Residential Projects List

Developer	Project	Location	Status	Description	Planner	Total Units
Penn Church LLC	Commission Review & Approval No. 988, and Tentative Tract Map No. 20926	Southeast corner of Church St. and Pennsylvania Ave.	In Process	Construct a total of 80 townhomes, including a tentative subdivision map for condominiums and a Density Bonus Agreement.	TM	80
JCA Enterprise Real Est.	Tentative Tract Map No. 20888	Linda Vista Ave. at Sunnyside Ave.	In Process	Subdivide 6.3 acres into 15 single-family lots.	RM	14
Redlands Pioneer Partners, LLC.	General Plan Amendment, Specific Plan Amendment, new Specific Plan No. 67, and Tentative Tract Map No. 20797.	Btwn W. San Bernardino Ave. and W. Pioneer Ave., on the east & west sides of Tennessee St.	PC 10/27/2026; City Council 12/15/2026	Pioneer Park Specific Plan with 255 two-story single family homes, one 7-unit multifamily building, private open space, vacate the Tennessee St. right-of-way through the site, and construct new segment of New York St., on approximately 35 acres.	KB	262
Manjit Kaur	Commission Review & Approval No. 980	316 E. High Avenue	In Process	Construct two-story attached townhomes/ condominiums on a vacant 0.16 acre lot.	RM	5
Monte Vista Homes	Commission Review & Approval No. 984, Conditional Use Permit No. 1221	Northeast corner of Texas St. and San Bernardino Ave.	Approved	Construct apartments with a Density Bonus Agreement on a vacant 5.6 acre property in the C-3 zone.	JS	194
Golden Mgmt. Services	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	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	"Tennessee Village" project: 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, and 18,000 sq. ft. of commercial space.	Staff	460
Hicks & Hartwick, Inc.	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.	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.	Staff	164
Redlands Summit, LLC	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
Lennar Homes	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
Highpointe Canyon Ranch, LLC.	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).	Staff	27
Miller Architectural Corp.	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.	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	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.	Staff	108
Terracina Recovery, LLC	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
Beazer Homes	Tentative Tract Map 20065	Moore St. south of E. Highland Ave.	Completed	Subdivision of approx. 10 acres into 29 lots for single-family residences.	Staff	29
Town Square Dev. Group, LLC	State Street Village mixed use project (Conditional Use Permit No. 1155, Commission Review & Approval No. 933, Tentative Tract Map 20425)	101 W. Redlands Blvd.	Approved	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
GB Architects	Commission Review & Approval No. 972, and Certificate of Appropriateness No. 706	516 & 532 Cajon St.	Approved / Plan Check	Construct four (4) condominium buildings, two stories each, with a total of 8 units (two units per building) on one-half acre.	NE	8

Vantage One Real Estate Investments, LLC	City Center Mixed Use Project (Conditional Use Permit No. 1138)	Northwest corner of Brookside Ave. and Eureka St. (15 vacant lots)	Approved / Plan Check	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.	Staff	138
Vantage One Real Estate Investments, LLC	The Grand Apartments (Commission Review & Approval No. 911)	Northeast corner of Redlands Blvd. and Eureka St.	Approved / Plan Check	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
Redlands Summit, LLC	"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
The Planning Associates	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	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.	Bergamot Specific Plan (Tentative Tract Map No. 20336, new Specific Plan #64)	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.	Staff	317

MLC Holdings, Inc.	Tentative Tract Map No. 20528	Pioneer Avenue on the east side of the 210 freeway, and west of Citrus Valley High School	Under Construction	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 contruct new road segment between Pioneer Ave. and Domestic Ave. to serve project site.	Staff	117
Redlands Supportive Housing, L.P.	Liberty Lane Apartments	SWC Lugonia Ave. & Texas St. (APN 0169-021-19)	Completed	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

Commercial Projects List

Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
Verdant Orange Tree, LLC	Commission Review & Approval No. 981, Lot Merger No. 14	Orange Tree Lane, west of Nevada St.	In Process	Construct a three-story hotel with 124 guest rooms, conference center, pool, and on-site amenities on a vacant 3-acre parcel.	82,609	JS
A&S Engineering	Conditional Use Permit No. 1218, Commission Review & Approval No. 983	Northwest corner of Lugonia Ave. & Tennessee St.	In Process	Construct a gas station, carwash, and convenience store on a vacant 1.6-acre parcel.	13,771	RM
Orange Tree Mgmt.	Conditional Use Permit No. 1224	1615 Orange Tree Ln.	In Process	Establish a private educational facility, creative instruction, and STEAM education activities within an existing two-story office building.	34,843 (existing)	JS
Balboa Properties, LLC.	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	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
Plum Lane Plaza, LLC	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.	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, L.P.	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.	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	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 and 138 apartment units on upper floors, on approximately 3 acres.	10,430 (commercial)	Staff
Mission Road Church SDA	Revision No. 2 to Conditional Use Permit No. 606	27240 Alabama St.	Approved	Construct a new building on approximately one-half acre.	8,015	JS
Town Square Dev. Group, LLC	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).	14,500	BF
Town Square Dev. Group, LLC	State Street Village mixed use project (Conditional Use Permit No. 1155, Commission Review & Approval No. 933)	101 W. Redlands Blvd.	Approved	Redevelop the Redlands Mall site with a mixed use project to include: up to 65,468 sq. ft. of retail, commercial, and restaurant uses; up to 12,000 sq. ft. of office uses; 700 dwelling units on upper floors.	77,468	BF
Chase Holdings, L.P.	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
Regency Centers	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.	Approved / Plan Check	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	Staff

