

ORDINANCE NO. 2429

AN ORDINANCE OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 41 AND AMENDING ORDINANCES NOS. 2078, 2339 and 2349

WHEREAS, the Planning Commission of the City of Redlands has reviewed Amendment No. 3 to Specific Plan No. 41 after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, on the 18th day of January, 2000, the City Council held a duly-noticed public hearing concerned with the proposed specific plan amendment; and

WHEREAS, a mitigation measure monitoring program has been adopted to ensure compliance during project implementation; 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 ORDAIN as follows:

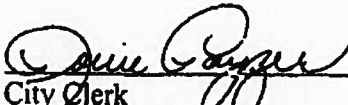
SECTION ONE: That Amendment No. 3 to Specific Plan No. 41 shall be adopted as follows in the form of Exhibit "A" attached hereto.

SECTION TWO: 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 in accordance with law.

ATTEST:



Mayor of the City of Redlands



City Clerk

I, Laurie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 1st day of February, 2000, by the following vote:

AYES: Councilmembers George, Freedman, Pepler, Haws;
Mayor Gilbreath

NOES: None

ABSENT: None

**New Sign Ordinance
for Specific Plan No. 41 as adopted by the City
Council on February 1, 2000
(Effective March 2, 2000)**

Signs

A Citrus Village sign program shall incorporate the following criteria as well as to the pre-existing Sign Variance Number 355.

The sign program theme is desired to coordinate with the overall architectural character of the shopping center. The sign program shall distinguish between the "Large Area Tenant" (7,500 Square feet or larger) and "Shop Tenants" (under 7,499 square feet) and any "free-standing" building tenants (size may vary). (See Sign Exhibit "A".)

The maximum allowable sign size and sign area shall be based on the ratios and formulas indicated on Sign Attachment "A". Tenants shall be permitted to maintain an identification sign for each side of the structure or leased space (wherein the pertaining use is conducted) with a street frontage and/or entrance to that space or facing the parking lot. The inside "mall" tenants will be allowed one exterior sign facing Redlands Boulevard according to their size and tenant classification based on Sign Variance Number 355. In addition, one (1) "pedestrian" sandblasted and painted wood under canopy walkway sign is allowed over tenants' main entry. This sign shall not exceed three (3) square feet per face.

Sign Attachment "A"			
	(1)	(2)	(3)
Tenant Type	Maximum Sign Square Footage	Maximum Letter Size	Number of Signs
Large Area Tenant" (7500 SF or larger)	.68 SF per 1 linear foot of frontage	36 inches (See Note No. 5)	One main identification sign; all other signs shall not exceed 24 SF.
Pad Tenant Building	.68 square foot for each front foot of the structure wherein the pertaining use is conducted	24 inches (See Note No. 5)	One per street frontage of the building and one over the main entry of the building. Signs other than the main entry shall not exceed 24 square feet.
Shop Tenant (7,499 SF or less)	.68 SF per linear foot of frontage	18 inches (See Note No. 5)	One main identification sign; all other signs shall not exceed 24 SF.
Pedestrian Under Canopy Signs	3 SF per face, double face	10 inches	one sign

NOTES:

1. **Maximum Sign Square Footage shall mean .68 square feet of sign area for each one linear foot of the longest one elevation for that particular tenant space.**
2. **Maximum Sign Area is defined as the total area of each sign.**
3. **Maximum letter size shall mean the measurement of the largest letter in the tenant's sign.**
4. **Number of signs shall include all identification signs but does not include the "under canopy" pedestrian-type sign.**
5. **Letter height may be increased by twelve (12) inches for the Large Area Tenants and Pad Tenants and by six (6) inches for the Shop Tenants with the Planning Commission's approval of a Commission Sign Review that includes the following findings:**
 - a. **The height of the sign and overall design is of such a quality and character to be consistent with the architecture of the building.**
 - b. **The height and length of the sign are proportionate to the tenant space**
6. **No sign shall be illuminated beyond the hours of operation (6:00 a.m. to 10 p.m.).**
7. **Any person can make application to the Planning Commission for approval of a logo exceeding the maximum letter height. No logo shall exceed 48" in height.**

8. Any unused permitted sign area for a pad building may be utilized by another person in such a building, subject to the maximum square footage and sign sizes permitted by this specific plan. No unused permitted sign area for a particular building may be transferred to any other building within the specific plan. An applicant requesting a transfer of unused permitted sign area shall provide the City with written authorization of such transfer from the owner of the building and any building tenant affected by the transfer. The responsibility of notifying subsequent owners and tenants of transferred sign area shall be solely that of the owner authorizing the transfer. The City shall not have the responsibility or liability for the owner's failure to make such notification.
9. Signs are prohibited from facing the residences along the rear of the shopping center, located on Hibiscus Drive.
10. Any tenant may use their corporate logo which shall be limited in height with same restrictions as the letters and may apply to the Planning Commission for an increase as defined in Note 5 for that category of tenant .
11. Signs larger than one-hundred twenty (120) square feet must be reviewed for potential approval by the City Council as per Section 15.36.100 of the Redlands Municipal Code.

One shopping center ground mounted monument sign, designed to conform to the architectural style and character of the project, may be located along Redlands Boulevard near the main entrance. This sign will identify the shopping center (Citrus Village), shall not exceed 20 square feet each side; shopping center sign shall not list tenants; size not to exceed four (4) feet high.

For any sign issues not addressed above, the C-2, Neighborhood Convenience District Criteria shall apply.

