

BROOKSIDE MEADOWS
SPECIFIC PLAN NO. 26
AMENDED NO. 1

A Planned Residential and
Commercial Development
in the City of Redlands

Date: March 20, 1985

*see
Attached
Amendment*

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PREFACE

The Brookside Meadows Specific Plan has been written and designed to serve as a tool for use by local decision makers, city staff, and developers in the planning and development of the project area. The plan has been written and prepared according to accepted professional planning principles and fulfills the criteria of the Specific Plan Guidelines as set forth by the City of Redlands and the State of California. In developing a specific plan for the project area a commitment has been made to produce a superior environment through large-scale coordinated community planning.

SECTION 1. INTRODUCTIONProject Location

The Brookside Meadows Specific Plan consists of approximately 36.84 acres of gently sloping land located in Redlands, California. Specifically, the site is located between Barton Road and Orange Avenue easterly of Alabama Avenue and which was the home of the Brookside Dairy on a continuing basis for the last fifty years. Surrounding land uses include large lot agricultural style single-family homes with newer medium density residential apartment development to the east and south of the project site. As has been typical of the Redlands vicinity, the area has been in transition from older agriculturally oriented land uses to more recent development, including residential, commercial, and industrial projects. Through a series of recent annexations and project approvals, the City of Redlands has been strengthening its economic base and improving its stock of desirable residential dwelling units. The project boundaries are depicted in Exhibit 1.

The legal description of the project site is as follows:

All that real property in the City of Redlands, County of San Bernardino, State of California, lying within Block 16 of Barton Ranch, as shown on the plat filed in Book 6 of Maps, at page 19, and within Block 27 of West Redlands as shown on the plat filed in Book 9 of Maps, at page 22, and a portion of Parcel 2 of Parcel Map No. 4146 as shown on the plat filed in Book 36 of Parcel Maps, at pages 82-83, records of said County, more particularly described as:

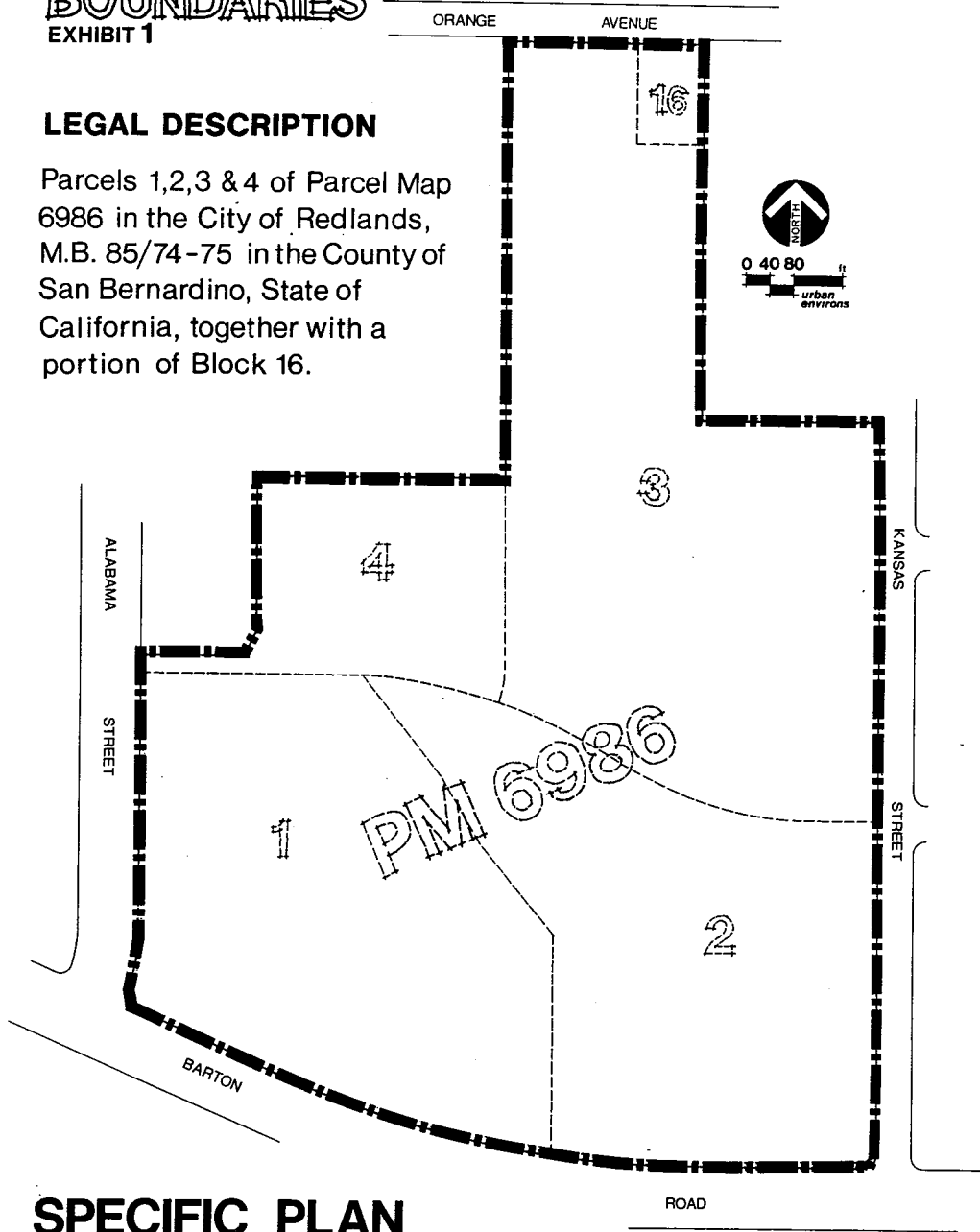
Parcel 1, Parcel 2, Parcel 3, and Parcel 4 of Parcel Map No. 6986 per Book 85 of Parcel Maps, at pages 74-75, records of said County;

PROJECT BOUNDARIES

EXHIBIT 1

LEGAL DESCRIPTION

Parcels 1,2,3 & 4 of Parcel Map 6986 in the City of Redlands, M.B. 85/74-75 in the County of San Bernardino, State of California, together with a portion of Block 16.



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REDLANDS, CA.