Kaiser Foundation Hospitals, Deborah Wong (626) 344-4519	Commission Review & Approval No. 985	1301 California St.	Approved / Plan Check	Construct a 3-story medical office building, with outpatient surgery center and urgent care clinic, and related site improvements on approximately 12 acres (Phase 1 of Planned Development No.6).	113,000	KB
Homes4All Development	Commission Review & Approval No. 918	600 North Place (APN: 0173-011-39-0000)	Approved / Plan Check	Construct a senior assisted living facility with 28 beds on 1 acre.	12,585	Staff
Heimann Dev. Group	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	Staff
Mark Development, LLC	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	Staff
Jeni Jackman	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
Miller Architectural Corp.	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	Staff
Arteco Partners	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	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	Conditional Use Permit No. 1170	SWC W. Lugonia Ave. & Citrus Plaza Dr.	Completed	Construct a new In-N-Out restaurant on 4.4 acres.	3,860	Staff
Redlands Railway District, LLC	Commission Review & Approval No. 924, Variance No. 814	347 Orange St. (northwest corner of Third St. and Shoppers Lane)	Completed	Construct two retail/restaurant buildings on a vacant parcel.	6,951	Staff
JMD Hospitality, Inc.	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 and related site improvements on 1.67 acres.	44,540	BF
Lugonia Hospitality, Inc.	Marriott Springhill Suites (Commission Review & Approval No. 889)	Lugonia Ave. between Nevada & Alabama St.	Completed	New hotel with 88 guest rooms on a vacant 1.67 acre lot.	55,465	Staff
Property One, LLC.	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
Redlands Community Hospital	Commission Review & Approval No. 968	245 Terracina Blvd.	Competed	Construct a new one-story medical building for PET/CT diagnostic uses, exam rooms, and offices.	9,100	BF
Carmax Superstores	Commission Review & Approval No. 962	West side of New York St. at Brockton Ave. (APN: 0169-011-38, -39)	Completed	Construct new Carmax dealership and reconditioning/repair facility, and related site improvements on 18.6 acres.	53,800	Staff

Industrial Projects List

Developer	Project	Location	Status	Description	Total Sq. Ft.	Planner
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	JS
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	Planned Development No. 6 (see also CRA No. 985)	1301 California St.	Approved	A Planned Development application with four phases: medical office building w/ ambulatory surgery center (Phase 1); a hospital with up to 213 beds (Phase 2); a medical office building (Phase 3); and a potential hospital expansion for with up to 108 beds (Phase 4).	863,000	KB
MIG Inc.	Commission Review & Approval No. 977	475 Iowa St.	Approved	Construct a light industrial building on 1.34 acres.	26,450	NE
SCA Architecture	Commission Review & Approval No. 938	350 Iowa St.	Approved / Plan Check	Construct a light industrial warehouse building on 9.44 acres.	185,100	Staff
UCR Group	Commission Review & Approval No. 949	1980 Park Ave.	Approved	Construct a manufacturing facility on 3.1 acres.	48,079	Staff

Carter Group Architects	Commission Review & Approval No. 946	SWC Iowa St. and Park Ave.	Approved	Construct a manufacturing building on 1.34 acres.	25,000	Staff
Yocom-Baldwin Development	Commission Review & Approval No. 929, Tentative Parcel Map No. 20419	1941 W. Park Ave.	Approved	Construct two 19,370 sq. ft. industrial buildings and site improvements on 2.5 acres.	38,740	Staff
Prologis	Commission Review & Approval No. 975, and Conditional Use Permit No. 1206	301 Tennessee St.	Approved	Construct a new warehouse facility and related site improvements on approximately 11 acres.	193,469	Staff
DKC Architects, Inc.	Phelps Office Building (CRA No. 907, LLA No. 638, Street Vacation No. 170)	1702 W. Park Ave.	Completed	Construct a multi-tenant building with up to four suites for commercial, office, and light industrial uses.	7,198	Staff

Community Plans

Applicant	Project	Location	Status	Description	Planner
City of Redlands	Citywide Historic Reconnaissance Survey	www.redlands.gov/historic-preservation/	In Progress	Citywide survey of properties for potential historical significance. This two-part project consists of: 1) Reconnaissance Survey, and then 2) Intensive Surveys.	RM
City of Redlands	Climate Action Plan Update	www.redlands.gov/planning-division-general-plan/	Adopted	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	www.redlands.gov/transit-villages-plan/	Adopted	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	www.redlands.gov/housing-element/	Adopted	Update to the City's Housing Element for the 6th Cycle Regional Housing Needs Assessment (RHNA).	BF
City of Redlands	Accessory Dwelling Unit (ADU) Ordinance	www.redlands.gov/accessory-dwelling-units/	In Progress	Update the City's zoning regulations for ADUs to align with current State law as well as implement the certified 2021-2029 Housing Element.	TM
City of Redlands	Accessory Dwelling Unit (ADU) Standard Plans		In Progress	Create four standard design/construction plans for ADUs in four architectural themes (Craftsman, California Ranch, Contemporary, and Mid-Century Modern), to be made available for public use to promote ADUs.	NE
City of Redlands	Historic Architectural Design Guidelines	www.redlands.gov/historic-preservation/	Adopted	Prepare Historic Architectural Design Guidelines for the City's historic districts and individually designated historic resources	Staff

City of Redlands	Historic Context Statement	www.redlands.gov/historic-preservation/	Adopted	Citywide Historic Context Statement	Staff