



PLANNING DIVISION MAJOR PROJECTS LIST 2020

Updated February 26, 2020

This quarterly update provides a general summary of proposed major development projects within the City of Redlands. The development summary tables are divided by Residential, Commercial, Industrial, and Community Plan project types.

On the accompanying lists, City's staff planner for each project is identified by their initials on each project under the "Planner" column. A staff planner can assist with inquiries related to the Planning process here in the City of Redlands, including any public meetings scheduled for projects.

Please directly contact the Developer on the accompanying lists for up-to-date project details such as construction timing, cost, and future availability.

Initials	Planner Name	Telephone	Email
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CITY OF REDLANDS

DEVELOPMENT SERVICES DEPARTMENT

35 CAJON STREET, SUITE 20

(909) 798 - 7555 OPTION 2

RESIDENTIAL PROJECTS LIST						
Developer	Project	Location	Status	Description	Planner	Total Units
Sunnyside Linda Vista, LLC, c/o Emil Marzullo. (909) 844-9254	Citrus Greens Specific Plan (Tentative Tract Map No. 20283, Specific Plan No. 63)	Northwest corner of Sunnyside Ave. & Linda Vista Ave. (APNs: 0172-231-07-0000, 0172-231-05-0000)	Submitted	Subdivide approximately five acres into a total of 20 single-family lots, and one common lettered lot for on-site recreational amenities, and new Specific Plan for a small lot subdivision.	CL	20
Diversified Pacific Communities. Nolan Leggio (909) 481-1150	Tentative Tract Map 20305, Conditional Use Permit No. 1143 for a Planned Residential Development	301 W. Palm Avenue (APN: 0173-231-05-0000)	In Process	Subdivide approximately 8.8 acres into a total of 33 lots, with 30 new lots for single-family detached dwelling units, one lot for a mini-park, and two lots for existing residences to remain.	SR	30
Vantage One Real Estate Investments, LLC, Tom Robinson (949) 631-6620	City Center Mixed Use Project (Conditional Use Permit No. 1138, Lot Line Adjustment No. 645)	Northwest corner of Brookside Ave. and Eureka St. (15 vacant lots)	In Process	Mixed use development consisting of three retail/restaurant pads on the ground floor, podium parking garages, and 138 apartment units on upper floors on approximately 3 acres.	SR	138
Vantage One Real Estate Investments, LLC, Tom Robinson (949) 631-6620	The Grand Apartments (Commission Review & Approval No. 911)	Northeast corner of Redlands Blvd. and Eureka St.	In Process	Construct a total of 149 apartments in 4-story buildings, with a variety of on-site amenities and common open space including rooftop decks, on approximately 1.5 acres.	LF	149
The Planning Associates, Howard Hardin. (951) 444-5600	Casa Loma Apartments (CUP No. 1096, GPA No. 139, Zone Change No. 462, Tentative Tract Map 20126)	Southwest corner of University Street & Lugonia Ave. (APNs: 1212-371-01, -05 thru -20)	In Process	Construct a total of 147 apartments in three-story buildings, with a variety of on-site recreational amenities and services, and a private dog park.	LF	147

