

**City of Redlands**  
**Planning Division**  
**Major Projects List 2025**

*Updated: January 9, 2025*

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.

<b>Initials</b>	<b>Planner Name</b>	<b>Telephone</b>	<b>Email</b>
KB	Kevin Beery	(909) 798 – 7555 ext. 1797	<a href="mailto:kbeery@cityofredlands.org">kbeery@cityofredlands.org</a>
NE	Nylsen Escajeda	(909) 798 – 7555 ext. 7308	<a href="mailto:nescajeda@cityofredlands.org">nescajeda@cityofredlands.org</a>
BF	Brian Foote	(909) 798 – 7555 ext. 7562	<a href="mailto:bfoote@cityofredlands.org">bfoote@cityofredlands.org</a>
RM	Rosemary Montoya	(909) 798 – 7555 ext. 7345	<a href="mailto:rmontoya@cityofredlands.org">rmontoya@cityofredlands.org</a>
SR	Sean Reilly	(909) 798 – 7555 ext. 7344	<a href="mailto:sreilly@cityofredlands.org">sreilly@cityofredlands.org</a>
JS	Jazmin Serrato	(909) 798 – 7555 ext. 4749	<a href="mailto:jserrato@cityofredlands.org">jserrato@cityofredlands.org</a>

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
Balboa Properties, LLC. Brooks + Scarpa Architects, Jennifer Doublet (323) 596 - 4707	Commission Review & Approval No. 974	<a href="#">Northeast corner of W. Stuart Avenue and Eureka Street</a>	In Process	Construct multiple buildings (up to 3 and 4 stories high) for mixed uses with a total of 85 garden-style apartments (totaling 88,226 sq. ft.) plus 7,686 sq. ft. of retail floor area on the ground floors.	KB	85
George Botros, architect GB Architects (909) 949 - 6999	Commission Review & Approval No. 972, and Certificate of Appropriateness No. 706	<a href="#">516 &amp; 532 Cajon St.</a>	In Process	Construct two apartment buildings with 8 units on one-half acre.	NE	8
Golden Mgmt. Services, Ryan Liu (626) 575 - 3070 ext. 231	Tentative Tract Map 20645, Commission Review & Approval No. 970	<a href="#">NEC Texas St. &amp; Pioneer Ave.</a>	In Process	Subdivide 3.3 acres into 11 single-family lots plus two lettered lots.	JS	11
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	<a href="#">East side Tennessee Street approximately 500 ft. north of E. Lugonia Ave,</a>	Approved	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
Matt Thalmayer, Hicks & Hartwick, Inc. (909) 560 - 1419	Tentative Parcel Map No. 20560	<a href="#">Northwest corner of La Salle St. and Sixth Avenue</a>	Approved	Subdivide approximately 4 acres (APN: 0174-201-06-0000) into three residential lots for future single-family residential development.	JS	0
Miller Architectural Corp. Sarah Hovsepian, (909) 335 - 7400	Revision No. 1 to Commission Review & Approval No. 914	<a href="#">South side of Orange Avenue, westerly of Alabama St. (APN: 0292- 482-01-0000)</a>	Approved	Construct three apartment buildings with a total of 164 dwelling units, and a Density Bonus Agreement.	SR	164