RESOLUTION NO. 7207

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS, APPROVING AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 41 RELATING TO PROPERTY LOCATED AT THE NORTHWEST CORNER OF REDLANDS BOULEVARD AND PALM AVENUE

WHEREAS, an application for Amendment No. 4 to Specific Plan No. 41 has been duly filed with the City by Chase Bank to permit the encroachment of a drive-through lane for a free standing bank within an existing commercial center into the eighteen (18) foot landscape setback from Redlands Boulevard and the twenty-five (25) foot setback from Palm Avenue, for property located at the northwest corner of Redlands Boulevard and Palm Avenue; and

WHEREAS, on July 10, 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. 4 to Specific Plan No. 41; and

WHEREAS, at the public hearing on July 10, 2012, the Planning Commission considered, heard public comments on, and recommended approval of, a Mitigated Negative Declaration and Amendment No. 4 to Specific Plan No. 41 and recommend approval of the same to the City Council; and

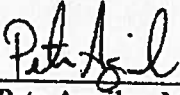
WHEREAS, in accordance with Government Code Sections 65453 and 65090, on August 28, 2012, the City gave public notice by mailing to property owners within a 300 foot radius of the property, as well as on August 28, 2012, by publication in the Redlands Daily Facts, a newspaper of general circulation, of the holding of a public hearing at which Amendment No. 4 to Specific Plan No. 41 would be considered; and

WHEREAS, on September 18, 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. 4 to Specific Plan No. 41;

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

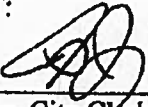
Section 1. The City Council hereby amends Specific Plan No. 41 by permitting the encroachment of a drive-through lane for a free standing bank within an existing commercial center into the eighteen (18) foot landscape setback from Redlands Boulevard and the twenty-five (25) foot setback from Palm Avenue, for property located at the northwest corner of Redlands Boulevard and Palm Avenue, as shown in Exhibit "A" attached hereto.

ADOPTED, SIGNED AND APPROVED this 18th day of September, 2012.



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 18th day of September, 2012, by the following vote:

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



Sam Irwin, City Clerk

Exhibit A

Legislative Version

Specific Plan No. 41 (Amendment No. 4)

Landscaping

All existing landscape irrigation areas shall be maintained in a neat, orderly and healthy manner. Any replacement materials shall be consistent with the approved plans. Any changes to the common site area or adjacent to any future building areas, that affect the existing landscaped area, shall require a landscape and irrigation plan prepared by a licensed landscape architect to coordinate with the current landscape theme.

There shall be a 12-foot front yard landscape setback area adjacent to Redlands Boulevard; a ten-foot landscaped side yard adjacent to both Palm Avenue and Cypress Avenue property lines; and 10-foot landscaped rear yard setback area adjacent to the westerly property line abutting the Hibiscus Street residences.

For Building Areas "B" and "C" and any addition to Building Area "A" on Lot 7 as shown in Exhibit A, the following landscaped setbacks shall be maintained: Redlands Boulevard, minimum 18 feet; Palm and Cypress Avenue, minimum 25 feet. With the exception relative to Building Area "B", a drive through lane for a non-restaurant use shall be allowed to encroach into the required landscape setback area along Redlands Boulevard and Palm Avenue; provided that there is a minimum of seven (7) feet of landscape area along Redlands Boulevard and a minimum landscape area of fourteen (14) feet along Palm Avenue. The minimum landscape area may be noncontiguous.

The parking lot areas shall be designed to include 50% of the tree materials to be evergreen and 50% deciduous.

RESOLUTION NO. 7383

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING AMENDMENT NO. 5 TO SPECIFIC PLAN NO. 41 RELATING TO PROPERTY LOCATED AT THE SOUTHWEST CORNER OF REDLANDS BOULEVARD AND CYPRESS AVENUE

WHEREAS, an application for Amendment No. 5 to Specific Plan No. 41 has been duly filed with the City by Core States Group to add “restaurants with drive through facilities” as a permitted use with a conditional use permit, allow restaurants with drive through facilities in the non-landscaped portion of the setback area, and amend the parking requirements for restaurants to be consistent with Chapter 18.164 of the Redlands Municipal Code; and

WHEREAS, the City Council has the authority to review Amendment No. 5 to Specific Plan No. 41 to permit restaurants with drive through facilities with approval of a conditional use permit, allow restaurants with drive through facilities in the non-landscaped portion of the setback area, and amend the parking requirements for restaurants to be consistent with Chapter 18.164 of the Redlands Municipal Code; and

WHEREAS, on March 11, 2014, the City of Redlands’ 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. 5 to Specific Plan No. 41; and

WHEREAS, at the public hearing on March 11, 2014, the Planning Commission considered, heard public comments on, and recommended approval of, a Mitigated Negative Declaration and Amendment No. 5 to Specific Plan No. 41 and recommended approval of the same to the City Council; and

WHEREAS, in accordance with Government Code Sections 65453 and 65090, on April 24, 2014, the City gave public notice by mailing property owners within a 1000 foot radius of the project site, as well as on April 26, 2014, by publication in the Redlands Daily Facts, a newspaper of general circulation within the City, of the holding of a public hearing at which Amendment No. 5 to Specific Plan No. 41 would be considered; and

WHEREAS, on May 20, 2014, 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. 5 to Specific Plan No. 41; and

WHEREAS, at the public hearing on May 20, 2014, the City Council considered, heard public comments on, the Mitigated Negative Declaration for the project;

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

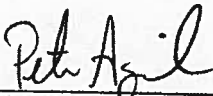
Section 1. The City Council hereby amends the “Permitted Uses” subsection of the “Development Standards” section of Specific Plan No. 41, as shown in Exhibit “A” attached

hereto, to include drive through restaurants as a conditionally permitted use.

Section 2. The City Council hereby amends the "Building Setbacks" subsection of the "Development Standards" section of Specific Plan No. 41, as shown in Exhibit "A" attached hereto, to permit drive through facilities related to restaurants within the non-landscaped portion of the setback area.

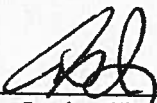
Section 3. The City Council hereby amends the "Parking" subsection of the "Development Standards" section of Specific Plan No. 41, as shown in Exhibit "A" attached hereto, to include parking standards for drive through restaurants consistent with Chapter 18.164 of the Redlands Municipal Code.

ADOPTED, SIGNED AND APPROVED this 20th day of May, 2014.