TOGETHER WITH that portion of Block 16 of the aforesaid Barton Ranch described as beginning at the centerline intersection of Orange Avenue and the Northeasterly line of said Parcel 3 of Parcel Map No. 6986; thence Easterly along said centerline 110 feet more or less to the intersection of said centerline with the prolongation of an Easterly line of Parcel 3 as shown on said Parcel Map; thence Southerly long said prolongation 191 feet more or less to its terminus; thence along the Northerly and Easterly lines of Parcel 3, South $89^{\circ} 31' 32''$ West 110.00 feet and North $1^{\circ} 01' 48''$ West 191.00 feet to the point of beginning.

Purpose and Intent

The Brookside Meadows Specific Plan provides for design flexibility in the development of the project site in conformance with the goals and objectives of the Redlands General Plan. The Plan has been developed to focus on design solutions, regulations, and development standards unique to the project area while insuring a commitment to the ordinances of the City of Redlands in both spirit and intent. The Plan intends to coordinate a commercial element with a residential element in such a manner so as to produce a cohesive, unified development sensitive to the interaction of various land uses through the use of special buffer treatments, architectural theming, placement of structures, and creative open space connecting walkways and bike paths. The implementation of the plan will provide the City of Redlands with an aesthetically pleasing environment forming a desirable western entrance to the City respecting existing scenic qualities and producing visual continuity throughout the development. The incorporation of alternate development standards as can be accomplished through the Brookside Meadows Specific Plan will provide the surrounding community with increased amenities and development sensitive to the local area.

The placement and design of structures as provided in the Brookside Meadows Specific Plan is a critical element in the development of the project area. Through the application of specialized planning techniques, architectural theming, and landscape treatment, a sense of place and identity will result. Furthermore, through the use of a specific plan format, specialized development standards and design factors can be comprehensively addressed so as to produce an environment superior to the application of conventional zoning.

Project Goals and Objectives

In order to insure the creation of a superior environment sensitive to the needs of the Redlands community, the Brookside Meadows Specific Plan has incorporated certain goals and objectives. These goals and objectives include the following:

1. The creation of an enriched residential and commercial environment providing the City of Redlands with a superior development through the application of specialized land planning and architectural design.
2. To establish an aesthetically appealing western approach to the City of Redlands through attractive design techniques preserving the scenic qualities of the area.
3. To attain a project having visual continuity utilizing special landscape treatments, architectural theming, well-planned placement of structures, visual corridors, and open space.
4. To provide for both active and passive open space integrated into the design in strategic locations so as to provide for

the recreational, aesthetic, and safety needs of the community.

5. To provide for the placement of circulation elements so as to best serve the needs of the development through the incorporation of pedestrian walkways, streets, and bike paths.
6. To locate the initial development in coordination with the extension of public services and infrastructure.
7. To orient the commercial land uses so as to best utilize the exposure to major circulation corridors while providing the project area with an easily accessible shopping center.
8. To insure a desirable mix of commercial activities, including retail and service-oriented facilities.
9. To insure land use compatibility through the use of buffer treatments, special landscape techniques, open space, and berming.
10. To protect against the intrusion of undesirable noise levels from adjacent transportation routes through the use of special buffers, berming, decorative walls, and current construction practices.

Project Description

The Brookside Meadows Specific Plan will develop a commercial component and a residential component in such a manner so as to provide for design flexibility while insuring mutual compatibility for each land use. The Plan will incorporate a contemporary design theme intended to unify the architectural treatment of structures throughout the project. The utilization of open space

areas and landscape buffers is intended to lend visual continuity to the project and provides for transitioning between each land use. To further define each land use, the following components are presented:

The Residential component is intended to provide a desirable living environment. The residential component will comprise a major portion of the project and will generally fall into the medium density classification. Various housing types will include but are not limited to condominiums and apartments. Throughout the development meandering walkways, open space, and landscaping will be incorporated to enhance the component. It is the intention of the residential component to provide for a living environment that produces a sense of identity through the proper orientation of space, structure, and landscaping, creating identifiable areas and visual continuity.

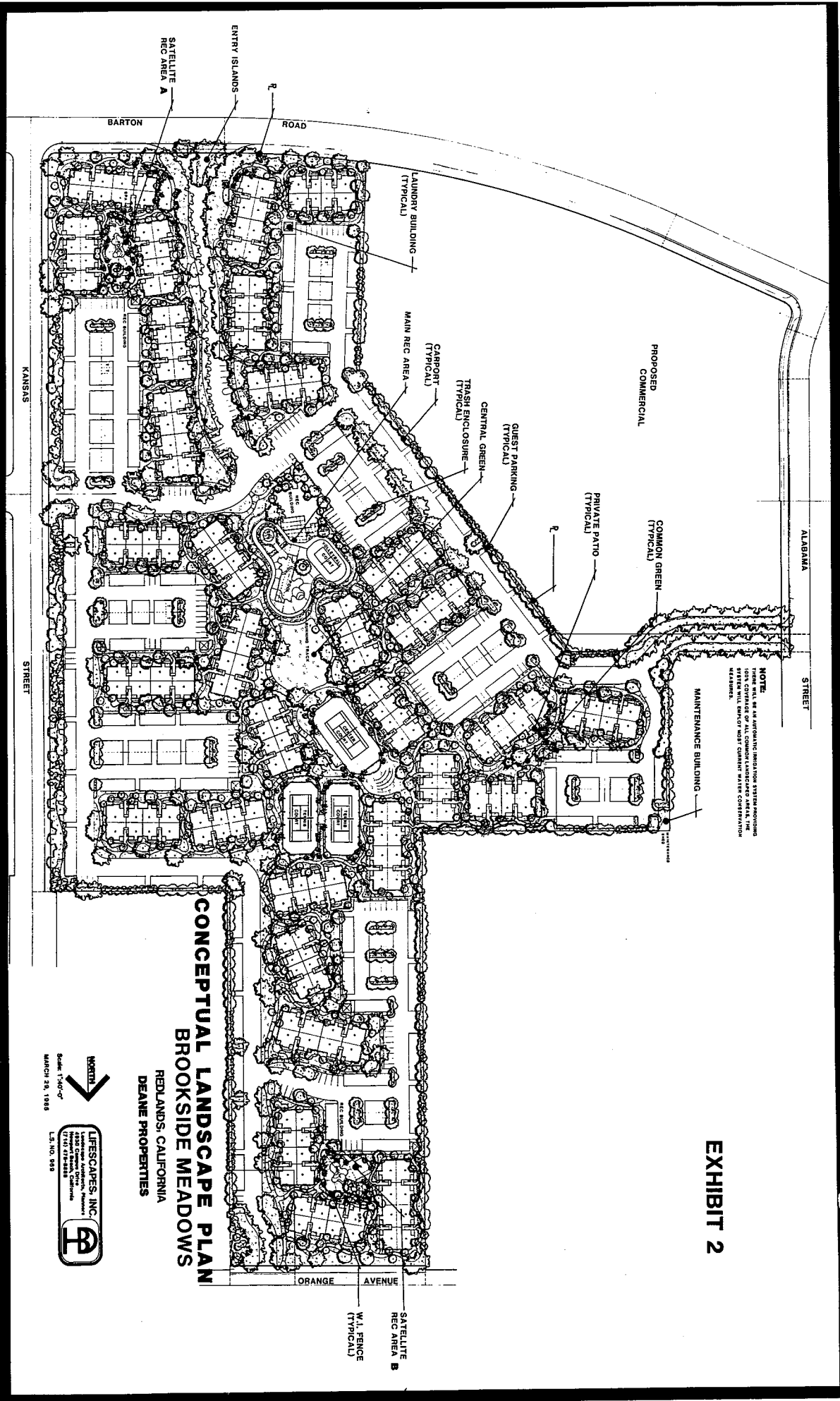
The Commercial component will create a commercial center to serve the various needs of the residential component and the surrounding community. A well-balanced mix of retail, commercial, and service activity will be provided to meet the needs of the local residential area and to reduce the necessity of additional transportation trips. The commercial component has been planned to take advantage of the exposure to Barton Road and Alabama Street. In addition, landscaped walkways have been planned to tie the commercial component to the residential component, thus providing access between each component. Special use of graphics and colors will be utilized along with architectural and landscape theme treatments to provide for an attractive center and an appealing westerly approach to the City of Redlands.

