

City of Redlands

East Valley Corridor Specific Plan



Last Amended on September 5, 2017

Document Updates

This document reflects all amendments to
SEPTEMBER 5, 2017

Updates and Amendments	Date
Reference to Section EV4.240(a) corrected in Section EV3.1220(b) as per original approval	11/19/1996
Reference to Section EV4.0225 (1) corrected in Section EV4.0225(5) as per original approval	11/19/1996
Correction of Primary and Secondary Intersections drawings as per original approval	11/7/1997
SP 40, Amendment No. 9 (Ord. 2364) for the landfill	11/7/1997
Removal of Section 3.0140 as per Ord. 2320	3/24/1999
Modification of Section 1.0505 as per Res 5303	3/24/1999
Replacement of Section 1.0405 c and d as per original approval	3/24/1999
Replacement of text on Drive-Thru Restaurant	
and Auto Repair as per original approval	3/24/1999
SP 40, Amendment No. 15 - Change criteria of the Commercial Industrial District to C-4, Highway Commercial	5/5/2000
Amendment No. 16 - Introduction of a FAR of .6 for Motels in Section 4.0240	12/18/2001
Amendment No. 17 - Provisions to allow the "Temporary Sale of Motor Vehicles" in Sections 1.0615, 1.0625, 3.0714, 3.0720,3.0814, and 3.0914	8/7/2001
Amendment No. 18 - Realignment of Palmetto Avenue. Change to Exhibit 4-1	9/4/2001
Amendment No. 20, Remove Criteria that requires the pump area be linked to the building for a Service Station in section 3.0620	12/4/2001
Consolidation of Pages (No Text Change)	4/19/2002
Amendment No. 21 - Change of Land Use from EV/IC to EV/CG	7/2/2002
Amendment No. 22 - Change in alignment in Lugonia Avenue and EVCSP Multi Purpose Trail and deletion of Marigold Avenue between San Bernardino and Lugonia Avenues	11/5/2002
Amendment No. 23 - Change in Landscaping Standards in Section 4.0250 and 4.0255	3/18/2003
Amendment No. 24 - Change the East Valley Corridor Specific Plan from an Ordinance to a Resolution. No Text or Map changes included in this Amendment.	1/7/2003

Amendment No. 25 - Change of Land Use for the "Barton House" Property from Multiple Family Residential to Administrative Professional on Nevada Street and the expansion of the Conditional Uses in Section 3.0135(b)	8/5/2003
Amendment No. 26 - Modification of Uses in the General Commercial District and the Commercial Industrial District and adding Automobile Sales Development Standards to the General Commercial District.	1/6/2004
Amendment No. 27 - change of Land Use for twelve parcels along the south side of Redlands Boulevard from Iowa Street to New Jersey Street and one property on the east side of Kansas Street.	3/16/2004
Amendment No. 28 - Repeals Amendment No. 17 which allowed the "Temporary Sale of Motor Vehicles" in Sections 1.0615, 1.0625, 3.0714, 3.0720, 3.0814, and 3.0914.	2/17/2004
Amendment No. 29 - Modified Section EV4.0215(k) to allow parking lot light standards to have an overall height of forty (40) feet on property located north of Palmetto Avenue and west of California Street.	7/20/2004
Amendment No. 30 - Withdrawn	
Amendment No. 31 - Modified Section EV4.0201(b-g) regarding the parking requirements for non-residential uses.	12/6/2005
Amendment No. 32 - Modified Section EV 3.0613 (2) to eliminate text restricting the location of drive-through restaurants from any closer than 300 hundred feet from each other and modifying Sections 3.0620(i), 3.0620(e), 3.0720(c), 3.0820(c), 3.0920(e) to add development standards for drive-through restaurants and services which would allow architectural projections into the required front yard and street side yard setbacks.	12/20/2005
Amendment No. 33 - Change land use designation of 7.5 acres located on the northeast corner of Alabama Street and Orange Avenue from EV/AP (Administrative Professional) District to EV/2500RM (Multiple Family Residential - 2500) District.	2/20/2007
Amendment No. 34 - Creation of the EV/TC (Commercial Transition) District.	12/6/2005
Amendment No. 35 - Change the land use designation on 9.5 acres located on the east side of Nevada Street, immediately south of the Atchison, Topeka, and Santa Fe railway and 122 feet north of Redlands Boulevard from EV/CG (General Commercial) District to EV/TC (Commercial Transition) District.	12/6/2005
Amendment No. 36 - Established the EV/RP-9 (Planned Residential - 9) District and amended related sections pertaining to the establishment of the EV/RP-9 District. After a CEQA lawsuit, this amendment along with associated entitlements for the Redlands Commons Project were ordered by the Court to be revoked. The City Council subsequently revoked this amendment.	Adopted on 01/06/09
Revoked on 05/04/10	

Amendment No. 37 - Modified Sections EV4.0105(c) & (d) to change the designation of Lugonia Avenue, between California Street and the west side of the 210 Freeway overpass, from a Major Highway to a Secondary Highway.	6/19/2007
Amendment No. 38 - Modified Section EV3.0710(4) of the EV/GC (General Commercial) District to allow medical massage therapy as a permitted land use.	11/18/2008
Amendment No. 39 - Modified Section EV3.0910(6) of the EV/IC (Commercial Industrial) District to allow Beauty salons, including medical massage therapy as a supplemental service.	2/16/2010
<p>Amendment 40 -To Modify the following:</p> <p>Amend Figure 1- 1 relating to Planned Development Envelopes and delete the development envelope bounded by Pioneer Avenue on the north, San Bernardino Avenue on the south, Texas Street on the east and the 210 Freeway on the west.</p> <p>See Attached Ordinance for Text of the Amendment it has not been incorporated into the Document.</p>	<p>Adopted 2/7/2012 Inserted on 4/25/18</p>
<p>Amendment 41 – To modify the following:</p> <p>Change of Land Use designation from EV/OS (Open Space) District to EV/IR (Regional Industrial) District for four (4) contiguous parcels totaling 37. 4 acres located north of Palmetto Avenue, between Nevada and California Streets; and to amend Figure 4- 1 (Circulation Plan) of the East Valley Corridor Specific Plan to change the designation of Palmetto Avenue, between Nevada and California Streets, from a major highway to a collector street;</p> <p>See Attached Ordinance for Text of the Amendment it has not been incorporated into the Document.</p>	<p>Adopted 4/17/12 Inserted on 4/25/18</p>
<p>Amendment 42 – To Modify the following:</p> <p>The Amendment Of Division 3, Chapter 6, Section EV3. 0613 Entitled "Conditionally Permitted Uses," Division 3, Chapter 7, Section EV3. 0712, Entitled Accessory Land Uses," Division 3, Chapter 7, Section EV3. 0713, Entitled Conditionally Permitted," Division 3, And Division 3, Chapter 9, Section EV3. 0913, Entitled "Conditionally Permitted Uses."</p>	<p>Adopted 2/3/15 Inserted on 4/25/18</p>

