

City of Redlands
Planning Division
Major Projects List 2023

Updated: March 20, 2023

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
BF	Brian Foote	(909) 798 – 7555 ext. 7562	bfoote@cityofredlands.org
LH	Laylee Hokmollahi	(909) 798 – 7555 ext. 7345	lhokmollahi@cityofredlands.org
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City of Redlands, Development Services Department

35 Cajon Street, Suite 20, Redlands CA 92373

Planning Counter: (909) 798 - 7551 option 3

Residential Projects List						
Developer	Project	Location	Status	Description	Planner	Total Units
Miller Architectural Corp. Gary Miller, (909) 335-7400	Commission Review & Approval No. 960	211 E. Olive Ave.	Submitted	Construct one apartment building with 11 units, on-site parking garage at ground level, and related site improvements.	JS	11
Miller Architectural Corp. Sarah Hovsepian, (909) 335-7400	Commission Review & Approval No. 958	Southwest corner of Alabama Street and Orange Avenue	In Process	Construct three apartment buildings, four stories high, with 164 affordable dwelling units (Very Low income), outdoor amenities and related site improvements.	SR	164
Soni 2012 Irrev. Trusts Vanita Puri (949) 922-7075	Tentative Tract Map 20571, CUP No.1171 for a Planned Residential Development, General Plan Amendment No. 147, Zone Change No. 474.	Northwest corner of E. Colton Avenue and Wabash Avenue	In Process	Subdivide approximately 9 acres into lots for condominium purposes, and a Planned Residential Development with 103 single-family detached residences in a motor court configuration and private interior streets.	RM	103
Urban Advisory & Building Group, LLC. Brent Little (949) 230-6388	Tentative Tract Map 20520, CUP No.1167 for a Planned Residential Development, Zone Change No. 470.	Texas St. north of Domestic Ave.	In Process	Subdivide approximately 38 acres into 98 single-family lots for future residences, and a Planned Residential Development.	SR	35
MLC Holdings, Inc. Aaron Talarico, (949) 372-3309	Tentative Tract Map 20528, General Plan Amendment No. 145, Zone Change No. 471, and Specific Plan Amendment No. 49 to East Valley Corridor Specific Plan.	Pioneer Avenue on the east side of the 210 freeway, and west of Citrus Valley High School	In Process	Subdivide approx. 9.6 acres for 75 motorcourt homes with a small lot subdivision, GPA to Low-Medium Density Residential, Zone Change and SPA to single-family zoning designation, and construct new road segment between Pioneer Ave. and Domestic Ave. to serve project site.	RM	75

Redlands Summit, LLC. Jerry Zhang, (626) 360-2888	"Lugonia Village" project: Tentative Tract Map Nos. 40490 and 40491, Tentative Parcel Map, General Plan Amendment No. 143, Specific Plan Amendment No. 48 to EVCSP, and Commission Review & Approval Nos. 940, 941, 942	Northwest corner of Karon St. & Pennsylvania Ave.	In Process	Construct 436 apartments (5% Very Low income) and 56 condominium townhomes in multiple buildings including on-site open space and recreational amenities, plus 19 single-family residences, on approximately 25 acres. Project includes a General Plan Amendment to 'High Density Residential' and a Specific Plan Amendment to allow high density residential land uses.	RM	511
Invision Community Builders, LLC. Mohamad Younes, (323) 874-8000	Village at Orange Blossom (Conditional Use Permit No. 1169, Zone Change No. 472)	Between Judson St. and Grove St., on south side of Orange Blossom Trail	In Process	Construct a total of 108 market-rate apartments for Seniors (55+) on approximately 3.5 acres, and zone change to R-3, Multiple-Family Residential .	SR	108
Diversified Pacific Communities. Nolan Leggio (909) 481 - 1150	"Tennessee Village" project: Amendment 49 to the East Valley Corridor Specific Plan, CUP No. 1173, Commission Review & Approval No. 956	East side Tennessee Street approximately 500 ft. north of E. Lugonia Ave,	In Process	Remove 13.48-acres from the EVCSP and change the zone to C-3 for the construction of a mixed-use project with 460 apartments (5% Very Low income) and 18,000 sq. ft. of commercial space. The project includes a request for a 20% density bonus.	SR	460
Highpointe Canyon Ranch, LLC. Tim England, (949) 472-0800	Tentative Tract Map 20402 and Zone Change No. 468	Northeast corner of San Timoteo Canyon Rd. and Nevada St.	In Process	Subdivide approximately 21.6 acres into 27 single- family lots for future residences, and change zoning designation to Residential Estate (R-E) to be consistent with General Plan.	SR	27
Village Land Group, LP. Russell Khouri, (714) 283-5800	Commission Review & Approval No. 926, Amendment No. 1 to Specific Plan 54, and Tentative Tract Map 20378	Southeast corner of Wabash Ave. and Highland Ave.	In Process	New senior housing development on 9.8 acres, with 24 dwelling units designated for low-income and moderate income seniors, and a Density Bonus Agreement.	BF	120