Griffin Residential, Jed Solomon. (951) 547-3560	Tentative Tract Map 20257, General Plan Amendment, Specific Plan Amendment, and new Specific Plan #62	West side of Texas St., north side of San Bernardino Ave., and south side of Pioneer Ave. (APNs: 0167-091-02-0000, 0167-091-04-0000, 0167-091-05-0000, and 0167-091-08-0000)	In Process	New specific plan for a small lot subdivision on approximately 37 acres of vacant land, General Plan Amendment to change the land use designation from Commercial to Low Density Residential, Specific Plan Amendment to remove project site from the East Valley Corridor Specific Plan, and a Tentative Tract Map.	LF	207
1600 Orange, LLC. Miller Architectural Corp., Gary Miller (909) 335-7400	LuxView Apartments (Commission Review & Approval No. 914, Specific Plan Amendment No. 45, Street Vacation No. 171)	North & South sides of Orange Ave., between Alabama St. and Iowa St. (APNs: 0292-167-08, -11, -12, -13, -18, -25; 0292-168-03, -16)	Approved	Construct a 328-unit apartment complex on 21.8 acres, and Specific Plan Amendment to change the zoning designation to EV/2500 in the East Valley Corridor Specific Plan.	SR	328
The Planning Associates, Jesus Navidad (951) 444-5600	Brookside Apartments	317 Brookside Ave.	Approved	Construct three-story apartment building with 8 units	SR	8
Redlands Supportive Housing, L.P. Chul Gugich (213) 480-0809 ext. 235	Liberty Lane Apartments	SWC Lugonia Ave. & Texas St. (APN 0169-021-19)	Approved	80 apartments for veterans and special needs households with a Density Bonus, on 4.72 acres, and a Zone Change to R-2 (Multiple Family Residential).	LF	80
Thatcher Engineering, Vicky Valenzuela. (909) 748-7777	Tentative Tract Map 20065 and Zone Change No. 461	South side of E. Highland Ave., west of Redlands St. (APN: 0174-161-25)	Approved	Zone Change to R-S district, and subdivision of approx. 10 acres into 29 lots for single-family residences.	CL	29
Larry Jacinto Trust. Larry Jacinto Construction (909) 794-2151	Tract 19956	East of Wabash Ave., north of Highland Ave., and south of Citrus Ave.	Approved	Subdivide 18.5 acres into 40 residential lots, a Zone Change to Residential Estate (R-E), and Annexation into the City of Redlands.	LF	40
Donald Paulson (951) 906-8475	Tract 17080	West side of S. Wabash Ave., north of E. Sunset Drive and south of Interstate 10.	Approved	Subdivide 7 acres into 8 residential lots for future single-family residences.	SR	8

Starlite Mgmt-17, L.P. Everet Miller (626) 575-3070	Tract 17022	Northeast corner of W. Pioneer Ave. & Texas St.	Approved	Subdivide 4.3 acres into 12 residential lots for future single-family residences.	SR	12
Lone Chang, LLC. (949) 733-3925	Tract 16878	Southwest corner of Wabash Ave. & E. San Bernardino Ave.	Approved	Subdivide 41 acres into 76 residential lots for future single-family residences.	SR	76
Thatcher Engineering, Vicky Valenzuela. (909) 748-7777	Tract 16402	South side of Madeira Ave., approximately 1,750 ft. east of Crafton Ave., and 350 ft. east of Whitewood Dr.	Approved	Subdivide 8.5 acres into 26 residential lots for future single-family residences, and two open space lots, in the R-E and the R-1 districts.	Staff	26
Thatcher Engineering, Vicky Valenzuela. (909) 748-7777	Tract 20126	Northeast corner of Lugonia & Judson	Under Construction	Subdivide approximately 39 acres into 105 residential lots plus five lettered lots.	SR	105
Diversified Pacific Communities. Nolan Leggio (909) 481-1150	Tract 18979	North side of San Bernardino Ave., 600 ft. east of Judson St.	Under Construction	Subdivide 32 acres into 55 residential lots for single-family residences.	SR	55
Diversified Pacific Communities. Nolan Leggio (909) 481-1150	Tract 20079	1485 E. San Bernardino Ave.	Under Construction	Subdivide 6 acres into 14 residential lots for single-family residences.	BF	14
Sam-Redlands, LLC. Ray Dorame, Mastercraft Residential (949) 252-1122 ext. 132	Tract 19942	East of Wabash Ave., north of Sylvan Blvd.	Under Construction	Subdivide 12 acres into 34 residential lots for single-family residences, a Zone Change to Single Family Residential (R-1), and Annexation into the City of Redlands.	LF	34
Diversified Pacific Communities. Nolan Leggio (909) 481-1150	Tract 19975	South side of San Bernardino Ave., 950 ft. east of Judson St.	Under Construction	Subdivide 25 acres into 67 residential lots for single-family residences, a Zone Change to Residential Estate (R-E), and Planned Residential Development.	Staff	67

