Introduction

We envision Redlands as a distinctive city characterized by its small-town feeling and cultural richness; whose citizens enjoy a livable, healthy, and sustainable community and a prosperous economy.

The City of Redlands, settled against the striking backdrop of the San Bernardino Mountains and lush canyonlands, is the gem of the Inland Empire. Residents are proud to call the city home, and with good reason. Redlands is unique in the region for the combination of its cultural diversity, historical features, citrus heritage, and beautiful landscapes. Redlanders’ love of their community is easily apparent in the social and built fabrics that make up the city, and the care they take in preserving and strengthening these points of pride.

As Redlands continues to flourish, it will need to respond to a number of new and ongoing challenges, and make important decisions regarding growth, public facilities and services, natural resources, commerce, and the city’s physical development. Looking to the future, the city will need to contend with the effects of regional growth on traffic, air quality, and the demand for housing and jobs; water supply; open spaces; agricultural production; and biodiversity. Changing demographics will impact the types of opportunities, infrastructure, services, and programming the City will need to provide. In rising to meet these challenges, Redlands can build itself into a stronger, more prosperous, and higher quality community, set an example for other cities throughout the region, and cement its legacy as a unique and forward-thinking community where the best of the past, present, and future exist in harmony.

This General Plan is a dynamic document that sets forth conditions to guide development in the city for years to come. This Plan reflects the ambitious, altruistic, and environmentally conscious aims of Redlands residents to create a future city that is multi-faceted, vibrant and memorable—a place where the community’s pride will be felt by the next generation, and generations to come.
1.1 PURPOSE AND SCOPE OF THE GENERAL PLAN

California Government Code Section 65300 requires each city and county in California to adopt a General Plan “for the physical development of the county or city, and any land outside its boundaries which...bears relation to its planning.” The Redlands General Plan can be considered the city’s development constitution, containing both a statement of the community’s vision of its long-term development as well as the policies to support that vision by guiding the physical growth of the city. The Plan contains policies to guide decision-making related to development, housing, transportation, environmental quality, public services, parks, and open spaces. The Redlands General Plan is a document adopted by the City Council that serves the following purposes:

- Establish a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision;
- Establish long-range development policies that will guide City departments, Planning Commission, and City Council decision-making;
- Provide a basis for judging whether specific development proposals and public projects are in harmony with plan policies;
- Plan in a manner that meets future land needs based on the projected population and job growth;
- Allow City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve environmental resources, and minimize hazards; and
- Provide the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance, subdivision regulations, specific and master plans, and the Capital Improvement Program.

Due to the general and long-range nature of the General Plan, there will be instances where more detailed studies will be necessary in order to implement the Plan’s policies.

General Plan Requirements

California grants local authorities power over land use decisions. As a result, cities have considerable flexibility in preparing their general plans as long as State requirements are met. The California Government Code establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans; they should be:

- Comprehensive. This requirement has two aspects. First, the general plan must be geographically comprehensive. That is, it must apply throughout the entire incorporated area and it should include other areas the City determines are relevant to its planning. Second, the general plan must address the full range of issues that affect the city’s physical development.
- Internally Consistent. This requirement means the general plan must fully integrate its separate parts and relate them to each other without conflict. “Horizontal” consistency applies as much to figures and diagrams as to the general plan text. It also applies to data and analysis as well as policies. All adopted portions of the general plan, whether required by State law or not, have equal legal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element.
- Long-Range. Because anticipated development will affect the city and the people who live or work there for years to come, State law requires every general plan to take a long-term perspective.

Additionally, State law requires all general plans to include seven mandatory elements: land use, circulation, conservation, open space, safety, noise, and housing. The City of Redlands General Plan update includes six of the seven elements required by California State law: land use, circulation, conservation, open space, safety, and noise. Because the seventh element, housing, is required by State law to be updated more frequently than the General Plan, it is published as a separate document. The Housing Element was most recently published in 2014 and will be next updated in 2022, consistent with the State-defined cycle. Table 1-1 shows required General Plan elements and their locations in the Redlands General Plan.