In order to conceptually illustrate how development could appear

upon completion, an Illustrative Site Plan has been provided in Exhibit 2. This is a conceptual representation provided only to show a possible result of the development of the Brookside Meadows Specific Plan.

General Notes

1. Any details or issues not specifically addressed by the Specific Plan regulations shall be subject to the regulations of the City of Redlands. Definitions of terms shall also be as defined in the codes of the City of Redlands.
2. Grading Standards: At the time of development within the Specific Plan area, a complete geological and soils engineering report indicating evidence of a safe and stable development for the improvements anticipated shall be submitted with grading plans. The recommendations by the geologists and soils engineer shall be incorporated into the grading plan design prior to the issuance of a grading permit.
3. The City of Redlands will provide water and sewer service to the Brookside Meadows development.
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.



NOTE:
 THERE WILL BE AN AUTOMATIC DIMENSION SYSTEM MONITORING
 DATA CONTROL OF ALL COMMON LANDSCAPED AREAS. THE
 MONITORING SHALL BE PERFORMED BY THE LANDSCAPE ARCHITECT
 THROUGHOUT THE CONSTRUCTION PERIOD.

EXHIBIT 2

**CONCEPTUAL LANDSCAPE PLAN
 BROOKSIDE MEADOWS**

REDLANDS, CALIFORNIA
 DEANE PROPERTIES

Scale: 1"=60'-0"
 MARCH 23, 1988

LIFESCAPES, INC.
 1400 Central Expressway
 Redlands, CA 91241
 (714) 478-8811
 U.S. NO. 988

SECTION 2. MASTER PLANS

A. LAND USE

The Brookside Meadows Specific Plan encompasses approximately **36.84 acres** accommodating the development of commercial and residential land uses. The plan intends to coordinate the two land uses in such a manner so as to produce a cohesive, unified development through the use of special buffer treatments, architectural theming, placement of structures, and creative open space. The Commercial Component is intended to serve the residential land uses and the immediate community while providing a visually desirable westerly approach to the City of Redlands. The Residential Component is planned surrounding the commercial site and is designed to be compatible with all adjacent land uses. The Land Use Plan is depicted in Exhibit 3.

Residential Component

A total of **27.05 acres** is provided for the residential land use. This land use component is intended to provide for the development of multiple-family residential housing types and styles, including condominiums, townhomes, and apartments. The project will be characterized by an abundance of common open space and amenities and designed to be compatible with the commercial component to the southwest as well as existing single-family homes to the west. Access to the residential component will be from Barton Road, Alabama Street, Orange Avenue, and Kansas Street via a system of accented entries incorporating landscaping and paving features.

The Commercial Component

A total of 9.79 acres is provided for the commercial land use. This land use is intended to provide for the development of a variety of retail, commercial, and service activities that, due to their normal business hours and the actual site design, will be compatible with the adjacent Residential Component. The land use is planned to accommodate development under a unified site plan. Ample setbacks, landscaping, and decorative walls have been provided in the plan to insure visual and aesthetic compatibility with Barton Road and Alabama Street and to assure optimum buffer treatment adjacent to the Residential Component. Access points to the Commercial Component have been limited to selected locations to insure maximum vehicular safety and circulation throughout the site.

