

CITY OF REDLANDS, CALIFORNIA

NOTICE OF PUBLIC HEARING FOR A REQUEST TO APPROVE A ZONE CHANGE, SPECIFIC PLAN AMENDMENT, AND ENTITLEMENTS FOR THE CONSTRUCTION OF A SHOPPING CENTER WITH APPROXIMATELY 72,000 SQUARE FEET OF COMMERCIAL SPACE ON AN 8.5-ACRE SITE, LOCATED AT THE NORTHEAST CORNER OF LUGONIA AVENUE AND TENNESSEE STREET.

PUBLIC HEARING to consider the following land use entitlement applications for an approximately 8.5-acre site located at the northeast corner of Lugonia Avenue and Tennessee Street within the Special Development (EV/SD) District of the East Valley Corridor Specific Plan (APNs: 0167-171-16-0000, 0167-171-11-0000, and 0167-171-12-0000).

1. **Mitigated Negative Declaration** and Mitigation Monitoring and Reporting Program prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.
2. **Socio-Economic Cost/Benefit Study** prepared for the proposed project in accordance with Measure U.
3. **Amendment No. 55 to Specific Plan 40** – A request to amend the East Valley Corridor Specific Plan (Specific Plan No. 40) to remove the project site consisting of approximately 8.5 acres from the boundaries of Specific Plan 40 and remove the Special Development (EV/SD) District designation.
4. **Ordinance No. 3001 (Zone Change No. 482)** – A request to change the zoning designation of the approximately 8.5-acre project site from Special Development (EV/SD) District to General Commercial (C-3) District.
5. **Commission Review and Approval No. 976** – A request for site plan approval and architectural design review to construct a commercial shopping center with approximately 71,400 square feet of commercial space consisting of one major tenant grocery building (36,000-square feet), one drive-through restaurant building (3,900-square feet), four multi-tenant shop buildings (6,600 to 10,000 square feet) and related on-site and off-site improvements including a parking lots, access driveways, landscaping, lighting, utilities and drainage improvements.
7. **Conditional Use Permit No. 1207** – A request to establish a Type 21 (Off-Sale General) Alcoholic Beverage Control license for a proposed 36,000 square-foot grocery store.
6. **Conditional Use Permit No. 1208** – A request to construct and operate a 3,900 square foot drive-through restaurant pursuant to Section 18.156.360 of the Redlands Municipal Code.
8. **Lot Merger No. 13** – A request to merge three parcels within the project site into one parcel totaling approximately 8.5 acres for development purposes.

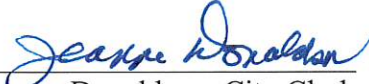
On January 13, 2026, the Planning Commission held a public hearing, reviewed the proposed zone change, specific plan amendment and project entitlements, and recommended approval to the City Council.

Said public hearing will be held on March 17, 2026, at 6:00 P.M. or as soon thereafter as may be heard, in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California. Further information is available in the Office of the Development Services Department, Planning Division, by calling (909) 798-7555 extension 2.

If you challenge the proposal described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to the public hearing.

Due to time constraints and the number of persons wishing to give oral testimony, time restrictions may be placed on oral testimony at the hearing regarding this project. You may wish to make your comments in writing to the following address to assure that you are able to express yourself adequately: City Council, P. O. Box 3005, Redlands, California 92373 or by e-mail to jdonaldson@cityofredlands.org.

Dated this 17th day of February, 2026.



Jeanne Donaldson, City Clerk
City of Redlands, California