Redlands Summit, LLC. Jerry Zhang, (626) 360 - 2888	"Lugonia Village" project: Tentative Tract Map 40491, Tentative Parcel Map 20469, General Plan Amendment No. 143, Zone Change No. 469, and Commission Review & Approval Nos. 941 and 942	<a href="#">North side of W. Lugonia Ave., westerly of Karon St., and on the south side of a proposed extension of Pennsylvania Ave.</a>	Approved	Construct 451 apartments and 72 condominium townhomes in multiple buildings including on-site open space and recreational amenities, on approximately 25 acres. Project includes a General Plan Amendment to 'High Density Residential', Zone Change to R-3, and a Density Bonus Agreement.	Staff	523
Redlands Summit, LLC. Jerry Zhang, (626) 360 - 2888	"Lugonia Village" project: Tentative Tract Map No. 40490 and Commission Review & Approval No. 940	<a href="#">West side of Karon Street, north of Lugonia Avenue and south of Pennsylvania Avenue</a>	Approved	Tentative Tract Map & CRA for 18 residential lots and development with 18 detached single-family homes, plus lettered lots for open space.	Staff	18
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.	<a href="#">Northwest corner of E. Colton Avenue and Wabash Avenue</a>	Approved	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.	Staff	103
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.	<a href="#">Pioneer Avenue on the east side of the 210 freeway, and west of Citrus Valley High School</a>	Approved	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.	Staff	117
Highpointe Canyon Ranch, LLC. Tim England, (949) 472 - 0800	Tentative Tract Map 20402 and Zone Change No. 468	<a href="#">Northeast corner of San Timoteo Canyon Rd. and Nevada St.</a>	Approved	Subdivide approximately 21.6 acres into 27 single-family lots for future residences, and change zoning designation to Residential Estate (R-E).	SR	27

Miller Architectural Corp. Gary Miller, (909) 335 - 7400	Commission Review & Approval No. 960	<a href="#">211 E. Olive Ave.</a>	Approved	Construct one apartment building with 11 units, on-site parking garage at ground level, and related site improvements.	JS	11
Urban Advisory & Building Group, LLC. Brent Little (949) 230 - 6388	Tentative Tract Map 20520, CUP No.1167 for a Planned Residential Development.	<a href="#">Texas St. north of Domestic Ave.</a>	Approved	Subdivide approximately 38 acres into 35 single-family lots for future residences, and a Planned Residential Development.	SR	35
Invision Community Builders, LLC. Mohamad Younes, (323) 874 - 8000	Village at Orange Blossom (Conditional Use Permit No. 1169, Zone Change No. 472)	<a href="#">Between Judson St. and Grove St., on south side of Orange Blossom Trail</a>	Approved	Construct a total of 108 market-rate apartments for Seniors (55+) on approximately 3.5 acres, density bonus, and related on-site amenities.	SR	108
Terracina Recovery, LLC. Mohamad Younes, (323) 874 - 8000	Tentative Tract Map 20320 and Conditional Use Permit No. 1148 for a Planned Residential Development	<a href="#">Wabash Ave., north of Reservoir Rd. and Interstate 10</a>	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.	<a href="#">Southwest corner of Wabash Ave. and San Bernardino Ave.</a>	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)	<a href="#">Northeast corner of Redlands Blvd. and Eureka St.</a>	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)	<a href="#">Northwest corner of Brookside Ave. and Eureka St. (15 vacant lots)</a>	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

GS Redlands, LLC JoonHyuck Park, Manager www.gsresidence.com	Tentative Tract Map 20065	<a href="#">South side of E. Highland Ave., west of Redlands St. (APN: 0174-161-25)</a>	Approved	Subdivision of approx. 10 acres into 29 lots for single-family residences.	Staff	29
Donald Paulson (951) 906 - 8475	Tract 17080	<a href="#">West side of S. Wabash Ave., north of E. Sunset Drive and south of Interstate 10.</a>	Approved	Subdivide 7 acres into 8 residential lots for future single-family residences.	SR	8
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)	<a href="#">101 W. Redlands Blvd.</a>	Approved / Plan Check	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
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)	<a href="#">Southwest corner of University Street &amp; Lugonia Ave. (APNs: 1212-371-01, -05 thru -20)</a>	Approved / Plan Check	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
MLC Holdings, Inc. Aaron Talarico, (949) 372-3309	Bergamot Specific Plan (Tentative Tract Map No. 20336, new Specific Plan #64, Amendment to EVCSP)	<a href="#">North side of Domestic Ave., west of Texas St., and east side of I-210 freeway</a>	Under Construction	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	<a href="#">SWC Lugonia Ave. &amp; Texas St. (APN 0169-021-19)</a>	Under Construction	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