Phasing

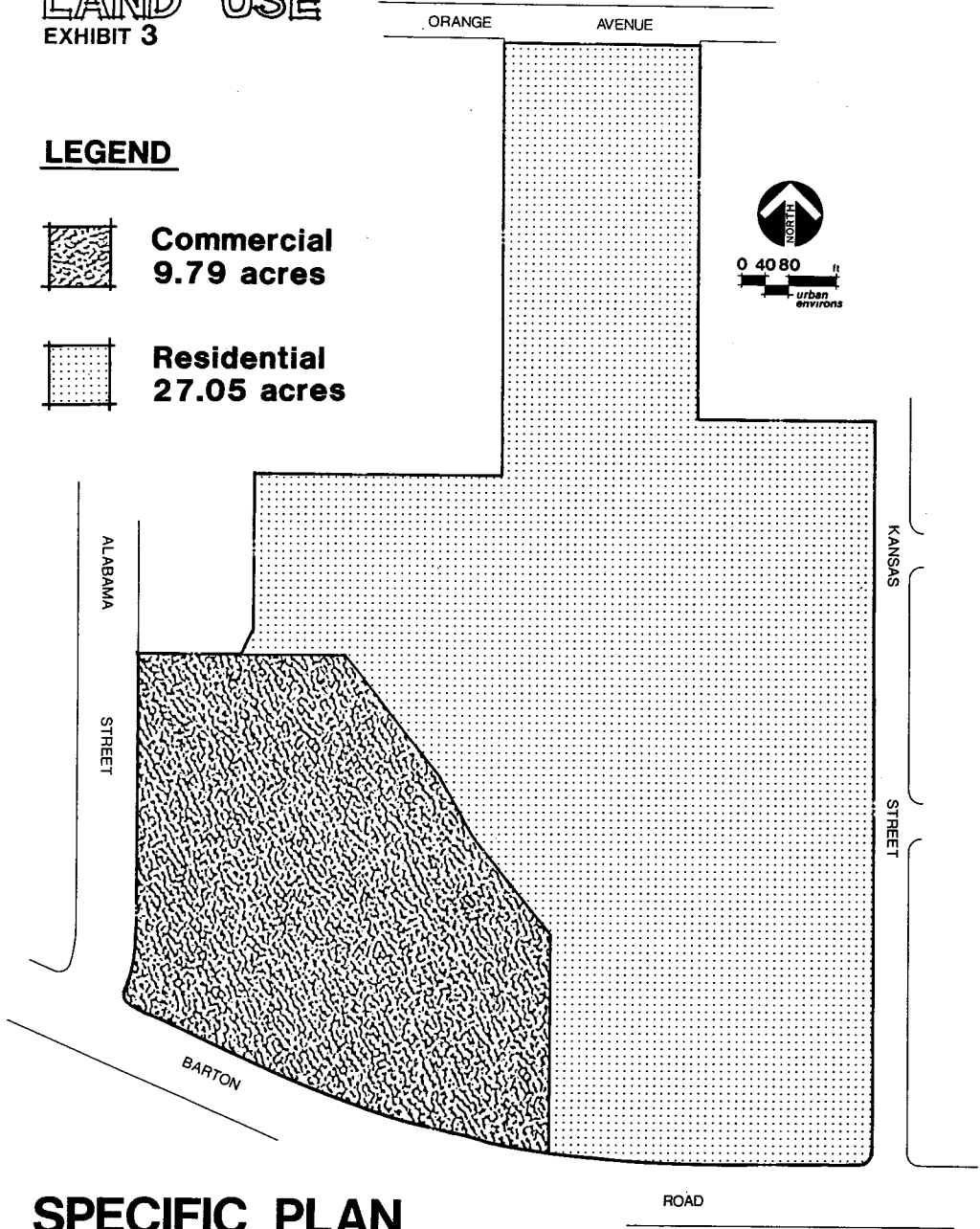
The Brookside Meadows development is designed to have flexibility in the phased development of the project site. Initially, development will concentrate along Barton Road to take advantage of the availability of existing facilities, including sewers. The exact period of development necessarily depends upon market conditions for both the residential and commercial development.

LAND USE
EXHIBIT 3

LEGEND

 **Commercial**
9.79 acres

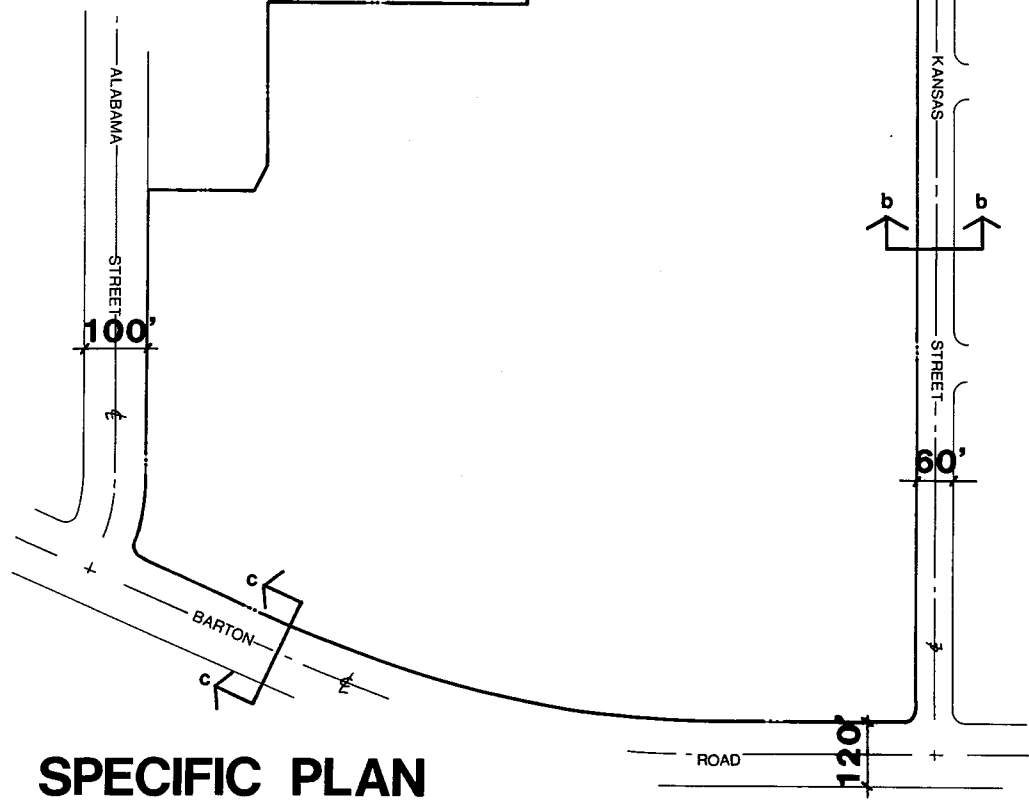
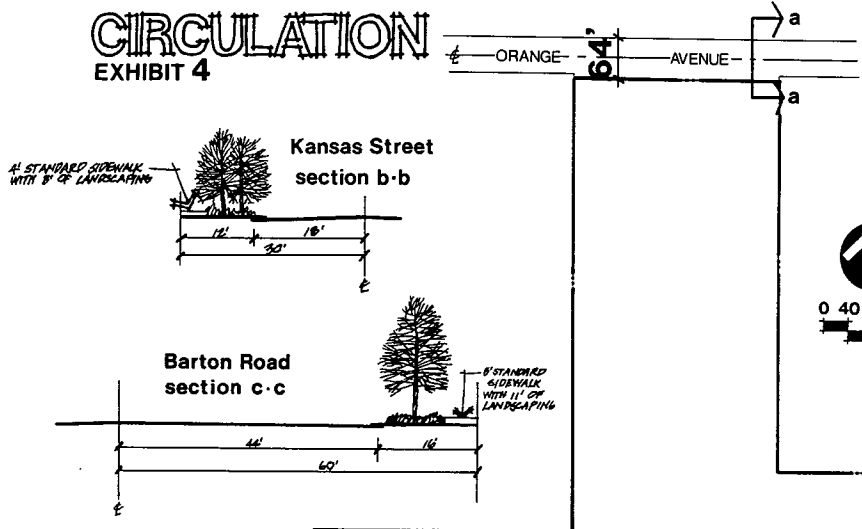
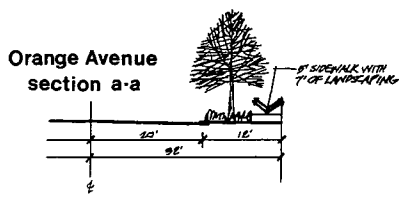
 **Residential**
27.05 acres