COMMERCIAL PROJECTS LIST						
Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
Vantage One Real Estate Investments, LLC, Tom Robinson (949) 631-6620	Redlands City Center (Conditional Use Permit No. 1138, Lot Line Adjustment No. 645)	Northwest corner of Brookside Ave. and Eureka St.	Submitted	Mixed use development consisting of three retail/restaurant pads on the ground floor, podium parking garages, and 138 apartment units on upper floors on approximately 3 acres.	10,430 (commercial)	SR
Redlands Assisted Living, LLC, Kiersten Sprout. (909) 801 - 7055	Commission Review & Approval No. 918	600 North Place (APN: 0173-011-39-0000)	Submitted	Construct a senior assisted living facility with 28 residents on 1 acre.	12,585	JT
Marks Architects, Gabriela Marks (619) 702-9448	Jack In The Box (Conditional Use Permit No. 1139)	1248 N. Wabash Ave.	In Process	New quick-serve restaurant with seating for approximately 70 customers and a drive-thru lane.	3,000	IF
Miller Architectural Corp., Gary Miller (909) 335-7400	Conditional Use Permit No. 1104	Northeast corner of N. 6th St. and E. High Ave., on the south side of Interstate 10.	In Process	New gas station with 3,000 sq. ft. convenience store, self-serve carwash, and 1,326 sq. ft. quick serve restaurant on a 1-acre lot.	5,626	SR
Redlands Railway District, LLC. SGH Architects, Michael Stephens. (909) 375-3030	Downtown Parking Structure (Conditional Use Permit No. 1144)	South side of W. Stuart Ave. at Third St.	Approved	Four-level parking structure with 385 parking stalls (200 spaces for public use), and 5,370 sq.ft. of retail space. Includes solar canopy panels, electric vehicle charging stations, and a bridge connecting to the	142,460	EE
Redlands Railway District, LLC. SGH Architects, Michael Stephens. (909) 375-3030	Third Street Retail Building (Commission Review & Approval No. 916)	31 W. Stuart Ave.	Approved	A three-story retail/office/restaurant building with two rooftop terraces on the second story roof, outdoor pedestrian paseo between the parking structure, and an at-grade pedestrian rail crossing.	36,825	EE
Urban Environs, Pat Meyer. (909) 798-4446	Redlands Christian School (Conditional Use Permit No. 1134)	125 & 141 Kansas St.	Approved	Relocate an elementary school (pre-K through 5th grade) to four existing buildings, including new outdoor recreation areas and play field, landscape and lighting, fencing, and related improvements.	83,000 (existing)	SR

PM Design Group, Ruben Gonzalez (949) 430-7016	Raising Cane's (Conditional Use Permit No. 1131)	Southeast corner of West Lugonia Ave. and Indiana Ct.	Approved	New quick-serve restaurant with dual drive-thru lanes on approximately 2.2 acres.	4,086	JT
Chase Holdings, LP Irving Chase (949) 755-7400	Commission Review & Approval No. 909	North side of W. Redlands Blvd., approximately 250 feet east of Nevada Street	Approved	Construct two new medical office buildings with nine suites, and related site improvements and landscaping, on 1.89 acres.	16,714	JT
U-Stor-It, Peter Nora peter@ccf-llc.com	Commission Review & Approval No. 908	North side of W. Colton Ave., 300 ft. east of New York St.	Approved	U-Stor-It facility with 61,465 sq. ft. of storage space and 993 sq. ft. management office on a 3.41 acre parcel.	62,458	JT
Bob Harber & Brian Harber (909) 478-1957	Self-Serve Carwash (Commission Review & Approval No. 902)	Southwest corner of Alabama St. and Orange Tree Lane	Approved	New self-serve carwash facility, related on-site improvements, and 32 self-serve vacuum stations on a 1-acre site.	7,967	SR
Lugonia Hospitality, Inc., Peter Bhakta (562) 412-1037	Marriott Springhill Suites (Commission Review & Approval No. 889)	Lugonia Ave. between Nevada & Alabama St.	Approved	New hotel with 88 guest rooms, approximately 55,465 sq. ft. of floor area, parking lot, and related site improvements on a vacant 1.67 acre lot.	55,465	CL
Showprop Redlands, LLC. Bala Vairavan, AIA (818) 205-7420	Retail Center (Commission Review & Approval No. 898)	Southwest corner of Orange St. & Shoppers Lane	Approved	Construct a 10,000 sq. ft. multi-tenant retail building, and a 5,200 sq.ft. building for a bank.	15,200	SR
JMD Hospitality, Inc., Gena Patel (909) 935-6766	Hilton Home2 Suites	1342 Industrial Park Ave. (adjacent to I-10 off-ramp and west of Tennessee St.)	Approved / Plan Check	New hotel with 77 guest rooms, approximately 44,540 sq. ft. of floor area, parking lot, and related site improvements on a vacant 1.67 acre lot.	44,540	BF
Arteco Partners, Jerry Tessier (909) 629-5359	Redlands Food Hall - Mutual Orange Distributors (MOD) Packinghouse	330 N. Third St.	Approved / Plan Check	Rehabilitation and adaptive reuse of historic MOD Packinghouse for a multi-tenant retail and food hall facility, and alcoholic beverage licenses. Includes a new 5,760 sq. ft. boardwalk around exterior of building, and new outdoor dining patio.	33,676 (existing)	BF