<p>Amendment 43 – To Modify the following:</p> <p>To amendment to the land use designation of a 18.4 acre City- Owned property from EV/3000- RM (Multiple Family Residential- 3000) District to EV/ PI (Public Institutional) District; 2) Amendment To Section EV4. 0205(B) to allow the Proposed Redlands Heritage Park to utilize an alternative surfacing solution for required on-site parking areas in lieu of paving; and 3) Amendment to Section EV4. 0255 to allow a reduction in the required landscaping within the parking areas of the proposed Redlands Heritage Park.</p> <p>See Attached Ordinance for Text of the Amendment it has not been incorporated into the Document.</p>	<p>Adopted 3/3/15 Inserted on 4/25/18</p>
<p>Amendment No 44 Plan - To change the zoning designation of the entire subject property from East Valley Corridor Special Development(EV/ SD) and its corresponding Development Envelope to East Valley Corridor Commercial General (EV/ CG).</p> <p>See Attached Ordinance for Text of the Amendment it has not been incorporated into the Document.</p>	<p>Adopted 9/5/17 Inserted on 4/25/18</p>

RESOLUTION NO. 7118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING AMENDMENT NO. 40 TO SPECIFIC PLAN NO. 40 TO AMEND FIGURE 1-1 RELATING TO PLANNED DEVELOPMENT ENVELOPES AND DELETE THE DEVELOPMENT ENVELOPE BOUNDED BY PIONEER AVENUE ON THE NORTH, SAN BERNARDINO AVENUE ON THE SOUTH, TEXAS STREET ON THE EAST AND THE 210 FREEWAY ON THE WEST

WHEREAS, an application for Amendment No. 40 to Specific Plan No. 40 has been duly filed by Redlands RE Holdings LLC; and

WHEREAS, the City Council has the authority to review Amendment No. 40 to Specific Plan No. 40 to amend figure 1-1 relating to planned development envelopes and delete the development envelope bounded by Pioneer Avenue on the north, San Bernardino Avenue on the south, Texas Street on the east, and the 210 freeway on the west; and

WHEREAS, on December 13, 2011, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Amendment No. 40 to Specific Plan No. 40 and at which the Planning Commission considered Amendment No. 40 to Specific Plan No. 40; and

WHEREAS, at the public hearing on December 13, 2011 the Planning Commission considered, heard public comments on, and recommended approval of a Negative Declaration and an amendment to Specific Plan No. 40 to the City Council which deletes the development envelope that is the subject of the application for Amendment No. 40; and

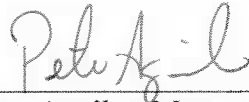
WHEREAS, in accordance with Government Code sections 65453 and 65090, on December 28, 2011, the City gave public notice by mailing to property owners within a 300 foot radius of the property, as well as on December 28, 2011 by publication in the Redlands Daily Facts, a newspaper of general circulation, of the holding of a public hearing at which the project would be considered; and

WHEREAS, on February 7, 2012 the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Amendment No. 40 to Specific Plan No. 40;

NOW, THEREFORE, be it resolved by the City Council of the City of Redlands as follows:

Section 1. The City Council hereby amends figure 1-1 of Specific Plan No. 40 as shown in Exhibit "A" attached hereto to delete the development envelope bounded by Pioneer Avenue on the north, San Bernardino Avenue on the south, Texas Street on the east, and the 210 freeway on the west.

PASSED, APPROVED AND ADOPTED this 7th day of February, 2012, by the following vote:



Pete Aguilar, Mayor


ATTEST:



Sam Irwin, City Clerk

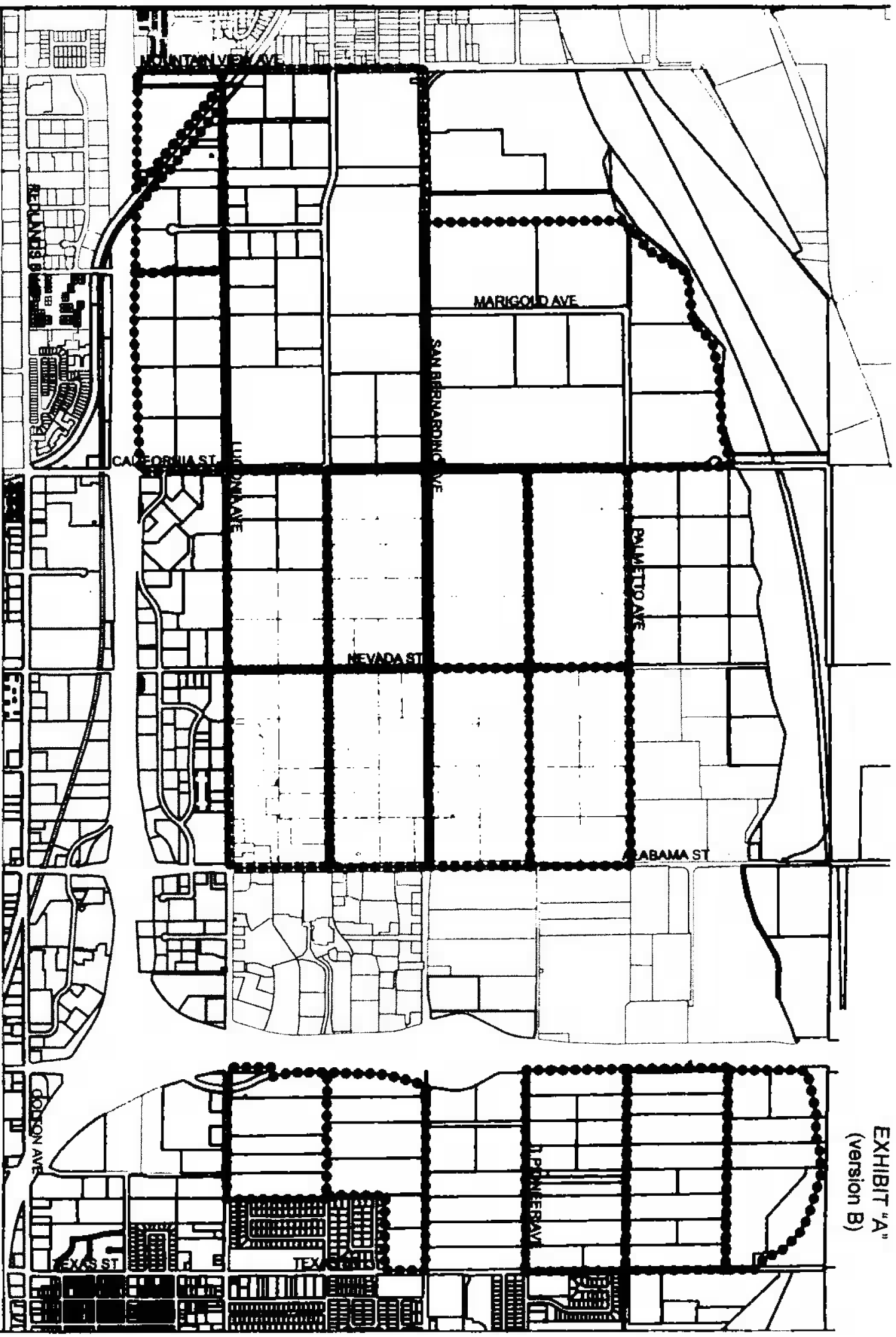
I, Sam Irwin, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 7th day of February, 2012, by the following vote:

AYES: Councilmembers Harrison, Bean, Foster, Gardner; Mayor Aguilar
NOES: None
ABSENT: None
ABSTAIN: None



Sam Irwin, City Clerk

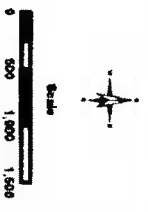
EXHIBIT "A"
(version B)



**East Valley Corridor Specific Plan
Planned Development Envelopes**



060998 Plan and Development Envelopes



Sheet number 06 004

RESOLUTION NO. 7144

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS,
APPROVING AMENDMENT NO. 41 TO SPECIFIC PLAN NO. 40

WHEREAS, an application for Amendment No. 41 to Specific Plan No. 40 has been duly filed by Howard Industrial Partners to change the land use designation from EV/OS (Open Space) District to EV/IR (Regional Industrial) District for four (4) contiguous parcels totaling 37.4 acres located north of Palmetto Avenue, between Nevada and California Streets; and to amend Figure 4-1 (Circulation Plan) of the East Valley Corridor Specific Plan to change the designation of Palmetto Avenue, between Nevada and California Streets, from a major highway to a collector street; and

WHEREAS, on March 13, 2012, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or in opposition to, Amendment No. 41 to Specific Plan No. 40; and

WHEREAS, at the public hearing on March 13, 2012, the Planning Commission considered, heard public comments on, and recommended approval of, the Negative Declaration and Amendment No. 41 to Specific Plan No. 40 and recommend approval of the same to the City Council; and

WHEREAS, in accordance with Government Code Sections 65453 and 65090, on March 27, 2012, the City gave public notice by mailing to property owners within a 300 foot radius of the property, as well as on March 28, 2012, by publication in the Redlands Daily Facts, a newspaper of general circulation, of the holding of a public hearing at which Amendment No. 41 to Specific Plan No. 40 would be considered; and

WHEREAS, on April 17, 2012, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or in opposition to, Amendment No. 41 to Specific Plan No. 40;

NOW, THEREFORE, be it resolved by the City Council of the City of Redlands as follows:


Section 1. The City Council hereby amends Specific Plan No. 40 by changing the land use designation from EV/OS (Open Space) District to EV/IR (Regional Industrial) District for four (4) contiguous parcels totaling 37.4 acres located north of Palmetto Avenue, between Nevada and California Streets; as shown on Exhibit "A," and amends Figure 4-1 (Circulation Plan) of the East Valley Corridor Specific Plan to change the designation of Palmetto Avenue, between Nevada and California Streets, from a major highway to a collector street as shown on Exhibit "B" attached hereto.

ADOPTED, SIGNED AND APPROVED this 17th day of April, 2012.