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B. CIRCULATION

The vehicular circulation concept proposes to utilize existing public streets as well as a private driveway system developed to serve each planning component. All the streets within the project have been identified as to location and cross-section. 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 4.



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right-of-way line is planned to be vacated pending City of Redlands City Council action.

Orange Avenue

Orange Avenue serves as an east/west collector street having a sixty-four (64) foot right-of-way. Orange Avenue presently exists with a right-of-way width, which varies from fifty (50) to fifty-eight (58) feet within the limits of the proposed project. Street improvements are planned for the southerly thirty-two (32) feet paralleling the length of the project boundary and will consist of paving, full curb and gutter, and a twelve (12) foot parkway containing streetscape planting and a five (5) foot wide standard sidewalk. A seven (7) foot dedication will be required along forty (40) feet paralleling the easterly portion of the project boundary.

Alabama Street

Alabama Street serves as a major north/south highway having a 100-foot right-of-way. Alabama Street is presently improved within the limits of the proposed project with 72 feet of paving, full curb and gutter, 2 lanes each direction traffic flow from Barton Road north to the Redlands Freeway (Interstate 10).

Improvements planned for the east side of Alabama Street paralleling the entire length of the project site will include a fourteen (14) foot parkway containing streetscape planting and a five (5) foot wide standard sidewalk.

Barton Road

Barton Road is designated as a major east/west highway, having a 120-foot right-of-way. Barton Road is presently existing with eighty (80) feet of paving; therefore, an additional twenty (20) feet of improvements will be required along the northerly right-of-way line adjacent to the project site. Street improvements will parallel the entire length of the property and will consist of paving, full curb and gutter, and a sixteen (16) foot parkway containing streetscape planting and a five (5) foot wide standard sidewalk.

Kansas Street

Kansas Street serves as a north/south residential street, having a seventy (70) foot right-of-way. The east thirty (30) feet of Kansas Street is fully improved per City of Redlands' Standards. Street improvements are planned for the westerly thirty (30) feet paralleling the entire length of the project and will include paving, full curb and gutter, and a twelve (12) foot parkway containing streetscape planting and a four (4) foot wide standard sidewalk. The remaining ten (10) feet along the westerly

INFRASTRUCTURE

The Infrastructure Plan designates the location of existing and proposed sewer, water and storm drain lines that will be utilized for the development of the Brookside Meadows Specific Plan. 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 5.

Water System

An existing twelve (12) inch water main is located in Alabama Street, an eight (8) inch water main is located in Kansas Street, and a four (4) inch main is located in Orange Avenue. These existing water mains will be utilized to service the project site. **The proposed water lines servicing the land uses will be located within the private drive system and will consist of a private eight (8) inch lines running throughout with connections for the proposed water lines possible at the 8" line in Kansas Street and the 12" line in Alabama Street.** The water system will be designed and installed to comply with City of Redlands' Standards.

Sewer System

An existing fifteen (15) inch sewer line is located within Kansas Street and will be utilized to service the project site. The proposed sewer lines servicing the land uses are private eight (8) inch lines and will be located within the private drive system. **Approximately 4-5 acres of the property located adjacent to Orange Avenue will not be able to gravity flow to the existing line in Kansas Street and a private lift station will be utilized to pump the effluent to Kansas Street.**

Guarantees will be provided to insure the private maintenance of the system.

The sewer system will be designed and installed to comply with the City of Redlands' Standards.