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	<a href="#">West side of Texas St., north side of San Bernardino Ave., and south side of Pioneer Ave.</a>	Completed	"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
1600 Orange, LLC. Luxview Properties (619) 291 - 2229	LuxView Apartments (Commission Review & Approval No. 914, Specific Plan Amendment No. 45, Street Vacation No. 171)	<a href="#">North &amp; South sides of Orange Ave., on the west side of Alabama St.</a>	Completed	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

### Commercial Projects List

Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
Balboa Properties, LLC. Brooks + Scarpa Architects, Jennifer Doublet (323) 596 - 4707	Commission Review & Approval No. 974	<a href="#">Northeast corner of W. Stuart Avenue and Eureka Street</a>	In Process	Construct multiple buildings (up to 3 and 4 stories high) for mixed uses with a total of 7,686 sq. ft. of retail floor area on the ground floors, plus 85 garden-style apartments on upper floors.	7,686	BF
Heimann Dev. Group, John Hiemann (909) 260-2100	Condiitonal Use Permit No. 1200, Commission Review & Approval, Tentative Parcel Map 20854	<a href="#">913 California St.</a>	In Process	Construct 4-story hotel with 90 rooms (55,186 sq. ft.), one drive-thru QS restaurant (1,450 sq. ft.), and automated carwash building (2,995 sq. ft.) on approx. five acres.	59,631	SR
Kimley-Horn & Assoc., John Pollock (951) 346 - 2807	Tennessee Shopping Center (CRA No, 959, CUP Nos. 1174, 1175, 1176, and Amendment No. 50 to East Valley Corridor S.P.)	<a href="#">Northeast corner of Tennesse St. and Lugonia Avenue</a>	In Process	New shopping center with a anchor tenant (25,000 sq. ft.), two retail buildings with shops (total of 22,085 sq. ft.), a sit down restaurant (5,710 sq. ft.), and two restaurant buildings with drive-through lanes (total of 7,590 sq. ft.).	60,385	SR
Grocery Outlet, Inc., c/o Compass Commercial Katy Schardt (916) 660 - 9623	Condiitonal Use Permit No. 1198	<a href="#">1005 W. Lugonia Ave.</a>	Approved	Request for a Type 21 (Off-Sale General) ABC license for the sale of beer, wine, and spirits within an approved 16,000 sq. ft. grocery store (pending construction).	n/a	JS
Carmax Superstores, Steve Hudak (804) 922-7877	Commission Review & Approval No. 962, Specific Plan Amendment No. 51 to East Valley Coridor S.P.	<a href="#">West side of New York St. at Brockton Ave. (APN: 0169-011-38, -39)</a>	Approved	Construct new Carmax dealership and reconditioning/repair facility, and related site improvements on 18.6 acres.	53,800	BF
Winston Liu, architect winstonliu@wwldc.com	Commission Review & Approval No. 955	<a href="#">Northeast corner of Plum Ln. and Idaho St.</a>	Approved	Construct a 4-story hotel with 52 guest rooms and related site improvements on 0.77 acre vacant lot.	29,820	BF
Redlands Community Hospital, Todd Sexton (909) 335-6423	Commission Review & Approval No. 968	<a href="#">245 Terracina Blvd.</a>	Approved	Construct a new one-story medical building for PET/CT diagnostic uses, exam rooms, and offices.	9,100	BF

