

RESOLUTION NO. 5116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
ESTABLISHING REGULATIONS FOR THE PROCESSING OF PLANNED
DEVELOPMENT APPLICATIONS PURSUANT TO THE CITY'S EAST
VALLEY CORRIDOR SPECIFIC PLAN

WHEREAS, the City Council of the City of Redlands ("this City Council") has adopted, and incorporated into the City's General Plan, that planning document commonly known as the East Valley Corridor Specific Plan; and

WHEREAS, it is the intent of the East Valley Corridor Specific Plan to streamline the development review process for properties subject to its provisions by utilizing existing application processing procedures of the land use ordinances of the respective public agencies that have adopted the specific plan; and

WHEREAS, the East Valley Corridor Specific Plan contains requirements for the submittal and processing of Planned Development Applications for Development Envelopes described within the specific plan; and

WHEREAS, the East Valley Corridor Specific Plan provides that applications for a Planned Development shall be reviewed and processed under the applicable regulations of the local jurisdiction which has adopted the specific plan; and

WHEREAS, it is the desire of this City Council to establish written regulations for the processing of Planned Development applications and associated development entitlements under the East Valley Corridor Specific Plan;

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 establishes the following regulations for processing Planned Development applications pursuant to the East Valley Corridor Specific Plan:

- A. Planned Development applications shall be processed in accordance with Chapter 4 of the East Valley Corridor Specific Plan. An application for a Planned Development, when submitted in a single stage as a comprehensive, detailed site plan, shall be "quasi-legislative" in nature and subject to review and recommendation by the City's Planning Commission with final review and approval by the City Council.
 1. An application for a Planned Development shall be made by the owner of the property or his authorized representative and shall be on a form provided by the Community Development Department and accompanied by a filing fee as established by the City Council.

2. An application for a Planned Development shall be accompanied by maps showing the subject property, as well as any other data required by the East Valley Corridor Specific Plan and the Community Development Department to adequately present the application to the Planning Commission and City Council.
 3. Public Hearing - Notice Requirements. An application for a Planned Development shall be considered by the Planning Commission at a noticed, public hearing. Notice shall be published in a newspaper of general circulation within the City and mailed in accordance with the requirements of Government Code Section 65091.
 4. In considering a request for a Planned Development, the Planning Commission shall satisfy itself that the following conditions prevail before recommending to the City Council that the Planned Development application be approved:
 - A. That the proposed Planned Development is in conformity with General Plan of the City;
 - B. That the proposed Planned Development would not adversely affect the surrounding area or the Redlands community in general.
 5. Upon receipt of the recommendation of the Planning Commission, the City Council shall hold a noticed, public hearing. Notice of the public hearing shall be published and mailed as provided for in subsection A3 of Section 1 of this resolution.
 6. The City Council may approve, modify or disapprove the recommendation of the Planning Commission.
- B. Planned Development applications may also be processed in two stages consisting of a "Concept Plan" and a "Development Plan" as those terms are defined in Chapter 4 of the East Valley Corridor Specific Plan.
1. An application for a Concept Plan shall comply with all requirements of Section EV1.0405 of the East Valley Corridor Specific Plan and shall be made by the owner of the property or his authorized representative and shall be on a form provided by the Community Development Department and accompanied by a filing fee as established by the City Council. Consideration of an application for a Concept Plan shall be "quasi-legislative" in nature and subject to review and recommendation by the City's Planning Commission with final review and approval by the City Council. Concept Plans shall be processed, reviewed and approved in accordance with subsection A of Section 1 of this resolution.

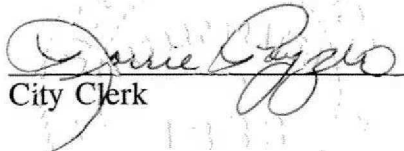
2. An application for a Development Plan shall comply with all requirements of Section EV1.0405 of the East Valley Corridor Specific Plan and shall be made by the owner of the property or his authorized representative, and shall be on a form provided by the Planning Department and accompanied by a filing fee as established by the City Council. Consideration of an application for a Development Plan shall be "quasi-judicial" in nature and shall be processed as a Conditional Use Permit application subject to the review and approval of the Planning Commission.
3. Public hearing - Notice Requirements. An application for a Development Plan shall be considered by the Planning Commission at a noticed, public hearing. Notice shall be published in a newspaper of general circulation within the City and mailed in accordance with the requirements of Government Code Section 65091.
4. The Planning Commission may affix to a Development Plan such conditions as it deems necessary and reasonable to protect the best interests of the surrounding property and neighborhood, the East Valley Corridor Specific Plan, the General Plan and the intent thereof.
5. The Planning Commission, in approving an application for a Planned Development, shall make the findings required by Section 18.192.070 of the Redlands Municipal Code.
6. Any person aggrieved by the decision of the Planning Commission for a Development Plan may file an appeal to the City Council. Appeals shall be filed with the City Clerk on a form provided by the City within ten (10) calendar days of the final decision of the Planning Commission. Appeals shall be submitted with payment of a filing fee as established by the City Council.

ADOPTED, SIGNED AND APPROVED this 20th day of September, 1994.



Mayor of the City of Redlands

ATTEST:



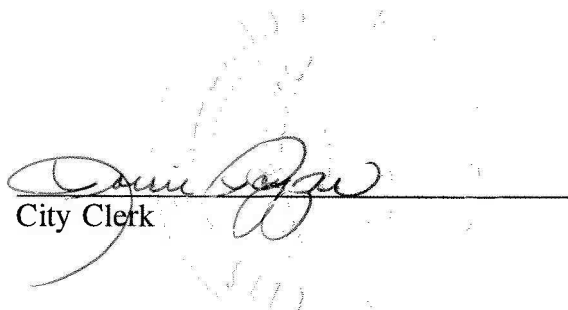
City Clerk

I, Lorrie Poyzer, 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 20th day of September, 1994 by the following vote:

AYES: Councilmembers Foster, Cunningham, Gilbreath, Gil;
Mayor Larson

NOES: None

ABSENT: None



City Clerk