Moreover, it is necessary to ensure that implementation of the General Plan is vertically consistent. That is, all actions relating to zoning, subdivision approval, housing allocations, and capital improvements must be consistent with the General Plan.

**TABLE 1-1: CORRESPONDENCE BETWEEN REQUIRED ELEMENTS AND GENERAL PLAN ELEMENTS**

<table>
<thead>
<tr>
<th>Required Element</th>
<th>Locations in General Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Chapter 4: Livable City</td>
</tr>
<tr>
<td>Circulation</td>
<td>Chapter 5: Connected City</td>
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<td>Conservation</td>
<td>Chapter 6: Vital Environment</td>
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<tr>
<td>Open Space</td>
<td>Chapter 6: Vital Environment</td>
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<td>Safety</td>
<td>Chapter 7: Healthy Community, 7.4 Safety</td>
</tr>
<tr>
<td>Noise</td>
<td>Chapter 7: Healthy Community, 7.5 Noise</td>
</tr>
<tr>
<td>Housing</td>
<td>Contained in a separate document</td>
</tr>
</tbody>
</table>
1.2 THE PLANNING AREA

Regional Location
Redlands is located at the base of the San Bernardino Mountains in San Bernardino County, 60 miles northeast of Los Angeles and 45 miles west of Palm Springs. Redlands is a mid-sized city with a population of 68,049 in 2016. Figure 1-1 shows the location of Redlands in a regional context. Redlands lies along the Interstate 10 (I-10) freeway corridor, which links the city with the cities of San Bernardino, Ontario, and Los Angeles to the west and Palm Springs to the east. Interstate 210 (I-210), or the Foothill Freeway, originates in Redlands, traverses the northwest part of the city, and heads west towards Pasadena.

Planning Area
California Govt. Code 65301(a) requires general plan planning areas to include all land within a city or county’s limits, and territory outside its boundaries “which in its judgment bears relation to its planning.” Redlands’ Planning Area encompasses 46 square miles, including all land within the Redlands city limits, the area within the City’s Sphere of Influence (SOI), and an unincorporated island known as the “Donut Hole” that is located in the northwestern portion of the city. The Sphere of Influence (SOI) is defined as the City’s ultimate service area as established by the San Bernardino County Local Agency Formation Commission (LAFCO), and includes the unincorporated communities of Mentone and Crafton. The Donut Hole, while surrounded on all sides by the City of Redlands, is not within the SOI. The City’s authority to regulate development is limited to its corporate limits, but San Bernardino County General Plan policies commit the County to support annexation of land designated for urban development, and collaboration between the City and the County on land use planning is possible.

The Planning Area is bounded on the north by the Santa Ana Wash, the City of Highland, and the San Bernardino mountains; on the east by the Crafton Hills and the City of Yucaipa; on the south by the northern boundary of Riverside County; and on the west by the cities of Loma Linda and San Bernardino.

The Planning Area and its topography are depicted in Figure 1-2.

The Planning Area was further subdivided into subareas based on qualities such as topography, historic neighborhoods, and development characteristics. Residents from these subareas provided their perspectives as part of the General Plan update. The subareas are shown in Figure 1-3.
Figure 1-1: Regional Setting
1.3 UPDATING THE GENERAL PLAN

The City of Redlands has accomplished a great deal since the adoption of its previous General Plan in 1995, and during that time, new opportunities, challenges, and approaches have emerged to necessitate an update. Additionally, the Inland Empire region has experienced tremendous growth and change since the 1995 plan was drafted, requiring an updated understanding of how the Redlands Planning Area fits into the regional context. This General Plan update is a comprehensive reexamination of Redlands’ planning context and the community’s vision in order to more accurately reflect the community’s goals and priorities through the Plan’s 2035 planning horizon.