Pete Aguilar, Mayor

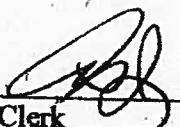
ATTEST:



Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands, do 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, 2014 by the following vote:

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



Sam Irwin, City Clerk

Exhibit "A"

Amendment No. 5 to Specific Plan No. 41

The "Permitted Uses" subsection of the "Development Standards" section of Specific Plan No. 41 is hereby amended to read as follows:

"Permitted Uses

Buildings, structures, and land shall be used primarily for the operation of the Citrus Village Shopping Center and shall allow the following listed uses:

- A. All convenience goods, shopper's goods, and service businesses as permitted in the Neighborhood Stores (C-1) and Neighborhood Convenience Center District zones (C-2) and the following selective uses from the General Commercial District (C-3) zone classification of the City of Redlands shall be a permitted use.**

- B. Permitted Uses**
 - 1. All uses permitted in the C-1 & C-2 commercial districts (as referenced in the Redlands Municipal Code).**

 - 2. Retail Stores**
 - A. Art shops**
 - B. Auto parts & Accessory shops (service work prohibited)**
 - C. Department Store**
 - D. Drapery**
 - E. Floor covering**
 - F. Furniture and appliances**
 - G. Furrier**
 - H. Garden supplies – no open air sales or storage except for live plants (with the exception of the market tenant).**
 - I. Interior decorators' studios**
 - J. Locksmith shops**
 - K. Music, records & video sales or rental**
 - L. Office equipment and stationery**
 - M. Pet and pet supplies**
 - N. Sporting goods**

 - 3. Service establishments and offices, including:**

- A. Blueprinting, duplicating, photocopying, addressing, "fax" and computer services, mail order and postal services.
 - B. Professional and business offices, real estate, insurance, accounting, financial (banks, trust companies, savings and loan associations, etc.), stockbrokers, escrow companies, travel agents and optometrists.
 - C. Dry cleaning establishments: Using non-flammable fluids and not more than two (2) cleaning machines with a rated capacity not over (40) pounds each.
 - D. Eating establishments (Restaurants), but not those known as drive-up or drive-thru establishments.
 - E. Photographers
 - F. Tailor
 - G. Libraries
4. Financial establishments including: Banks, finance offices, savings and loan associations, stockbrokers and trust companies.
5. Not less than twenty-five percent (25%) of the gross leasable area shall be directly related to food items. (The intent of this section is to retain a major grocery store for the neighborhood).
6. Uses permitted with a Conditional Use Permit:
- A. Restaurants serving liquor with meals only; no separate seating for drinking; and, Restaurants with drive-through service.
 - B. Service Stations, no outdoor display of merchandise.
 - C. Health and fitness club, including aerobics and dance studios; beauty and barber schools."

The "Building Setbacks" subsection of the "Development Standards" section of Specific Plan No. 41 is hereby amended to read as follows:

"Building Setbacks

An eighteen (18) foot landscaped setback from property line shall be allowed from Redlands Boulevard. There shall be a thirty-five (35) foot setback from both Palm and Cypress Avenues. The non-landscaped portion of the setback area may be used for

parking, driveways, or ~~non-restaurant~~ drive-through facilities such as bank teller windows, restaurant drive-through windows, etc. The rear building setback line abutting the Hibiscus Street residents shall be maintained at forty (40) feet. This area may be used for parking, driveways and landscaped areas, as now exists. However, a minimum of ten feet shall be landscaped.”

The “Parking” subsection under the “Development Standards” section of Specific Plan No. 41 is hereby amended to read as follows:

“Parking

The off-street parking requirements shall be calculated as follows:

- (i) A minimum of one parking space for each two hundred (200) square feet of gross leasable floor area used for commercial and retail purposes; and professional and business offices; and
- (ii) Food and beverage services, and restaurants (with or without a drive-through), a minimum of one (1) parking space per three (3) seats or one (1) parking space for each fifty (50) square feet of serving area, whichever is larger; plus one (1) space for each two (2) employees on the largest shift; minimum of ten (10) spaces; and with an additional six (6) stacking spaces provided for drive-through service operation.

For the purposes of this section, enclosed equipment and utility room areas, interior mall walkways, public restrooms, and malls are not considered floor area used or usable for retail, restaurant and other commercial uses.

A reciprocal parking easement presently exists through Redlands Plaza Declaration. Citrus Village currently has 796 regular spaces and 21 additional handicap parking spaces for a total of 817 spaces. Based on existing and approved square footages of buildings within the Center (includes CRA 602 on Building Area B), 796 spaces are required (1 space/200 s.f.). Therefore, the Center exceeds the required parking standards by 21 spaces. These stalls are located on Lot 7. All future development shall provide parking on their respective lots unless the property owners stipulate otherwise in writing. Compact parking stalls are permitted as outlined in the Redlands Municipal Code (Section 18.164.260.B.)”

SPECIFIC PLAN

FOR

Original

CITRUS VILLAGE
S·H·O·P·P·I·N·G C·E·N·T·E·R

PREPARED FOR THE CITY OF

Redlands



SP 41

PREPARED BY:

WESTAR REDLANDS ASSOCIATES, LTD.

