

specific plan

no. 23

redlands, ca.

I. INTRODUCTION

This document and related map constitute a specific plan for the undeveloped land generally located in the area between Ford Street (both sides), the I-10 Freeway, Wabash Avenue and East Sunset Drive North. The plan is based on land use designation changes to be adopted in conjunction with this plan and other adopted elements of the Redlands General Plan for properties within the specific plan boundary. Authority for preparation of this plan is contained in the State of California Government Code, Title 7, Chapter 1, Article 8, Section 65450.

II. INTENT AND PURPOSE

It is the intent and purpose of the plan to establish compatible land uses and standards in order to achieve a coordinated development relationship between such uses and the surrounding areas. It is further the intent, unless otherwise specified herein, that all development standards applied not be more permissive than those of the underlying zone, which in this case is R-E (Residential Estate). Coordination of water, sewer, drainage and circulation facilities (including access easements) with adjacent properties shall be a required factor in all project considerations.

III. PROJECT DESCRIPTION

The land within the plan boundary consists of properties held in several ownerships. The majority of the land is steep hillside with slopes ranging up to 42%. The continuation of Golden West Drive from its existing terminus to Ford Street is essential for the provision of access to several properties in the plan area as well as basic circulation and including the provision of essential city services such as sewer and water.

IV. LEGAL DESCRIPTION

Beginning at the intersection of the easterly prolongation of the south right-of-way line of South Avenue with the easterly right-of-way line of Sunset Drive as shown on Tract No. 6122 recorded in Book 78 of Maps, Page 57 in the Office of the County Recorder, County of San Bernardino, State of California, last said intersection being a point on a curve and having a radial which bears North 79 deg. 08 min. 12 sec. West, also last said curve being concave westerly and having a radius of 232.37 feet; thence northwesterly along last said curve through a central angle of 44 deg. 34' min. 48 sec. an arc distance of 180.00 feet to the beginning of reverse curve concave northeasterly and having a radius of 182.37 feet; thence northwesterly along last said curve through a central angle of 36 deg. 00 min. an arc distance of 114.59 feet to a point of tangency curve concave southwesterly and having a radius of 322.20 feet; thence northwesterly along last said curve through a central angle of 72 deg. 47 min. 30 sec., an arc distance of 409.34 feet to a point of tangency; thence North 70 deg. 30 min. 30 sec. West, 258.10 feet to the west right-of-way line of Sunset Drive; thence North 19 deg. 29 min. 20 sec. East, along last said line, 7.00 feet to the northerly right-of-way line of said Sunset Drive; thence North 70 deg. 30 min. 30 sec. west along last said line and the northwesterly prolongation thereof 101.01 feet; thence North 56 deg. 56 min. West, 53.54 feet to the beginning of a curve concave northwesterly and having a radius of 17.00 feet, said beginning of curve having a radial which bears North 33 deg. 04 min. East,

thence South 33 deg. 04 min West, 7.00 feet to its intersection with the northeasterly right-of-way line of Sunset Drive; thence North 56 deg. 56 min. West along last said line to its intersection with the east line of Section 35, T.I.S., R.3 W. S.B.M.; thence northerly along last said line to its intersection with the northerly right-of-way line of Sunset Drive; thence westerly along last said line to its intersection with the east line of Lot 1 of Tract No. 9456 as recorded in Book 134 of Maps, Pages 19 and 20 in said office, County and State; thence North 00 deg. 23 min. 47 sec. East along last said line 187.39 feet to its intersection with the northeasterly line of Lot 9 of said Tract No. 9456; thence North 29 deg. 51 min. 04 sec. West along the northeasterly line of Lots 9 and 10 of last said Tract 425.27 feet to its intersection with the southeasterly line of Lot 10 of Tract No. 6763 as recorded in Book 86 of Maps, Page 3 and 4 in said office, County and State; thence North 58 deg. 56 min. 00 sec. East along the southeasterly line of Lots 10 and 11 of last said tract to its intersection with the east line of Lot 11 of said Tract No. 67643; thence North 14 deg. 52 min. 24 sec. West along last said line and the east line of Lot 12 of said Tract 403.93 feet to its intersection with the northeasterly line of Lot 23 of said Tract No. 6763; thence North 4 deg. 57 min. 00 sec. West along last said line 192.00 feet to its intersection with the southerly right-of-way line of Oak Street; thence North 85 deg. 03 min. East along last said of an angle point herein; thence 54 deg. 57 min. 00 sec. East, 2.00 feet to the beginning of a curve concave southwesterly and having a radius of 368.00 feet, said beginning of curve having a radial which bears South 4 deg. 57 min. 00 sec. East; thence easterly along last said curve through a central angle of 15 deg. 57 min. 00 sec. an arc distance of 102.44 feet to a point of tangency; thence South 79 deg. East, 49.37 feet; thence North 88 deg. 56 min. 56 sec. East, 92.80 feet; thence South 52 deg. 16 min. 04 sec. East, 54.26 feet to its intersection with the east line of Section 35, T.I.S., R.3 W.; thence North 0 deg. 01 min. 00 sec. West along last said line, 138.07 feet to its intersection with the southwesterly right-of-way line of Redlands Boulevard, thence South 50 deg. 43 min. 00 sec. East along last said line, 691.13 feet to an angle point therein; thence South 57 deg. 25 min. 58 sec. East, 362.83 feet to an angle point therein; thence South 53 deg. 01 min. 39 sec. East, 321.49 feet to the beginning of tangent curve concave northeasterly and having a radius of 8,060.00 feet; thence southeasterly along last said curve through a central angle of 2 deg. 02 min. 01 sec. an arc distance of 286.08 feet; thence South 0 deg. 24 min. 59 sec. East, 32.41 feet; thence South 90 deg. West 23.23 feet to the beginning of a curve concave northeasterly and having a radius of 8,100.00 feet, said last beginning of curve having a radial which bears North 43 deg. 50 min. 46 sec. East; thence southeasterly along said curve through a central angle of 6 deg. 21 min. 01 sec. an arc distance of 897.75 feet; thence South 52 deg. 30 min. 15 sec. East, 752.95 feet; thence North 69 deg. 36 min. 23 sec. East, 248.71 feet to the beginning of a tangent curve concave northeasterly and having a radius of 8,080 feet, said last beginning of curve having a radial which bears North 22 deg. 08 min. 36 sec. East; thence southeasterly along last said curve through a central angle of 6 deg. 26 min. 02 sec. an arc distance of 907.32 feet; thence South 74 deg. 17 min. 26 sec. East, 246.76 feet; thence South 0 deg. 50 min. 11 sec. East, 94.32 feet; thence North 89 deg. 35 min. 25 sec. East; 325.65 feet; thence South 71 deg. 44 min. 34 sec. East, 453.26 feet; thence South 6 deg. 14 min. 03 sec. East, 151.37 feet; thence South 40 deg. 13 min. 15 sec. West along the northwesterly line of Lot 6 of Tract No. 6765 recorded in Book 89 of Maps, Pages 30 and 31 of said office, County and State, 368.33 feet; thence North 73 deg. 32 min. 00 sec. West along the northerly line of Lot 10 and 11 of said Tract, 187.28 feet; thence North 27 deg. 35 min. 00 sec. West along the

Insurance offices
Law offices and legal services
Professional membership associations
Real Estate offices
Secretarial and clerical services

2. **MEDICAL AND HEALTH SERVICES**

Chiropractors
Dentists and oral surgeons
Medical, dental, and biological laboratories
Medical, dental and therapeutic clinics
Optometrists
Osteopathic physicians
Physicians and surgeons

3. **USES PERMITTED BY CONDITIONAL USE PERMIT**

Charitable organizations
Churches
Libraries
Museums and art galleries
Prescription pharmacy services

b. **Uses Prohibited**

All uses and structures not listed as permitted are hereby deemed to be specifically prohibited.

c. **Property Development Standards**

1. **Lot area and dimensions.**

No reduction in lot area or dimensions permitted.