Today, the City of Redlands is known for its unique and historic character, high quality of life, and enviable environment. Successful planning efforts have resulted in the development and preservation of highly desirable neighborhoods. Combined with its distinctive community character and small-town ambiance, Redlands is a great place to live, work, and play. This update to the General Plan will maintain these positive qualities moving forward by addressing the contemporary issues spanning all aspects of life in the city. Pages 1-8 and 1-9 explain the public process involved with creating this General Plan.

The General Plan was greatly shaped by discussions that occurred at public workshops.
PLANNING PROCESS

The General Plan update process was a collaborative effort between the City and the community, and relied on the involvement of residents and business owners in order to establish a vision and blueprint for development through the General Plan horizon year of 2035. Community members were invited to participate in the planning process from the initial visioning stage through the development of Plan policies, the drafting and adoption of the General Plan, and the completion of the Environmental Impact Report (EIR). Community input activities are described below and were instrumental in the establishment of the community vision that underpins the policies of this General Plan.

General Plan Steering Committee. The General Plan Steering Committee (GPSC) served in an advisory role to the Planning Commission and City Council on matters related to the General Plan update process. The GPSC was created to provide input on the project throughout the process and to bring together perspectives from different disciplines and neighborhoods within the Planning Area. The committee was made up of 34 community members serving on a voluntary basis. The GPSC met regularly throughout the course of the project to help define community input into a shared vision, brainstorm issues and ideas, and review the policy content of the General Plan to ensure that it met the needs and desires of the community. The public was welcomed to observe the meetings to learn more about the process.

Community Survey. An online survey was conducted between July 31, 2015 and September 21, 2015 to enable community members to express their values and visions for the future, while also gauging support for various potential improvements to circulation, the Downtown area, and the city as a whole. The survey was administered using Metroquest (an online survey provider) and made available as a paper version at community workshops and at City Hall. Full Spanish translations of the survey were available online and in paper form. There was a total of 1,838 responses to the survey. All responses were coded into a database and analyzed, and a report on findings was made available to the public.

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16 Steering Committee Meetings
Stakeholder Meetings. The City of Redlands conducted a series of stakeholder interviews to engage agencies and organizations with insight into the city’s planning issues. These interviews were an opportunity for City staff to share information about the planning process and elicit information about programs being implemented by stakeholder groups; experiences stakeholders have had working with the City in the past; ideas for improvements to City regulations, policies, infrastructure, and services; and perspectives on key opportunities and constraints for the city over the next 20 years. Stakeholders represented interests such as the airport, arts and culture, the Chamber of Commerce, natural resources conservation, bicycling, agriculture and citrus, neighborhoods, the special needs community, citizen groups, landowners, and real estate professionals.

Photo Contest. A photo contest open to all residents of Redlands, Crafton, and Mentone was held in the spring of 2016 to invite community members to share their experiences of the city through their own unique points of view. Photos were accepted in seven categories corresponding to the main themes of the General Plan, in both a youth division and an adult division. Winning photos and several other outstanding entries have been included throughout the General Plan.

City Council Workshops. Two City Council workshops were held in June 2016 to review land use changes and the principles, actions, and themes recommended by the Steering Committee.

Community Workshops. Two visioning workshops were held in August 2015 with the objectives of fostering dialogue between community members on the future of Redlands; identifying common themes and visions for Redlands; and gathering ideas on key planning issues and ideas to consider during the General Plan update. The first workshop was attended by 52 people, and the second by 48.

Redlands 2035 Website. A project website was established to provide updates on the planning process, access to meeting materials and presentations, draft documents for public review, and additional background information about Redlands, urban planning, and the General Plan update.
1.4 COMMUNITY VISION

“We envision Redlands as a distinctive city characterized by its small-town feeling and cultural richness; whose citizens enjoy a livable, healthy, and sustainable community and a prosperous economy.”

The above statement is an expression of the collective vision the Redlands community has for its city, and which serves as the foundation for the principles and actions set forth in this General Plan. Each of the General Plan’s seven main themes seeks to promote this vision by addressing a series of related topics the community has identified as essential to the city’s future development. Additionally, the vision is expanded into several values that reach across each of the General Plan’s seven main themes.