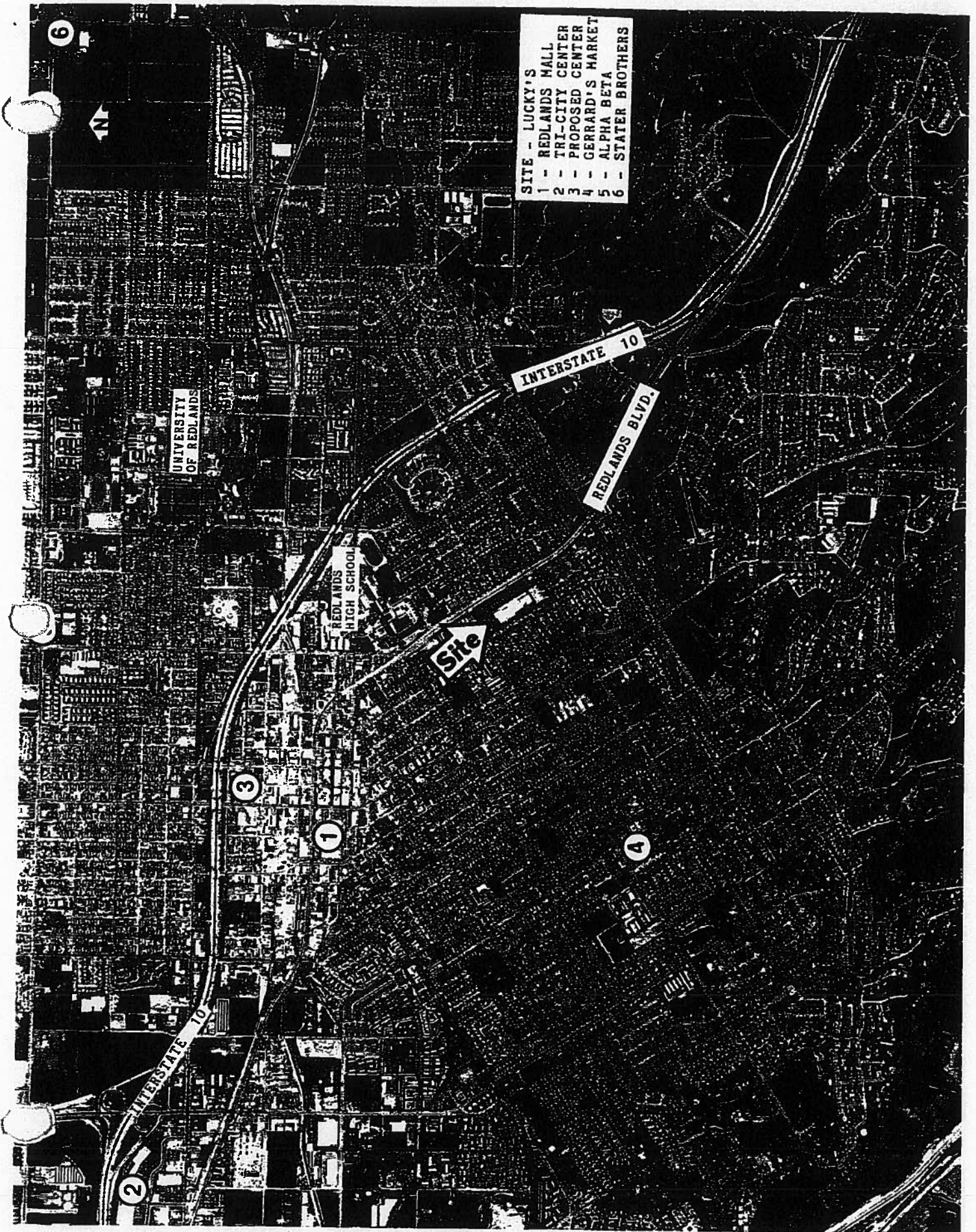
JUNE 6, 1989

PREFACE

The Specific Plan process has been authorized through the California Government Code as a procedure to bridge the gap between the local General Plan and zone classifications. The Specific Plan should contain goals and objectives and a purpose as to its intent; planning policies and regulations regarding development standards are to be specified according to California Administrative Code Section 35451.

The Plan must incorporate existing and proposed uses, as well as address regularities, conditions and programs regarding locations of buildings, streets and street improvements, circulation, open space (landscape), use of public utilities, public safety and measures of implementation.

This Plan intends to coordinate the existing Citrus Village shopping center buildings with a renovation of the on and off-site improvements and design a unified plan that outlines all future land uses and development standards that will enhance the center's physical and economic vitality, while at all times being sensitive to the surrounding community.



- SITE - LUCKY'S
1 - REDLANDS MALL
2 - TRI-CITY CENTER
3 - PROPOSED CENTER
4 - GERRARD'S MARKET
5 - ALPHA BETA
6 - STATER BROTHERS

UNIVERSITY OF REDLANDS

REDLANDS HIGH SCHOOL

INTERSTATE 10

REDLANDS BLVD.

Site

6



3

1

4

2

INTERSTATE 10

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SPECIFIC PLAN

Project Description

The Citrus Village Shopping Center began its first phase of construction in 1959, by the development of a Sage's Grocery Market on Lot 7 soon to be followed by an expansive growth of retail and service uses on Lot 2 of Citrus Village. In the early 1960s the two-story structure on the southerly end of Building Area "A" (see Exhibit "A") was built to locate Milton's Department Store on the first floor and to house office and service tenants on the second floor. This office area is currently anchored by the Auto Club of Southern California and various small office tenants.

The property went through a declining period over the past 10 years until 1986 when restoration of the retail portion of the shopping center began. The owners of the project, including the Lucky Market, are in agreement as to the rehabilitation of the balance of the development, including the proposed future development areas, including the on-site and off-site improvements and the recent Lucky Market building renovation.

Project Location

Citrus Village, as used herein, is situated in the City of Redlands, has a site area of approximately 14.4 acres, or 627,264 square feet, and is situated between Cypress Avenue and Palm Avenue westerly of Redlands Boulevard. The legal description of which is Lots 2 and 7 of Block E, according to the Second Preliminary Map of Redlands as per Plat recorded in Book 5 of Maps, Page 2, records of San Bernardino County.