2. **Building Heights**

Buildings and structures shall have a maximum height of 2 stories or 25 feet.

3. **Yards**

All buildings and structures shall maintain a setback of not less than 25 feet from all property lines and streets.

4. **Walls, Fences, and Landscaping**

The provisions of Section 43.00 of Ordinance 1000 shall apply.

5. **Coverage**

Maximum coverage by structures and paved areas shall be sixty (60) percent of the total lot area.

6. Off-Street Parking

The provisions of Section 40.00 of Ordinance 1000 shall apply.

7. Signs

All signs shall comply with the provisions of the Redlands Sign Code for A-P Uses and be subject to approval of the Planning Commission. No pole signs permitted.

8. Storage

No outdoor storage of materials, vehicles or equipment permitted. Trash storage areas shall be fully enclosed by solid masonry walls and gate(s).

9. Site Plan Review

Site Plans and elevations for all new construction, additions or modifications shall be submitted to the Commission for review and approval.

B. RESIDENTIAL

These regulations shall apply to property identified as R (Residential) on the specific plan map. Property identified as R-PRD (Planned Residential Development) on the specific plan map shall comply with the development standards contained in the La Colina supplement to Specific Plan No. 23 attached here and made a part of this plan.

a. Uses Permitted

Single family residential and accessory uses as contained in the R-E Residential Estate Districts regulations.

b. Uses Permitted By Conditional Use Permit

Planned residential development in accordance with the provisions of Section 52.50 of Ordinance 1000.

c. Uses Prohibited

Commercial
Industrial
Administrative Professional
Raising of animals and poultry

d. Property Development Standards

1. Minimum lot area

Slope	Area
0 to 15%	14,000 sq.ft.
15 to 30%	25,000 sq.ft.
Greater than 30%	40,000 sq.ft.

2. Minimum lot dimensions

One hundred (100) foot width. One hundred twenty (120) foot depth.

3. Maximum population density

One (1) dwelling unit per lot. No guest houses permitted.

4. Maximum coverage by structures

Twenty-five (25) percent of the lot area.

5. Maximum building height

Two stories or twenty-five (25) feet.

6. Yards

The yard provisions of Section 15.00 of Ordinance 1000 shall apply.

7. Parking

The provisions of Section 40.00 of Ordinance 1000 shall apply.

8. Walls, Fences and Landscaping

The provisions of Section 43.00 of Ordinance 1000 shall apply.

9. Grading

All cut and fill slopes shall not exceed 3 to 1 (i.e. - three horizontal to one vertical). All other applicable provisions of the Redlands Grading Code shall apply.

It is intended that the basic land forms for the entire plan area be maintained with a minimum of grading and to the maximum extent possible existing tree stands be retained.

VII. FORD STREET CIRCULATION AND ACCESS CONTROL

There shall not be more than one (1) vehicular access way onto Ford Street for each lot existing on the adoption date of this Ordinance except that residential lots having frontage on a minor street shall not take access from Ford Street. The permitted location shall be determined by the City and may be referred to the Traffic Commission for a recommendation.

VIII. RESIDENTIAL SETBACK FROM STATE HIGHWAY

No residential structures shall be constructed or placed within the area adjacent to the I-10 State Highway having an exterior noise level in excess of 60db (A) based on State of California 701-A methodology. The approximate noise contour line is indicated on the plan.

IX. SOUND INSULATION

All residential units shall be designed to have an interior noise level not exceeding 40dB (A) in bedrooms and 50db (A) in other habitable rooms.

X. IMPLEMENTATION

A. SITE PLAN REVIEW

In order to insure compliance with the provisions of the specific plan all projects shall be submitted to the Planning Commission for approval in accordance with the required appropriate procedures as specified in this plan.

B. SUBDIVISION MAPS

All tentative and final subdivision maps shall be processed in accordance with the Redlands Subdivision Ordinance and the State Subdivision Map Act and any amendments thereto.

C. AMENDMENTS

Any amendments to the specific plan shall comply with all provisions of the California Government Code and shall be adopted by Ordinance of the City of Redlands.

LA COLINA SPECIFIC PLAN

**A SUPPLEMENT TO SPECIFIC PLAN NO. 23 FOR A
PLANNED OFFICE PARK AND RESIDENTIAL
NEIGHBORHOOD IN THE CITY OF REDLANDS**

Prepared For:

**Parkwest Development, Inc.
329 West State Street
Redlands, CA 92373**

Prepare ' By:

**C G Engineering
2627 So. Waterman Avenue
San Bernardino, CA 92408**

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Grading -	Exhibit 5

introduction **1**

PREFACE

The following document has been prepared in fulfillment of the specific plan guidelines as provided by the City of Redlands and the State of California. The La Colina Specific Plan has been written and designed for use by City staff and decision makers, as well as developers, as a guide for the classification and development of the project area as a coordinated, comprehensive effort so as to take advantage of the superior environment which will result from large scale community planning.

SECTION 1. INTRODUCTION

Project Location

The La Colina Specific Plan encompasses approximately 14.65 acres generally located at the southeast intersection of Redlands Boulevard and Ford Street in the City of Redlands, as depicted in Exhibit "1". The project site is currently vacant and is comprised predominantly of a hill which is a portion of the southern ridge of Reservoir Canyon. The legal description of the subject property is as follows:

A portion of the Northwest 1/4, of the Southwest 1/4 of Section 36, Township 1 South, Route 3 West, San Bernardino Base Line and Meridian.

Purpose and Intent

The adoption and subsequent implementation of the La Colina Specific Plan will allow for the development of the property conforming to the goals, objectives, and standards of the City of Redlands General Plan and Zoning Ordinance. The standards and regulations established by this specific plan are intended to allow development plans created specifically for the project area while insuring compliance with the spirit, intent, and provisions of the ordinances of the City of Redlands. The intention of the La Colina Specific Plan is to provide that development will occur in such a manner as to attain a park-like atmosphere where visual continuity and design throughout the project is achieved by the use of similar architectural elements in harmony with landscape design, the preservation of natural features, and compatibility with the surrounding land uses. Alternative development standards have been incorporated in this specific plan in exchange for development sensitivity and increased amenities in order to service the needs of the community and provide compatibility with the surrounding neighborhoods.

As in any development under a specific plan format, total design continuity is an important aspect of the overall concept because of the positive aesthetic qualities which are resultant when master planning a development and establishing the unique sense of place and identify which is a primary goal of the La Colina Specific Plan.

Project Goals and Objectives

Specific Plan No. 23 has several goals and objectives for the purpose of providing a viable professional center and unique residential neighborhood. These goals and objectives include:

- * To conserve the unique scenic qualities of the project site and to create a

visually appealing corridor adjacent to Interstate 10.

- * To provide landscape and streetscape design details which enhance the aesthetic qualities of the surrounding community.
- * The utilization of structural and landscaped buffers to minimize disturbance from the adjacent freeway and to insure compatibility with the nearby residential neighborhood.
- * To provide an enriched professional center focusing on mutually supportive uses and activities with harmonious massing of structures and the interfacing of open space through the utilization of superior land planing and architecture.

Project Description

The La Colina Specific Plan utilizes the planning flexibility allowed by the specific plan guidelines to establish a professional business center oriented to the freeway and a residential neighborhood located atop the hill and in close proximity to the established residential neighborhood along Sunset Drive. The two land use components are identified as follows:

The Administrative and Professional Office District is intended to provide for the development of business and professional offices which because of their operation and normal business hours are compatible with the residential neighborhood adjacent to the district. This district does not require a location providing heavy pedestrian traffic, but, rather, is convenient and accessible to the individuals and organizations it serves.

The Residential District is intended to provide an environment conducive to the development of a single family neighborhood without mixing incompatible uses. This district requires the arrangement of the units on individual lots and encouraging the creation of a very desirable environment for single family living.