Our Values

As part of the General Plan update visioning process, members of the community were asked to describe those qualities that make Redlands a great community and which should guide the General Plan for the future in order to bring the community vision to fruition. These qualities emerged as high level, values that can be applied across several topics in the General Plan. Each is described below in turn.

Cultural Richness

Redlands is imbued with a cultural richness that comes from its historical background, its social diversity, and the contemporary art scene that is active here today. The city’s physical setting, iconic architecture, and citrus heritage have all contributed to the community’s development in ways that are still evident today in its historic districts, characteristic structures and neighborhoods, and lush citrus groves. This serves as the backdrop for a community that is made up of a diverse spectrum of ethnicities, races, cultures, and religions that over the years has contributed to the city’s cultural tapestry through commerce, social events, places of worship, and the arts. The community’s long tradition of celebrating arts and culture remains strong through its festivals—such as the Redlands Bowl Summer Music Festival, which is firmly established as the oldest continuously running summer music festival in the United States where no admission is charged—and the ecletic public art that documents its history of agriculture, commerce, architecture, creativity, and civic pride. The General Plan builds upon this legacy and expands it for future generations.

Strength

This value characterizes the city’s strong sense of community. It describes the civic atmosphere in which rarely a week goes by without an event that brings Redlands citizens together, and where numerous civic groups provide forums for social and community engagement. Parades, festivals, sporting events, and market nights all contribute to the community’s cohesion and pride, while organizations like the Kiwanis, Rotarians, Optimists, Soroptomists, Lions, Elks, and many others have left their mark of service on the physical and social form of the city.

Unity

While the city is composed of many different neighborhoods, most Redlanders simply identify as members of the Redlands community as a whole. This sense of belonging to a larger community is what makes Redlands unique. Pride of place is exemplified by the many philanthropic contributions to the community including the A. K. Smiley Library, the Redlands Bowl, Heritage Park, Lincoln Memorial Shrine, and many others. There are some physical challenges to unity in the city: sections of the community are divided by Interstate 10 (I-10) and Highway 210. However, there is a strong will on the part of residents to “knit” the disparate parts of the city together. Through consistent land use, streetscapes, and urban design, the General Plan seeks to bridge divides in the city.

Sustainability

A sustainable city is one that ensures a livable environment for its residents over the long term through thoughtful stewardship of its resources. Components of Redlands’ sustainability include water and energy conservation, renewable energy sources, and waste reduction.

Water is the essence of life and has helped to make Redlands a “green” oasis in the golden California landscape. As a Tree City USA community, Redlands needs water to sustain the community’s urban forest, made up of parks and street trees. As Southern California often faces the challenges of prolonged droughts that strain water supplies, improving water conservation is becoming more and more important. Extending the non-potable water system and installing drought tolerant landscaping are just some of the policies that can improve water conservation.

Responsible energy use is a key component of sustainability, and includes conserving energy through reducing consumption, improving efficiency, and seeking renewable energy sources. Strategies include green building techniques for new construction and rehabilitation that help to eliminate wasted energy, and exploring the use of solar energy that takes advantage of the abundance of sunshine in Southern California.

Extending the life of area landfills is another key sustainability goal for Redlands. Through waste reduction and recycling activities, Redlanders can reduce the demand for landfill space, as well as the energy required to haul and manage waste.

Policies in the General Plan seek to ensure ample resources exist for many future generations of Redlanders.

Health

A city can influence the health of its residents by implementing design and programs that encourage physical fitness, providing connections to nutritious food, and ensuring access to clean air, water, and a community free of excessive noise. Redlands provides opportunities to promote the health of its residents. The city’s park and trail system, its recreational areas, and community centers help promote active lifestyles for residents of diverse ages and abilities. Today, the Redlands community takes advantage of these features to organize events such as walks, runs, and bicycle races that provide opportunities to enjoy the outdoors and socialize with fellow citizens. Policies in the General Plan seek to preserve and enhance these and other aspects of healthy living by addressing the continued provision of parks and recreation facilities, ensuring high-quality drinking water, highlighting fresh produce from local farms, and reducing health impacts on new residential areas from excessive noise and pollution.

