

City of Redlands
Planning Division
Major Projects List 2025

Updated: September 2, 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.

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

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
Manjit Kaur (909) 450 - 7702	Commission Review & Approval No. 980	316 E. High Avenue	Submitted	Construct two-story attached townhomes/ condominiums on a vacant 0.16 acre lot.	RM	5
Brian King, Monte Vista Homes (909) 499 - 6995	Preliminary Review No. 1532	780 W. San Bernardino Ave.	Submitted	Conceptual design review for a proposal to construct a total of 188 apartments on 6.5 vacant acres.	SR	188
Redlands Pioneer Partners, LLC. Qantas Corman (949) 325 - 3025	General Plan Amendment, Specific Plan Amendment, new Specific Plan No. 67, Street Vacation, and Tentative Tract Map No. 20797.	Btwn W. San Bernardino Ave. and W. Pioneer Ave., on the east & west sides of Tennessee St.	In Process	Pioneer Park Specific Plan with 255 two-story single family homes, one 8-unit multifamily building, private open space, and relocate the Tennessee St. right-of-way, on approximately 35 acres.	KB	263
George Botros, architect GB Architects (909) 949 - 6999	Commission Review & Approval No. 972, and Certificate of Appropriateness No. 706	516 & 532 Cajon St.	In Process	Construct four (4) condominium buildings, two stories each, with a total of 8 units (two units per building) 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	NEC Texas St. & Pioneer Ave.	Approved	Subdivide 3.3 acres into 11 single-family lots plus two lettered lots.	JS	11
Balboa Properties, LLC. Brooks + Scarpa Architects, Jennifer Doublet (323) 596 - 4707	Commission Review & Approval No. 974	Northeast corner of W. Stuart Avenue and Eureka Street	Approved	Construct multiple buildings (up to 3 and 4 stories high) with a total of 82 garden-style apartments (totaling approx. 88,226 sq. ft.) plus 6,934 sq. ft. of retail floor area on the ground level, and enclosed garages.	KB	82

Diversified Pacific Communities. Nolan Leggio (909) 481 - 1150	"Tennessee Village" project: Amendment 49 to the East Valley Corridor Specific Plan, CUP No. 1173, Commission Review & Approval No. 956	East side Tennessee Street approximately 500 ft. north of E. Lugonia Ave,	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	Northwest corner of La Salle St. and Sixth Avenue	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	South side of Orange Avenue, westerly of Alabama St. (APN: 0292-482-01-0000)	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 No. 40490 and Commission Review & Approval No. 940	West side of Karon Street, north of Lugonia Avenue and south of Pennsylvania Avenue	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.	Northwest corner of E. Colton Avenue and Wabash Avenue	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.	Pioneer Avenue on the east side of the 210 freeway, and west of Citrus Valley High School	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	Northeast corner of San Timoteo Canyon Rd. and Nevada St.	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	211 E. Olive Ave.	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.	Texas St. north of Domestic Ave.	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)	Between Judson St. and Grove St., on south side of Orange Blossom Trail	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	Wabash Ave., north of Reservoir Rd. and Interstate 10	Approved	Subdivide approximately 65 acres into a total of 67 single-family hillside lots, five lettered lots for drainage basins, and associated roadways and infrastructure.	Staff	67
Vantage One Real Estate Investments, LLC. Tom Robinson, (949) 631 - 6620	The Grand Apartments (Commission Review & Approval No. 911)	Northeast corner of Redlands Blvd. and Eureka St.	Approved	Construct a total of 149 apartments in a 4-story building, with a variety of on-site amenities and common open space including rooftop decks, on approximately 1.5 acres.	Staff	149
Vantage One Real Estate Investments, LLC. Tom Robinson, (949) 631 - 6620	City Center Mixed Use Project (Conditional Use Permit No. 1138, Lot Line Adjustment No. 645)	Northwest corner of Brookside Ave. and Eureka St. (15 vacant lots)	Approved	Mixed use development consisting of three retail/restaurant pads on the ground floor, podium parking garages, and 138 apartment units on upper floors on 3 acres.	SR	138