General Notes

1. Any details or issues not specifically addressed by the Specific Plan regulations shall be subject to the regulations of the governing City of Redlands. Definitions of terms shall also be as defined in the codes of the City of Redlands.
2. The City of Redlands will provide water service to the development.
3. The collection and treatment of sewage waste water will be conducted by the City of Redlands.
4. Electrical power will be provided by the Southern California Edison Company based upon a user fee.
5. Solid waste disposal will be provided by the City of Redlands' Disposal Department.

6. Natural gas service will be provided by the Southern California Gas Company with monthly user fees applied.
7. The approval of development within the specific plan area shall be governed by Section 65450 et. seq., of the State of California Government Code.

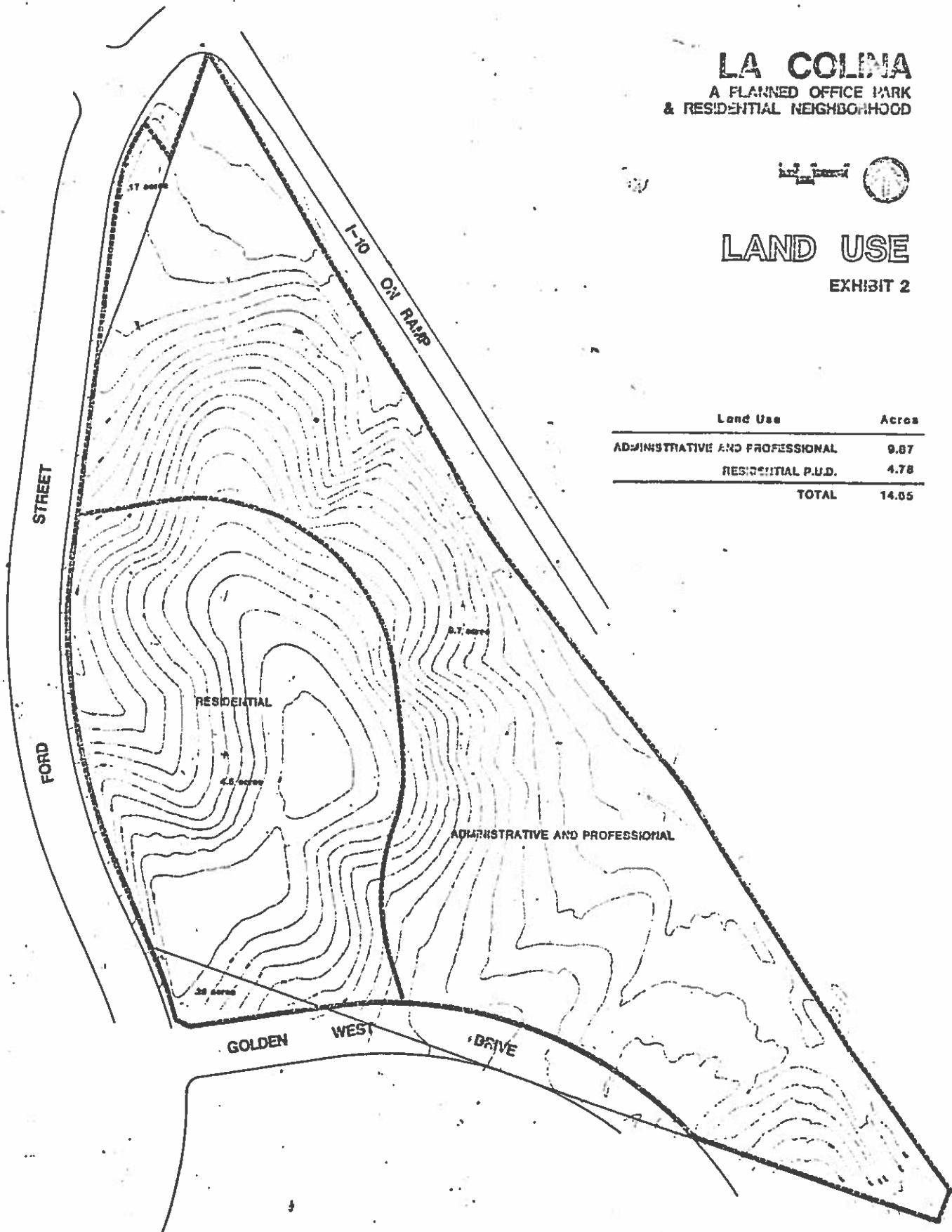
LA COLINA
 A PLANNED OFFICE PARK
 & RESIDENTIAL NEIGHBORHOOD



LAND USE

EXHIBIT 2

Land Use	Acres
ADMINISTRATIVE AND PROFESSIONAL	9.87
RESIDENTIAL P.U.D.	4.78
TOTAL	14.65



CIRCULATION

The vehicular circulation concept proposes to utilize existing and proposed public streets as well as a private street system developed for each individual land use. All the streets within the project have been identified as to location and cross section, as well as the dedication required. The standards for streets have been developed utilizing the standard dimensions contained within the City of Redlands' Standard Specifications detail drawings (revised January 1, 1977). The Circulation Plan is depicted in Exhibit 3.

FORD STREET

Ford Street serves as a major north/south collector road in east Redlands, having an eighty foot (80') right-of-way. Ford Street is presently improved within the limits of the proposed project with sixty-four (64) feet of paving, full curb and gutter, and providing two wide lanes each direction traffic flow from Redlands Boulevard to Sunset Drive. A eight (8) foot sidewalk is planned for the east side of Ford Street and running the full length of the subject property. No additional dedications is required for Ford Street. A ten (10) foot median island is proposed for Ford Street to control traffic and to add to the aesthetic entrance to the project.

EXTENSION OF GOLDEN WEST DRIVE

Golden West Drive is designated as a local collector street having a sixty (60) foot right-of-way. The right-of-way does not currently exist adjacent to the project site; however, the road has been master planned to connect Ford Street to the existing improved Golden West Drive to the east. The circulation plan will implement this master planned alignment. Golden West Drive will be improved with thirty-six (36) feet of paving and full curb and gutter. A twelve (12) foot parkway is planned which will contain a standard four (4) foot residential sidewalk and eight (8) feet of landscaping.

INTERIOR PRIVATE STREETS

Access to the individual land uses will be via a private street system to be designed pursuant to City of Redlands' Standards. The private street system will be maintained in common as part of the overall development by an assessment district which will help to lessen the burden to the City of providing public services.

CONCEPTUAL LANDSCAPE PLAN

The Conceptual Landscape Plan establishes the primary visual element for the La Colina Center by providing three basic landscape treatments. These treatments include major entry areas of accent planting, paving, and street furniture, areas of screen plantings in order to provide buffers, and basic streetscape planting. The Conceptual Landscape Plan is depicted in Exhibit 3.