Prosperity

The strength of the Redlands economy owes to the diversity of the community’s businesses, consisting of technology, logistics, education, health care, retail, and manufacturing, which makes the economy more resilient in the face of downturns. Unemployment is traditionally below neighboring cities in the Inland Empire as well as the national average. Still, too many citizens commute out of the city to find gainful employment, and trends in the General Plan seek to reverse by providing more job opportunities for residents. The City, working with the assistance of organizations like the Chamber of Commerce, can improve on the legacy of economic prosperity for future generations to come.
To ensure prosperity in the future, Redlands must be ready to capitalize on changes occurring in the economy with available land, structures and a skilled workforce to accommodate the businesses of the future. Working in partnership with the local schools, colleges, and the University of Redlands, the City can participate in building the workforce of tomorrow. The City must seek to attract high-skilled jobs that will enable more residents to find work closer to home, and it must build the knowledge infrastructure to enable the technology that drives innovation and growth. The City can also focus on the asset that is Redlands’ vibrant Downtown, which provides retail, services, restaurants, entertainment, arts and civic spaces in the heart of the community, enhancing it by providing opportunities for people to live and work Downtown.

Excellence
Excellence is a theme that highlights the quality of the city’s planning and design, its governance, and its schools. Redlands is graced by a well-designed street system, well-planned neighborhoods, and exquisite architecture. The City insists on quality development and redevelopment as it grows and revitalizes. Appropriate land uses, design guidelines and standards, zoning ordinances, and sign codes assist in making Redlands a livable community that values the aesthetics that come from excellence in design.

Additionally, the City has chartered a path of fiscal responsibility while expanding services to its residents. It has embraced technology to improve efficiency in delivering those services. Its police and fire departments have a stellar reputation in the community. Through supportive policies in the General Plan, this excellence in good government will continue in the future.

Redlands is also known for its excellence in education, which is a major draw for new residents. Local public and private schools are renowned for their great teachers, and the University of Redlands has established a reputation for excellence in higher education.

Safety
New residents often cite safety as one of their primary reasons for moving to Redlands, and longtime residents say it is their reason for staying. The city’s police and fire services are exemplary and enjoy tremendous support from the community. The community stands ready to respond to natural and man-made disasters, and has invested in its emergency preparedness. The city can use good environmental design to plan new developments with safety built in; creating visible, defensible spaces that are perceived as safe by residents and visitors alike. The General Plan policies reinforce Redlands as a safe community in which to live, work, and play.
1.5 GENERAL PLAN ORGANIZATION

The General Plan was designed to be easy for the reader to understand and use. Chapters may include the following six parts described below.

Themes

The General Plan is organized around seven themes derived from the community vision and values. These seven themes provide the organizational framework for the General Plan, each serving as a chapter of the General Plan that collects a series of related topics.

Goals

Goals are aspirational statements for each of the Plan’s themes, and are presented on the introductory page for each theme.

Figures, Tables, Charts, and Images

Figures, tables, charts, and images provide clarifying detail about topics covered in the General Plan.

Figures

Each chapter of the General Plan is broken up into topics that provide background information and establish context for the policies that follow.

Topics

Each chapter of the General Plan is broken up into topics that provide background information and establish context for the policies that follow.

Principles and Actions

Principles and actions are the core of the General Plan. For each topic under a theme, the General Plan establishes policies that consist of principles and actions that form the supporting policies for the goal. Principles are the fundamental tenets that support each theme’s goal, and are statements of broad direction, philosophy, or standards to be achieved. Actions are statements that support the implementation of the principles.

