

**City of Redlands**  
**Planning Division**  
**Major Projects List 2024**

*Updated: November 27, 2024*

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<br>ext. 1797 | <a href="mailto:kbeery@cityofredlands.org">kbeery@cityofredlands.org</a>       |
| NE              | Nylsen Escajeda     | (909) 798 – 7555<br>ext. 7308 | <a href="mailto:nescajeda@cityofredlands.org">nescajeda@cityofredlands.org</a> |
| BF              | Brian Foote         | (909) 798 – 7555<br>ext. 7562 | <a href="mailto:bfoote@cityofredlands.org">bfoote@cityofredlands.org</a>       |
| RM              | Rosemary Montoya    | (909) 798 – 7555<br>ext. 7345 | <a href="mailto:rmontoya@cityofredlands.org">rmontoya@cityofredlands.org</a>   |
| SR              | Sean Reilly         | (909) 798 – 7555<br>ext. 7344 | <a href="mailto:sreilly@cityofredlands.org">sreilly@cityofredlands.org</a>     |
| JS              | Jazmin Serrato      | (909) 798 – 7555<br>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.<br>Brooks + Scarpa Architects,<br>Jennifer Doublet<br>(323) 596 - 4707 | Commission Review & Approval<br>No. 974   | <a href="#">Northeast corner of W. Stuart<br/>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<br>GB Architects<br>(909) 949 - 6999                                  | Commission Review & Approval<br>No. 970, and Certificate of<br>Appropriateness No.  | <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,<br>Ryan Liu<br>(626) 575 - 3070 ext. 231                                | Tentative Tract Map 20645,<br>Commission Review & Approval<br>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<br>Communities.<br>Nolan Leggio<br>(909) 481 - 1150                        | "Tennessee Village" project:<br>Amendment 49 to the East<br>Valley Corridor Specific Plan,<br>CUP No. 1173, Commission<br>Review & Approval No. 956 | <a href="#">East side Tennessee Street<br/>approximately 500 ft. north of E.<br/>Lugonia Ave,</a>     | PC<br>9-10-2024;<br>City Council<br>12-03-2024 | 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,<br>Hicks & Hartwick, Inc.<br>(909) 560 - 1419                                  | Tentative Parcel Map No. 20560  | <a href="#">Northwest corner of La Salle St. and<br/>Sixth Avenue</a>                                 | In Process                                     | Subdivide approximately 4 acres (APN: 0174-201-06-0000) into three residential lots for future single-family residential development.   | JS      | 0           |
| Miller Architectural Corp.<br>Sarah Hovsepian,<br>(909) 335 - 7400                             | Revision No. 1 to Commission<br>Review & Approval No. 914   | <a href="#">South side of Orange Avenue,<br/>westerly of Alabama St. (APN: 0292-<br/>482-01-0000)</a> | Approved                                       | Construct three apartment buildings with a total of 164 dwelling units, and a Density Bonus Agreement.  | SR      | 164         |

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|---|--|--|----------|---|-------|-----|
| Redlands Summit, LLC.<br>Jerry Zhang,<br>(626) 360 - 2888         | "Lugonia Village" project:<br>Tentative Tract Map 40491,<br>Tentative Parcel Map 20469,<br>General Plan Amendment No.<br>143, Zone Change No. 469, and<br>Commission Review & Approval<br>Nos. 941 and 942 | <a href="#">North side of W. Lugonia Ave.,<br/>westerly of Karon St., and on the<br/>south side of a proposed extension<br/>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.<br>Jerry Zhang,<br>(626) 360 - 2888         | "Lugonia Village" project:<br>Tentative Tract Map No. 40490<br>and Commission Review &<br>Approval No. 940   | <a href="#">West side of Karon Street,<br/>north of Lugonia Avenue and<br/>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<br>Vanita Puri<br>(949) 922 - 7075        | Tentative Tract Map 20571, CUP<br>No.1171 for a Planned<br>Residential Development,<br>General Plan Amendment No.<br>147, Zone Change No. 474.   | <a href="#">Northwest corner of E. Colton<br/>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.<br>Aaron Talarico,<br>(949) 372 - 3309         | Tentative Tract Map 20528,<br>General Plan Amendment No.<br>145, Zone Change No. 471, and<br>Specific Plan Amendment No. 49<br>to East Valley Corridor Specific<br>Plan.                                   | <a href="#">Pioneer Avenue on the east side of<br/>the 210 freeway, and west of Citrus<br/>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,<br>LLC. Tim England,<br>(949) 472 - 0800 | Tentative Tract Map 20402 and<br>Zone Change No. 468   | <a href="#">Northeast corner of San Timoteo<br/>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  |