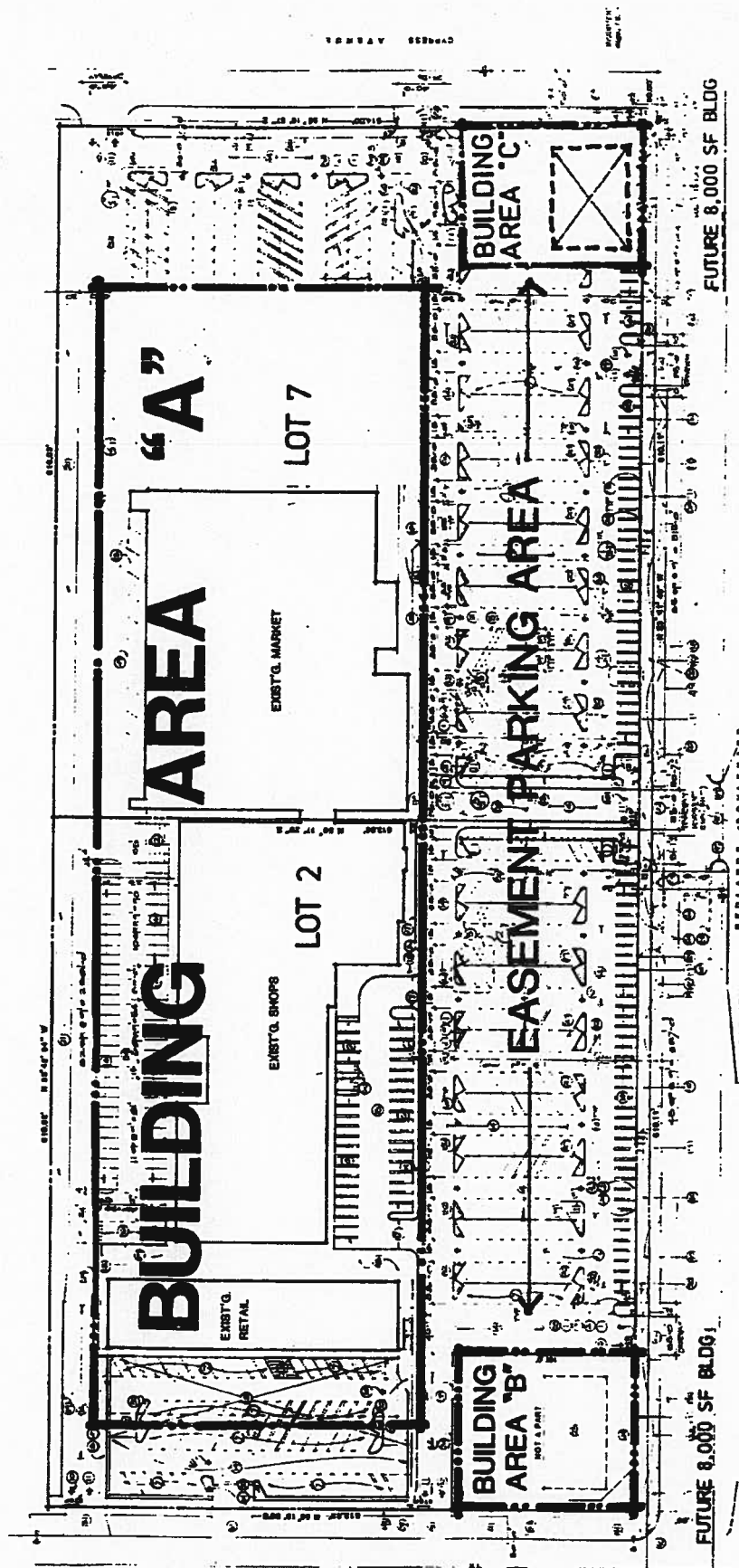


EXHIBIT "A"

SITE PLAN

Lot 2 and Lot 7 have a Redlands Boulevard frontage of approximately 1,219.82 linear feet (Lot 2 has 609.91 and Lot 7 has 609.91); Palm Avenue frontage of approximately 513.97 linear feet; and Cypress Avenue frontage of approximately 514.05 linear feet.

Project Goals and Objectives

Because of the existing and unique nature of this shopping center, an effort is being made to rehabilitate the buildings and grounds and upgrade the tenant mixture of this property. This development is currently located and administered by the C-2, Neighborhood Convenience Center District classification and provisions of the Redlands Municipal Code.

It is the intent of the owners and major tenants of Citrus Village to modify the zone classification of this development by the creation of this Specific Plan rather than a new zone classification. In doing so the primary goal of this plan is to unify the overall development standards, prepare a list of appropriate land uses, institute a corrective sign program and provide flexibility in the bridge between the Redlands General Plan and zoning, and the Citrus Village Specific Plan.

The Plan will focus on design, solutions, regulations and development standards unique to this property, while not changing the integrity of the zoning ordinances and General Plan of the City. It is further recognized and apparent that Citrus Village is to be developed in harmony with the surrounding residential community. Through public hearings and neighborhood meetings,

their concerns and input over the past year have been incorporated into this Plan and have been appreciated.

The implementation of this Plan will provide for the beautification and updating of this project and its streetscape, much of which has taken place. The primary purpose is to provide goods and services to the citizens of Redlands in a modern updated retail facility. This Specific Plan will truly assist in the retail revitalization of Citrus Village through the following goals:

- 1) Conform to the agreement document between all owners of Citrus Village to develop a jointly approved Specific Plan pertaining to Lot 2 and Lot 7 for the future renovation of the shopping center.
- 2) Establish an aesthetically pleasing shopping environment.
- 3) Create a renovated neighborhood ~~commercial~~ shopping center atmosphere to be competitive with other neighborhood shopping centers in Redlands.
- 4) Develop an appealing Redlands Boulevard streetscape by the introduction of new curbs, street improvements and landscaping.
- 5) Improve both the internal and external circulation system within the project area to better serve the needs and safety of the patrons of the shopping center.
- 6) Develop a new sign program to allow the retailer's sign exposure while still being sensitive to the integrity of the surrounding area and the Redlands Sign Code.
- 7) Protect residential nature of the surrounding neighborhood.
- 8) Introduce development standards for any future development to ensure the quality and integrity for the overall architectural theme, location of buildings and landscape areas.

PLANNING

Land Use Element

Citrus Village is a mixed-use community shopping center that desires to unify its future development and present redevelopment through a Specific Plan. Its land use is predominately described as general retail and service in nature.

The commercial land use element is intended to continue to serve the patrons of the immediate trade area surrounding this project, while providing a new visual image for the entire City of Redlands. This plan will basically selectively merge the development standards and land use elements of both the Neighborhood Convenience Center and General Commercial classifications.

CIRCULATION (See Exhibit "B")

Redlands Boulevard

Vehicular circulation of the project is vital to its long term survival as a community shopping center. For years both ingress and egress to Citrus Village has been difficult. This plan will introduce new driveway accesses along Redlands Boulevard and Cypress Avenues to ensure safety and convenience to the shopping center patrons.

A new traffic signalized median break along Redlands Boulevard, halfway between Palm and Cypress, will be created to ensure a safe entry and exit from the City's busiest thoroughfare. Two additional drive openings have been provided on Redlands Boulevard for controlled right turn ingress and egress only. See Exhibit "B".