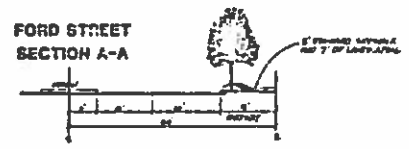
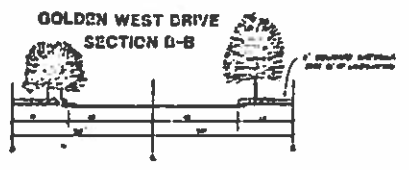
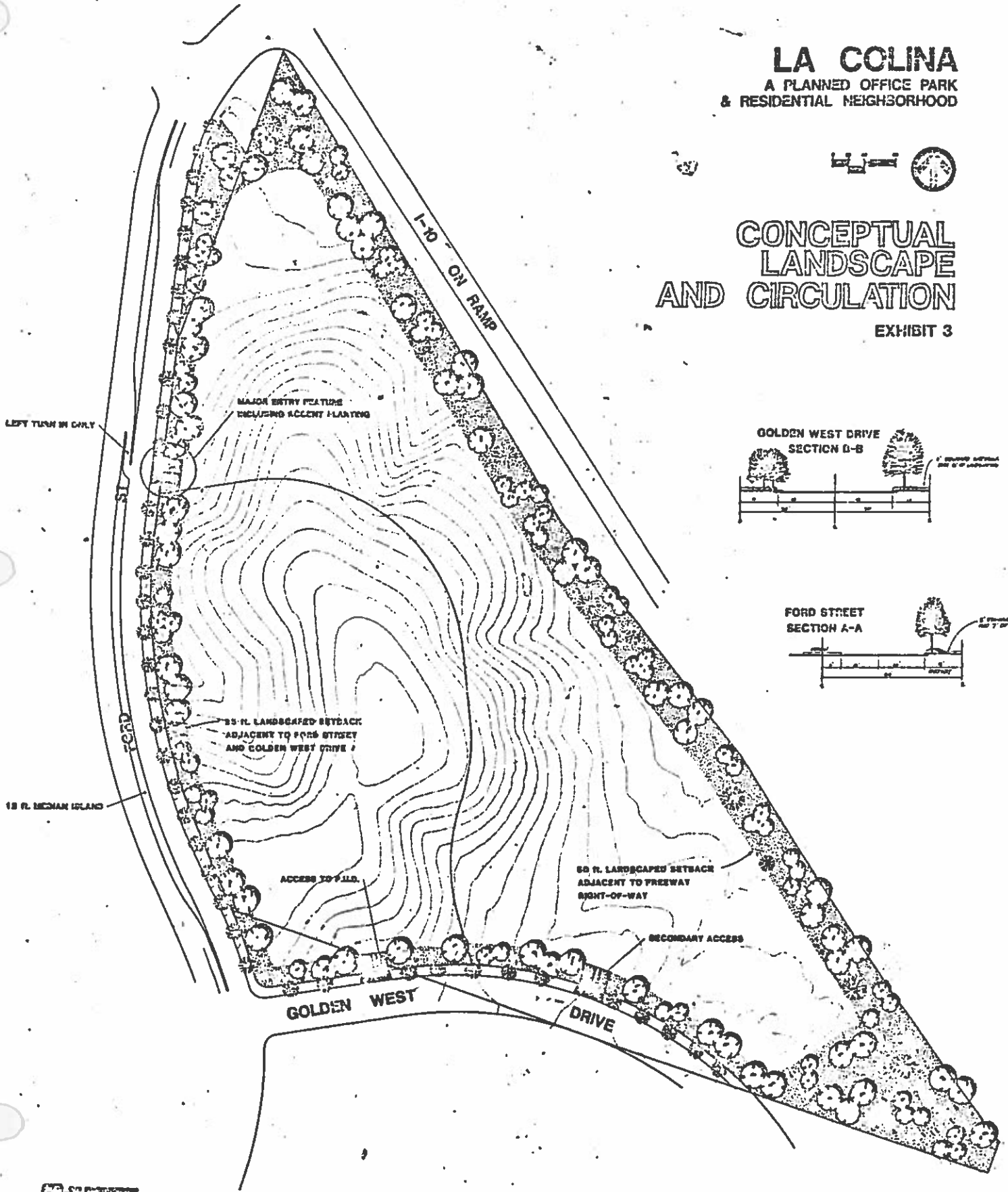
The major entry areas identified on the plan incorporate thematic statements establishing the tone and quality of the development through the use of accent plantings, dry landscape materials, street furniture, project monumentation, and special street surface texturing (bomanite). The streetscape planting will provide an additional method of emphasizing the tone of the La Colina Center and it will occur along all portions of the development along the public and private street system. Screen plantings will be utilized along the freeway edge and Ford Street in order to create a visual buffer and to provide a softening effect to the overall development.

LA COLINA
 A PLANNED OFFICE PARK
 & RESIDENTIAL NEIGHBORHOOD



**CONCEPTUAL
 LANDSCAPE
 AND CIRCULATION**

EXHIBIT 3



INFRASTRUCTURE

The Infrastructure Plan designates the location of existing and proposed sewer and water lines which will be utilized for the development of the La Colina Center. Private utility lines including gas, electricity, and telephone are locally available and will be extended throughout the project as necessary but are not shown on the Infrastructure Plan. The Infrastructure Plan is depicted in Exhibit 4.

WATER SYSTEM

An existing sixteen (16) inch water main located adjacent to the site within Ford Street will be utilized to service the project site. The water lines servicing the land uses are eight (8) inches mains throughout most of the project site. A looping of the water distribution system is accomplished through both land and land uses by connections between the 16" line in Ford Street and the proposed 8" line in Golden West Drive. The water system will be designed and installed to comply with City of Redlands' Standards.

SEWER SYSTEM

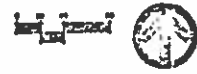
An existing 8" sewer line is available at the intersection of Ford Street and Parkford Avenue. An extension of this 8" line is proposed to extend through an easement to be established along the northerly property line adjacent to the I-10 freeway right-of-way and continuing to a low point in Golden West Drive. This line will facilitate the sewerage of not only this project, but any additional development which may occur east of subject site. On site collection and distribution will be through 8" lines located within the private street system. The sewer system will be designed and installed to comply with the City of Redlands' Standards.

STORM DRAIN SYSTEM

Storm drainage improvements and/or fees will be provided in accordance with an acceptable system reviewed and approved by the Redlands' City Engineer.

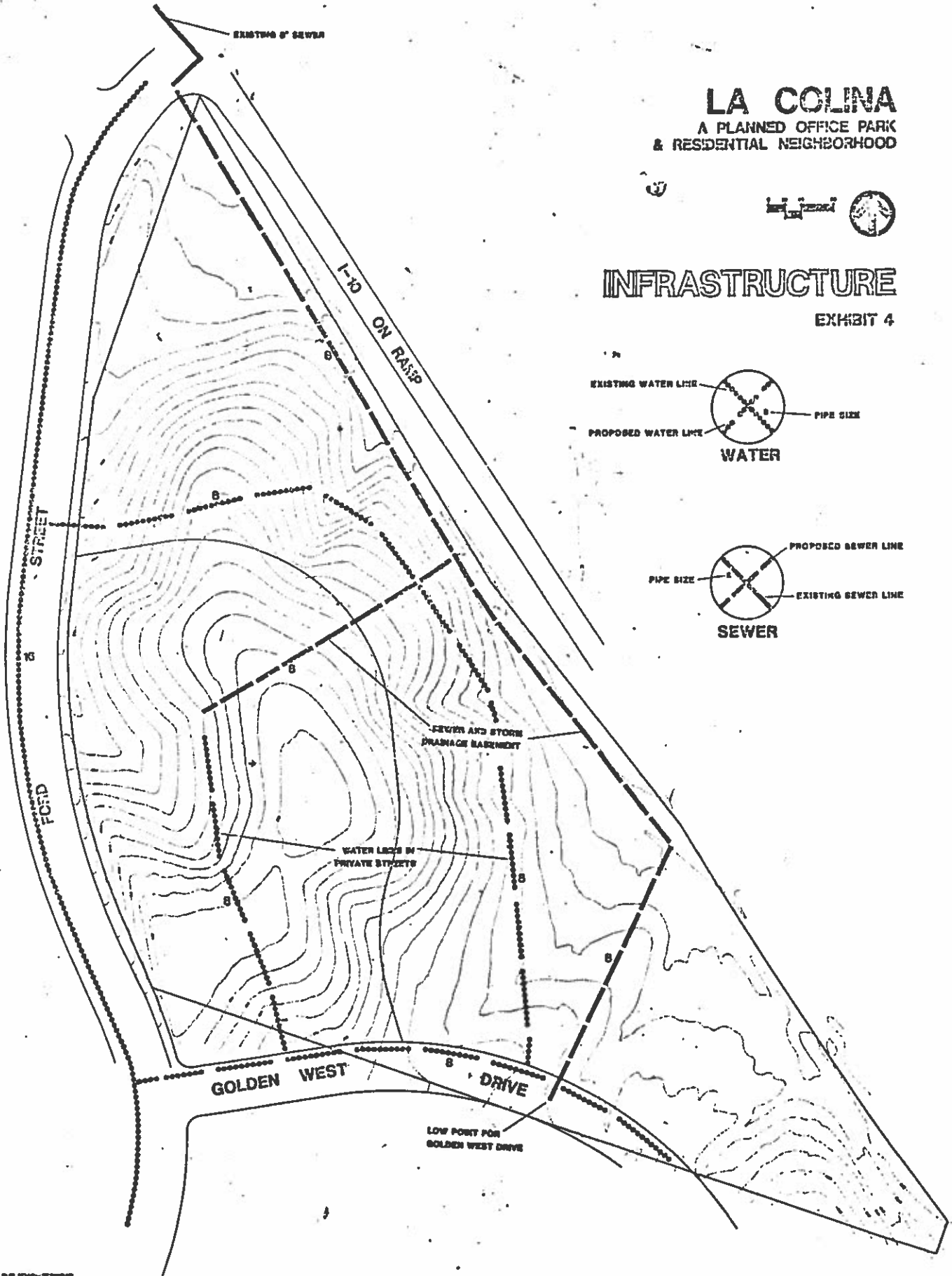
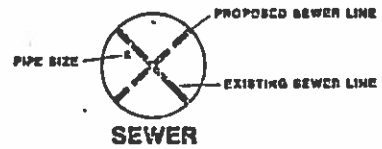
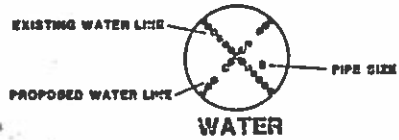
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INFRASTRUCTURE