Terracina Recovery, LLC. Mohamad Younes, (323) 874-8000	Tentative Tract Map 20320 and Conditional Use Permit No. 1148 for a Planned Residential Development	Wabash Ave., north of Reservoir Rd. and Interstate 10	Approved	Subdivide approximately 65 acres into a total of 67 single-family hillside lots, five lettered lots for drainage basins, and associated roadways and infrastructure.	Staff	67
Pulte Group, Dustin Moyer (925) 425-3247	Tentative Tract Map 20473 & Conditional Use Permit No. 1163.	Southwest corner of Wabash Ave. and San Bernardino Ave.	Approved	Subdivide approximately 38 acres into 98 single-family lots for future residences, and a Planned Residential Development.	Staff	98
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.	Approved	Construct a total of 149 apartments in a 4-story building, with a variety of on-site amenities and common open space including rooftop decks, on approximately 1.5 acres.	Staff	149
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)	Approved	Mixed use development consisting of three retail/restaurant pads on the ground floor, podium parking garages, and 138 apartment units on upper floors on 3 acres.	SR	138
Village Partners Ventures, LLC. www.statestreetvillage.com/contact	State Street Village mixed use project (Conditional Use Permit No. 1155, Commission Review & Approval No. 933, Tentative Tract Map 20425, and General Plan Amendment No. 142)	101 W. Redlands Blvd.	Approved	Redevelop the Redlands Mall site with a TOD and mixed use project five 3-story and 4-story buildings with a total of up to 700 dwelling units (apartments and condominiums), resident amenity building, public and private open space areas, public realm improvements, plus a variety of retail and office uses.	BF	700
MLC Holdings, Inc. Aaron Talarico, (949) 372-3309	Bergamot Specific Plan (Tentative Tract Map No. 20336, new Specific Plan #64, Amendment to EVCSF)	North side of Domestic Ave., west of Texas St., and east side of I-210 freeway	Approved	Subdivide approximately 58 acres into a total of 317 single-family lots, approximately 10 acres for new public park facilities, and associated roadways and infrastructure.	SR	317

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).	Staff	80
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)	Approved	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.	Staff	147
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.	Staff	29
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
1600 Orange, LLC. Luxview Properties (619) 291 - 2229	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)	Under Construction	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
Lennar Homes of Calif., Laura Duran laura.duran@lennar.com	Heritage Specific Plan: 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.	Under Construction	"Heritage Specific Plan" for a small lot subdivision on 37 acres of vacant land, GPA to change the land use designation to Low Density Residential, and Tentative Tract Map.	Staff	207

Commercial Projects List

Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
Chase Holdings, LP Mark Stanson mstanson@mac.com	Commission Review & Approval No. 950	900 Nevada St.	PC 4-11-2023	RV storage, sales, and ancillary service facility on 4.5 acres.	2,000	SR
In-N-Out Burger, Michelle Bennett, (626) 813-5375	Conditional Use Permit No. 1170	SWC W. Lugonia Ave. & Citrus Plaza Dr.	Approved / Plan Check	Construct a new In-N-Out restaurant with drive-through lanes on 4.4 acres.	3,860	SR
Madison Capital Group, Dave Bird, Senior V.P. (909) 215 - 4650	Conditional Use Permit No. 1168, Ordinance Text Amendment No. 363	Southeast corner of Wabash Ave. and Naples Ave.	Approved	Construct a Go-Stor-It self-storage facility on 6.3 acres, and amend the zoning code to allow self-storage facilities on a project site more than five acres is size as as a conditional use.	28,000	Staff
Miller Architectural Corp., Abel Lopez (909) 335-7400	Conditional Use Permit No. 1136	Northwest corner of E. Lugonia Ave. & Dearborn St.	Approved	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
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.	Approved	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	Conditional Use Permit No. 1145	600 North Place (APN: 0173-011-39-0000)	Approved	Construct a senior assisted living facility with 28 beds on 1 acre.	12,585	SR
Village Partners Ventures, LLC. www.statestreetvillage.com/contact	Retail building for pharmacy (General Plan Amendment, Conditonal Use Permit, Commission Review & Approval)	Southeast corner of W. Citrus Ave. and Eureka St.	Approved	Construct a single-tenant retail building for a pharmacy (relocation from Redlands Mall site) with a single drive-through lane for a pharmacy; and change General Plan land use designation to 'Commercial' (zoning is C-3, Gen. Commercial).	14,500	BF

