

# 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 MARCH 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](http://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](http://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 Dobe 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.

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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.

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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. NOMINATION OF NEW VICE CHAIR

3. PRESENTATIONS - None

4. CONSENT CALENDAR

A. **VANITA SONI PURI**

(PROJECT PLANNER: ROSEMARY MONTOYA, ASSOCIATE PLANNER)

Consideration of a request for a one-year Extension of Time to the expiration date of Tentative Tract Map No. 20571 and Commission Review & Approval No. 965, for the subdivision of 9.01 acres for residential development and condominium purposes, as well

as site plan approval and architectural design review to construct a total of 102 single-family detached motorcourt homes up to two stories high within the Madera at Citrus Trail Specific Plan.

B.

CITY OF REDLANDS, FACILITIES AND COMMUNITY SERVICES DEPARTMENT  
(PROJECT PLANNER: SEAN REILLY)

A finding of General Plan conformity for the potential sale of real property by the City of Redlands of an approximately 0.12-acre vacant parcel (APN: 0171-089-13-0000) located at 21 North Church Street. The proposed General Plan conformity determination is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

C. Approval of February 10, 2026, and February 24, 2026, Planning Commission Meeting Minutes.

5. OLD BUSINESS - None

6. NEW BUSINESS

A. Overview of legal requirements related to Land Use Decision-Making and the California Environmental Quality Act provided by Todd R. Leishman of Best Best & Krieger.

7. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

8. DIRECTOR'S UPDATES

9. ADJOURN TO MARCH 24, 2026, PLANNING COMMISSION MEETING.