EXHIBIT 4



GRADING

The project site is essentially a hill comprised of slopes ranging from 6% to 50%. In an effort to enhance the visual appeal of the site and to promote gravity flow for the sewer and water systems, the preliminary grading plan has been designed to recontour the existing terrain to create basically two pad areas for development. The Grading Plan is depicted in Exhibit 5.

Preliminary grading calculations indicate that sufficient earth material exists on-site to balance cut and fill activity while retaining the general topography of the site as it currently exists. Finally, grading along the northerly boundary adjacent to the freeway will be accomplished in such a manner as to create a pleasing slope for landscaping and buffer purposes.

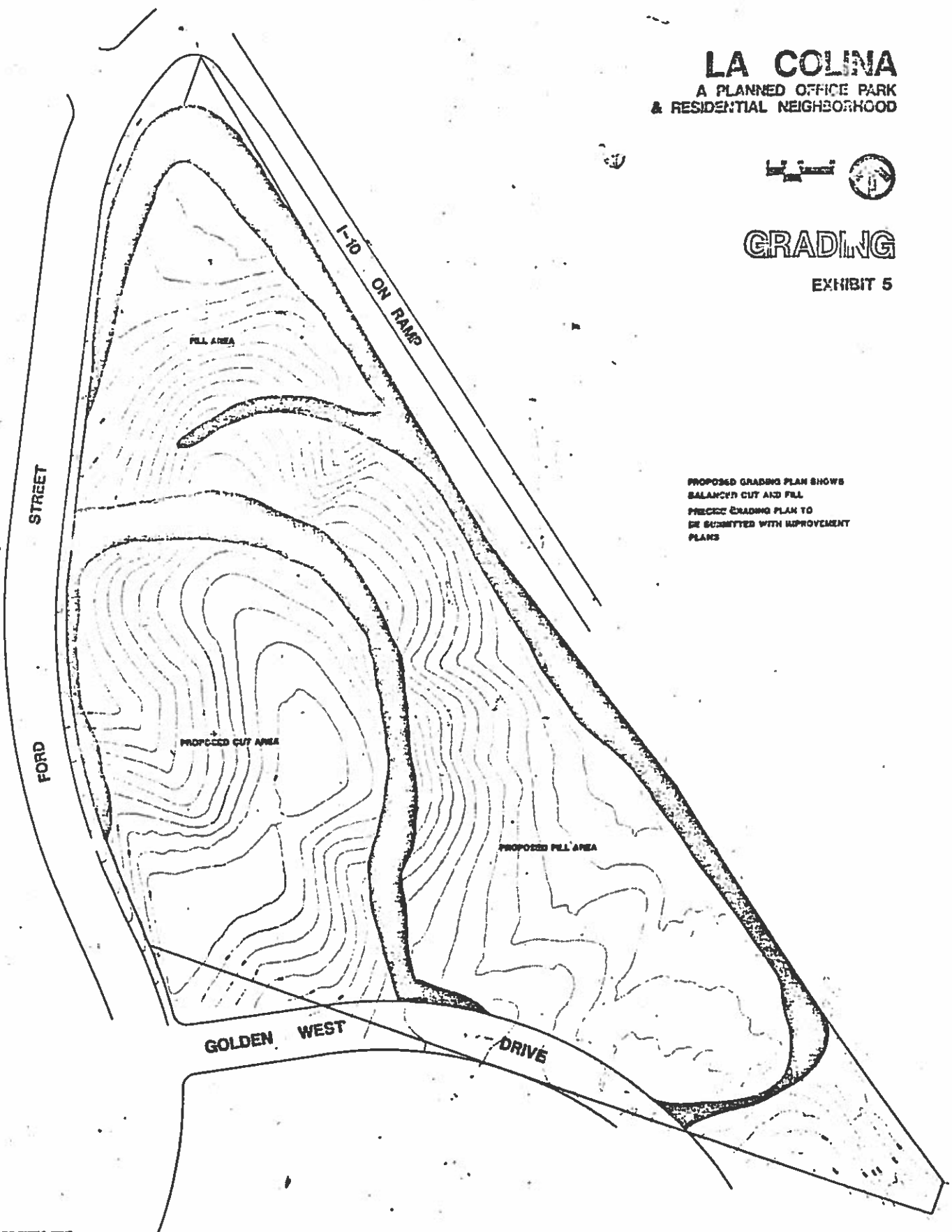
LA COLINA

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GRADING

EXHIBIT 5



PROPOSED GRADING PLAN SHOWS
BALANCED CUT AND FILL
PRECISE GRADING PLAN TO
BE SUBMITTED WITH IMPROVEMENT
PLANS

development standards

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SECTION 3. PROPEETY DEVKLOPMENT STANDARDS

The following regulations establish the development standards for the land use areas as identified in Section 2 of this specific plan. These development standards shall apply to all land and buildings within the specific plan area and will insure a coordinated, comprehensive project which will fulfill the stated goals and objectives of the Specific Plan.

A. ADMINISTRATIVE AND PROFESSIONAL OFFICE DISTRICT

1. Purpose and Description - The land designated for Administrative and Professional Office use is intended to encourage a high standard of development for business offices which will improve the overall quality of the community. The Administrative and Professional Office District is intended to be constructed utilizing a planned unit development (condominium) format by a person or corporate body and to be maintained as a unified project.
2. Permitted Uses - No building, structure, or land shall be used, and no building shall hereafter be erected, structurally altered or enlarged except for the following purposes:

BUSINESS AND PROFESSIONAL OFFICES

Accounting, auditing and bookkeeping services
Administrative headquarters
Architectural and engineering services
Business associations
Business and management consulting services
Federal, State, County and local government offices
Insurance offices
Law offices and legal services
Professional membership associations
Real Estate offices
Secretarial and clerical services

MEDICAL AND HEALTH SERVICES:

Chiropractors
Dentists and oral surgeons
Medical, dental, and biological laboratories
Medical, dental and therapeutic clinics
Optometrists
Osteopathic physicians
Physicians and surgeons

USES PERMITTED BY CONDITIONAL USE PERMIT

Charitable organizations

Libraries
Museums and art galleries
Prescription pharmacy services

3. Uses Prohibited - All uses and structures not listed as permitted are hereby deemed to be specifically prohibited.
4. Property Development Standards
 - a. Lot Area and Dimensions - The development of this area will be under a condominium format; therefore no reduction in lot area or dimensions is necessary.
 - b. Building Height - No building or structure shall exceed two and one-half (2 1/2) stories.
 - c. Setbacks
 - 1) A 25 foot landscaped setback and a forty (40) foot building setback shall be maintained parallel to Ford Road.
 - 2) A fifty (50) foot landscaped building setback shall be maintained parallel to the San Bernardino Freeway and the east bound on-ramp to the freeway.
 - 3) A twenty-five (25) foot landscaped setback shall be maintained parallel to the right-of-way of the roadway dedication extending from Ford Road. (Golden West Drive.)
5. Lot Coverage - Maximum coverage by structures shall be twenty-five (25) percent.
6. Off-street Parking - The provisions of Section 40.00 of Redlands Zoning Ordinance No. 1000 shall apply.
7. Signs - All signs shall comply with the provisions of the Redlands sign code for A-P uses and shall be subject to approval by the Redlands Planning Commission with the following exception.
 - a. No pole signs shall be permitted.
8. Outdoor Storage and Waste Disposal - No outdoor storage of materials, equipment, or vehicles shall be permitted. All trash and refuse shall be stored in an enclosure constructed by solid wall compatible with the architecture of the building.

