

CITY OF REDLANDS
PLANNING COMMISSION

A G E N D A
September 8, 2026

KARAH SHAW
CHAIR

EMILY ELLIOTT
COMMISSIONER

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

AGENDA

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 agendized item at this meeting may do so during the consideration of that time. 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 August 25, 2026 Planning Commission Meeting Minutes.
- B. EXTENSION OF TIME NO. 3 FOR TENTATIVE TRACT MAP NO. 20162, CONDITIONAL USE PERMIT NO. 1096, AND COMMISSION REVIEW & APPROVAL NO. 927

APPLICANT: ALEX KANG FOR DYNAMIC REDLANDS, LLC
(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

- 1. Consideration of a request for a one-year Extension of Time for Tentative Tract Map No. 20162, Conditional Use Permit No. 1096, and Commission Review & Approval No. 927, an approved multifamily residential apartment project with three buildings and 147 dwelling units including various amenities on a 5.7-acre project site located at 1205-1219 N. University Street, on the south side of E. Lugonia Avenue, and on the east side of Occidental Drive (APNs: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000).
- 2. Consideration of an exemption from environmental review pursuant to Section 15162(a) of the California Environmental Quality Act (CEQA) Guidelines.

C. EXTENSION OF TIME NO. 3 FOR COMISSION REVIEW AND APPROVAL NO. 949

APPLICANT: UCR GROUP, LLC.

(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

Consideration of a request for a one-year Extension of Time to the expiration date of Commission Review and Approval No. 949 for the construction of a 48,079 square-foot light industrial building with ancillary office space on a 2.56-acre parcel located at the northeast corner of New Jersey Street and West Park Avenue (APN: 0292-153-20-0000) in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan. This project is exempt from further environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

D. DETERMINATION OF GENERAL PLAN CONFORMITY FOR PROPERTY LOCATED AT 1675 INDUSTRIAL PARK AVENUE.

APPLICANT: CITY OF REDLANDS, FACILITIES & COMMUNITY SERVICES DEPARTMENT

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

A request for a determination of conformity with the Redlands General Plan for the potential acquisition of real property located at 1675 Industrial Park Avenue (APN: 0292-063-38-0000) by the Facilities and Community Services Department of the City of Redlands.

4. OLD BUSINESS

None

5. NEW BUSINESS

A. ORDINANCE TEXT AMENDMENT NO. 373 (ALCOHOL BEVERAGE SALES ORDINANCE)

APPLICANT: CITY OF REDLANDS

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

PUBLIC HEARING to consider Ordinance Text Amendment No. 373 – A proposal to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code to: amend the definition of Alcohol Beverage Sales Activity in RMC 18.190.020; create Section 18.190.065 to establish the allowable hours for serving alcohol beverages for on-site consumption to between 6:00 a.m. to 12:00 a.m. (midnight) of the same day; amend Section 18.190.110 for procedural requirements and grounds to modify or revoke an alcohol-related conditional use permit; and amend Section 18.192.100 for procedural requirements to modify or revoke any existing Conditional Use Permit. The proposal qualifies for exemption from environmental review pursuant Sections 15061(b)(3) and 15378(b)(5) of the CEQA Guidelines.

B. Overview of the Ralph M. Brown Act (City Attorney Garcia)

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

7. DIRECTOR'S UPDATES

8. ADJOURN TO THE

September 22, 2026, Planning Commission Meeting.

Date Posted: September 3, 2026