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|---|--|---|----------|---|-------|-----|
| Miller Architectural Corp.<br>Gary Miller,<br>(909) 335 - 7400                    | Commission Review & Approval<br>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<br>Group, LLC.<br>Brent Little<br>(949) 230 - 6388      | Tentative Tract Map 20520, CUP<br>No.1167 for a Planned<br>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,<br>LLC.<br>Mohamad Younes,<br>(323) 874 - 8000       | Village at Orange Blossom<br>(Conditional Use Permit No.<br>1169, Zone Change No. 472)                       | <a href="#">Between Judson St. and Grove St.,<br/>on south side of Orange Blossom<br/>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.<br>Mohamad Younes,<br>(323) 874 - 8000                   | Tentative Tract Map 20320 and<br>Conditional Use Permit No. 1148<br>for a Planned Residential<br>Development | <a href="#">Wabash Ave., north of Reservoir Rd.<br/>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,<br>Dustin Moyer<br>(925) 425 - 3247                                  | Tentative Tract Map 20473 &<br>Conditional Use Permit No.<br>1163.   | <a href="#">Southwest corner of Wabash Ave.<br/>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<br>Investments, LLC.<br>Tom Robinson,<br>(949) 631 - 6620 | The Grand Apartments<br>(Commission Review & Approval<br>No. 911)  | <a href="#">Northeast corner of Redlands Blvd.<br/>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<br>Investments, LLC.<br>Tom Robinson,<br>(949) 631 - 6620 | City Center Mixed Use Project<br>(Conditional Use Permit No.<br>1138, Lot Line Adjustment No.<br>645)        | <a href="#">Northwest corner of Brookside Ave.<br/>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 |

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|---|---|--|-----------------------|---|-------|-----|
| GS Redlands, LLC<br>JoonHyuck Park, Manager<br>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<br>(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.<br>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.<br>(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.<br>Aaron Talarico,<br>(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.<br>Chul Gugich<br>(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  |

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|--|---|---|-----------|--|-------|-----|
| Lennar Homes of Calif.,<br>Laura Duran<br>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.<br>Luxview Properties<br>(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.<br>Brooks + Scarpa Architects,<br>Jennifer Doublet<br>(323) 596 - 4707 | Commission Review &<br>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         | KB      |
| Heimann Dev. Group,<br>John Hiemann<br>(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.,<br>John Pollock<br>(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<br>Compass Commercial<br>Katy Schardt<br>(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,<br>Steve Hudak<br>(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<br>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<br>(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      |

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|--|---|--|----------|---|------------------------|-------|
| Plum Lane Plaza, LLC,<br>Scott Thompson<br>(909) 919-4469                        | Commission Review &<br>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.<br>Mark Sandoval<br>(909) 641-1501                        | Commission Review &<br>Approval No. 963,<br>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.<br>Gary Stegemann, architect<br>(909) 798-1123            | Commission Review &<br>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<br>Mark Stanson<br>mstanson@mac.com                           | Commission Review &<br>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.,<br>Abel Lopez<br>(909) 335-7400                      | Conditional Use Permit No.<br>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.<br>Gary Stegemann, architect<br>(909) 798-1123            | Commission Review &<br>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<br>Investments, LLC,<br>Tom Robinson<br>(949) 631 - 6620 | City Center Mixed Use<br>(Conditional Use Permit No.<br>1138, Lot Line Adjustment<br>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<br>(commercial) | SR    |
| Mission Road Church SDA<br>Daisuke Fujimori<br>(909) 335-8369                    | Revision No. 2 to Conditional<br>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    |