B. PLANNED RESIDENTIAL DISTRICT

1. Purpose and Description - The purpose of the Planned Residential District is to provide for greater flexibility in the design of residential developments and the promotion of a more efficient, esthetically pleasing and desirable use

of the land. The Planned Residential District is intended to be constructed by a person or corporate body, involving a variety of residential structure types and planned as a total entity.

2. Arrangement of Building Types - The location and distribution of the various permitted dwelling unit types shall be approved by the Planning Commission. Particular attention will be given to those units to be located on the perimeter of the site taking into consideration the relationship and compatibility of such dwellings to the character and future development of surrounding properties.
3. Permitted Uses - No building, structure or land shall be used, and no building shall be erected or structurally enlarged, except for the following purposes:

PRINCIPAL PERMITTED USES

Attached and detached single family homes, townhouses, patio houses or combinations thereof not exceeding four (4) units in any one group shall be permitted, and such other uses are permitted in the zone (R-E) in which the planned residential development is to be located.

For purposes of this ordinance all permitted dwelling types are considered to be single family in nature. Each unit shall be a separate and complete entity extending from the lowest floor level to the highest point of the building. There shall be no placement of separate dwelling units above one another in order that each unit will be directly accessible to private ground level open spaces.

ACCESSORY USES

In addition to the accessory uses permitted in the district, the following uses are permitted only where they are an integral part of the planned development and are maintained as an integral part thereof, and where the purpose such facilities is to provide for the residents of the development rather than the general public.

1. Swimming pools.
2. Recreation buildings, structures and areas.
3. Private parks, parkways, walking and riding paths.
4. Uses Prohibited - All uses and structures not listed as permitted above are hereby deemed to be specifically prohibited.
5. Property Development Standards
 - a. Lot Area and Dimensions - No reduction in the overall lot area or dimensions is permitted. Individual lot areas, lot widths and depths may be reduced below the standard of the R-E District.

- b. Density - The maximum number of dwelling units permitted shall be twenty (20).
- c. Maximum Coverage by Structures - The maximum permitted coverage by all structures is thirty (30) percent of the total project area.
- d. Building Height - The maximum building height shall be two (2) stories.
- e. Setbacks
 - 1) A minimum twenty-five (25) foot setback shall be maintained from Ford Street and all interior dedicated streets.
 - 2) For a single family detached residence on a separate lot, one side yard may be reduced to zero provided the opposite side yard is not less than ten (10). No window or door openings are permitted on the zero setback line.

For attached single family residences or patio houses and town houses, both interior side yards between structures in a series or group may be reduced to zero provided the exterior side yards of the series or group are set back a distance not less than ten (10) feet for each story of height of each building series or group. No window or door openings are permitted on the zero setback line.

Garages or carports for attached dwellings in any series or group shall not front on any public street.
- f. Off-Street Parking - The provisions of Section 40.00 shall apply. In addition, an appropriate number of off-street parking spaces shall be provided to compensate for the reduction in on-street parking resulting from the less linear feet of streets typically associated with PRD. The number and distribution of such required additional spaces shall be determined by an analysis of the plan by the Planning Department.
- g. Open Space - Not less than twenty (20) percent of the gross land area shall be developed in common, landscaped, recreational open space. Said open space shall contain a minimum dimension of fifty (50) feet and be accessible to each lot through a system of public or private walkways. Open space areas may include swimming pools, putting greens, court games, and other recreational leisure facilities. Said areas shall be identified as permanent open space on the final tract map. Open space calculations shall not include buildings, private patios, balconies, driveways, and off-street parking areas.
- h. Access - Each dwelling site shall have adequate and permanent ingress and egress easements from a dedicated public street. The conveyance of such easements shall be approved as to form by the City Attorney.

- i. Private Outdoor Living Area - Each dwelling unit shall have a private outdoor living area with minimum dimensions of twenty-five (25) feet. Said outdoor living area shall be located to the rear of the front setback line and may not contain any detached accessory building, or be used for off-street parking of motor vehicles.
- j. Storage - All storage and trash areas shall be located within enclosed areas completely screened from public view. Common storage and trash areas shall be within 200 feet of the dwelling served.
- k. Sound Insulation - All residential units shall be designed to not have any exterior intruding noise exceeding 40 db(A) in bedrooms and 50 db(A) in other habitable rooms.
- l. Residential Setback from State Freeway - No residential structures shall be constructed or placed within the area adjacent to the I-10 State Freeway having an exterior noise level in excess of 60 db(A) based on State of California 701-A Methodology.

C. GENERAL PROVISIONS

- 1. Vehicular Access - All streets within a planned residential development, whether public or private, shall have a curb to curb pavement width of not less than 36 feet. Special street cross-sections with lesser paving width, such as a divided one-way, and modified street terminals such as a loop, may be permitted for private streets provided accessibility and vehicular maneuverability is at least equivalent to a standard street. All streets, alleys, and driveways, whether public or private, shall be improved in accordance with standards of the Public Works Department.
- 2. Pedestrian Access - There shall be a concrete walkway system not less than five (5) feet in width extending throughout the site to serve as pedestrian access to a dedicated public sidewalk.
- 3. Lighting - In addition to standard street lights for all dedicated streets, a system of adequate lighting shall be provided for all private interior streets and walkways. The spacing and height of all light support structures and the intensity of all lights shall be reviewed by the Public Works Department to determine the adequacy of such lighting for safe pedestrian and vehicle circulation.
- 4. Walls, Fences, and Landscaping - The provisions of Section 43.00 of Redlands Zoning Ordinance No. 1000 shall apply. All fences and walls shall be designed to utilize materials of construction architecturally compatible with the building design.

implementation 4

SECTION 4. PROCEDURAL IMPLEMENTATION

The purpose of the provisions of this section is to provide procedures for the adoption and/or approval of the various components of the specific plan.

A. Site Plan Review

The purpose and intent of site plan review is to assure that development occurs in conformance with the La Colina Specific Plan development standards through the submittal of required information describing the proposed development. All development within the specific plan area shall be subject to the provisions of Section 32.20 of the City of Redlands Zoning Ordinance.

B. Subdivision Maps

All tentative subdivision maps and final maps shall follow the standard subdivision procedures as outlined in the State Map Act, as amended January 1, 1980.

C. Amendment to the Specific Plan

An amendment to the adopted specific plan shall follow the procedures as outlined in California Government Code Section 65500.

RESOLUTION NO. 3704

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
ADOPTING SPECIFIC PLAN NO. 25

WHEREAS, the Planning Commission of the City of Redlands has prepared a Specific Plan and adopted such Specific Plan in R.P.C. Resolution No. 531 after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, Resolution No. 531, a copy of which is attached hereto, has been certified to the City Council of the City of Redlands; and

WHEREAS, on the 23rd day of August, 1980, a notice of Public Hearing was published in the Redlands Daily Facts; and

WHEREAS, on this 2nd day of September, 1980, the City Council has held a duly advertised public hearing concerned with the proposed Specific Plan; and

WHEREAS, all of the provisions of the Government Code relating to the adoption of a specific plan have been complied with;

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

That amendment to the Specific Plan adopted by the Planning Commission in Resolution No. 531 shall be adopted as follows:

SPECIFIC PLAN NO. 25

To adopt a Specific Plan for approximately seventy acres of property located between Lugonia Avenue, the I-10 Freeway, a line 1,300 feet east of California Street, and a line 1,280 feet west of Alabama Street.