Plum Lane Plaza, LLC, Scott Thompson (909) 919-4469	Commission Review & Approval No. 966	<a href="#">1741 Plum Ln.</a>	Approved	Construct a new two-story office building, parking lot, and related site improvements on approximately one acre.	16,768	JS
Mark Development, LLC. Mark Sandoval (909) 641-1501	Commission Review & Approval No. 963, CUP Nos. 1184 & 1185	<a href="#">1005 W. Lugonia Ave.</a>	Approved	New grocery store (16,000 sq. ft.), two drive-through restaurants, and related site improvements on 3.95 acres.	22,047	BF
California Sleep, Inc. Gary Stegemann, architect (909) 798-1123	Commission Review & Approval No. 952	<a href="#">Northwest corner of Alabama St. and W. Citrus Ave.</a>	Approved	Medical office building with nine sleep study rooms, and related medical equipment sales.	8,853	Staff
Chase Holdings, LP Mark Stanson mstanson@mac.com	Commission Review & Approval No. 950	<a href="#">900 Nevada St.</a>	Approved	RV storage, sales, and ancillary service facility on 4.5 acres.	2,000	Staff
Miller Architectural Corp., Abel Lopez (909) 335-7400	Conditional Use Permit No. 1136	<a href="#">Northwest corner of E. Lugonia Ave. &amp; Dearborn St.</a>	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
California Sleep, Inc. Gary Stegemann, architect (909) 798-1123	Commission Review & Approval No. 921	<a href="#">New Jersey St. south of Rancho Drive</a>	Approved	Medical office building with four tenant suites.	5,200	Staff
Vantage One Real Estate Investments, LLC, Tom Robinson (949) 631 - 6620	City Center Mixed Use (Conditional Use Permit No. 1138, Lot Line Adjustment No. 645)	<a href="#">Northwest corner of Brookside Ave. and Eureka St.</a>	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
Mission Road Church SDA Daisuke Fujimori (909) 335-8369	Revision No. 2 to Conditional Use Permit No. 606	<a href="#">27240 Alabama St.</a>	Approved	Construct a new building, parking lot, and related site improvements on approximately one-half acre.	8,015	JS



Redlands Assisted Living, LLC, Kiersten Sprout. (909) 801 - 7055	Conditional Use Permit No. 1145	<a href="#">600 North Place (APN: 0173-011-39-0000)</a>	Approved	Construct a senior assisted living facility with 28 beds on 1 acre.	12,585	Staff
Village Partners Ventures, LLC. www.statestreetvillage.com/contact	Conditional Use Permit No. 1156, Commission Review & Approval No. 934)	<a href="#">Southeast corner of W. Citrus Ave. and Eureka St.</a>	Approved	Construct a single-tenant retail building for a pharmacy (relocation from Redlands Mall site) with a single drive-through lane for a pharmacy.	14,500	BF
Amor Architectural Corp., Bill Bebee (909) 259-9971	Specific Plan 26, Amendment No. 3; CUP No. 480, Revision 1	<a href="#">1500 Barton Rd.</a>	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	Staff
Chase Holdings, LP Irving Chase (949) 755-7400	Commission Review & Approval No. 909	<a href="#">North side of W. Redlands Blvd., approximately 250 feet east of Nevada Street</a>	Approved	Construct two new medical office buildings with nine suites, and related site improvements and landscaping, on 1.89 acres.	16,714	Staff
Jeni Jackman (310) 357-6001	Tru Hotel by Hilton (Commission Review & Approval No. 931)	<a href="#">W. Colton Ave. at Columbia St.</a>	Approved / Plan Check	Construct four-story hotel with 90 guest rooms and 99 parking spaces on vacant 1.52 acres.	40,415	Staff
Madison Capital Group, Dave Bird, Senior V.P. (909) 215 - 4650	Conditional Use Permit No. 1168	<a href="#">Southeast corner of Wabash Ave. and Naples Ave.</a>	Approved / Plan Check	Construct a Go-Stor-It self-storage facility on 6.3 acres	28,000	Staff
Village Partners Ventures, LLC. www.statestreetvillage.com/contact	State Street Village mixed use project (Conditional Use Permit No. 1155, Commission Review & Approval No. 933)	<a href="#">101 W. Redlands Blvd.</a>	Approved / 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 public improvements.	77,468	BF