Peter Aguilar, Mayor


ATTEST:



Sam Irwin, City Clerk















I, Sam Irwin, City Clerk of the City of Redlands, hereby certify that the foregoing **Resolution** was duly adopted by the City Council at a regular meeting thereof, held on the 17th day of April, 2012, by the following vote:

AYES: Councilmembers Harrison, Foster, Gardner; Mayor Aguilar
NOES: None
ABSTAIN: None
ABSENT: Councilmember Bean



Sam Irwin, City Clerk

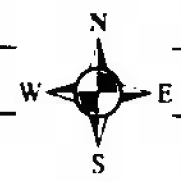
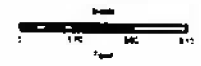
**Specific Plan Amendment No. 40 (Amendment No. 41)
Exhibit A**

- Legend**
-  Zone Change Area
 - Zoning**
 - CATEGORY**
 -  Administrative
 -  Agricultural
 -  Single Family Residential
 -  Multi-Family Residential
 -  Commercial
 -  Medical
 -  Industrial
 -  Transitional
 -  Public Institutional
 -  Airport
 -  Specific Plan
 -  Flood Plain
 -  Open Space

**Change the land use designation from EV/OS (Open Space)
District to EV/R (Regional Industrial) District**

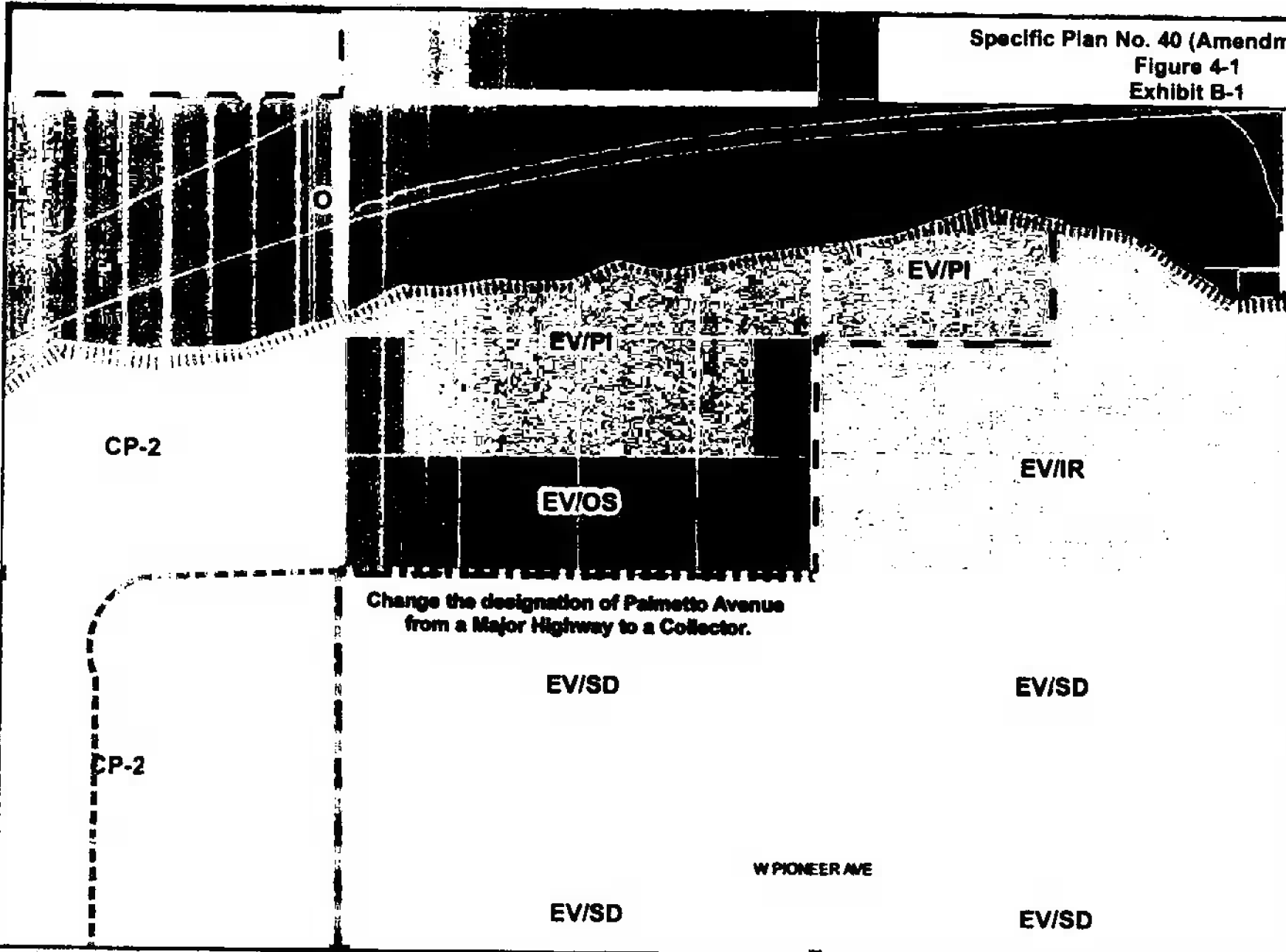
PALMETTO AVE

This map was prepared by the City of Redlands Geographic Information System. The City of Redlands assumes no liability or legal responsibility for the information contained on this map. The data used to generate this map is derived in whole or in part from information obtained from other sources.



OneStop.mall

Specific Plan No. 40 (Amendment No. 41)
 Figure 4-1
 Exhibit B-1



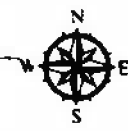
Legend

- Designation Change Area
- City Boundary
- General Plan Lines

DESCRIPTION

- |||| LINEAR PARK
- RAIL CORRIDOR
- Major Highway
- Secondary Highway
- Collector
- |||| SCENIC DRIVE (PROPOSED)

This map was prepared by the City of Redlands Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained on this map. The data used to generate this map is displayed as shown. Therefore the information shown may not be true on the date shown.



One-Stop Map

(f) PALMETTO AVENUE, between California and Alabama Streets

Palmetto Avenue is designated as a ~~major highway~~ *collector* between California Street and Alabama Street. It will serve to carry traffic between those two major arterials, and to provide access to the adjacent land designated for Regional Industrial and Special Development. Two existing rows of *Washingtonia robusta*, planted approximately 22 feet apart, extend along Palmetto between California Street and Nevada Street. It is the intent of the landscape guidelines to maintain consistency with the design concepts for California Street, and to preserve and extend the existing palm rows on Palmetto Avenue.

