

ORDINANCE NO. 2930

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 18.92 OF THE REDLANDS MUNICIPAL CODE ESTABLISHING NEW C-3 GENERAL COMMERCIAL DISTRICT DEVELOPMENT STANDARDS FOR RESIDENTIAL DENSITY AND PARKING STANDARDS FOR MIXED USE DEVELOPMENT AND MULTIFAMILY-ATTACHED RESIDENTIAL PROJECTS LOCATED WITHIN A ONE-HALF MILE RADIUS FROM A TRAIN STATION.

WHEREAS, Ordinance No. 2930 would amend Chapter 18.92 of Title 18 of the Redlands Municipal Code to establish certain development standards pertaining to residential density and on-site parking requirements for mixed-use development, and multifamily-attached residential, projects located both within the C-3 General Commercial District, and within one-half mile of a train station; and

WHEREAS, on October 12, 2021, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance No. 2930 and at which the Planning Commission considered the Ordinance; and

WHEREAS, approval of Ordinance No. 2930 is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act because the proposal will not cause any significant environmental effects and will not result in a direct or reasonably foreseeable indirect physical change in the environment; and

WHEREAS, following the public hearing on October 12, 2021, the Planning Commission determined that Ordinance No. 2930 is in conformity with, and advances the goals of, the General Plan to create a compact, pedestrian-oriented environment that is consistent in character with downtown Redlands, while creating the potential to expand the City's economic opportunities and housing options; and

WHEREAS, on October 12, 2021, the Planning Commission recommended to the City Council that proposed Ordinance No. 2930 be approved; and

WHEREAS, in accordance with Government Code section 65090, on or about January 7, 2022, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance No. 2930 would be considered by the City Council; and

WHEREAS, on January 18, 2022, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance No. 2930;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby determines that approval of Ordinance No. 2930 is exempt from environmental review under the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the State Guidelines implementing CEQA because it can be seen with certainty that adoption of the Ordinance will not cause any significant environmental effects and will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Section 2. Section 18.92.080 of the Redlands Municipal Code, titled “Conditional Uses,” is hereby amended to read as follows:

“18.92.080: CONDITIONAL USES:

A. In the C-3 zone, the following uses may be permitted subject to approval of a conditional use permit:

Uses listed in chapter 18.192 of this title.

Audio and film production studios and schools.

Auto repair establishments; no open service bays shall face a public street, or they shall be screened.

Automobile parking garages and lots, public or private.

Beer and wine stores.

Bus terminals and similar transit facilities.

Commercial amusement establishments, such as skating rinks, bowling lanes, amusement machine arcades, pool halls, dance halls, nightclubs, cocktail lounges, taverns and beer and wine bars.

Drive-in stores, such as cleaner, liquor, milk and food.

Drive-through sales and/or service.

Frozen food locker.

Grocery; with alcohol beverage sales.

Hospitals and sanatoriums.

Mechanical or self-service auto wash.

Mortuaries or funeral homes.

Motels.

Open air sales, display and storage, including:

Miniature golf and similar commercial amusement establishments.

New or used auto, motorcycle and boat sales.

Swimming pools, commercial.

Tool and equipment sales or rental.

Service stations with alcohol beverage sales; all merchandise must be displayed within the building.

Social halls, with alcohol beverage sales.

Specialty food markets with alcohol beverage sales.

B. Residential uses are permitted subject to approval of a conditional use permit and (i) may be combined with nonresidential uses as a mixed use development, or (ii) be developed as a multifamily-attached residential project, in an existing building or an entirely new building provided:

1. The residential density permitted shall be that allowed by the R-3 district; provided, however, that for projects deemed exempt from the "Principles of Managed Development" (section 4.2A) of the City's General Plan, pursuant to section 4.2B, for the reason that the project is determined to be development directly related to a proposed rail station, the floor area ratio shall govern the density/intensity of the project; and

2. For mixed use and multifamily attached residential projects on a property, all or part of which is within a one-half mile radius of a train station, required parking for the residential units shall be provided on site in accordance with subsection (a) below, in addition to that required for the commercial uses in accordance with subsection (b) below. Residential guest spaces and commercial spaces may be shared.

(a) Residential attached units (apartments, condominiums, townhomes):

- i. Units up to 999 sq. ft.: 1.0 space per unit.
- ii. Units 1,000 to 1,499 sq. ft.: 1.5 space per unit.
- iii. Units 1,500 sq. ft. or more: 2.0 space per unit.
- iv. Guests: 0.25 space per unit
- v. Live/Work units up to 1,499 sq. ft.: 1.0 space per unit.
- vi. Live/Work units 1,500 sq. ft. or more: see Commercial.

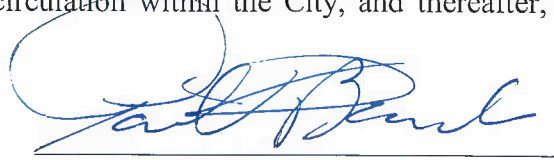
(b) Commercial uses (retail, restaurant, office, personal services, and neighborhood-serving uses) within mixed use multi-tenant buildings:

- i. Ground floor: 1 space per 300 sq. ft. of gross ground floor building area.
- ii. Upper floors: 1 space per 350 sq. ft. of gross upper floor building area.

3. For mixed use projects on a property not within a one-half mile radius from a train station, required parking for the residential units shall be provided on site, in addition to that required for the commercial uses, in accordance with Chapter 18.164 of this Title 18, except that up to fifty

percent (50%) of the required guest parking spaces for the residential units may jointly use the required parking spaces for the commercial uses.”

Section 3. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.



Paul T. Barich, Mayor

ATTEST:



Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the 1<sup>st</sup> day of February, 2022, by the following vote:

AYES: Councilmembers Tejada, Davis, Guzman-Lowery

NOES: Councilmember Gallagher; Mayor Barich

ABSENT: None

ABSTAINED: None

  
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Jeanne Donaldson, City Clerk