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|---|--|---|-----------------------|---|--------|-------|
| Redlands Assisted Living, LLC, Kiersten Sprout.<br>(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.<br>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<br>(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<br>Irving Chase<br>(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<br>(310) 357-6001  | Tru Hotel by Hilton<br>(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.<br>(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.<br>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    |

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|---|---|--|-----------------------|---|----------------------|-------|
| Arteco Partners,<br>Jerry Tessier<br>(909) 629 - 5359                                       | Redlands Food Hall -<br>Mutual Orange Distributors<br>(MOD) Packinghouse  | <a href="#">330 N. Third St.</a>   | Under<br>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<br>(existing) | BF    |
| Redlands Railway District,<br>LLC. SGH Architects,<br>Michael Stephens.<br>(909) 375 - 3030 | Commission Review &<br>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,<br>Michelle Bennett,<br>(626) 813-5375                                     | Conditional Use Permit No.<br>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,<br>LLC., Glenn Fearon<br>(909) 253 - 2021                        | Commission Review &<br>Approval No. 924, Variance<br>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,<br>LLC. SGH Architects,<br>Michael Stephens.<br>(909) 375 - 3030 | Third Street Retail Building<br>(Commission Review &<br>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,<br>Gabriela Marks<br>(619) 702 - 9448                                     | Jack In The Box (Conditional<br>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,<br>LLC. SGH Architects,<br>Michael Stephens.<br>(909) 375 - 3030 | Downtown Parking Structure<br>(Conditional Use Permit No.<br>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.,<br>Gena Patel<br>(909) 935 - 6766       | Hilton Home2 Suites   | <a href="#">1342 Industrial Park Ave.<br/>(adjacent to I-10 off-ramp and<br/>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.,<br>Peter Bhakta<br>(562) 412 - 1037 | Marriott Springhill Suites<br>(Commission Review &<br>Approval No. 889) | <a href="#">Lugonia Ave. between Nevada<br/>&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.<br>Glenn Fearon<br>(909) 253 - 2021         | Packing House District,<br>Phase 2 (CUP No. 905,<br>Revision 4)         | <a href="#">Southwest corner of Stuart<br/>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.<br>Glenn Fearon<br>(909) 253 - 2021         | Conditional Use Permit No.<br>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.<br>Glenn Fearon<br>(909) 253 - 2021         | Conditional Use Permit No.<br>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<br>(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<br>(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<br>(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<br>(310) 339-7735            | Commission Review & Approval No. 947   | <a href="#">Sessums Drive, east of Aviation Drive</a>                                | In Process<br>(on hold by developer) | 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              | BF             |
| Kaiser Foundation Hospitals, Deborah Han<br>(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;<br>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<br>(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<br>Tom Stoddard<br>(909) 492-1374  | Commission Review &<br>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.<br>Nicole Torstvet<br>(949) 797-7046                             | Commission Review &<br>Approval No. 948,<br>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,<br>Carter Lee Redish<br>(949) 498-3535                    | Commission Review & Approval<br>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,<br>LLC. Carrie Hoshino,<br>choshino@dra-<br>architects.com | Commission Review &<br>Approval No. 928 and Lot Line<br>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<br>(760) 245-8676  | Commission Review &<br>Approval No. 929, Tentative<br>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.<br>Ben Millett<br>(909) 798-7900                              | Phelps Office Building<br>(CRA No. 907, LLA No. 638,<br>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<br>Pete Williams<br>(310) 242-1612                         | Planned Development<br>No. 7   | <a href="#">1101 California St.</a>        | Approved /<br>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.,<br>Gary Miller<br>(909) 335 - 7400                     | Commission Review &<br>Approval No. 943  | <a href="#">10796 New Jersey St.</a>       | Approved /<br>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:<br><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;<br>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,<br>Municipal Utilities &<br>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 |
|---|---------------------------|--|---------|---|-----|