Cypress Avenue

Cypress Avenue has an additional driveway opening 300' westerly from the centerline of Redlands Boulevard to alleviate the traffic problems currently being experienced at the existing western most delivery driveway opening into the project. This driveway (the most easterly drive) is restricted only to right turn ingress and egress traffic.

Surface Area Renovation

The surface parking area has been completely renovated including new parking surfaces, landscape areas and lighting. The plan provides for an increase in the number of on-site parking stalls. This has been accomplished by a redesign of the parking layout and location of parking throughout the development, including the addition of twenty handicap parking stalls.

Utility Facility Plans

All private transportation and circulation, water, sewer, solid waste disposal, drainage, power and telephone services will be provided to support existing and future development of Citrus Village.

Building Renovation

It is the intent of this Specific Plan to unify the architectural theme of this development by creating an aesthetically pleasing building renovation concept. This concept, already approved and instituted on part of the center, encompasses an exterior architectural design utilizing plaster, brick and

decorative tile. This concept was previously approved by the Planning Commission. (Commission Review and Approval 12 (Revised), approved by The Planning Commission August 11, 1987 and November 10, 1987.)

DEVELOPMENT STANDARDS

Purpose

The intent of development standards is to provide for the orderly growth of Citrus Village in a uniform manner. This growth will include provisions for building heights, bulk, setback, coverage, signs, lighting, landscape, property management, allowable uses, parking, and hours of operation. These standards are intended to be unique to the character and flavor of the renovated Citrus Village Shopping Center.

Prohibited Uses

The following are specifically prohibited:

- A. Industrial and manufacturing uses.
- B. Residential uses of any type.
- C. Any use which creates a nuisance; or materially increases noise or the emission of dust, odor, smoke or gases; or materially increases fire, explosion or radioactive or chemical hazards.
- D. Night club, bar or tavern; head shop; pornographic or "adult" store; or pool or billiard hall.

Permitted Uses

Buildings, structures, and land shall be used primarily for the operation of the Citrus Village Shopping Center and shall allow the following listed uses:

A. All convenience goods, shopper's goods, and service businesses as permitted in the Neighborhood Stores (C-1) and Neighborhood Convenience Center District zones (C-2) and the following selective uses from the General Commercial District (C-3) zone classification of the City of Redlands shall be a permitted use.

B. Permitted Uses

1. All uses permitted in the C-1 & C-2 commercial districts (as referenced in the Redlands Municipal Code).

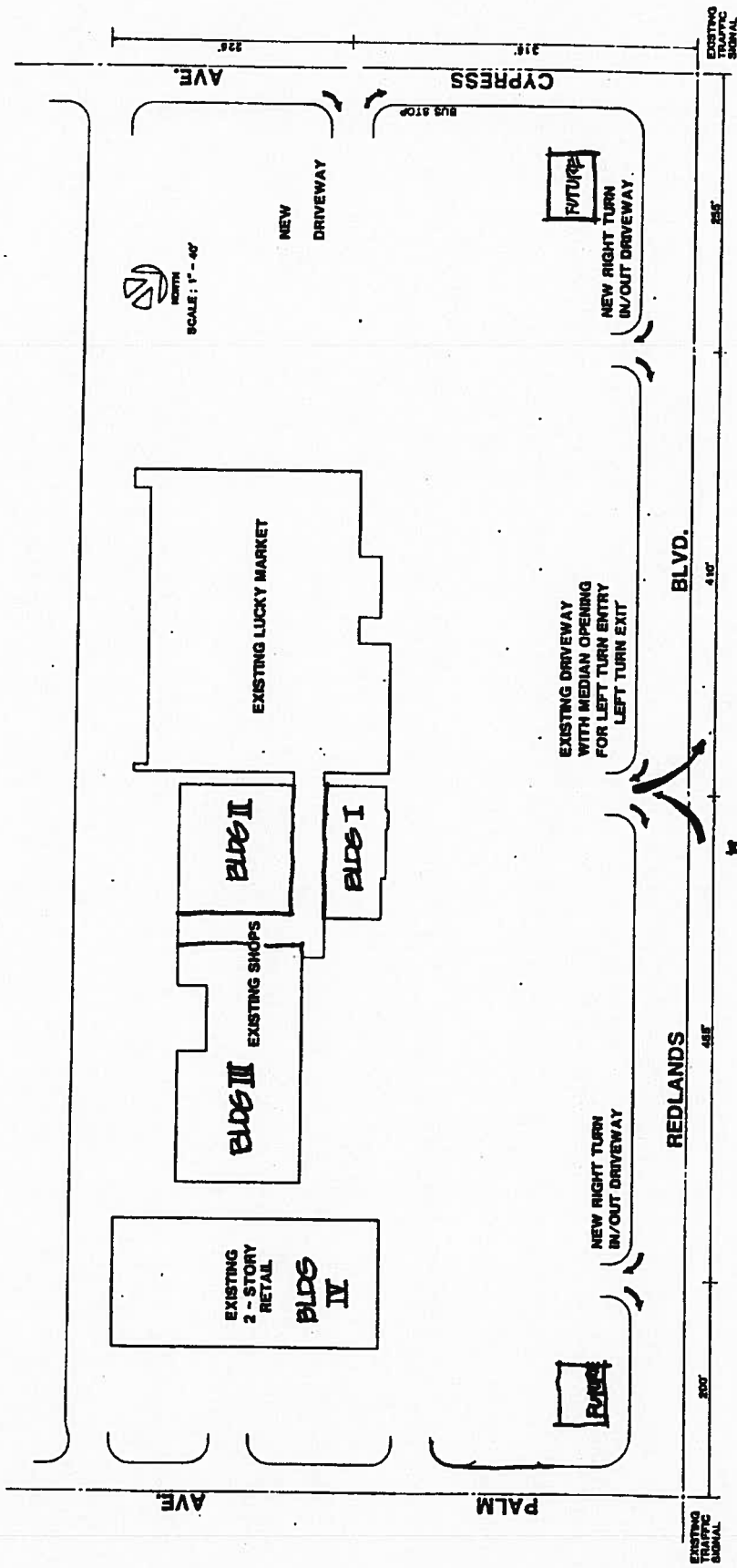
2. Retail Stores:

- A. Art shops
- B. Auto parts & Accessory shops (service work prohibited)
- C. Department Store
- D. Drapery
- E. Floor covering
- F. Furniture and appliances
- G. Furrier
- H. Garden supplies - no open air sales or storage except for live plants (with the exception of the market tenant).
- I. Interior decorators' studios
- J. Locksmith shops
- K. Music, records & video sales or rental
- L. Office equipment and stationery
- M. Pet and pet supplies
- N. Sporting goods

3. Service establishments and offices, including:

- A. Blueprinting, duplicating, photocopying, addressing, "fax" and computer services, mail order and postal services.

