



PLANNING DIVISION MAJOR PROJECTS LIST 2021

Updated September 16, 2021

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
LF	Loralee Farris	(909) 798 – 7555 ext. 4749	lfarris@cityofredlands.org
IF	Ivan Flores	(909) 798 – 7555 ext. 7558	iflores@cityofredlands.org
BF	Brian Foote	(909) 798 – 7562 ext. 7562	bfoote@cityofredlands.org
CL	Catherine Lin	(909) 798 – 7555 ext. 7308	clin@cityofredlands.org
SR	Sean Reilly	(909) 798 – 7555 ext. 7344	sreilly@cityofredlands.org
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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
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 the General Plan.	SR	27
Village Partners Ventures, LLC. www.statestreetvillage.com/contact	Mall redevelopment: Transit-Oriented Development and mixed use project (Conditional Use Permit, Commission Review & Approval, Tentative Tract Map, and Zoning Ordinance Text Amendment)	101 W. Redlands Blvd.	In Process	Redevelop the Redlands Mall site with a TOD and mixed use project to include multiple 3-, 4-, and 5-story buildings with a total of up to 719 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	722
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.	LF	120
Terracina Recovery, LLC. Mohamad Younes, (323) 874 - 8000	Tentative Tract Map 20320, Conditional Use Permit for a Planned Residential Development	Wabash Ave., north of Reservoir Rd. and Interstate 10	In Process	Subdivide approximately 65 acres into a total of 67 single-family hillside lots, five lettered lots for drainage basins, and associated roadways and infrastructure.	LF	67
MLC Holdings, Inc. Aaron Talarico, (949) 372 - 3309	Bergamot Specific Plan (Tentative Tract Map No. 20336, new Specific Plan #64, Amendment to EVCSP)	North side of Domestic Ave., west of Texas St., and east side of I-210 freeway	Planning Commission 8-10-2021; City Council TBD	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

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)	In Process	Subdivide 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.	JT	20
Diversified Pacific Communities. Nolan Leggio (909) 481-1150	Tentative Tract Map 20305, Tentative Parcel Map 20185, Conditional Use Permit No. 1143 for a Planned Residential Development, and Variances	301 W. Palm Avenue (APN: 0173- 231-05-0000)	City Council 7-20-2021 (continued); TBD	Subdivide approximately 8.8 acres for 28 new lots for single-family detached residences, one open space lot for existing citrus grove, and two lots for two existing residences.	SR	28
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 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
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
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.	LF	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.	CL	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
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
Adrian-Gaus Architects (909) 748 - 0444	Brookside Apartments	317 Brookside Ave.	Approved/ Plan Check	Construct three-story apartment building with 8 units	SR	8
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.	LF	207
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

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 Annexaton into the City of Redlands.	LF	34
Larry Jacinto Trust. Larry Jacinto Construction (909) 794 - 2151	Tract 19956	East of Wabash Ave., north of Highland Ave., and south of Citrus Ave.	Completed	Subdivide 18.5 acres into 40 residential lots, a Zone Change to Residential Estate (R-E), and Annexaton into the City of Redlands.	LF	40

COMMERCIAL PROJECTS LIST						
Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
Divy Hospitality Gwen Jarick Architecture (480) 686 - 2203	Tru Hotel by Hilton (Commission Review & Approval No. 931)	W. Colton Ave. at Columbia St.	In Process	Construct four-story hotel with 90 guest rooms and 99 parking spaces on vacant 1.52 acres.	40,415	JT
Village Partners Ventures, LLC. www.statestreetvillage.com/contact	Mall redevelopment: Transit-Oriented Development and mixed use project (Conditional Use Permit, Commission Review & Approval, Zoning Text Amendment, General Plan Amendment)	101 W. Redlands Blvd.	In Process	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; 722 dwelling units on upper floors; and a variety of public improvements.	77,468	BF
Village Partners Ventures, LLC. www.statestreetvillage.com/contact	Retail building for pharmacy (General Plan Amendment, Conditional Use Permit, Commission Review & Approval)	Southeast corner of W. Citrus Ave. and Eureka St.	In Process	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
Autofit, Inc. Mike Emadi (602) 233 - 3300	Autofit Retail/Distribution Center (Commission Review & Approval No. 945)	1625 W. Redlands Blvd.	Planning Commission 9-28-2021	Reuse vacant commercial building for a new Autofit outlet and retail facility, to include minor site improvements (ADA path of travel and parking spaces, lighting and landscaping, etc.).	109,147 (existing)	IF
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.	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.	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)	Planning Commission TBD	Construct a senior assisted living facility with 28 beds on 1 acre.	12,585	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
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	JT
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
Redlands Christian Schools, Daniel Cole. (909) 793 - 0601	Redlands Christian School (Conditional Use Permit No. 1134)	125 & 141 Kansas St.	Approved / Plan Check	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
Marks Architects, Gabriela Marks (619) 702 - 9448	Jack In The Box (Conditional Use Permit No. 1139)	1248 N. Wabash Ave.	Approved / Plan Check	New quick-serve restaurant with seating for approximately 70 customers and a drive-thru lane.	3,000	IF