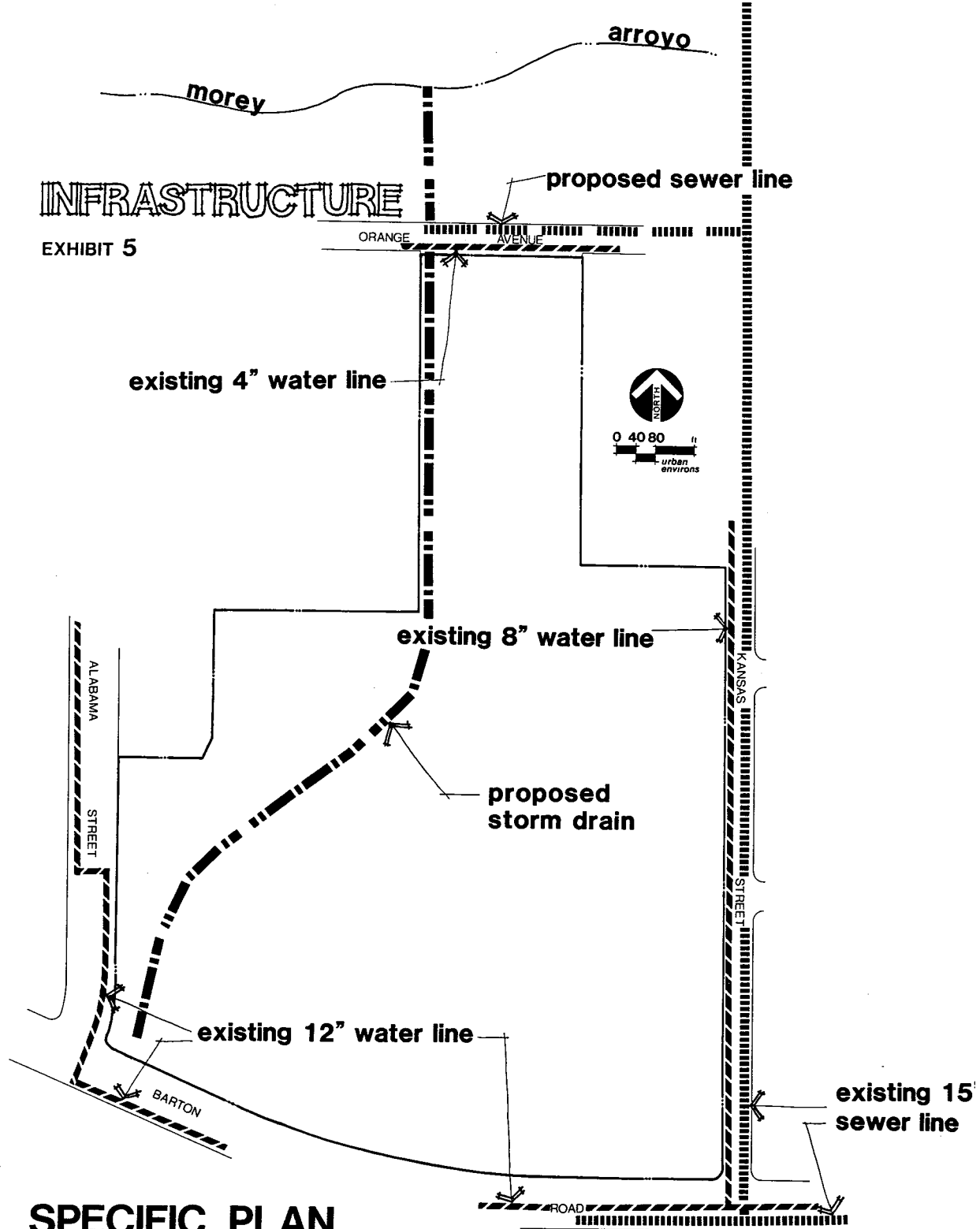
Storm Drain System

Storm drainage improvements and/or fees will be provided in accordance with an acceptable system reviewed and approved by the Redlands' City Engineer. Prior to City approval of the drainage improvements, a hydrology study shall be prepared and submitted to the City for review and approval.

A master planned storm drain is planned through the project site from the Commercial Component to the Morey Arroyo, varying in size from 36"-48", within a ten (10) foot easement.

INFRASTRUCTURE

EXHIBIT 5



SPECIFIC PLAN BROOKSIDE MEADOWS REDLANDS, CA.

SECTION 3. DEVELOPMENT STANDARDS

The development standards for the Brookside Meadows Specific Plan are regulations designed to insure the proper and orderly development of each land use component. These standards are intended to be unique to the character and flavor of the project in a creative approach, while acting as a guide to the development of property within the project boundaries.

A. Commercial Component

1. Purpose and Description - The Commercial Component is intended to provide the residential planning component and the local community with retail goods and services. The Commercial Component is designed specifically to be in accordance with the goals and objectives of the City of Redlands General Plan. The Commercial Component is intended to provide the community with a desirable western entrance to the City and to blend aesthetic and architectural features with the project area addressed by the Brookside Meadows Specific Plan and the surrounding community.
2. Permitted Uses - Buildings, structures, and land shall be used primarily for the operation of neighborhood commercial uses, including but not limited to the following:
 - a. Convenience Goods
 - Accessories, household
 - Apparel
 - Appliances, household
 - Bakeries
 - Beauty Salon
 - Book Stores
 - Cameras and Photographic Supplies
 - Candy and Nuts

Cards and Stationery
 Delicatessens
 Donuts
 Draperies and Curtains
 Drug Stores
 Fabrics, sewing and needlework
 Floor Coverings
 Florist
 Furniture
 Gifts
 Hardware
 Health Spas
 Hobby, Toy and Game Shops
 Ice Cream
 Jewelry
 Lamps
 Laundries, Coin
 Liquor and Wine
 Luggage
 Markets, Super
 Music
 Nurseries, Plants
 Paint and Wallpaper
 Pet Shops
 Restaurants, dinner
 Sewing Centers
 Shoes
 Sporting Goods

b. Services

Banks
 Finance Companies
 Optical
 Savings and Loans
 Travel Agencies
 Title Companies
 Real Estate

3. Similar Uses Permitted by Commission Determination
 The Planning Commission may, by resolution of record, recommend to the City Council the permitting of any other uses which it may determine to be similar to those uses listed above and not detrimental to the public welfare, health, or safety.
4. Uses Specifically Prohibited - The following uses are specifically prohibited:

- a. Industrial
- b. Residential

5. Site Development Standards - The following site development standards shall apply to land and structures in the Commercial Component.

- a. Lot Area and Dimensions - The development of the commercial land use shall be under a unified format pursuant to the lot configuration identified in Exhibit 3 - Land Use Plan.
- b. Building Height - The maximum building height shall be two stories or twenty-five (25) feet.
- c. Setbacks - A forty (40) foot building setback and a twenty-five (25) foot landscaped setback shall be maintained parallel to Alabama Street and Barton Road. A twenty-five (25) foot building setback shall be maintained adjacent to interior property lines abutting the residential component.
- d. Lot Coverage - The maximum coverage of the lot by buildings or structures shall not exceed **forty (40)** percent of the total lot area.
- e. Off-Street Parking - The provisions of Section 40.00 of Redlands Zoning Ordinance No. 1000 shall apply.
- f. Signs - The provisions of the Redlands sign code shall be applicable in addition to the following specific regulations:
 - 1. Signs shall relate to the character and architectural

style of the structure upon which it is located. A minimum number of signs is encouraged in order to avoid clutter and to obtain a coordinated and harmonious relationship between all signs within the complex.