- B. Professional and business offices, real estate, insurance, accounting, financial (banks, trust companies, savings and loan associations, etc.), stockbrokers, escrow companies, travel agents and optometrists.
 - C. Dry cleaning establishments: Using non-flammable fluids and not more than two (2) cleaning machines with a rated capacity not over (40) pounds each.
 - D. Eating establishments (Restaurants), but not those known as drive-up or drive-thru establishments.
 - E. Photographers
 - F. Tailor
 - G. Libraries
- 4. Financial establishments including: Banks, finance offices, savings and loan associations, stockbrokers and trust companies.
 - 5. Not less than twenty-five percent (25%) of the gross leasable area shall be directly related to food items. (The intent of this section is to retain a major grocery store for the neighborhood).
 - 6. Uses permitted with a Conditional Use Permit:
 - A. Restaurants serving liquor with meals only; no separate seating for drinking.
 - B. Service Stations, no outdoor display of merchandise.
 - C. Health and fitness club, including aerobics and dance studios; beauty and barber schools.



**RECOMMENDED NEW DRIVEWAY
ACCESS - EGRESS**
CITRUS VILLAGE SHOPPING CENTER
REDLANDS, CALIFORNIA

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 Beverly Hills, CA 90210
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Site Area and Dimensions

The Citrus Village Specific Plan will encompass that area as defined in paragraph titled Project Location, on Page 2 hereof, in the legal description of this site. This site is approximately 14.4 acres or 627,074 square feet and situated between Cypress and Palm Avenues along the westerly side of Redlands Boulevard. Site area is approximately 514.0' x 1219.8'.

Building Height

The maximum building height shall be two stories or forty (40) feet in height for buildings designated within Building Area "A", all other permitted building areas shall be limited to one (1) story or 23 feet in height.

Building Location

No building or structure of any kind shall be erected or maintained on any portion of Citrus Village other than on the building areas shown on Exhibit "A". There may be constructed and maintained upon or over the easement area designated on Exhibit "A" a canopy or canopies projecting from the building's normal foundations and doors for ingress and egress.

Building Setbacks

An eighteen (18) foot landscaped setback from property line shall be allowed from Redlands Boulevard. There shall be a thirty-five (35) foot setback from both Palm and Cypress Avenues. The non-landscaped portion of the setback area may be used for parking, driveways, or non-restaurant drive-through facilities

such as bank teller windows, etc. The rear building setback line abutting the Hibiscus Street residents shall be maintained at forty (40) feet. This area may be used for parking, driveways and landscaped areas, as now exists. However, a minimum of ten feet shall be landscaped.

Landscaping

All existing landscape irrigation areas shall be maintained in a neat, orderly and healthy manner. Any replacement materials shall be consistent with the approved plans. Any changes to the common site area or adjacent to any future building areas, that affect the existing landscaped area, shall require a landscape and irrigation plan prepared by a licensed landscape architect to coordinate with the current landscape theme.

There shall be a 12-foot front yard landscape setback area adjacent to Redlands Boulevard; a ten-foot landscaped side yard adjacent to both Palm Avenue and Cypress Avenue property lines; and a 10-foot landscaped rear yard setback area adjacent to the westerly property line abutting the Hibiscus Street residences.

For Building Areas "B" and "C" and any addition to Building Area "A" on Lot 7 as shown in Exhibit A, the following landscaped setbacks shall be maintained: Redlands Boulevard, minimum 18 feet; Palm and Cypress Avenues, minimum 25 feet.

The parking lot areas shall be designed to include 50% of the tree materials to be evergreen and 50% deciduous.

Lot Coverage

The maximum lot coverage of buildings or structures to be used for commercial purposes on Lot 2, excluding the area of Building IV under (supporting) walkways, driveways and parking areas, shall not exceed twenty-five (25%) of the total area of Lot 2, and the maximum land coverage of buildings or structures to be used for commercial purposes on Lot 7 shall not exceed twenty-five percent (25%) of the total area of Lot 7. For the purposes of this subsection, "maximum land coverage" is defined as the building area covering the land or as represented by a "roof top" view of the property, excluding basement areas.

For clarification, coverage is as follows:

	LOT 2 (SHOPS)	LOT 7 (LUCKY)	TOTALS
Site Size	313,547 s.f.	313,602 s.f.	= 627,149 s.f.
GLA (1)	93,497 s.f.	65,600 s.f.	= 159,097 s.f.
Coverage (2)	71,144 s.f.	65,600 s.f.	= 136,744 s.f.
Coverage %	22.7%	20.9%	= 21.8%
Parking -			
Existing (3)	397	420	= 817
Parking -			
Required (3)	468	328	= 796

(1) Includes CRA 602 (proposed Music Plus Building)

(2) Building Roof Top Coverage

(3) Based on proposed Specific Plan ratio of 1 space/200 s.f. building.

Parking

The off-street parking requirements shall be calculated as follows:

(i) A minimum of one parking space for each two hundred (200) square feet of gross leasable floor area used for commercial and retail purposes; and professional and business offices; and

(ii) Food and beverage services, and restaurants, a minimum of one (1) parking space for each fifty (50) square feet of serving area, plus one (1) space for each two (2) employees on the largest shift.

For the purpose of this section, enclosed equipment and utility room areas, interior mall walkways, public rest rooms, and malls are not considered floor area used or usable for retail, restaurant and other commercial uses.