Divy Hospitality Gwen Jarick Architecture (480) 686 - 2203	Tru Hotel by Hilton (Commission Review & Approval No. 931)	W. Colton Ave. at Columbia St.	Approved	Construct four-story hotel with 90 guest rooms and 99 parking spaces on vacant 1.52 acres.	40,415	Staff
Redlands Railway District, LLC. Glenn Fearon (909) 253 - 2021	Commission Review & Approval No. 924, Variance No. 814	347 Orange St. (northwest corner of Third St. and Shoppers Lane)	Approved	Construct a 3,053 sq. ft. retail building and a 3,898 sq. ft. retail building on a vacant parcel on the west side of the historic Santa Fe Depot.	6,951	Staff
Amor Architectural Corp., Bill Bebee (909) 259-9971	Specific Plan 26, Amendment No. 3; CUP No. 480, Revision 1	1500 Barton Rd.	Approved	Construct a new 4,052 sq. ft. multi-tenant retail building on an existing pad, with a single drive-through lane for a restaurant use.	4,052	SR
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	Staff
Village Partners Ventures, LLC. www.statestreetvillage.com/c ontact	State Street Village mixed use project (Conditional Use Permit, Commission Review & Approval, Zoning Text Amendment, General Plan Amendment)	101 W. Redlands Blvd.	Plan Check	Redevelop the Redlands Mall site with a TOD and mixed use project to include: new extensions of West State Street and Third Street; up to 65,468 sq. ft. of retail, commercial, and restaurant uses; up to 12,000 sq. ft. of office uses on upper floors; 22,742 sq. ft. pedestrian plaza; enclosed parking garages; 700 dwelling units on upper floors; and a variety of public improvements.	77,468	BF
Redlands Railway District, LLC. SGH Architects, Michael Stephens. (909) 375 - 3030	Commission Review & Approval No. 939	333 Orange St.	Under Construction	Construct one 7,968 sq. ft. multi-tenant building for retail and restaurant uses, and one 3,839 sq.ft. building for a bank, plus related parking lot and on-site improvements. Existing FedEx/Kinko's store to remain (with façade improvements).	11,807	BF

Arteco Partners, Jerry Tessier (909) 629 - 5359	Redlands Food Hall - Mutual Orange Distributors (MOD) Packinghouse	330 N. Third St.	Under Construction	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
Redlands Railway District, LLC. SGH Architects, Michael Stephens. (909) 375 - 3030	Third Street Retail Building (Commission Review & Approval No. 916)	31 W. Stuart Ave.	Under Construction	Three-story building for retail, office, and restaurant uses, with two rooftop terraces on the second story roof, and pedestrian paseo.	36,825	BF
Marks Architects, Gabriela Marks (619) 702 - 9448	Jack In The Box (Conditional Use Permit No. 1139)	1248 N. Wabash Ave.	Completed	New quick-serve restaurant with seating for approximately 70 customers and a drive-thru lane.	3,000	Staff
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.	Completed	Four-level parking structure with 385 parking stalls (200 spaces for public use), and 5,370 sq.ft. of retail space. Includes electric vehicle charging stations, and bridge connecting to the adjacent retail/office/restaurant building.	142,460	Staff
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.)	Completed	New hotel with 77 guest rooms, approximately 44,540 sq. ft. of floor area, parking lot, and related site improvements on 1.67 acres.	44,540	BF
Lugonia Hospitality, Inc., Peter Bhakta (562) 412 - 1037	Marriott Springhill Suites (Commission Review & Approval No. 889)	Lugonia Ave. between Nevada & Alabama St.	Completed	New hotel with 88 guest rooms, approximately 55,465 sq. ft. of floor area, parking lot, and related improvements on a vacant 1.67 acre lot.	55,465	Staff
Property One, LLC. Glenn Fearon (909) 253 - 2021	Packing House District, Phase 2 (CUP No. 905, Revision 4)	Southwest corner of Stuart Ave. & Eureka St.	Completed	Phase 2 of the Packing House District shopping center, for two new commercial buildings on 3.9 acres for retail and restaurant uses.	15,250	Staff

Property One, LLC. Glenn Fearon (909) 253 - 2021	Conditional Use Permit No. 1130	349 N. Eureka St.	Completed	Adaptive reuse of an existing 2,850 sq. ft. commercial building for J. Riley Distillery, and new 4,730 sq. ft. restaurant and alcoholic beverage on-sale license.	4,730	Staff
Property One, LLC. Glenn Fearon (909) 253 - 2021	Conditional Use Permit No. 1132	440 Oriental Ave.	Completed	Adaptive reuse of the historic Rondor Building brick warehouse for Escape Brewery, to include food service and alcoholic beverages.	8,520 (existing)	Staff
Woodspring Hotels	Woodspring Suites Hotel	1700 Orange Tree Ln.	Completed	New hotel with 123 guest rooms (approximately 48,224 sq. ft. of floor area) on a 2.7 acre lot.	48,224	Staff