GS Redlands, LLC JoonHyuck Park, Manager www.gsresidence.com	Tentative Tract Map 20065	South side of E. Highland Ave., west of Redlands St. (APN: 0174-161-25)	Approved	Subdivision of approx. 10 acres into 29 lots for single-family residences.	Staff	29
Donald Paulson (951) 906 - 8475	Tract 17080	West side of S. Wabash Ave., north of E. Sunset Drive and south of Interstate 10.	Approved	Subdivide 7 acres into 8 residential lots for future single-family residences.	SR	8
Redlands Summit, LLC. Jerry Zhang, (626) 360 - 2888	"Lugonia Village" project: Tentative Tract Map 40491, Tentative Parcel Map 20469, and Commission Review & Approval Nos. 941 and 942	North side of W. Lugonia Ave., westerly of Karon St., and on the south side of a proposed extension of Pennsylvania Ave.	Approved/ Plan Check	Construct 451 apartments and 72 condominium townhomes in multiple buildings including on-site open space and recreational amenities, on approximately 25 acres.	Staff	523
Village Partners Ventures, LLC. www.statestreetvillage.com/contact	State Street Village mixed use project (Conditional Use Permit No. 1155, Commission Review & Approval No. 933, Tentative Tract Map 20425, and General Plan Amendment No. 142)	101 W. Redlands Blvd.	Approved / 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)	Southwest corner of University Street & Lugonia Ave. (APNs: 1212-371-01, -05 thru -20)	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
Tri Pointe Homes, Rick Rush (951) 529 - 7795	Tentative Tract Map 20473 & Conditional Use Permit No. 1163.	Southwest corner of Wabash Ave. and San Bernardino Ave.	Under Construction	Subdivide approximately 38 acres into 98 single-family lots for future residences, and a Planned Residential Development.	KB	98

MLC Holdings, Inc. Aaron Talarico, (949) 372-3309	Bergamot Specific Plan (Tentative Tract Map No. 20336, new Specific Plan #64, Amendment to EVCSA)	North side of Domestic Ave., west of Texas St., and east side of I-210 freeway	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	SWC Lugonia Ave. & Texas St. (APN 0169-021-19)	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	West side of Texas St., north side of San Bernardino Ave., and south side of Pioneer Ave.	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)	North & South sides of Orange Ave., on the west side of Alabama St.	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
Peter Bhakta (562) 412 - 1307	Conditional Use Permit Nos. 1213	1315 W. Lugonia Ave.	In Process	Construct a four-story hotel with 98 guest rooms, meeting rooms, pool, and on-site amenities on a vacant 2.3-acre parcel.	64,810	RM
Ray Kayacan, Regency Centers (213) 553 - 2217	Commission Review & Approval No. 976, Conditional Use Permit Nos. 1207 & 1208, Amendment No. 55 to Specific Plan 40.	Northeast corner of W. Lugonia Ave. and Tennessee St.	In Process	Change zoning to Commercial General (EV/CG) district, and construct a new shopping center with a 36,000 square-foot grocery anchor tenant, four multi-tenant retail buildings totaling 31,500 square-feet, and a restaurant with drive-thru totaling 2,700 square-feet, on 8.4 acres.	70,200	SR
Balboa Properties, LLC. Brooks + Scarpa Architects, Jennifer Doublet (323) 596 - 4707	Commission Review & Approval No. 974	Northeast corner of W. Stuart Avenue and Eureka Street	Approved	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 82 garden-style apartments on upper floors.	6,934	KB
Winston Liu, architect winstonliu@wwldc.com	Commission Review & Approval No. 955	Northeast corner of Plum Ln. and Idaho St.	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	245 Terracina Blvd.	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	1741 Plum Ln.	Approved	Construct a new two-story office building, parking lot, and related site improvements on approximately one acre.	16,768	JS
California Sleep, Inc. Gary Stegemann, architect (909) 798-1123	Commission Review & Approval No. 952	Northwest corner of Alabama St. and W. Citrus Ave.	Approved	Medical office building with nine sleep study rooms, and related medical equipment sales.	8,853	Staff

Chase Holdings, LP	Commission Review & Approval No. 950	900 Nevada St.	Approved	RV storage, sales, and ancillary service facility on 4.5 acres.	2,000	Staff
California Sleep, Inc. Gary Stegemann, architect (909) 798-1123	Commission Review & Approval No. 921	New Jersey St. south of Rancho Drive	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)	Northwest corner of Brookside Ave. and Eureka St.	Approved	Mixed use development consisting of three retail/restaurant pads on the ground floor, podium parking garages, and 138 apartment units on upper floors on approximately 3 acres.	10,430 (commercial)	SR
Mission Road Church SDA Daisuke Fujimori (909) 335-8369	Revision No. 2 to Conditional Use Permit No. 606	27240 Alabama St.	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	600 North Place (APN: 0173-011-39-0000)	Approved	Construct a senior assisted living facility with 28 beds on 1 acre.	12,585	Staff
Village Partners Ventures, LLC. www.statestreetvillage.com/contact	Conditonal Use Permit No. 1156, Commission Review & Approval No. 934)	Southeast corner of W. Citrus Ave. and Eureka St.	Approved	Construct a single-tenant retail building for a pharmacy (relocation from Redlands Mall site) with a single drive-through lane for a pharmacy.	14,500	BF
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	Staff
Chase Holdings, LP Irving Chase (949) 755-7400	Commission Review & Approval No. 909	North side of W. Redlands Blvd., approximately 250 feet east of Nevada Street	Approved	Construct two new medical office buildings with nine suites, and related site improvements and landscaping, on 1.89 acres.	16,714	Staff

