environmental Impact Report** prepared for the proposed project and to adopt related Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring & Reporting Program in accordance with the California Environmental Quality Act.

2. A recommendation to the City Council to approve **Amendment No. 8 to Concept Plan No. 1** — A request for a text amendment to Concept Plan No. 1, subsection 'A' (Discretionary Actions) of section IV, to add an application procedure for review and approval of Development Plan entitlements.

3. A recommendation to the City Council to approve **Planned Development No. 6** — A request for a Development Plan entitlement to construct a medical center, including two new medical office buildings (totaling approximately 248,000 square feet), a general hospital with up to 321 beds (totaling approximately 580,000 square feet), a parking structure and a central utility plant, to be constructed in four phases.

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

7. DIRECTOR'S UPDATES

8. ADJOURN TO THE MARCH 10, 2026, PLANNING COMMISSION MEETING.

BRIAN FOOTE,
CITY PLANNER