2. Where practical, an overall sign theme shall be developed and submitted for approval pursuant to the Redlands Sign Code procedures.
 3. No pole signs shall be permitted.
- g. Refuse Collection Area - All trash, refuse, and used merchandise shall be stored in an enclosure constructed by a solid wall or fence

compatible to the architecture of the building. Said area shall be located in the rear portion of the lot.

B. Residential Component

1. Purpose and Description - The purpose of the Residential Component is to provide the local community with housing options and styles with greater design flexibility and a more efficient and desirable use of the land. This component will consist of various planning units utilizing residential structure types constructed as a coordinated effort by an individual, a corporate body, or a group of individuals so as to result in a complete, unified 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 located adjacent to the Commercial Component and to the compatibility between the various residential land uses. To assure smooth transitioning between land uses, the Residential Component will provide for the integration of landscaped buffers, pedestrian walkways/bike paths, open space, and decorative walls.
3. Permitted Uses - No building, structure, or land may be used, and no building may be erected or structurally enlarged, except for the following purposes:
 - a. **Principal Permitted Uses - Multiple-family dwellings either in one (1) structure or a group of structures.**
 - b. Accessory Uses - The following uses are permitted only where they are an integral part of the development and

are maintained as an integral part thereof, and where the purpose of 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, pedestrian walkways/bike paths
4. Garages or carports
5. **Lighted tennis courts, volley ball, par course**

c. Uses Prohibited - The following uses are specifically prohibited:

1. Commercial, except as provided in Section 52.00 of the Redlands Zoning Ordinance
2. Manufacturing
3. Raising of animals and poultry
4. Keeping of horses

4. Property Development Standards - The following property development standards shall apply to all lands and buildings in the Residential Component.

- a. **Lot Area - Each lot shall have a minimum area of twelve thousand (12,000) square feet. Individual lot areas and formats may be reduced below the minimum standard required, provided, however, that it is demonstrated by the developer that there is a direct relationship between the lot size and adjacent open space area within the development. Individual lots shall contain sufficient area to provide all required setbacks, yards, and private outdoor living areas.**

- b. **Lot Dimensions** - Each lot shall have a minimum width of one hundred (100) feet; each lot shall have a minimum depth of one hundred and twenty (120) feet. Lot widths and depths maybe reduced below the standard, provided, however, to preserve and maintain the quality of the zone and surrounding neighborhoods, all lots abutting a dedicated public street shall have a lot width not less than the minimum required for the zone. Certain exceptions may be approved by the Commission where it can be shown that a reduction in lot width will not adversely affect the character and quality of the surrounding neighborhood.
5. **Allowable Density** - The maximum density shall be two thousand five hundred (2,500) square feet of lot area per dwelling unit. The requirements of this subsection may be modified by the City Council in a Density Bonus Agreement entered into pursuant to California Government Code Section 65915 (et seq.).
6. **Maximum Coverage by Structures** - The maximum coverage by structures shall be forty-five (45) percent of the total lot area.
7. **Building Height** - The maximum building height shall be two (2) stories.
8. **Setbacks**
- a. **Street Setbacks** - A twenty-five (25) foot fully landscaped setback shall be maintained along all public street frontages.

- b. **Interior Project Boundaries - No setback shall be required except that where a dwelling unit is located adjacent to the property line, a fifteen (15) foot setback shall be maintained.**
- c. **Interior Yards and Courts for Grouped Dwellings - Where there is more than one main building on a lot or building site, or where a building is constructed about a court, each building or wing shall have the following yards:**

| | Front | Side | Rear |
|-------------------------|-------|------|------|
| For one-story buildings | 25' | 15' | 20' |
| For two-story buildings | 30' | 15' | 20' |

For buildings having offset surfaces, each yard standard may be reduced up to five (5) feet, provided the average required space between buildings is maintained.

For buildings having multiple fronts with offset surfaces, the following regulations shall apply:

- Front to Front - 25 feet
- Front to Side - 20 feet
- Side to Side - 15 feet

- d. **Driveway and Carport Setbacks - The minimum dwelling unit setback to a carport shall be fifteen (15) feet, and to a driveway ten (10) feet. Where the front of a dwelling unit faces a carport, special landscape treatment shall be provided to buffer the units.**

9. No individual main building shall exceed a linear dimension of 150 feet. In addition, the continuous surface of a main building paralleling a public right-of-way shall not exceed a linear dimension of fifty (50) feet.

10. Outdoor Living Space - Outdoor living space for relaxation, recreation, and visual pleasure shall be provided for each dwelling unit at a standard of one square foot of outdoor living area for each three square feet of gross floor area within each dwelling unit.
 - a. The outdoor living space may be provided in the form of common open space areas, private open space areas, or a combination thereof, except that there shall be at least 200 square feet of common open space for each dwelling unit. Said spaces shall be provided in accordance with the following specifications:
 1. Common Outdoor Living Space - Each common outdoor living space shall contain a minimum area of 2,000 square feet and have a minimum dimension of 20 feet.
 - (a) Pools, putting greens, tennis courts, and similar open type recreational facilities may be located in the common outdoor living space.
 - (b) Recreation buildings may be located within the common outdoor living space; provided, however, that not more than 10 percent of said space may be utilized for recreational

building purposes. The space between buildings shall be increased by the dimensions of the recreational building(s).

(c) A minimum of thirty (30) percent of the common open space area shall be landscaped and maintained.

2. Private Outdoor Living Space

(a) Private outdoor living space for dwelling units located on the ground floor shall contain a minimum area of 150 square feet with a minimum dimension of 10 feet. Said space shall be contiguous to the unit served.

(b) Private outdoor living space for dwelling units located above the first floor may be provided in the form of balconies or recessed areas open on at least two sides. Such space shall contain a minimum area of 50 square feet, with a minimum dimension of 5 feet, and be contiguous to the unit served.

(c) All patios, balconies, and recessed areas adjacent to a public right-of-way shall be enclosed at a height of at least three (3) feet on all sides viewable from said public right-of-way. No patio enclosure over three (3) feet in height may extend into the required front yard.

b. Outdoor living spaces may be located in the

required rear yards, side yards, and interior yards provided they comply with the minimum dimensions specified for each type of outdoor living space. The required front setback area may not be included in the calculation.