Heimann Dev. Group, John Hiemann (909) 260-2100	Condiitonal Use Permit No. 1200, Commission Review & Approval No. 973, Tentative Parcel Map No. 20854	913 California St.	Approved/ Plan Check	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
Carmax Superstores, Steve Hudak (804) 922-7877	Commission Review & Approval No. 962, Specific Plan Amendment No. 51 to East Valley Corridor S.P.	West side of New York St. at Brockton Ave. (APN: 0169-011-38, -39)	Approved / Plan Check	Construct new Carmax dealership and reconditioning/repair facility, and related site improvements on 18.6 acres.	53,800	Staff
Mark Development, LLC. Mark Sandoval (909) 641-1501	Commission Review & Approval No. 963, CUP Nos. 1184 & 1185	1005 W. Lugonia Ave.	Approved / Plan Check	New grocery store (16,000 sq. ft.), two drive-through restaurants, and related site improvements on 3.95 acres.	22,047	BF
Jeni Jackman (310) 357-6001	Tru Hotel by Hilton (Commission Review & Approval No. 931)	W. Colton Ave. at Columbia St.	Approved / Plan Check	Construct four-story hotel with 90 guest rooms and 99 parking spaces on vacant 1.52 acres.	40,415	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)	101 W. Redlands Blvd.	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
Miller Architectural Corp., Abel Lopez (909) 335-7400	Conditional Use Permit No. 1136	Northwest corner of E. Lugonia Ave. & Dearborn St.	Under Construction	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

Arteco Partners, Jerry Tessier (909) 629 - 5359	Redlands Food Hall - Mutual Orange Distributors (MOD) Packinghouse	330 N. Third St.	Completed	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	333 Orange St.	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	SWC W. Lugonia Ave. & Citrus Plaza Dr.	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	347 Orange St. (northwest corner of Third St. and Shoppers Lane)	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)	31 W. Stuart Ave.	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)	1248 N. Wabash Ave.	Completed	New quick-serve restaurant with seating for approximately 70 customers and a drive-thru lane.	3,000	Staff
Redlands Railway District, LLC. SGH Architects, Michael Stephens. (909) 375 - 3030	Downtown Parking Structure (Conditional Use Permit No. 1144)	South side of W. Stuart Ave. at Third St.	Completed	Four-level parking structure with 385 parking stalls (200 spaces for public use), and 5,370 sq.ft. of retail space. Includes electric vehicle charging stations, and bridge connecting to the adjacent retail/office/restaurant building.	142,460	Staff

JMD Hospitality, Inc., Gena Patel (909) 935 - 6766	Hilton Home2 Suites	1342 Industrial Park Ave. (adjacent to I-10 off-ramp and west of Tennessee St.)	Completed	New hotel with 77 guest rooms, approximately 44,540 sq. ft. of floor area, parking lot, and related site improvements on 1.67 acres.	44,540	BF
Lugonia Hospitality, Inc., Peter Bhakta (562) 412 - 1037	Marriott Springhill Suites (Commission Review & Approval No. 889)	Lugonia Ave. between Nevada & Alabama St.	Completed	New hotel with 88 guest rooms, approximately 55,465 sq. ft. of floor area, parking lot, and related improvements on a vacant 1.67 acre lot.	55,465	Staff
Property One, LLC. Glenn Fearon (909) 253 - 2021	Packing House District, Phase 2 (CUP No. 905, Revision 4)	Southwest corner of Stuart Ave. & Eureka St.	Completed	Phase 2 of the Packing House District shopping center, for two new commercial buildings on 3.9 acres for retail and restaurant uses.	15,250	Staff
Property One, LLC. Glenn Fearon (909) 253 - 2021	Conditional Use Permit No. 1130	349 N. Eureka St.	Completed	Adaptive reuse of an existing 2,850 sq. ft. commercial building for J. Riley Distillery, and new 4,730 sq. ft. restaurant and alcoholic beverage on-sale license.	4,730	Staff
Property One, LLC. Glenn Fearon (909) 253 - 2021	Conditional Use Permit No. 1132	440 Oriental Ave.	Completed	Adaptive reuse of the historic Rondor Building brick warehouse for Escape Brewery, to include food service and alcoholic beverages.	8,520 (existing)	Staff
Woodspring Hotels	Woodspring Suites Hotel	1700 Orange Tree Ln.	Completed	New hotel with 123 guest rooms (approximately 48,224 sq. ft. of floor area) on a 2.7 acre lot.	48,224	Staff
Madison Capital Group, Dave Bird, Senior V.P. (909) 215 - 4650	Conditional Use Permit No. 1168	Southeast corner of Wabash Ave. and Naples Ave.	Completed	Construct a Go-Stor-It self-storage facility on 6.3 acres	28,000	Staff