Arteco Partners, Jerry Tessier (909) 629 - 5359	Redlands Food Hall - Mutual Orange Distributors (MOD) Packinghouse	<a href="#">330 N. Third St.</a>	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	Commission Review & Approval No. 939	<a href="#">333 Orange St.</a>	Completed	Construct one 7,968 sq. ft. multi-tenant building for retail and restaurant uses, and one 3,839 sq.ft. retail building, plus related parking lot and on-site improvements.	11,807	BF
In-N-Out Burger, Michelle Bennett, (626) 813-5375	Conditional Use Permit No. 1170	<a href="#">SWC W. Lugonia Ave. &amp; Citrus Plaza Dr.</a>	Completed	Construct a new In-N-Out restaurant with drive-through lanes on 4.4 acres.	3,860	SR
Redlands Railway District, LLC., Glenn Fearon (909) 253 - 2021	Commission Review & Approval No. 924, Variance No. 814	<a href="#">347 Orange St. (northwest corner of Third St. and Shoppers Lane)</a>	Completed	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
Redlands Railway District, LLC. SGH Architects, Michael Stephens. (909) 375 - 3030	Third Street Retail Building (Commission Review & Approval No. 916)	<a href="#">31 W. Stuart Ave.</a>	Completed	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)	<a href="#">1248 N. Wabash Ave.</a>	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)	<a href="#">South side of W. Stuart Ave. at Third St.</a>	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	<a href="#">1342 Industrial Park Ave. (adjacent to I-10 off-ramp and west of Tennessee St.)</a>	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)	<a href="#">Lugonia Ave. between Nevada &amp; Alabama St.</a>	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)	<a href="#">Southwest corner of Stuart Ave. &amp; Eureka St.</a>	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	<a href="#">349 N. Eureka St.</a>	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	<a href="#">440 Oriental Ave.</a>	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	<a href="#">1700 Orange Tree Ln.</a>	Completed	New hotel with 123 guest rooms (approximately 48,224 sq. ft. of floor area) on a 2.7 acre lot.	48,224	Staff

<b>Industrial Projects List</b>						
<b>Developer</b>	<b>Project</b>	<b>Location</b>	<b>Status</b>	<b>Description</b>	<b>Total Sq. Ft.</b>	<b>Planner</b>
Blair, Church & Flynn Consulting Engineers, Paige Noga (559) 326-1400	Commission Review & Approval No. 971	<a href="#">10616 Kansas St.</a>	In Process	Construct a new Southern Calif. Edison office building, service center, garage building, truck & fuel canopies, fleet vehicle parking, and outdoor materials storage yard on approx. 17.7 acres.	83,424	SR
Land Engineering Consultants, Inc. Daniel Haskins (909) 795-8882 ext. 2	Annexation No. 96, General Plan Amendment No. 148, and Zone Change No. 476 (pre-zoning)	<a href="#">East side of Wabash Ave., and north side of East San Bernardino Ave.</a>	In Process	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	KB
Newland Development Group, LLC. Rocio Budetta (310) 339-7735	Commission Review & Approval No. 947	<a href="#">Sessums Drive, east of Aviation Drive</a>	In Process (on hold by applicant)	Construct six Class-A concrete tilt-up light industrial buildings (between 29,700 to 50,000 sq. ft. each) and related site improvements on 14.65 acres.	251,728	KB
Kaiser Foundation Hospitals, Deborah Han (626) 344-4519	Kaiser Permanente Redlands (Planned Development No. 6, and Amendment No. 6 to Concept Plan 1).	<a href="#">1301 California St.</a>	In Process; EIR being prepared	A Planned Development application with four phases: a 4-story 165,000 sq. ft. medical office building w/ ambulatory surgery center (Phase 1); a 7-story 400,000 sq. ft. hospital with up to 213 beds (Phase 2); an 83,000 sq. ft. medical office building (Phase 3); and a potential hospital expansion for 180,000 sq. ft. with up to 108 beds. Project to be built-out over 20 years or more.	863,000	KB
SCA Architecture, Ned Haskell (760) 390-2650	Commission Review & Approval No. 938	<a href="#">350 Iowa St.</a>	Approved	Construct a warehouse/distribution building on 9.44 acres.	185,100	Staff

