

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 10, 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)

2. PRESENTATIONS - None

3. CONSENT CALENDAR

A. **REDLANDS SUMMIT, LLC**

(PROJECT PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

Consideration of request for a one-year **Extension of Time for Tentative Parcel Map No. 20469, Tentative Tract Map No. 20490, Tentative Tract Map No. 20491, and Commission Review & Approval Nos. 940, 941 and 942** for an approved single-family and multifamily residential development project with a total of 541 dwelling units on approximately 24 acres located at the northwest corner of West Lugonia Avenue and

Karon Street within the Single Family Residential (R-1) and Multiple Family Residential (R-3) zones (APNs: [0167-171-04-0000](#), [0167-171-05-0000](#), and 0167-171-06-0000): The request for an extension is exempt from environmental review in accordance with Section 15162 of the California Environmental Quality Act Guidelines.

- B. Approval of the Planning Commission meeting minutes for January 13, 2026.
- 4. OLD BUSINESS - None
- 5. NEW BUSINESS
 - A. Applicant: Kaiser Foundation Hospitals
(Project Planner: Kevin Beery, Senior Planner)

NOTE: The following item will not be presented at this meeting and will be continued to the February 24, 2026, Planning Commission meeting date.

A **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 (APN: 0167-441-07-0000) on the west side of California Street between Lugonia and Almond Avenues:

1. A recommendation to adopt an **Environmental Impact Report** prepared for the proposed project, in conjunction with related Findings of Fact, Statement of Overriding Considerations, and a Mitigation Monitoring and 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 to add an application procedure for review and approval of a Planned Development entitlement under section IV, subsection A (Discretionary Actions).
3. A recommendation to the City Council to approve **Planned Development No. 6** – A request for a Planned Development entitlement to construct 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.

B. **APPLICANT:**

MIG, Inc.
(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

PUBLIC HEARING to consider the following matter for a vacant 1.36-acre lot located at the southwest corner of Iowa Street and West Park Avenue (APN: [0292-156-22-0000](#)) in the Commercial Industrial (EV/IC) district of the East Valley Corridor Specific Plan.

1. Commission Review and Approval No. 977 – A request to construct an approximately 25,355 square-foot light industrial building with ancillary office and storage space, and related on-site improvements including utilities, parking lot, driveways, landscaping, lighting, walls and fences.

2. A determination that 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.

3. A Socio-Economic Cost/Benefit Study prepared for the proposed project in accordance with Measure "U."

C. Request for Planning Commissioner appointments to the Minor Exception Permit Committee.
(BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

7. DIRECTOR'S UPDATES

8. ADJOURN TO THE FEBRUARY 24, 2026, PLANNING COMMISSION MEETING.

BRIAN FOOTE,
CITY PLANNER