Property One, LLC. Glenn Fearon (909) 253-2021	Packing House District, Phase 2 (Conditional Use Permit No. 905, Revision 4)	Southwest corner of Stuart Ave. & Eureka St.	Under Construction	Phase 2 of the Packing House District shopping center, consisting of two new commercial buildings on 3.9 acres for retail and restaurant uses.	15,250	EE
Property One, LLC. Glenn Fearon (909) 253-2021	Conditional Use Permit No. 1132	440 Oriental Ave.	Under Construction	Adaptive reuse of the historic Rondor Building brick warehouse for Escape Brewery, to include food service and alcoholic beverages.	8,520 (existing)	EE
Redlands Railway District, LLC. Glenn Fearon (909) 253-2021	Conditional Use Permit No. 1129	Southeast corner of Stuart Ave. & Eureka St.	Under Construction	Construct a new 2,400 sq. ft. coffee shop with outdoor patio, drive-through window, and various pedestrian improvements.	2,400	EE
Property One, LLC. Glenn Fearon (909) 253-2021	Conditional Use Permit No. 1130	349 N. Eureka St.	Under Construction	Adaptive reuse of an existing 2,850 sq. ft. commercial building for J. Riley Distillery, and new 4,730 sq. ft. restaurant and alcoholic beverages.	4,730	EE
U.S. Postal Service, Eva M. Jackson (858) 674-3107	Lugonia Station Post Office	1615 W. Park Ave.	Under Construction	New full-service facility to replace the existing Lugonia Station Post Office at 404 New York Street.	24,000	BF
Woodspring Hotels, Andrew Davies (316) 630-5511	Woodspring Suites Hotel	1700 Orange Tree Ln.	Construction Complete	New hotel with 123 guest rooms, approximately 48,224 sq. ft. of floor area, parking lot, and related site improvements on a vacant 2.7 acre lot.	48,224	CL
Harcourts & Freeman, Brad Freeman (877) 300-4289	Parkford Shopping Center expansion	1035-1045 Parkford Dr.	Construction Complete	Construct a 5,000 sq. ft. building with a drive-through window and a 9,900 sq. ft. childcare facility on two vacant pads within an existing retail center, and new freestanding sign 120 ft. high.	14,990 (enclosed); 13,500 (unenclosed)	LF

