



PLANNING DIVISION MAJOR PROJECTS LIST 2019

Updated September 10, 2019

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
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
1600 Orange, LLC. Miller Architectural Corp., Gary Miller (909) 335-7400	LuxView Apartments (CUP No. 1108, Specific Plan Amendment Nos. 45 & 46, Tentative Tract Map 20244)	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)	Planning Comm. 9/30/2019	Construct a 328-unit apartment complex on 21.8 acres, Tentative Parcel Map, and Specific Plan Amendment to create a new residential zoning district to accommodate the proposed project density.	SR	328
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 the project site from the East Valley Corridor Specific Plan, and tentative tract map.	LF	207
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
The Planning Associates, Jesus Navidad (951) 444-5600	Brookside Apartments	317 Brookside Ave.	Approved	Construct three-story apartment building with 8 units	SR	8
Vantage One Real Estate Investments, LLC, Thomas N. Robinson (949) 631-6620	Preliminary Review No. 1400	Northeast corner of Redlands Blvd. and Eureka St. in downtown Redlands.	Completed	A request to review a preliminary proposal to construct an apartment building up to five stories high, with studio and one-bedroom units, subterranean parking, and on-site amenities on 1.5 acres.	LF	149

Meritage Homes, Aaron Talarico (949) 372-3309	Preliminary Review No. 1396 (Tentative Tract Map, Specific Plan Amendment, Zone Change)	North side of Domestic Ave., west of Texas St. (APNs: 0167-031-02, -04, - 05, -06, -07, and -16)	Completed	A request to review a preliminary proposal to subdivide approx. 46 acres into 173 single-family residential lots (3.87 DU/acre) and public streets.	SR	173
Thatcher Engineering, Vicky Valenzuela. (909) 748-7777	Preliminary Review (Tentative Tract Map)	Northwest side of Linda Vista Drive and Sunnyside Ave. (APN: 0172-231- 03, -04, and -05)	Completed	Preliminary proposal to subdivide 5.6 acres into 20 residential lots, 20 single-family residences, and on- site recreational amenities.	LF	20
ICI Corporate, Russell Khouri. (714) 283-5800	Preliminary Review (Revision to CUP No. 683)	Southeast corner of Highland Ave. & Wabash Ave.	Completed	Construct 120 senior independent living apartments, and an amendment to previous Condiitonal Use Permit.	LF	120
Thatcher Engineering, Vicky Valenzuela. (909) 748-7777	Newland Homes Tract (Tentative Tract 20126)	NEC Lugonia & Judson	Approved	Subdivide approximately 39 acres into 105 residential lots plus five lettered lots, a Zone Change, Conditional Use Permit, Agricultural Preserve Removal, Williamson Act Removal.	SR	105
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
Diversified Pacific Communities. Nolan Leggio (909) 373-2628	Pope Tract (Tentative Tract 20079)	1485 E. San Bernardino Ave.	Under Construction	Subdivide 6 acres into 14 residential lots for future single-family residences.	BF	14
Diversified Pacific Communities. Nolan Leggio (909) 373-2628	Redlands Pioneer Tract (Tentative Tract 18979)	North side of San Bernardino Ave., 600 ft. east of Judson St.	Under Construction	Subdivide 32 acres into 55 residential lots for future single-family residences.	SR	55
Larry Jacinto Trust. Larry Jacinto Construction (909) 794-2151	Jacinto Tract (Tentative Tract 19956)	East of Wabash Ave., north of Highland Ave., and south of Citrus Ave.	Approved	Subdivide 18.5 acres into 40 residential lots for future single-family residences, a Zone Change to Residential Estate (R-E), and Annexaton into the City of Redlands.	LF	40

Sam-Redlands, LLC. Ray Dorame, Mastercraft Residential (949) 252-1122 ext. 132	Sam Redlands Tract (Tentative Tract 19942)	East of Wabash Ave., north of Sylvan Blvd.	Under Construction	Subdivide 12 acres into 34 residential lots for future single-family residences, a Zone Change to Single Family Residential (R-1), and Annexaton into the City of Redlands.	LF	34
Diversified Pacific Communities. Nolan Leggio (909) 373-2628	Redlands Pennsylvania Tract (Tentative Tract 19975)	South side of San Bernardino Ave., 950 ft. east of Judson St.	Under Construction	Subdivide 25 acres into 67 residential lots for future single-family residences, a Zone Change to Residential Estate (R-E), and Planned Residential Development.	Staff	67
Newland Homes and Lennar. Bryan Avilla (619) 723-5485	Tract 18988	North of Pioneer Ave., east of Texas St., and south of River View Dr.	Approved	Subdivide 30.5 acres into 82 residential lots for future single-family residences, a Zone Change to PRD Residential Estate (PRD/R-E), and Planned Residential Dev.	Staff	82
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
Inland Communities Corp. Mohamed Younes (323) 874-8000	Tract 16586	Wabash Ave. (east and west sides), north of Reservoir Road & Interstate 10.	Approved	Subdivide 66 acres into 76 residential lots for future single-family residences. Three phases.	SR	76
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. (adjacent to unincorporated Mentone), 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

