

CITY OF REDLANDS
PLANNING COMMISSION

A G E N D A
October 13, 2026

KARAH SHAW
CHAIR

EMILY ELLIOTT
VICE CHAIR

RICH SMITH
COMMISSIONER

MARK STANSON
COMMISSIONER



ALICIA GYLLENHAMMER
COMMISSIONER

ROSA DOMINGUEZ
COMMISSIONER

4:00 p.m.

* * *

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 September 8, 2026 Planning Commission Meeting Minutes

B. CONSIDERATION OF A DETERMINATION OF GENERAL PLAN CONFORMITY FOR STREET VACATION NO. 200
APPLICANT: MERITAGE HOMES
(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

Consideration of a Determination of General Plan conformity for Street Vacation No. 200 – A request to vacate a temporary roadway easement and authorize the quitclaim of a City easement, approximately 1,000 linear feet in length, that was established to provide interim north-south access between Domestic Avenue and West Pioneer Avenue. The subject easement is located on several properties (APNs: 0167-072-48-0000, 0167-072-26-0000, 0167-072-23-0000, 0167-072-54-0000, 0167-072-22-0000, 0167-072-19-0000 0167-072-53-0000, 0167-072-18-0000, 0167-072-15-0000, 0167-072-52-0000, 0167-072-14-0000, 0167-072-49-0000, and 0167-061-01-0000) adjacent to the east side of State Route 210 and on the west side of Tract No. 20528. This proposal is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

4. OLD BUSINESS

None.

5. NEW BUSINESS

- A. APPLICANT: CORY STILLINGS
(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

Consideration of Commission Review and Approval No. 464, Revision No. 1 – A request to construct a 661 square-foot addition to an existing two-story 6,719 square-foot office building to provide interior stair and elevator access to the second floor, as well as storage space and mechanical room. The subject property is located at 1180 Nevada Street (APN: 0292-341-06-0000) within the East Valley Complex Specific Plan (Specific Plan No. 25). The proposal is exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

- B. APPLICANT: MONTE VISTA HOMES
(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

A PUBLIC HEARING to consider the following matters concerning a proposed multi-family residential development on an approximately 6.5 gross-acre vacant site at the northeast corner of W. San Bernardino Avenue and Texas Street in the General Commercial (C-3) zoning district (APN: 0167-101-13-0000):

1. A determination that the project is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code § 21080.66, as enacted through Assembly Bill 130 (AB 130).
2. Approve the Socio-Economic Cost/Benefit Study prepared for the proposed project in accordance with Measure U.
3. Commission Review and Approval No. 984 - A request for site plan approval and architectural design review to construct a 194-unit apartment complex comprising of five three-story buildings including 17 units for Lower Income households, leasing office, site amenities, and related site improvements including landscape, lighting, utilities, parking, and frontage improvements. The residential units include one-, two-, and three-bedroom unit types ranging from 758 square feet to 1,283 square feet.
4. Conditional Use Permit No. 1221 – A request for approval to construct a 194-unit apartment complex comprising of five three-story buildings as allowed in the General Commercial (C-3) District.
5. Minor Exception Permit No. 697 – A request for approval to construct an accent wall consisting of CMU block with a white stucco finish and decorative precision cap, ranging from 6'8" to 7'0" high, near the main entry points of the site and around a proposed pool recreation area within the interior area of the project site.

- C. APPLICANT: Redlands Pioneer Partners, LLC.
(PROJECT PLANNER: KEVIN BEERY, SENIOR PLANNER)

PUBLIC HEARING to consider and make a recommendation to the City Council regarding the following matters concerning a proposed residential development encompassing approximately 35.3 acres on the east side of Route 210, north side of West San Bernardino Avenue, south side of West Pioneer Avenue, and west side of Specific Plan No. 62 (APNs: 0167-091-09-0000, 0167-091-10-0000, 0167-091-11-0000, and 0167-091-042-0000):

1. California Environmental Quality Act, a determination whether to adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project in accordance with section 15074 the California Environmental Quality Act Guidelines.
2. General Plan Amendment No. 150, a request to change the land use designation of the site from “Commercial” to “Medium Density Residential.”
3. Specific Plan No. 67, a request to establish the “Pioneer Park Specific Plan” comprising land use regulations, development standards, infrastructure specifications and implementation procedures governing development of the site.
4. Specific Plan No. 40 Amendment No. 56, a request to remove the site from the boundaries of the East Valley Corridor Specific Plan.
5. Change of Zone No. 483, a request to amend the Zoning Map to change the zoning district designation of the site from “East Valley Corridor Special Development District (EV/SD)” to “Specific Plan No. 67”
6. A Socio-Economic Study prepared for the proposed development in accordance with Measure U.
7. Tentative Tract Map No. 20797, a request for authorization to: vacate the existing segment of Tennessee Street traversing the project site; dedicate a new segment of New York Street along the east side of the site; subdivide the site into 255 lots ranging in size from 2,006 to 6,256 square feet (2,737 square feet on average) for single-family residential development, one 0.41-acre lot for multi-family residential development, and 13 lettered lots totaling 4.54 acres for open space and storm water treatment; and dedicate approximately 8.62 acres as public right-of-way for street purposes.

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

7. DIRECTOR'S UPDATES

8. ADJOURN TO THE

October 27, 2026, Planning Commission Meeting.

Date Posted: October 8, 2026