Measure U

Brown call-out boxes outline the policies of Measure U. The General Plan principles and actions work in tandem with Measure U’s principles of managed development.
Table 1-2: General Plan Vision Statement, Themes, and Topics

**Vision**
We envision Redlands as a distinctive city characterized by its “small town feeling” and cultural richness; whose citizens enjoy a livable, healthy, and sustainable community and a prosperous economy.

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<tr>
<td><strong>Topics</strong></td>
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<tr>
<td>2.1 Small Town Feeling and Community Cohesion</td>
<td>3.1 Diverse and Resilient Economy</td>
<td>4.1 Growth Management</td>
<td>5.1 Layered, Multi-modal Network (Circulation)</td>
<td>6.1 Open Space for Conservation</td>
<td>7.1 Active Lifestyle</td>
<td>8.1 Energy Efficiency and Conservation</td>
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<tr>
<td>2.2 Cultural Resources</td>
<td>3.2 Land Use Balance</td>
<td>4.2 Principles of Managed Development</td>
<td>5.2 Pedestrian, Bicycle, and Vehicular Movement</td>
<td>6.2 Biological Resources</td>
<td>7.2 Parks and Recreational Open Space</td>
<td>8.2 Water Conservation</td>
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<tr>
<td>2.3 Street Trees and Streetscapes</td>
<td>3.3 Innovation, Knowledge Infrastructure, and Workforce Preparedness</td>
<td>4.3 Land Use</td>
<td>5.3 Transit</td>
<td>6.3 Agriculture and Open Space for Resource Production</td>
<td>7.3 Public Health</td>
<td>8.3 Waste Reduction and Recycling</td>
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</tr>
<tr>
<td>2.4 Citrus Groves/Farms</td>
<td>3.4 Tourism</td>
<td>4.4 Focus Areas</td>
<td>5.4 Transportation Demand Management (TDM) and Parking</td>
<td>6.4 Water Quality</td>
<td>7.4 Safety</td>
<td>8.4 Green Building and Landscapes</td>
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<tr>
<td>2.5 Vibrant Downtown</td>
<td>3.5 Downtown</td>
<td>4.5 Transit Villages</td>
<td>4.6 Redlands Airport</td>
<td>5.5 Goods Movement</td>
<td>7.5 Noise</td>
<td>8.5 Greenhouse (GHG) Gas Reduction</td>
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<tr>
<td>2.6 Arts and Culture</td>
<td></td>
<td>4.6 Redlands Airport</td>
<td></td>
<td></td>
<td>7.6 Air Quality</td>
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</tbody>
</table>

**Values**
- Cultural Richness
- Strength
- Unity
- Sustainability
- Health
- Prosperity
- Excellence
- Safety

**Notes**
1. State Required Elements are in Red Bold.
1.6 RELATED DOCUMENTS

Existing Conditions Report
As part of the General Plan update process, the Existing Conditions Report was produced to provide background information and technical analysis to inform the planning process. The report describes Redlands' planning context and delves into the topics of land use and development; growth management; demographics and economics; community design; transportation and circulation; parks, recreation, and open space; historic resources; biological resources; hazards; public utilities and services; and noise.

Environmental Impact Report
The General Plan is accompanied by an EIR prepared according to the California Environmental Quality Act (CEQA). The EIR is a detailed analysis of the potential environmental effects of the General Plan, and the EIR evaluates alternatives to the proposed project and presents ways to reduce or avoid environmental damage. The EIR ensures environmental opportunities and constraints are identified and incorporated into the planning process, and informs policies that can mitigate any adverse environmental effects of the Plan. This General Plan is “self-mitigating” in that it includes policies and programs designed to mitigate adverse impacts of growth.