ADOPTED, SIGNED AND APPROVED this 2nd day of September, 1980.

ATTEST:


Mayor of the City of Redlands


City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

RESOLUTION NO. 3988

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
ADOPTING AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 25
AND AMENDING RESOLUTION NO. 3704

WHEREAS, the Planning Commission of the City of Redlands has prepared an amendment to Specific Plan No. 25 and adopted such amendment in R.P.C. Resolution No. 612 after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, R.P.C. Resolution No. 612, a copy of which is attached hereto, has been certified to the City Council of the City of Redlands; and

WHEREAS, on the 25th day of August, 1984, a notice of Public Hearing was published in the Redlands Daily Facts; and

WHEREAS, on the 4th day of September, 1984, the City Council continued a duly advertised public hearing concerned with the proposed amendment to said Specific Plan to the 18th day of September, 1984, at which time said public hearing was held; and

WHEREAS, all of the provisions of the Government Code relating to the amendment of a specific plan have been complied with;

NOW, THEREFORE, the City Council of the City of Redlands does ordain as follows:

That Amendment No. 1 to Specific Plan No. 25 adopted by the Planning Commission in Resolution No. 612 shall be adopted.

ADOPTED, SIGNED AND APPROVED THIS 18th day of September, 1984.

Carole Buswick
Mayor of the City of Redlands

ATTEST:

Janie Boyer
City Clerk

RESOLUTION NO. 4107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
ADOPTING AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 25
AND AMENDING RESOLUTION NOS. 3704 AND 3988

WHEREAS, the Planning Commission of the City of Redlands has prepared an amendment to Specific Plan No. 25 and adopted such amendment in R.P.C. Resolution No. 658 after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, R.P.C. Resolution No. 658 has been certified to the City Council of the City of Redlands; and

WHEREAS, on the 21st day of September, 1985, a Notice of Public Hearing was published in the Redlands Daily Facts; and

WHEREAS, on this 1st day of October, 1985, the City Council has held a duly advertised public hearing concerned with the proposed Specific Plan Amendment; and

WHEREAS, all of the provisions of the Government Code relating to the adoption of a Specific Plan Amendment have been complied with;

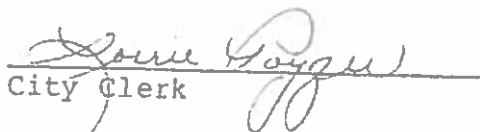
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands:

That Amendment No. 2 to Specific Plan No. 25 for approximately 70 acres of property located between Lugonia Avenue, the I-10 Freeway, a line 1,300 feet east of California Street and a line 1,280 feet west of Alabama Street adopted by the Planning Commission in Resolution No. 658 shall be adopted.

ADOPTED, SIGNED AND APPROVED this 1st day of October, 1985.


Mayor of the City of Redlands

ATTEST:


City Clerk

RESOLUTION NO. 4523

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
ADOPTING AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 25
AND AMENDING RESOLUTIONS NOS. 3407, 3988 and 4107

WHEREAS, the Planning Commission of the City of Redlands has prepared a Specific Plan Amendment and adopted such Amendment in R.P.C. Resolution No. 743, after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, R.P.C. Resolution No. 743 has been certified to the City Council of the City of Redlands; and

WHEREAS, on the 27th day of May, 1989, a Notice of Public Hearing was published in the Redlands Daily Facts; and

WHEREAS, on the 6th day of June, 1989, the City Council held a duly advertised public hearing and on the 20th day of June, 1989, a continued public hearing concerned with the proposed Amendment No. 3 to Specific Plan No. 25; and

WHEREAS, all of the provisions of the Government Code relating to the adoption of a specific plan have been complied with;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS does hereby ordain as follows:

SECTION ONE: That the Land Use Element of the Redlands General Plan is hereby amended by adoption of Amendment No. 3 to Specific Plan No. 25 as follows:

SPECIFIC PLAN NO. 25
AMENDMENT NO. 3

"Section 3.A.4.c All buildings or structures shall have a maximum height of four (4) stories. Notwithstanding any other height limitations contained in this plan, communications towers are permitted up to a height of 80 feet subject to a conditional use permit. All such towers shall be screened from view by trees, to the extent feasible."

ADOPTED, SIGNED AND APPROVED this 20th day of June, 1989.

ATTEST:


Mayor of the City of Redlands


City Clerk

RESOLUTION NO. 6138

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
ADOPTING AMENDMENT NO. 5 TO SPECIFIC PLAN NO. 25 RELATING TO
VARIANCES

WHEREAS, the Planning Commission of the City of Redlands reviewed Amendment No. 5 to Specific Plan No. 25 after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, on the 26th day of February, 2003 a Notice of Public Hearing was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on the 18th day of March, 2003, the City Council held a duly noticed public hearing on the proposed Specific Plan Amendment; and

WHEREAS, all of the provisions of the Government Code relating to an Amendment to a Specific Plan have been complied with; and

WHEREAS, pursuant to the California Environmental Quality Act, it has been determined that the adoption of this Resolution is exempt under CEQA; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS as follows:

Section 1. That Section 4. Procedural Implementation of Specific Plan No. 25 is hereby amended to add a provision for variances as follows:

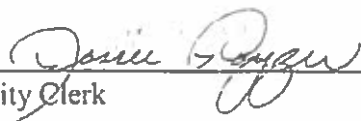
"D. Variances from the development standards enumerated herein shall be permitted subject to the provisions as set forth in Redlands Municipal Code, Chapter 18.196."

ADOPTED, SIGNED AND APPROVED this 18th day of March, 2003.



Mayor of the City of Redlands

ATTEST:



City Clerk

RESOLUTION NO. 6158

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
ADOPTING AMENDMENT NO. 6 TO SPECIFIC PLAN NO. 25 RELATING
TO SETBACKS

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

Section 1. That Section 3 (B) (4) (d) (1) of Specific Plan No. 25, is hereby deleted in its entirety and rewritten to read as follows:

"(1) Where the building is not parallel to the street, up to thirty (30) percent of the total building frontage may encroach into the setback a maximum of five (5) feet."

ADOPTED, SIGNED AND APPROVED this 20th day of May, 2003.



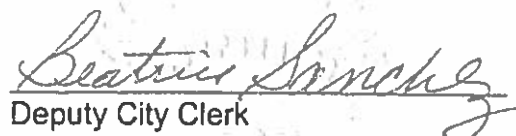
Mayor of the City of Redlands

ATTEST:


Deputy City Clerk

I, Beatrice Sanchez, Deputy 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 May, 2003 by the following vote:

AYES: Councilmembers Pepler, Gilbreath, George, Harrison; Mayor Haws
NOES: None
ABSENT: None


Deputy City Clerk

RESOLUTION NO. 6232


A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
ADOPTING AMENDMENT NO. 7 TO SPECIFIC PLAN NO. 25 RELATING TO THE
HEIGHT OF PARKING LOT LIGHTING FIXTURES

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

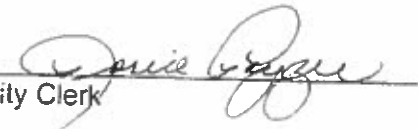
Section 1. Section C.4 of subsection 4 of the section entitled "General Provisions" of
Specific Plan No. 25 is hereby amended to read as follows:

"C.4. Exterior Lighting - Parking lot lighting fixtures shall be an overall maximum height
of 20 feet. Walkway lighting fixtures shall have an overall maximum height of 12
feet. Security lighting fixtures shall not project above the fascia or roof line of the
building, and should be so designed so as to reflect away from adjoining properties
and streets. Security lighting fixtures are not to be substituted for parking lot or
walkway lighting fixtures and are restricted to lighting only loading, storage locations
or similar service areas."