INDUSTRIAL PROJECTS LIST						
Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
LDC Industrial Realty, Larry Cochrun (949) 226-4601	Commission Review & Approval No. 912	10843 New Jersey Street	In Process	Construct one concrete tilt-up building for warehouse/industrial uses on 9 acres.	179,644	JT
DKC Architects, Inc. Ben Millett (909) 798-7900	Phelps Office Building (CRA No. 907, LLA No. 638)	1702 W. Park Ave.	Planning Commission 3/10/2020	Construct a multi-tenant building with up to four suites for commercial, office, and light industrial uses.	7,198	JT
Miller Architectural Corp., Abel Lopez (909) 335-7400	Conditional Use Permit No. 1136	Northwest corner of E. Lugonia Ave. & Dearborn St.	In Process	Construct a new church, parish hall building, administration & pre-school building, five classroom buildings and related recreational facilities on 19.5 acres.	161,804	SR
Dedeaux Properties, Benjamin Horning (323) 981-8226	Commission Review & Approval No. 900	NWC Park Ave. & Alabama St. (APNs: 0292-154-10 & -17)	Approved	Construct two concrete tilt-up buildings for warehouse/industrial uses, on 7.84 acres.	154,000	LF
Environmental Systems Research Institute (Esri).	ESRI Office Building (Commission Review & Approval No. 901, Zone Change No. 460)	South side of Park Ave. between New York St. and Tennessee St., adjacent to the existing ESRI campus.	Under Construction	Construct a 3-story professional office building, and change the zoning designation for 15 lots totaling 8.8 acres to 'Administrative Professional (A-P)'.	110,479	EE
Hannibal Petrossi for Weiss Family L.P. (949) 833-3240	Commission Review & Approval No. 891	614, 624, 634 Nevada St.	Construction Complete	Construct an office/industrial building with up to six suites, and merge three lots into one 1.3 acre parcel.	18,296	
Shaw Properties. Michael McKenna (949) 640-4800	Commission Review & Approval No. 894	SEC Park Ave. & Iowa St.	Construction Complete	Construct one warehouse building including 6,000 sq. ft. of office space.	154,000	LF
Yocum-Baldwin Development, Alan Sharp. (949) 584-5133	Preliminary Review No. 1424	1941 W. Park Avenue	Completed	Construct two industrial/warehouse buildings on 2.3 acres.	40,420	LF

Lorcan O'Herlihy Architects, Ghazal Khezri (310) 657-4363	Preliminary Review No. 1421	404 New York St.	Completed	Proposal for adaptive reuse of existing Post Office facility for new administrative offices and event space as part of the Esri campus.	105,000	EE
Duke Realty, L.P. Michael Weber (949) 797-7048	Preliminary Review No. 1420	NEC Mountain View Ave. and Interstate 10 freeway	Completed	Construct two concrete tilt-up buildings for warehouse/industrial uses, on approx. 22 acres.	420,000	IF

COMMUNITY PLANS					
Applicant	Project	Location	Status	Description	Planner
City of Redlands	Transit Villages Specific Plan	Downtown station (Santa Fe Depot); New station at SEC University St./Park Ave.; New station at NWC Redlands Blvd./New York St.	On-going; EIR being prepared	Create a Form-Based Code specific plan for areas within approximately one-half mile radius around three future train stations for Metrolink and the Arrow Passenger Rail. The plan will encourage transit-oriented development, high-quality architecture and public realm improvements, and a mix of commercial and residential land uses.	BF
City of Redlands	Historic Architectural Design Guidelines	Citywide	Historic Commission 4/02/2020	Prepare a citywide Historic Architectural Design Guidelines	LF
City of Redlands	Zone Map Update	Citywide	On-Going	Zone Map update to conform to the new 2035 General Plan land use map.	BF
City of Redlands	2035 General Plan	Citywide	Adopted	Comprehensive update to the General Plan.	BF
City of Redlands	Historic Context Statement	Citywide	Adopted	Citywide Historic Context Statement	LF
San Bernardino Valley Water Conservation District (with City of Highland, and East Valley Water District)	Upper Santa Ana River Wash Plan Habitat Conservation Plan & EIR	Northerly boundary of City within the Santa Ana River Wash	MOU Approved	Comprehensive Habitat Conservation Plan and a conceptual trails plan for the areas within and adjacent to Santa Ana River Wash.	BF