Other Plans and Implementation Programs
The City maintains specific, area, and master plans in order to implement policies over a specific geographic area (such as Downtown); a specific topic of importance to the community (such as bicycle infrastructure or economic development); or the provision of public facilities. State law requires that such plans, as well as the Zoning Ordinance and implementing programs such as the Capital Improvements Program, be consistent with the General Plan. Plans that played a significant role in the development of the General Plan are described below:

Downtown Specific Plan (Draft, 2011)
The Downtown Specific Plan was adopted in 1994 and revised through 2008. A comprehensive update took place in 2011 but has not yet been adopted. The plan’s primary goal is to support the economic vitality of Downtown Redlands, and it seeks to facilitate the development of financial, technical, professional and research-development offices and services Downtown, supported by retail, restaurants, entertainment, and cultural activities. As updated in 2011, the Downtown Specific Plan covers a larger area, including residential and civic areas in south Downtown. The plan also has a new emphasis on mixed-use and transit-oriented development, including guidelines to ensure compatibility with historic buildings. The plan identifies districts and corridors, and provides direction for vehicle and pedestrian circulation, and pedestrian-oriented street design. Land use proposals from the updated Draft Downtown Specific Plan were considered as part of the General Plan update.

The Downtown Specific Plan aims to increase pedestrian activity and improve the condition of crossings Downtown.
East Valley Corridor Specific Plan (1989)
The East Valley Corridor Specific Plan (EVCSP), adopted in 1989 and revised in 2010, aims to strengthen the local economy, attract major businesses, and result in the orderly and aesthetic development of industrial, commercial, and residential areas in the EVCSP plan area. The EVCSP plan area is composed of 4,350 acres adjacent to I-10 and I-210, and includes portions of the City of Redlands and the City of Loma Linda, as well as unincorporated area under jurisdiction of San Bernardino County (the "Donut Hole") surrounded by the City of Redlands. At the time the plan was adopted, the plan area consisted of largely undeveloped areas, with over half of the plan area in agricultural production.

The EVCSP provides a plan for future growth and development of the EVC and the communities and areas within the plan boundaries, and includes components such as planning, infrastructure construction and maintenance, marketing, and coordination, and sets development standards. The EVC was envisioned to feature the county's largest regional shopping center east of Ontario and to create approximately 90,000 jobs at build-out by 2028, while reducing the potential demand for retail, office, and industrial space elsewhere in the Redlands Planning Area. In 2016, the EVCSP plan area is mostly developed, primarily with large-scale warehousing and distribution uses, as well as the Citrus Grove and Mountain View shopping centers.

Bicycle Master Plan (2015)
The Bicycle Master Plan, prepared in January 2015, aims to improve air quality and public health by improving the bicycling environment in Redlands. Strategies to create a multi-modal, bicycle-friendly transportation network are proposed in this document, and these strategies are further elucidated in Chapter 5: Connected City.

Community Sustainability Plan (2011)
The Redlands Community Sustainability Plan (RCSP) was published in 2011. It is intended as a conceptual framework for sustainability policy. Actions related to water conservation, green buildings, waste reduction, climate friendly purchasing, renewable energy, carbon emissions, and land use are outlined in the RCSP. Policies in the General Plan, particularly those in Chapter 8: Sustainable City reflect the goals of the RCSP.

1.7 GENERAL PLAN ADMINISTRATION

Implementation

The General Plan is implemented by the decisions of the Planning Commission and City Council and by the Zoning and Subdivision Ordinances, specific plans, redevelopment plans and the City’s Capital Improvement Program. The Zoning Ordinance includes detailed use classifications and standards. The zoning map must be consistent with the General Plan map, but it will not be identical to it. Specific plans also must be consistent with the General Plan.

Amendments to the General Plan

The General Plan is a living document. As such, it should be updated periodically as site-specific circumstances change from the time of writing, to respond to new State or federal law, or to modify policies that may become obsolete or unrealistic over time.

Changes in policy as well as the development of unforeseen opportunities or needs will require amendment of the General Plan. Per California Government Code Section 65358, no mandatory element of this General Plan may be amended more frequently than four times during any calendar year. Within this limitation, amendments may be made at any time as determined by the Redlands City Council, and each amendment may include more than one change to the Plan.