UCR Group Tom Stoddard (909) 492-1374	Commission Review & Approval No. 949	<a href="#">1980 Park Ave.</a>	Approved	Construct a manufacturing facility on approximately 3.1 acres.	48,079	Staff
Duke Realty, L.P. Nicole Torstvet (949) 797-7046	Commission Review & Approval No. 948, CUP No. 1182	<a href="#">301 Tennessee St.</a>	Denied	Demolish a manufacturing building and construct a new warehouse/distribution facility 40 ft. high, with 25 truck loading docks, and full site improvements on approximately 11 acres.	197,397	SR
Carter Group Architects, Carter Lee Redish (949) 498-3535	Commission Review & Approval No. 946	<a href="#">SWC Iowa St. and Park Ave.</a>	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	<a href="#">10756 Nevada St.</a>	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	<a href="#">1941 W. Park Ave.</a>	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)	<a href="#">1702 W. Park Ave.</a>	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
North Palisade Partners Pete Williams (310) 242-1612	Planned Development No. 7	<a href="#">1101 California St.</a>	Approved / Plan Check	Construct a new warehouse/distribution facility, parking lots, and related site improvements on approximately 18.6 acres.	357,610	KB
Miller Architectural Corp., Gary Miller (909) 335 - 7400	Commission Review & Approval No. 943	<a href="#">10796 New Jersey St.</a>	Approved / Plan Check	Construct one concrete tilt-up industrial building and site improvements for Inland Concrete Products (manufacturing use).	28,000	Staff

**Community Plans**

Applicant	Project	Location	Status	Description	Planner
City of Redlands	Climate Action Plan Update	<a href="https://www.cityofredlands.org/post/planning-division-general-plan">https://www.cityofredlands.org/post/planning-division-general-plan</a>	In Process	Update the City's 2017 Climate Action Plan, to include a progress report, GHG emissions inventory update, and recommendations for citywide GHG reduction in accordance with new State GHG reduction goals.	JS
City of Redlands	Transit Villages Specific Plan	Project website: <a href="https://redlandstransitvillages.org/">https://redlandstransitvillages.org/</a>	Adopted	Create a form-based code specific plan for areas within one-half mile radius around three train stations for Metrolink and the Arrow Passenger Rail (947 acres total). The plan includes 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	<a href="https://www.cityofredlands.org/post/housing-e">https://www.cityofredlands.org/post/housing-e</a>	Adopted	Update the City's 2013-2021 Housing Element for the 6th Cycle Regional Housing Needs Assessment (RHNA).	BF
City of Redlands	Zoning Code Updates	Citywide (RMC Title 18)	In Process	Various zoning code amendments to update various housing regulations and development standards for compliance with the new 2021-2029 Housing Element.	BF
City of Redlands	Housing Element Rezoning	Citywide (24 parcels)	In Process; EIR being prepared	Rezoning a total of 24 parcels to accommodate future high-density multifamily housing for compliance with the new 2021-2029 Housing Element.	KB
City of Redlands	Zone Map Update	Citywide	On-Going	Zone Map update to conform to the 2035 General Plan land use map.	BF
City of Redlands	Historic Architectural Design Guidelines	<a href="#">Citywide</a>	Adopted	Prepare a citywide Historic Architectural Design Guidelines	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	Historic Context Statement	<a href="#">Citywide</a>	Adopted	Citywide Historic Context Statement	Staff

City of Redlands, Municipal Utilities & Engineering Dept.	Sustainable Mobility Plan	<a href="https://redlandssmp.com/">Project website: https://redlandssmp.com/</a>	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
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