Industrial Projects List						
Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
Alex Steele, MIG Inc. (951) 787 - 9222	Commission Review & Approval No. 977	475 Iowa St.	Submitted	Construct a light industrial building on 1.34 acres.	26,450	NE
Blair, Church & Flynn Consulting Engineers, Paige Noga (559) 326-1400	Commission Review & Approval No. 971	10616 Kansas St.	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)	East side of Wabash Ave., and north side of East San Bernardino Ave.	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
Kaiser Foundation Hospitals, Deborah Han (626) 344-4519	Kaiser Permanente Redlands (Planned Development No. 6, and Amendment to Concept Plan No. 1).	1301 California St.	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
North Palisade Partners Pete Williams (310) 242-1612	Planned Development No. 7	1101 California St.	Under Construction	Construct a new warehouse/distribution facility, parking lots, and related site improvements on approximately 18.6 acres.	357,610	KB
SCA Architecture, Ned Haskell (760) 390-2650	Commission Review & Approval No. 938	350 Iowa St.	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	1980 Park Ave.	Approved	Construct a manufacturing facility on approximately 3.1 acres.	48,079	Staff
Carter Group Architects, Carter Lee Redish (949) 498-3535	Commission Review & Approval No. 946	SWC Iowa St. and Park Ave.	Approved	Construct a custom manufacturing building on 1.34 acres.	25,000	Staff
Nevada Street Holdings, LLC. Carrie Hoshino, choshino@dra- architects.com	Commission Review & Approval No. 928 and Lot Line Adjustment No. 659	10756 Nevada St.	Approved	Construct one concrete tilt-up building for warehouse/industrial use.	87,771	Staff
Yocom-Baldwin Development (760) 245-8676	Commission Review & Approval No. 929, Tentative Parcel Map No. 20419	1941 W. Park Ave.	Approved	Construct two 19,370 sq. ft. industrial buildings (concrete tilt-up) and site improvements on 2.5 acres in the EV/IC district.	38,740	Staff
DKC Architects, Inc. Ben Millett (909) 798-7900	Phelps Office Building (CRA No. 907, LLA No. 638, Street Vacation No. 170)	1702 W. Park Ave.	Approved	Construct a multi-tenant building with up to four suites for commercial, office, and light industrial uses; vacate 7-ft. wide portion of Iowa Street.	7,198	Staff
Duke Realty, L.P. Nicole Torstvet (949) 797-7046	Commission Review & Approval No. 975, and Conditional Use Permit No. 1206	301 Tennessee St.	Approved	Demolish a manufacturing building and construct a new warehouse/distribution facility, with truck loading docks, and full site improvements on approximately 11 acres.	193,469	SR

Community Plans

Applicant	Project	Location	Status	Description	Planner
City of Redlands	Climate Action Plan Update	https://www.cityofredlands.org/post/planning-division-general-plan	Adopted 7-01-2025	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: https://redlandstransitvillages.org/	Adopted October 2022 (Reso. 8400)	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	https://www.cityofredlands.org/post/housing-e	Adopted	Update the City's 2013-2021 Housing Element for the 6th Cycle Regional Housing Needs Assessment (RHNA).	BF
City of Redlands	Zoning Code Updates	Citywide (RMC Title 18)	Adopted 7-15-2025	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)	Approved 6-17-2025	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	Accessory Dwelling Unit (ADU) Ordinance	Citywide	PC 9-23-2025	Update the City's zoning regulations for ADUs to align with current State law as well as implement the certified 2021-2029 Housing Element.	BF
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	Citywide	Adopted	Prepare Historic Architectural Design Guidelines for the City's historic districts and individually designated historic resources	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	Citywide	Adopted	Citywide Historic Context Statement	Staff
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