A reciprocal parking easement presently exists through Redlands Plaza Declaration. Citrus Village currently has 796 regular spaces and 21 additional handicap parking spaces for a total of 817 spaces. Based on existing and approved square footages of buildings within the Center (includes CRA 602 on Building Area B), 796 spaces are required (1 space/200 s.f.). Therefore, the Center exceeds the required parking standards by 21 spaces. These stalls are located on Lot 7. All future development shall provide parking on their respective lots unless the property owners stipulate otherwise in writing. Compact parking stalls are permitted as outlined in the Redlands Municipal Code (Section 18.164.260.B.).

Off-Street Loading

Requirements for off-street loading are as enumerated in Section 18.164.330 of the Redlands Municipal Code and shall be restricted from 6:00 p.m. to 6:00 a.m. Specific consideration shall be given to locate loading spaces away from public view and adjacent street rights-of-way, where possible.

Outdoor Storage and Trash Storage Areas

Outdoor storage is prohibited except for live plants associated with the garden departments of retail tenants. Trash Storage Areas shall conform to Section 18.88.250 of the Redlands Municipal Code. Trash enclosures shall be incorporated to conceal the contents of the enclosure, including containers. The enclosure shall be designed and constructed to blend with the existing architecture of the buildings, including a concrete floor that can be washed out and kept in a sanitary condition.

Lighting

Exterior lighting shall be arranged or shielded in such a manner as to contain the direct illumination on the site and to avoid glare in nearby residential areas.

Hours of Operation

All Uses in the Citrus Village Shopping center shall be prohibited from Commercial Activity between the hours of 10 P.M. and 6:00 A.M; provided however, that any use may seek an exemption from this prohibition by one hour in the morning (to 5:00 A.M.) For that uses particular purposes by approval of a Conditional Use permit. This provision shall not apply to the time limitations in the 'Off-Street Loading' section of the Specific Plan.

Signs

A Citrus Village sign program shall incorporate the following criteria as well as conform to the pre-existing Sign Variance Number 355.

The sign program theme is desired to coordinate with the overall architectural character of the shopping center. The sign program shall distinguish between the major "anchor" tenants (over 10,001 square feet), Large retail tenants (4,001 s.f. to 10,000 s.f.), the smaller "in-line" shop tenants (under 4,000 square feet) and any "free standing" building tenants (size may vary). (See Sign Exhibit "A".)

The maximum allowable sign size and sign area shall be based on the ratios and formulas indicated on Sign Exhibit "A". Tenants shall be permitted to maintain one identification sign for each side of the structure or leased space (wherein the pertaining use is conducted) with a street frontage and/or entrance to that space or facing the parking lot. The inside "mall" tenants will be allowed one exterior sign facing Redlands Boulevard according to their size and tenant classification based on Sign Variance Number 355. In addition, one (1) "pedestrian" sandblasted and painted wood undercanopy walkway sign is allowed over tenants' main entry. This sign shall not exceed three (3) square feet per face.

Redlands. All public works elements were installed to the satisfaction of the Public Works and Engineering Divisions of the City of Redlands. Financing for these improvements was arranged by Westar Redlands Associates and Lucky Market. All future improvements shall be borne by the individual party or parties requesting the improvements.

Redlands Plaza Company Declaration

The execution of this Specific Plan by the parties hereto does not modify, supersede or change the restrictions, privileges and burden provided for in the Redlands Plaza Company Declaration dated October 1, 1959 and recorded in Book 4945, Pages 161 through 167, Official Records of San Bernardino County, California as amended, as between Golden State Ventures Ltd., Business Investments Company, Westar Redlands Associates, Ltd. and Lucky Stores, Inc.

Amendment To The Specific Plan

An amendment to the Citrus Village Specific Plan shall follow the procedures as outlined in California Government Code Section 65453(a). Any changes to the Specific Plan, including but not limited to uses and standards, shall be through a Specific Plan Amendment.

Amendments to the Specific Plan require public notice of property owners within a one thousand (1,000) foot radius of the Citrus Village Center.

One shopping center ground mounted monument sign, designed to conform to the architectural style and character of the project, may be located along Redlands Boulevard near the main entrance. This sign will identify the shopping center (Citrus Village), shall not exceed 20 s.f. each side; shopping center sign shall not list tenants; size not to exceed four feet in height.

For any sign issues not addressed above, the C-2 District Criteria shall apply.

Maintenance and Noise-Producing Equipment

The site shall be maintained in a safe, neat, orderly and healthy manner. This will include, but not be limited to, the maintenance of all landscaping; the operation of the landscape irrigation systems; building maintenance; and parking maintenance.

Arrangement for a unified property management company to oversee and perform these duties will be put into effect if, and so long as, a majority of the owners agree to same.

The sweeping of all parking lots and landscape services shall be performed during normal business hours to prevent noise from disturbing area residents whenever possible, and all noise-producing equipment shall adhere to Section 18.88.280 of the Redlands Municipal Code.

Architectural Guidelines

All future or remodeled buildings shall incorporate the same architectural theme as is presently incorporated on the site. Clean architectural lines, smooth plaster and accent tile and brick

are to be utilized. The following is a list of colors and materials used in conjunction with the building renovation and that should be used as closely as possible:

Plaster: La Habra X-40 "Dove Grey", Medium Sand Finish
Colors: Dunn Edwards Q 12-20D Cornish Coast or
La Habra #56 "French Grey"
Tile: 4" X 4" Ceramic, DAL DM-14 "Blue"
Brick: Endicott, #46 Light and Dark

PROCEDURAL IMPLEMENTATION

Physical Improvements

The responsibility for making the necessary arrangements for the implementation of the on-site and off-site improvements, and the cost of constructing, installing and performing all acts necessary or desirable to effectuate these improvements shall be the obligation of Westar Redlands Associates, Ltd., Owner of Lot 2, and Lucky Stores, Inc. (Lucky shall be deemed the Owner of Lot 7 for the purpose of this paragraph.)

Any and all reference to the physical improvements of existing or future buildings will be the responsibility of the owners of said buildings, with the exception of the Lucky Market building, wherein Lucky Stores, Inc. will bear all costs related to the planned interior and exterior remodel according to the architectural theme previously approved by the Redlands Planning Commission.

The first phases of the Citrus Village Specific Plan improvements, both on-site and off-site, and the building renovation have been implemented and approved by the City of