Setbacks

Building Setback line (from property line) 30* feet. Parking setback line (from property line) 30* feet. *Where trail system is not adjacent to roadway, setbacks may be a minimum of 25 feet but must average 30 feet.

Sidewalks

Six (6') foot sidewalks adjacent to curb.

Bike Trail

Class I bike path on north side of Palmetto Avenue (per section EV4.0150).

Groundplane

Berms or other screening required adjacent to parking areas,

Groundcover within Public Right-of-Way

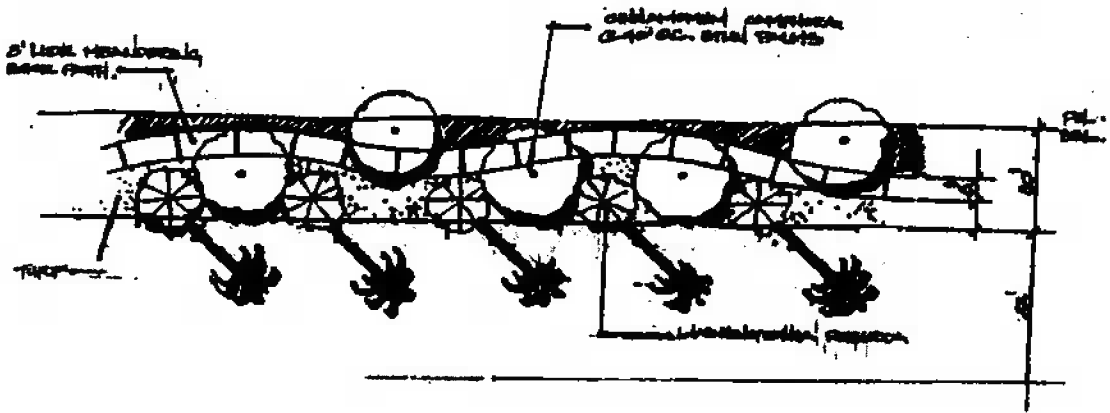
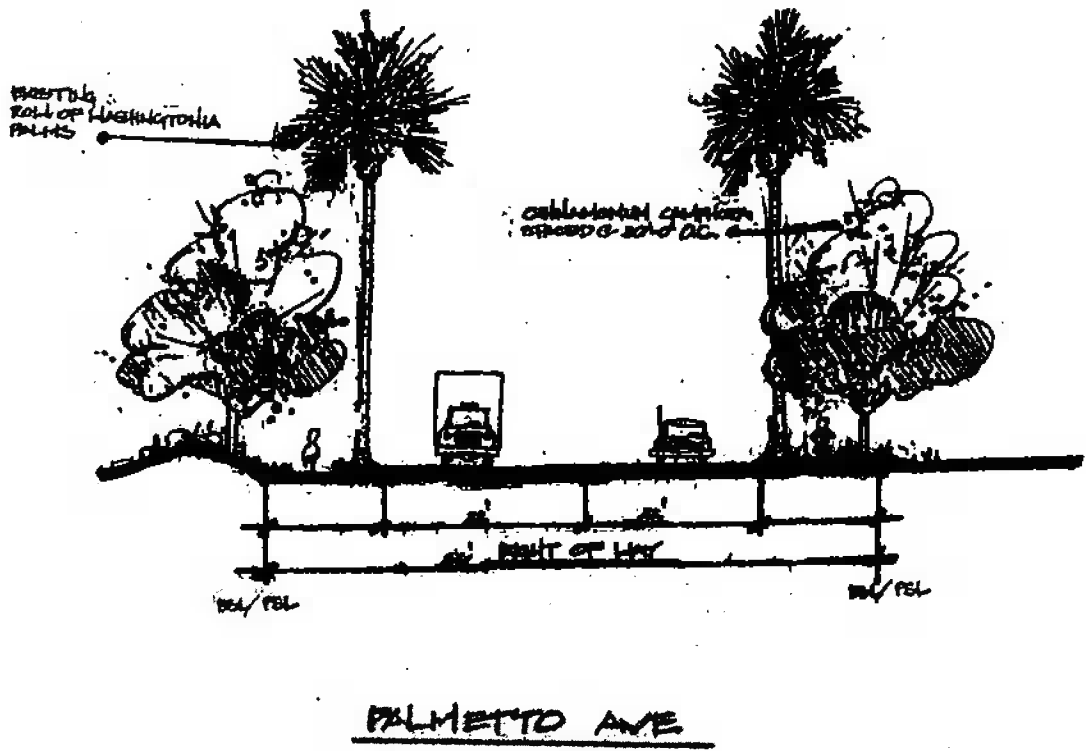
Turf

Street Trees

Camphor trees (*Cinnamomum camphora*) planted thirty (30') feet on center *in triangular pattern with camphor trees on parkways.*

Median

~~Between California Street and (existing) Nevada Street, place double palm row in 34-foot median. Between Nevada Street and Alabama Street, plant new row of Washingtonia Robusta palm trees thirty (30') feet on center in triangular pattern with campher trees on parkways. Use occasional understory groupings of grape myrtle. Use river rock in median noses.~~




PALMETTO AVE. 

FIGURE 4-11

RESOLUTION NO. 7379

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING DIVISION 3, CHAPTER 6, SECTION EV3.0613 ENTITLED "CONDITIONALLY PERMITTED USES," DIVISION 3, CHAPTER 7, SECTION EV3.0712, ENTITLED "ACCESSORY LAND USES," DIVISION 3, CHAPTER 7, SECTION EV3.0713, ENTITLED "CONDITIONALLY PERMITTED," DIVISION 3, AND DIVISION 3, CHAPTER 9, SECTION EV3.0913, ENTITLED "CONDITIONALLY PERMITTED USES," ALL OF THE CITY OF REDLANDS SPECIFIC PLAN NO. 40.

