



City of
REDLANDS

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35 Cajon Street, Redlands, CA 92373
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CITY OF REDLANDS, CALIFORNIA

NOTICE OF PUBLIC HEARING TO CONSIDER THE FOLLOWING APPLICATIONS FOR 24.4 GROSS ACRES OF LAND FOR THE LUGONIA VILLAGE RESIDENTIAL PROJECT LOCATED ON THE NORTH SIDE OF WEST LUGONIA AVENUE, SOUTH SIDE OF A PROPOSED EXTENSION TO PENNSYLVANIA STREET, AND WEST SIDE OF KARON STREET.

A **PUBLIC HEARING** to consider the following applications for the “Lugonia Village” residential project located on a 24.4 gross acre site located on the north side of West Lugonia Avenue, south side of a proposed extension of Pennsylvania Avenue, and west side of Karon Street (APNs: 0167-171-04-0000, 0167-171-05-0000, and 0167-171-06-0000):

1. Consideration of **Resolution No. 8551** (Mitigated Negative Declaration) and Mitigation Monitoring & Reporting Program prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.
2. Consideration of **Resolution No. 8551** Socio-Economic Cost/Benefit Study prepared for the project in accordance with Measure “U”.
3. Consideration of **Resolution No. 8552** (General Plan Amendment No. 143) – A request to amend the General Plan land use designation of approximately 17.9 acres from Commercial to High Density Residential (up to 27 dwelling units per acre) and amend the land use designation of approximately one acre from Parks/Golf Course to High Density Residential (up to 27 dwelling units per acre).
4. Consideration of **Resolution No. 8553** (Amendment No. 48 to Specific Plan 40) – A request to amend the East Valley Corridor Specific Plan (Special Plan No. 40) to remove the 24.4-acre project site from the boundaries of East Valley Corridor Specific Plan area and remove the existing zoning designation as Special Development (EV/SD) district.
5. Consideration of **Ordinance No. 2960** (Zone Change No. 469) – A request to change the zoning designation of the project site to R-3, High Density Residential District (for 18.89 acres) and to R-1, Single Family Residential District (for 5.51 acres along Karon Street) for development purposes.
6. Consideration of **Resolution No. 8554** (Tentative Parcel Map No. 20469) – A request to subdivide the entire project site into three parcels (3.38 net acres, 4.75 net acres, and 14.48 net acres in size) for development purposes and further subdivision with tentative tract maps.
7. Consideration of **Resolution No. 8555** (Commission Review and Approval No. 940) – A request for site plan approval to construct a total of 18 single family homes fronting Karon Street (in conjunction with Tentative Tract Map No. 20490). The project includes construction of related onsite and frontage improvements, onsite parking, landscaping and drainage areas, and vehicle

access provided by private driveways along Karon Street (in conjunction with Tentative Tract Map No. 20490).

8. Consideration of **Resolution No. 8555** (Tentative Tract Map No. 20490) – A request to subdivide 3.47 net acres into 20 lots, with 18 numbered lots for single-family residential development, one lettered lot to be utilized as a private park, and one lettered lot for stormwater facilities.
9. Consideration of **Resolution No. 8554** (Commission Review and Approval No. 941) – A request for site plan approval to construct a 451-unit multifamily apartment complex fronting along Lugonia Avenue. The residential units include a studio, one-bedroom, and two-bedroom floor plans. The project includes onsite parking, landscaping and open space areas, recreation areas and amenities, construction of related onsite and frontage improvements, and vehicle access provided by two driveways on Lugonia Avenue.
10. Consideration of **Resolution No. 8556** (Commission Review and Approval No. 942) – A request for site plan approval to construct a 72-unit townhouse development with frontage along a proposed extension of Pennsylvania Avenue. The project includes onsite parking, landscaping and open space areas, recreation areas and amenities, construction of related onsite and frontage improvements, and vehicle access to be provided by one driveway on Pennsylvania Avenue (in conjunction with Tentative Tract Map No. 20491).
11. Consideration of **Resolution No. 8556** (Tentative Tract Map No. 20491) – A request to subdivide Parcel 1 of Tentative Parcel Map No. 20469 map for condominium purposes, to be utilized for the development of 72 residential townhomes (condominium airspace units plus common lots).
12. Consideration of **Resolution No. 8557** – A Density Bonus and Inclusionary Housing Agreement requested for the project, pursuant to California Government Code Section 65915 et seq. and in accordance with Redlands Municipal Chapter 18.230 (Inclusionary Housing).

Redlands Summit LLC, Applicant

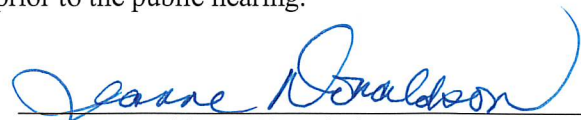
Further information is available in the Office of the Development Services Department, Planning Division, by calling (909) 798-7555 extension 2.

Said public hearing will be held on March 5, 2024, at 6:00 P.M. or as soon thereafter as may be heard, in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California. On January 23, 2024, the Planning Commission of the City of Redlands held a public hearing and recommended approval of the project to the City Council.

Due to time constraints and the number of persons wishing to give oral testimony, time restrictions may be placed on oral testimony at the hearing regarding this project. You may wish to make your comments in writing to the following address to assure that you are able to express yourself adequately: City Council, P. O. Box 3005, Redlands, California 92373 or by e-mail to jdonaldson@cityofredlands.org.

If you challenge the proposal described in this notice 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 City Council at or prior to the public hearing.

Dated this 22nd day of February 2024.



Jeanne Donaldson, City Clerk
City of Redlands, California

Published on February 23, 2024