Industrial Projects List						
Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
Urban Environs, Pat Meyer. (909) 798-4446	Annexation No. 96, General Plan Amendment No. 148, and Zone Change No. 476 (pre-zoning)	East side of Wabash Ave., and north side of East San Bernardino Ave.	Submitted	A request to annex approximately 49.5 acres into the City of Redlands, change the General Plan designation from Agricultural to "Light Industrial," and pre-zone the properties as "Light Industrial (M-1)" zoning. No new development projects are proposed at this time.	0	BF
Duke Realty, L.P. Nicole Torstvet (949) 797-7046	Commission Review & Approval No. 948	301 Tennessee St.	In Process	Demolish a manufacturing building and construct a warehouse/distribution facility on 11 acres.	197,397	SR
SCA Architecture, Ned Haskell (760) 390-2650	Commission Review & Approval No. 938	350 Iowa St.	In Process	Construct a warehouse/distribution building on 9.44 acres.	185,100	RM
Southern Calif. Edison, Jacob Redelphs (559) 326-1400	Commission Review & Approval No. 935	10616 Kansas St. and 27314 W. Park Ave.	In Process	Construct a warehouse building to include administrative offices, outdoor storage yard area for materials and equipment, and fleet vehicle parking on a total of 17.7 acres.	83,875	SR
UCR Group Tom Stoddard (909) 492-1374	Commission Review & Approval No. 949	1980 Park Ave.	Approved	Construct a manufacturing facility on approximately 3.1 acres.	48,079	Staff
Carter Group Architects, Carter Lee Redish (949) 498-3535	Commission Review & Approval No. 946	SWC Iowa St. and Park Ave.	Approved	Construct a custom manufacturing building on 1.34 acres.	25,000	Staff
Nevada Street Holdings, LLC. Carrie Hoshino, choshino@dra-architects.com	Commission Review & Approval No. 928 and Lot Line Adjustment No. 659	10756 Nevada St.	Approved	Construct one concrete tilt-up building for warehouse/industrial use.	87,771	Staff

Yocom-Baldwin Development (760) 245-8676	Commission Review & Approval No. 929, Tentative Parcel Map No. 20419	1941 W. Park Ave.	Approved	Construct two 19,370 sq. ft. industrial buildings (concrete tilt-up) and site improvements on 2.5 acres in the EV/IC district.	38,740	Staff
DKC Architects, Inc. Ben Millett (909) 798-7900	Phelps Office Building (CRA No. 907, LLA No. 638, Street Vacation No. 170)	1702 W. Park Ave.	Approved	Construct a multi-tenant building with up to four suites for commercial, office, and light industrial uses; vacate 7-ft. wide portion of Iowa Street.	7,198	Staff
Miller Architectural Corp., Gary Miller (909) 335 - 7400	Commission Review & Approval No. 943	10796 New Jersey St.	Plan Check	Construct one concrete tilt-up industrial building and site improvements for Inland Concrete Products (manufacturing use).	28,000	Staff
Duke Realty, L.P. Michael Weber (949) 797-7048	Planned Development No. 4	NEC Mountain View Ave. and Interstate 10 freeway	Completed	Construct two concrete tilt-up buildings (Building 1 is 305,440 sq. ft. and Building 2 is 115,497 sq. ft.) for warehouse/distribution uses on approx. 22 acres.	420,937	Staff
LDC Industrial Realty, Larry Cochrun (949) 226-4601	Commission Review & Approval No. 912	10843 New Jersey Street	Completed	Construct one concrete tilt-up building for warehouse/industrial uses on 9 acres.	179,400	Staff

Community Plans

Applicant	Project	Location	Status	Description	Planner
City of Redlands	Transit Villages Specific Plan	Project website: https://redlandstransitvillages.org/	Adopted	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	Housing Element 2021-2029	https://www.cityofredlands.org/post/housing-e	Adopted	Update the City's 2013-2021 Housing Element for the 6th Cycle Regional Housing Needs Assessment (RHNA).	BF
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	Mills Act Program extension	Citywide	Adopted	Extend the city's local Mills Act Program (for historic preservation) for five years to November 2027.	BF
City of Redlands, Municipal Utilities & Engineering Dept.	Sustainable Mobility Plan	Project website: https://redlandssmp.com/	Adopted	Create a sustainable mobility plan emphasizing alternative travel modes to automobiles, being prepared by Alta Planning + Design. For further information, visit the project website at 'https://redlandssmp.com'	n/a
City of Redlands	Historic Context Statement	Citywide	Adopted	Citywide Historic Context Statement	Staff
City of Redlands	Historic Architectural Design Guidelines	Citywide	City Council TBD	Prepare a citywide Historic Architectural Design Guidelines	Staff