COMMERCIAL PROJECTS LIST						
Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
PM Design Group, Ruben Gonzalez (949) 430-7016	Raising Cane's (Conditional Use Permit No. 1131)	SEC West Lugonia Ave. and Indiana Ct.	PC 9/24/2019	New quick-serve restaurant with dual drive-thru lanes on approximately 2.2 acres.	4,086	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.	PC 9/10/2019	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
Chase Holdings, Gary Stegemann, architect (909) 798-1123	Commission Review & Approval No. 909	North side of W. Redlands Blvd., 250 ft. east of Nevada St.	PC 9/24/2019	Two medical office buildings on 1.9 acres.	16,714	JT
Property One, LLC. Glenn Fearon (909) 253-2021	Packing House District, Phase 2 (Conditional Use Permit No. 905, Revision 4)	SWC Stuart Ave. & Eureka St.	Approved	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
Redlands Railway District, LLC. Glenn Fearon (909) 253-2021	Conditional Use Permit No. 1129	SEC Stuart Ave. & Eureka St.	Approved	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	NWC Oriental Ave. & Eureka St.	Approved	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
Property One, LLC. Glenn Fearon (909) 253-2021	Conditional Use Permit No. 1132	NWC Oriental Ave. & Eureka St.	Approved	Adaptive reuse of the historic Rondor Building brick warehouse for Escape Brewery, to include food service and alcoholic beverages.	8,520 (existing)	EE
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, new parking lot, and related site improvements on a 1-acre lot.	5,626	SR

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
Steven Kramer (909) 328-9769	Rooftop Restaurant & Lounge	5 East Citrus Ave.	In Process	A request to review a preliminary proposal to establish an outdoor restaurant and lounge on the roof of the historical building at 5 East Citrus Ave.	Existing (no new square-footage)	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
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
Woodspring Hotels, Andrew Davies (316) 630-5511	Woodspring Hotel	1700 Orange Tree Ln.	Under Construction	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
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
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
Walmart	Shopping Center with Walmart	Southeast corner of San Bernardino Avenue and Tennessee Street	Approved / Plan Check	Construct a retail shopping center on 45 acres, with a Walmart store as major anchor, five retail multi-tenant retail buildings, five single-tenant restaurant buildings (four with drive-thru), and subdivide the site into 11 parcels.	256,614	CL

Harcourts & Freeman, Brad Freeman (877) 300-4289	Parkford Shopping Center expansion	1035-1045 Parkford Dr.	Under Construction	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
Vantage One R.E., LLC Tom Robinson (949) 631-6620	Former Safety Hall & County Courthouse demolitions	212 & 213 Brookside	Approved	Demolish two buildings (former City Safety Hall, and former County Courthouse), General Plan Amendment to Commercial, Zone Change to General Commercial (C-3), and a conceptual commercial or mixed-use development project.	Commercial: 33,067 (max.); Dwelling Units: up to 45 multifamily units	SR

INDUSTRIAL PROJECTS LIST						
Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
Environmental Systems Research Institute (ESRI). Glenn Fearon (909) 793-2853 ext. 1940	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)' to be consistent with the General Plan land use designation as Office.	110,479	EE
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
DP Alabama, LLC. 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
13444 Alameda Industrial, LLC.	Commission Review & Approval No. 905	10797 New Jersey St.	Approved	Two new multi-tenant buildings on 4.77 acres.	93,000	LF
DKC Architects, Ben Millett (909) 798-7900	Preliminary Review No. 1405	Northwest corner of West Park Ave. & Iowa St.	Completed	Construct a multi-tenant office/light industrial building on a 0.77-acre lot.	7,072	JH
Miller Architectural Corp., Abel Lopez (909) 335-7400	Preliminary Review No. 1404	Northwest corner of E. Lugonia Ave. & Dearborn St.	Completed	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
Shaw Properties. Michael McKenna (949) 640-4800	Commission Review & Approval No. 894	SEC Park Ave. & Iowa St.	Approved	Construct one warehouse building including 6,000 sq. ft. of office space.	154,000	LF
Hannibal Petrossi for Weiss Family L.P. (949) 833-3240	Commission Review & Approval No. 891	614, 624, 634 Nevada St.	Approved	Construct an office/industrial building with up to six suites, and merge three lots into one 1.3 acre parcel.	18,296	Staff

COMMUNITY PLANS

Applicant	Project	Location	Status	Description	Total Sq. Ft.	Units	Public	Parks	Planner
City of Redlands	Transit Village Specific Plan	Downtown, University St./Park Ave., and New York St./Redlands Blvd. station sites	In Progress	Create a Transit Villages Plan including comprehensive update to the Downtown Specific Plan.	TBD	TBD			BF
City of Redlands	Historic Architectural Design Guidelines	Citywide	In Progress	Citywide Historic Architectural Design Guidelines					LF
City of Redlands	Zone Map Update	Citywide	In Progress	Zone Map review and update to conform to the new 2035 General Plan land use map.					BF
City of Redlands	General Plan Update	Citywide	Adopted	Comprehensive update to the General Plan (through year 2035).					BF
City of Redlands	Historic Context Statement	Citywide	Adopted	Citywide Historic Context Statement					LF
City of Redlands	Accessory Dwelling Unit ordinance	Citywide	In Process	Update local ordinance for Accessory Dwelling Units ("ADU").					CL
City of Redlands	Downtown Parking Study	Downtown Area	City Council 7/18/2017	Survey of parking availability and potential improvements in the downtown business district.					BF
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