

CITY OF REDLANDS
PLANNING COMMISSION

A G E N D A
May 12, 2026

KARAH SHAW
CHAIR

EMILY ELLIOTT
VICE CHAIR

RICH SMITH
COMMISSIONER

MARK STANSON
COMMISSIONER



ALICIA GYLLENHAMMER
COMMISSIONER

KAWA SHWAISH
COMMISSIONER

ROSA DOMINGUEZ
COMMISSIONER

4:00 p.m.

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Suite 2

Civic Center, 35 Cajon Street, Redlands, California

A G E N D A

The following information comprises the agenda for the regular 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 Mayor will adjourn the meeting to a future date.

PLEASE NOTE: Anyone desiring to speak on 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 City Clerk 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**

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 Dobey 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. Approval of April 14, 2026 Planning Commission Meeting Minutes

B. Extension of Time No. 1 for Commission Review and Approval No. 960
PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER

Consideration of a request for Extension of Time No. 1, a one-year extension to the expiration date of Commission Review and Approval No. 960 to construct a multifamily residential building totaling approximately 20,351 square feet with ground-floor parking, open space area, and landscape improvements. The project site is located at 211 East Olive Avenue (APN: 0171-281-30-0000) in the Village Corridor (COR) District of the Transit Villages Specific Plan. Consideration of this Extension of Time request qualifies for exemption from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

C. Tentative Tract Map 20320, Time Extension No. 1
PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER

Consideration of a request for a one-year Extension of Time to the expiration date of Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148, for a Planned Residential Development, which includes the construction 67 single-family homes, associated open space, recreational amenities, and related on-site improvements on approximately 64.56 acres site located in the Residential Estate (R-E) zoning district. The proposal is exempt from further environmental review in accordance with Sections 15061(b)(3) and 15162 of the California Environmental Quality Act Guidelines.

4. OLD BUSINESS

None

5. NEW BUSINESS

A. Conditional Use Permit No. 1220
PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER

PUBLIC HEARING to consider Conditional Use Permit No. 1220 – A request to establish a tattoo arts studio in an approximately 1,365 square-foot suite within a multi-tenant business center located at 922 New York Street, Unit A (APN: 0169-022-27-0000) in the Village General (TVSP/VG) District of the Transit Villages Specific Plan. The proposal qualifies for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

B. Ordinance Text Amendment No. 372 and Specific Plan Amendments to update the warehouse ordinance.
PROJECT PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER

1. Public Hearing to consider a recommendation to the City Council regarding Ordinance Text Amendment No. 372 to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code to prohibit new warehouses and logistics distribution facilities, as defined, and allow existing warehouses to remain as permitted or conditionally permitted uses. In addition, review a proposed amendment to Chapter 18.156, Article XII (Warehouses and Logistics Distribution Centers) to add new Section 18.156.970 for new rebuilding provisions for existing warehouses and logistics distribution centers.

2. Public Hearing to consider a recommendation to the City Council regarding a Resolution to amend the commercial and industrial Specific Plans of the City of Redlands to prohibit new warehouses and logistics distribution facilities, as defined, and allow existing warehouses to remain as permitted or conditionally permitted uses.

3. Consideration of a Notice of Exemption from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines.

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

7. DIRECTOR'S UPDATES

8. ADJOURN TO THE

May 26, 2026 Planning Commission Meeting.

Date Posted: May 7, 2026