WHEREAS, it is the desire of the City Council to amend Division 3, Chapter 6, Section EV3.0613 entitled "Conditionally Permitted Uses," Division 3, Chapter 7, Section EV3.0712, entitled "Accessory Land Uses," Division 3, Chapter 7, Section EV3.0713, entitled "Conditionally Permitted," Division 3, and Division 3, Chapter 9, Section EV3.0913, entitled "Conditionally Permitted Uses," all of the City of Redlands Specific Plan No. 40, to require certain uses which sell alcohol beverages to be subject to the "Deemed Approved" and Conditional Use Permit requirements of Chapter 18.190 of the Redlands Municipal Code;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. Division 3, Chapter 6, Section EV3.0613, entitled "Conditionally Permitted Uses," of the City of Redlands Specific Plan No. 40 is hereby amended to read as follows:

"Section EV3.0613 Conditionally Permitted Uses: The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

1. Automobile service stations, subject to the requirements shown in Section EV3.0620(h) of this document.
2. Drive-through restaurants and services, subject to the requirements and standards shown in Section EV3.0620(i) of this Specific Plan.
3. Family recreation centers consisting of amusement machine arcades, billiard rooms, or other similar entertainment.
4. Groceries; shall be subject to Chapter 18.190 "Alcohol Beverage Sales Establishments" of the Redlands Municipal Code.
5. Liquor stores and any retail store at which the display of alcoholic beverages occupies more than thirty three percent (33%) of the total linear shelf space within the store; shall be subject to Chapter 18.190 "Alcohol Beverage Sales Establishments" of the Redlands Municipal Code.
6. Teen Centers.
7. Restaurants at which on-site alcoholic beverage sales take place.
8. Conditionally permitted uses in the Administrative Professional District."

Section 2. Division 3, Chapter 7, Section EV3.0712, entitled “Accessory Land Uses,” of the City of Redlands Specific Plan No. 40 is hereby amended to read as follows:

Section EV3.0712 Accessory Land Uses: The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

1. Sale of used automobiles and other vehicles, if accessory to the sale of new vehicles.
2. Nightclubs; shall be subject to Chapter 18.190 “Alcohol Beverage Sales Establishments” of the Redlands Municipal Code.
3. Recreation centers
4. Skating rinks (indoor)
5. Hotels and Motels
6. Conditionally permitted uses in the Administrative Professional District and Neighborhood Commercial District.

Section 3. Division 3, Chapter 7, Section EV3.0713, entitled “Conditionally Permitted Uses,” of the City of Redlands Specific Plan No. 40 is hereby amended to read as follows:

“Section EV3.0713 Conditionally Permitted Uses: The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

1. Auto service and repair centers.
2. Commercial repair garages for motor vehicles and equipment (including body and paint work).
3. Cultural, Entertainment and Recreational Facilities, generally including but not limited to the following:
 - Arcades
 - Billiards; shall be subject to Chapter 18.190 “Alcohol Beverage Sales Establishments” of the Redlands Municipal Code
 - Bars and cocktail lounges; shall be subject to Chapter 18.190 “Alcohol Beverage Sales Establishments” of the Redlands Municipal Code
 - Bowling alley; shall be subject to Chapter 18.190 “Alcohol Beverage Sales Establishments” of the Redlands Municipal Code
 - Miniature golf
 - Drive-in theaters
 - Gymnasiums, health and athletic clubs, figure salons
 - Live theaters (except adult theaters as defined by the Redlands Municipal Code)
 - Meeting halls (lodge and union)
 - Motion picture theaters

- Nightclubs and discotheques; shall be subject to Chapter 18.190 “Alcohol Beverage Sales Establishments” of the Redlands Municipal Code
 - Recreation centers
 - Skating rinks (indoor)
4. Hotels and Motels
 5. Conditionally permitted uses in the Administrative Professional District and Neighborhood Commercial District.”

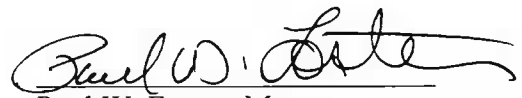
Section 4. Division 3, Chapter 9, Section EV3.0913, entitled “Conditionally Permitted Uses,” of the City of Redlands Specific Plan No. 40 is hereby amended to read as follows:

“Section EV3.0913 Conditionally Permitted Uses: The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

1. Conditionally permitted uses in the Administrative Professional District, Neighborhood Commercial District, General Commercial District, and Regional Commercial District.
2. Bowling lanes shall be subject to Chapter 18.190 “Alcohol Beverage Sales Establishments” of the Redlands Municipal Code.
3. Cocktail lounges and bars shall be subject to Chapter 18.190 “Alcohol Beverage Sales Establishments” of the Redlands Municipal Code.
4. Hotels
5. Laboratories, product development facilities, testing laboratories and manufacturing facilities typified by, but not limited to, facilities for products or processed which may involve the potential for producing odors, air pollutant emissions, or other potential impacts on adjoining properties or public infrastructure, including but not limited to the following products or processes:
 - Biochemical
 - Chemical
 - Chemicals, including pharmaceutical, botanical, soaps and detergents, chemical fertilizer, perfumes and cosmetics, candles and wax.
 - Fabricated plastic products
 - Paper products, including envelopes, bags, wallpaper, containers, pressed and molded pulp goods
 - Stone, clay and glass products, including plate glass, mirrors, dishes and earthenware, pottery, porcelain and china, fixtures and supplies, and cut stone.

6. Microbrewies, shall be subject to Chapter 18.190 “Alcohol Beverage Sales Establishments” of the Redlands Municipal Code.
7. Mini-storage facilities, warehouses or spaces.
8. Skating rinks, sports arenas.
9. Service uses which typically involve activities which could create noise or other nuisances affecting adjacent or surrounding properties. Uses in this category are typified by, but not limited to:
 - Ambulance services
 - Auto services, including repair of brakes, glass, mufflers, and body work, provided no open service bays are visible from the public right-of-way
 - Bus terminals and similar transit facilities
 - Cleaning and dyeing plants, laundries, linen and towel service
 - Retreading of tires.
10. Tasting Rooms; shall be subject to Chapter 18.190 “Alcohol Beverage Sales Establishments” of the Redlands Municipal Code..”