Arteco Partners, Jerry Tessier (909) 629 - 5359	Redlands Food Hall - Mutual Orange Distributors (MOD) Packinghouse	330 N. Third St.	Approved / Plan Check	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.	Approved / Plan Check	Three-story building for retail, office, and restaurant uses, with two rooftop terraces on the second story roof, and pedestrian paseo.	36,825	EE
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.	Under Construction	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	EE
Lugonia Hospitality, Inc., Peter Bhakta (562) 412 - 1037	Marriott Springhill Suites (Commission Review & Approval No. 889)	Lugonia Ave. between Nevada & Alabama St.	Under Construction	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	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.)	Under Construction	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
Bob Harber & Brian Harber (909) 478 - 1957	Self-Serve Carwash (Commission Review & Approval No. 902)	Southwest corner of Alabama St. and Orange Tree Lane	Completed	New self-serve carwash facility and related site improvements on a 1-acre site.	7,967	SR
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	EE

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	EE
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)	EE
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.	Completed	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
U.S. Postal Service, Eva M. Jackson (858) 674 - 3107	Lugonia Station Post Office	1615 W. Park Ave.	Completed	New full-service facility to replace the existing Lugonia Station Post Office at 404 New York St.	24,000	BF
Redlands Railway District, LLC. Glenn Fearon (909) 253 - 2021	Conditional Use Permit No. 1129	Southeast corner of Stuart Ave. & Eureka St.	Completed	Construct a new 2,400 sq. ft. coffee shop with outdoor patio, drive-through window, and various pedestrian improvements.	2,400	EE
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	CL

INDUSTRIAL PROJECTS LIST						
Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
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	IF
Yocom-Baldwin Development (760) 245-8676	Commission Review & Approval No. 929, Tentative Parcel Map No. 20419	1941 W. Park Ave.	Planning Commission 9-28-2021	Construct two 19,370 sq. ft. industrial buildings (concrete tilt-up) and site improvements on 2.5 acres in the EV/IC district, and subdivide to create two new parcels with one building on each lot.	38,740	IF
Nevada Street Holdings, LLC. Sara Santomauro, sara.santomauro@ transwestern.com	Commission Review & Approval No. 923 and Lot Line Adjustment No. 651	10756 Nevada St.	In Process	Construct one concrete tilt-up building for warehouse/industrial use.	85,430	JT
Duke Realty, L.P. Michael Weber (949) 797-7048	Planned Development No. 4	NEC Mountain View Ave. and Interstate 10 freeway	Approved	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	IF
LDC Industrial Realty, Larry Cochrun (949) 226-4601	Commission Review & Approval No. 912	10843 New Jersey Street	Approved	Construct one concrete tilt-up building for warehouse/industrial uses on 9 acres.	179,400	JT
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	JT
McKernan, Inc., Bryan McKernan (909) 307-5650	Conditional Use Permit No. 1113 and Tentative Parcel Map No. 20021	Northeast corner of E. Stuart Ave. and 11th St.	Approved/ Plan Check	Construct a 9,969 sq. ft. industrial warehouse, Tentative Parcel Map to combine five parcels (totaling 0.73 net acres) into one parcel.	9,969	LF

Dedeaux Properties, Benjamin Horning (323) 981-8226	Commission Review & Approval No. 900	NWC Park Ave. & Alabama St. (APNs: 0292-154-10 & -17)	Completed	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.	Completed	Construct a 3-story professional office building, and change the zoning designation for 15 lots totaling 8.8 acres to 'Administrative Professional (A-P)'. 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.	Completed	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.	Completed	Construct one warehouse building including 6,000 sq. ft. of office space.	154,000	LF

COMMUNITY PLANS					
Applicant	Project	Location	Status	Description	Planner
City of Redlands	Transit Villages Specific Plan	Project website: https://redlandstransitvillages.org/	Draft complete; PC & Council on 2-17-2021; 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	City Council TBD	Prepare a citywide Historic Architectural Design Guidelines	LF
City of Redlands	Housing Element Update 2021-2029	Citywide	Planning Commission TBD	Update the City's 2013-2021 Housing Element for the 6th Cycle Regional Housing Needs Assessment (RHNA). Community workshops (online meetings) scheduled for April 26 and May 13, 2021.	CL
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, 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	LF