ADOPTED, SIGNED AND APPROVED this 6th day of January, 2004.

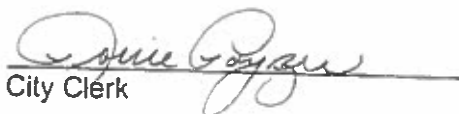

Mayor of the City of Redlands

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 6th day of January, 2004
by the following vote:

AYES: Councilmembers Gil, Gilbreath, George, Harrison;
Mayor Pepler
NOES: None
ABSENT: None


City Clerk

RESOLUTION NO. 6279

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 9 TO SPECIFIC PLAN NO. 25 RELATING TO SIGN CRITERIA

WHEREAS, the Planning Commission of the City of Redlands reviewed and recommended approval to the City Council of Amendment No. 9 to Specific Plan No. 25 relating to sign criteria after holding a public hearing on April 13, 2004, in accordance with the Government Code of the State of California; and

WHEREAS, on May 7, 2004, a notice of public hearing was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on May 18, 2004, the City Council held a duly noticed public hearing on the proposed amendment to the Specific Plan; and

WHEREAS, all provisions of the Government Code relating to the amendment of the Specific Plan have been complied with;

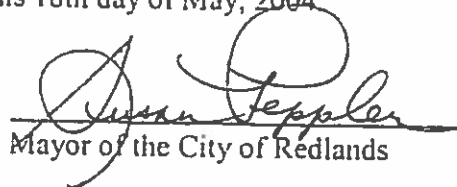
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. That subsection 3.C.8.a. of Specific Plan No. 25 entitled "Wall Signs" is hereby amended as follows:

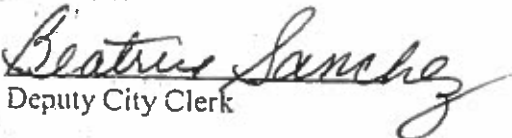
"a. Wall signs - Identification signs placed on a wall shall not exceed one and one-half (1-1/2) square feet in area for each one (1) foot of lineal frontage of the building or structure the sign identifies, not to exceed one hundred and twenty (120) square feet. Separate calculations may be made for the front, side or rear of the building and a separate sign may be permitted on each of these frontages; provided, however, that the sign may only be permitted on the side of a building that is located adjacent to a public right-of-way, or vehicle and pedestrian circulation areas.

1) All signs attached to a building shall be surface mounted only.
..."

ADOPTED, SIGNED AND APPROVED this 18th day of May, 2004


Mayor of the City of Redlands

ATTEST:


Deputy City Clerk

RESOLUTION NO. 6386

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING RESOLUTION NOS. 3704, 3988, 4107, 4323, 6138, 6158, 6232 and 6279 (SPECIFIC PLAN NO. 25) RELATING TO FRONT YARD SETBACK AREAS AND ADDING DANCE STUDIOS AS A PERMITTED USE IN THE URBAN SERVICES COMMERCIAL DISTRICT

WHEREAS, the Planning Commission of the City of Redlands reviewed and recommended approval to the City Council of Amendment No. 10 to Specific Plan No. 25 relating to encroachment into the front yard setback for buildings whose frontage is not parallel to the street and adding dance studios as a permitted use in the Urban Services Commercial District after holding a duly noticed public hearing on February 8, 2005;

WHEREAS, on March 15, 2005, a notice of the City Council's proposed public hearing on the amendment to Specific Plan No. 25 was published in the Redlands Daily Facts; and

WHEREAS, on April 5, 2005, the City Council held a duly noticed public hearing on the proposed amendment to Specific Plan No. 25 at which the Council received verbal and written testimony relating to the proposed amendment;

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

Section 1. That Subsection A.2 of Section 3 of Specific Plan No. 25, entitled "Property Development Standards," is hereby amended to read as follows:

"A. Urban Services Commercial

...
...

2. Permitted Uses - Buildings, structures, and land shall be used primarily for the operation of urban services type uses, including but not limited to the following:

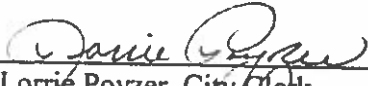
a. Antiques

...
...
...

w. Dance Studios"

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 5th day of April, 2005, by the following vote:

AYES: Councilmembers Gil, Gilbreath, George and Harrison
NOES: None
ABSENT: Mayor Peppier
ABSTAIN: None



Lorrie Poyzer, City Clerk
City Clerk, City of Redlands

RESOLUTION NO. 6434

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING RESOLUTION NOS. 3704, 3988, 4107, 4323, 6138, 6158, 6232, 6279 and 6386 (SPECIFIC PLAN NO. 25) RELATING TO SIGN CRITERIA FOR BUILDING FRONTAGES

WHEREAS, after holding a duly noticed public hearing on August 9, 2005, the Planning Commission of the City of Redlands recommended approval to the City Council of Amendment No. 11 to Specific Plan No. 25 which will increase the allowable sign area on building frontages, change the way sign area is calculated and allow two main identification signs per building frontage in the Urban Services Commercial and Office/Industrial District;

WHEREAS, on August 25, 2005, a notice of the City Council's proposed public hearing on the amendment to Specific Plan No. 25 was published in the Redlands Daily Facts; and

WHEREAS, on September 6, 2005, the City Council held a duly noticed public hearing on the proposed amendment to Specific Plan No. 25, at which time the Council received verbal and written testimony relating to the proposed amendment;

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

Section 1. That Subsection C.8.a. of Section 3 of Specific Plan No. 25, entitled "General Provisions," is hereby deleted in its entirety and rewritten to read as follows:

"C.

...

...

8. Signs - . . .

a. Wall Signs - Identification signs placed on a wall shall not exceed one (1) square foot of sign area for each one (1) lineal foot of building frontage up to 120 square feet and ½ square feet for each lineal foot over 120 feet. No individual sign shall exceed one hundred and twenty (120) square feet unless a Sign Conditional Use Permit is obtained. Separate calculations may be made for the front, sides, or rear of a building as long as each of these frontages is adjacent to a public right-of-way or vehicle and pedestrian circulation area. Sign area may be aggregated and applied to any single or multiple frontage but total sign square footage may not exceed total building linear frontage. A maximum of two signs per frontage shall be allowed.

(1) All signs attached to a building shall be surface mounted only.

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 6th day of September, 2005 by the following vote:

AYES: Councilmembers Gil, Gilbreath, George, Harrison; Mayor Pepler
NOES: None
ABSENT: None
ABSTAIN: None



City Clerk

RESOLUTION NO. 6734

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING SPECIFIC PLAN NO. 25, RESOLUTION NO. 3704, RELATING TO THE MAXIMUM PERMITTED HEIGHT OF BUILDINGS

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

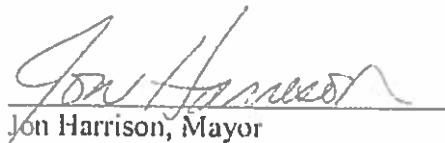
Section 1. Section 3. A.4.c. of Specific Plan No. 25 is hereby amended to read as follows:

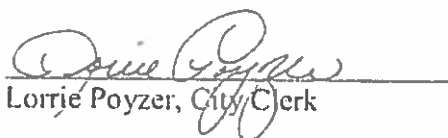
"3. A.4.c. Building Height -- No building or structure adjacent to Interstate 10 shall exceed three stories; all other buildings or structures shall have a maximum height of four (4) stories."

Section 2. That Resolution No. 6734 shall take effect upon its adoption.

ADOPTED, SIGNED AND APPROVED this 1st day of July 2008.

ATTEST:


Jon Harrison, Mayor


Lorrie Poyzer, City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that Resolution No. 6734 was duly adopted by the City Council of the City of Redlands at a regular meeting thereof held on the 1st day of July, 2008, by the following vote:

AYES: Councilmembers Gilbreath, Gallagher, Aguilar, Bean; Mayor Harrison
NOES: None
ABSENT: None
ABSTAIN: None


Lorrie Poyzer, City Clerk