ADOPTED, SIGNED AND APPROVED this 3rd day of February, 2015.


Paul W. Foster, Mayor

ATTEST:



Sam Irwin, City Clerk

I, Sam Irwin, City Clerk, City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 3rd day of February, 2015, by the following vote:

AYES: Councilmembers Harrison, Gilbreath, Barich, James; Mayor Foster
NOES: None
ABSENT: None
ABSTAIN: None



Sam Irwin, City Clerk

RESOLUTION NO. 7485

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING AMENDMENT NO. 43 TO SPECIFIC PLAN NO. 40 (EAST VALLEY CORRIDOR SPECIFIC PLAN) FOR THE FOLLOWING: 1) AMENDMENT TO THE LAND USE DESIGNATION OF A 18.4-ACRE CITY-OWNED PROPERTY FROM EV/3000-RM (MULTIPLE FAMILY RESIDENTIAL-3000) DISTRICT TO EV/PI (PUBLIC INSTITUTIONAL) DISTRICT; 2) AMENDMENT TO SECTION EV4.0205(b) TO ALLOW THE PROPOSED REDLANDS HERITAGE PARK TO UTILIZE AN ALTERNATIVE SURFACING SOLUTION FOR REQUIRED ON-SITE PARKING AREAS IN LIEU OF PAVING; AND 3) AMENDMENT TO SECTION EV4.0255 TO ALLOW A REDUCTION IN THE REQUIRED LANDSCAPING WITHIN THE PARKING AREAS OF THE PROPOSED REDLANDS HERITAGE PARK

WHEREAS, the City Council has the authority to review Amendment No. 43 to Specific Plan No.40 to amend the land use designation of a 18.4 acre City-owned property from EV/3000-RM (Multiple Family Residential-3000) District to EV/PI (Public Institutional) District; and

WHEREAS, the City Council has the authority to review Amendment No. 43 to Specific Plan No.40 to amend Section EV4.0205(b) to allow the proposed Redlands Heritage Park to utilize alternative surfacing solution for required on-site parking areas in lieu of paving; and

WHEREAS, the City Council has the authority to review Amendment No. 43 to Specific Plan No.40 to amend Section EV4.0255 to allow a reduction of the required landscaping within parking areas of the proposed Redlands Heritage Park; and

WHEREAS, on February 10, 2015, the Planning Commission considered, heard public comments on, and recommended approval of a Mitigated Negative Declaration and an amendment to Specific Plan No. 40 to City Council which amends the land use designation, Sections EV4.0205(b) pertaining to parking lot surface material, and EV4.0255 pertaining to parking lot landscaping; and

WHEREAS, pursuant to Government Code sections 65453 and 65090, on February 11, 2015, the City gave public notice by publishing a display ad in the Redlands Daily Facts, a newspaper of general circulation, of the holding of a public hearing at which the project would be considered; and

WHEREAS, on March 3, 2015, the City Council held a duly noticed public hearing on the proposed amendments to the Specific Plan No.40 and considered all verbal and written testimony provided by persons interested in the proposal;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. The City Council of the City of Redlands hereby amends the land use map of Specific Plan No. 40 as shown on Exhibit "A" attached hereto.

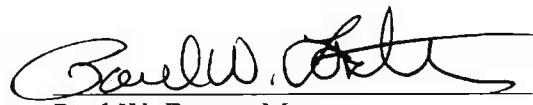
Section 2. The City Council of the City of Redlands hereby amends Section EV4.0205(b) to read as follows:

- “(b) On-site parking shall be restricted to those areas which are paved and designated for vehicle parking, except as follows:
- (1) The proposed Redlands Heritage Park, located at the southwest corner of Orange Avenue and Iowa Street, may utilize an alternative surfacing solution in lieu of paving, provided the following conditions are satisfied:
 - a. Paved access shall be provided to the building or facility;
 - b. Twenty (20) feet of paved access shall be provided from the edge of roadway; and
 - c. Handicapped parking and access shall be provided in accordance with the requirements of State law.”

Section 3. The City Council of the City of Redlands hereby amends Section EV4.0255 (a) to read as follows:

- “(a) With the exception of the parking area within the Redlands Heritage Park, located at 11126 Iowa Street, the following standards shall apply to all parking areas accessible to the public, adjacent to roadways or exposed to public view from freeways, roadways or adjacent parcels:”

ADOPTED, SIGNED AND APPROVED this 3rd day of March, 2015.


Paul W. Foster, Mayor

ATTEST:



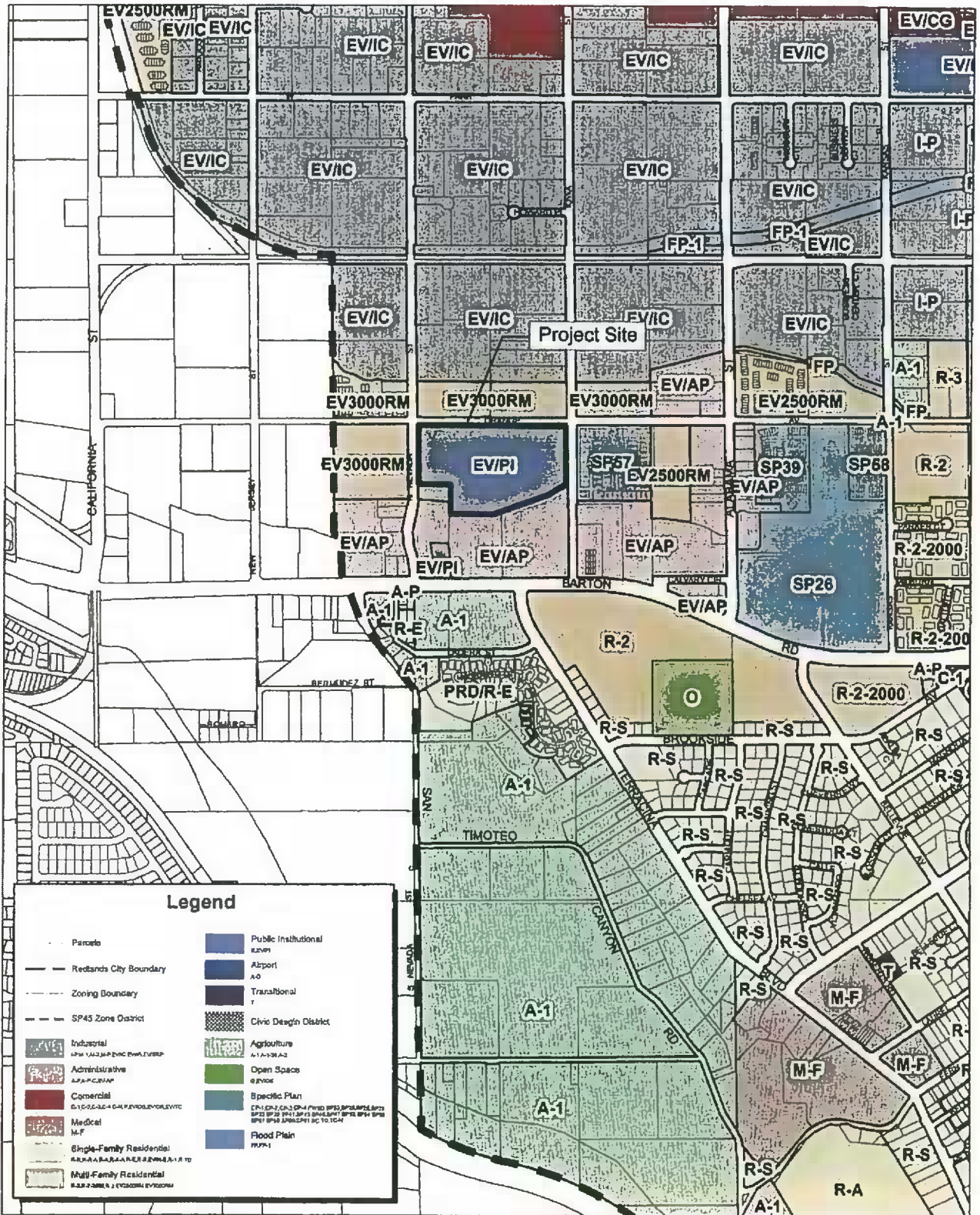
Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof, held on the 3rd day of March, 2015, by the following vote:

AYES: Councilmembers Harrison, Gilbreath, Barich, James; Mayor Foster
NOES: None
ABSENT: None
ABSTAIN: None



Sam Irwin, City Clerk



Source: City of Redlands, April 2013.



Proposed EVCS Map

RESOLUTION NO. 7772

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING SPECIFIC PLAN AMENDMENT NO. 44 TO THE EAST VALLEY CORRIDOR SPECIFIC PLAN, TO CHANGE THE ZONING DESIGNATION TO 'EAST VALLEY CORRIDOR COMMERCIAL GENERAL (EV/CG)' FOR THE ENTIRE 1.73 ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF WEST LUGONIA AVENUE AND TENNESSEE STREET (APN: 0167-171-13).

WHEREAS, Masterworks, LLC, the authorized representative for the property owner, has submitted an application for Specific Plan Amendment No. 44 to the East Valley Corridor Specific Plan (Specific Plan No. 40) to change the zoning designation of the entire subject property from East Valley Corridor Special Development (EV/SD) and its corresponding Development Envelope to East Valley Corridor Commercial General (EV/CG); and

WHEREAS, on June 26, 2017, the Planning Division caused a written notice concerning the proposed project to be sent via certified U.S. Mail to the City of Highland and the County of San Bernardino in accordance with East Valley Corridor Specific Plan Chapter 5 (Amending the Specific Plan), and the City of Redlands has not received any comments or concerns from any other participating agencies that are included in the East Valley Corridor Specific Plan; and

WHEREAS, on August 8, 2017, the Planning Commission held a public hearing and considered the staff report, oral report, testimony and the written evidence submitted by staff; and

WHEREAS, on August 8, 2017, the Planning Commission held a public hearing and considered the application materials, the testimony, and the written evidence submitted by the applicant and by members of the public; and

WHEREAS, the proposed project is not subject to review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) because the City has determined there is no possibility that the proposal will result in any environmental effect; and

WHEREAS, following the public hearing on August 8, 2017, the Planning Commission determined that the proposed Specific Plan Amendment would be in conformity with the General Plan's existing land use designation for the subject property as Commercial; and

WHEREAS, on August 8, 2017, the Planning Commission recommended to the City Council that the proposed Specific Plan Amendment be approved; and

WHEREAS on August 24, 2017, notice of the City Council's public hearing for the proposed project was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, following the public hearing on September 5, 2017, the City Council determined that approval of the proposal is in the best interests of the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposal is exempt from review under CEQA in accordance with Section 15061(b)(3) of the State CEQA Guidelines, and the proposal does not require environmental analysis.

SECTION 2. APPROVAL. Specific Plan Amendment No. 44 to the East Valley Corridor Specific Plan is hereby approved. Specific Plan Amendment No. 44 shall become effective for the westerly 0.764-acre portion of the subject property upon annexation into the City of Redlands. Specific Plan Amendment No. 44 shall become effective for the easterly 0.966-acre portion of the subject property (currently within City limits) upon adoption of an applicable resolution or ordinance.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 5th day of September, 2017.



Paul W. Foster, Mayor

ATTEST:


Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 5th day of September, 2017.

AYES: Councilmembers Harrison, Gilbreath, Barich, Tejada; Mayor Foster
NOES: None
ABSTAIN: None
ABSENT: None



Jeanne Donaldson, City Clerk