- c. No portion of off-street parking spaces, driveways, covered pedestrian accessways or utility areas, such as drying yards or trash areas, shall be included in the outdoor living space calculation.
- d. All required outdoor living spaces shall be accessible to the occupants of the dwelling units.

11. Trash Storage Area - A trash storage and pickup area of adequate size shall be provided in appropriate locations and shall be completely enclosed and screened from view by solid masonry walls.

12. Off-Street Parking - The provisions of Section ^{18.164.340} ~~39-00~~ of the Redlands Zoning Ordinance shall apply. In addition, there shall be not more than one driveway to off-street parking and covered parking areas for each 100 feet of lot width.

Whenever a driveway or open parking spaces are located within a side yard or rear yard, a planting area with not less than a three (3) foot wide interior diameter shall be provided adjacent to the interior property line(s).

13. Parking Screening - All open parking spaces, when adjacent to a public right-of-way, shall be screened from public view by three (3) foot high decorative masonry walls.

- 14. Mechanical Equipment - All heating, ventilating, and air conditioning equipment, including ducts, meters, plumbing lines, and tanks, shall be architecturally landscaped and/or screened from public view. Mechanical and plumbing equipment shall be screened from view as follows: (a) by architectural and/or landscape treatment when mounted at grade; (b) by parapet walls on flat roofs; (c) by parapet walls or in roof wells on pitched roofs.**
- 15. Fences, Landscaping, and Walls - The provisions of Section 43.00 of the Redlands Zoning Ordinance shall apply.**
- 16. Signs - The provisions of the applicable regulations of the Redlands Sign Code shall apply.**

SECTION 4. PROCEDURAL IMPLEMENTATION**A. Site Plan Review**

The purpose and intent of the Site Plan Review is to assure that development occurs in conformance with the provisions contained within the Brookside Meadows Specific Plan. For development within both the Commercial and Residential Components, the Conditional Use Permit process as outlined by the Redlands Zoning Ordinance shall be required.

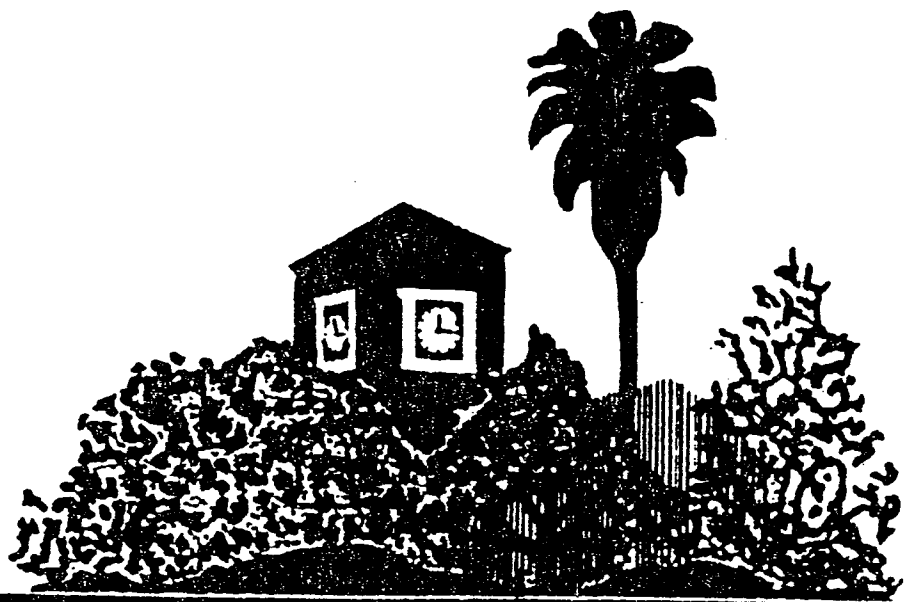
B. Subdivision Maps

All tentative subdivision maps and final maps shall follow the Standard Subdivision Procedures as outlined in the Redlands Subdivision Ordinance.

C. Amendment to the Specific Plan

An amendment to the adopted Brookside Meadows Specific Plan shall follow the procedures as outlined in California Government Code Section 65500.

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BROOKSIDE
P L A Z A

SIGN CRITERIA

REVISION:

RECEIVED
MAY 22 1989
PLANNING

A. INTRODUCTION:

THE INTENT OF THIS SIGN CRITERIA IS TO PROVIDE THE GUIDELINES NECESSARY TO ACHIEVE A VISUALLY COORDINATED, BALANCED AND APPEALING SIGNAGE PROGRAM.

PERFORMANCE OF THIS SIGN CRITERIA SHALL BE RIGOROUSLY ENFORCED AND ANY NONCONFORMING SIGNS SHALL BE REMOVED BY THE TENANT OR HIS SIGN CONTRACTOR AT THEIR EXPENSE, UPON THE DEMAND OF THE OWNER.

IF THE TENANT DOES NOT REMOVE SAID SIGN WITHIN 30 DAY THE OWNER WILL RETAIN THE RIGHT TO REMOVE THE SIGN AT THE TENANT OR HIS SIGN CONTRACTORS EXPENSE.

EXCEPTIONS TO THESE STANDARDS SHALL BE REVIEWED BY THE OWNER. HOWEVER, BASED UPON PREVIOUS EXPERIENCES, DEVIATIONS GENERALLY RESULT IN SERIOUS INEQUITIES BETWEEN TENANTS. ACCORDINGLY, THE OWNER, THROUGH THE GRAPHIC COORDINATOR, WILL RETAIN FULL RIGHTS OF APPROVAL OF ANY SIGN USED IN THE PLAZA.

B. GENERAL OWNER/TENANT REQUIREMENTS:

1. EACH TENANT SHALL SUBMIT TO THE OWNER FOR WRITTEN APPROVAL, THREE (3) COPIES OF DETAILED SHOP DRAWINGS OF HIS PROPOSED SIGN, INDICATING CONFORMANCE WITH THE SIGN CRITERIA OUTLINED HEREIN, AND IN EXHIBIT "A". SUCH SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED TO, PERTINENT DIMENSIONS, DETAILS AND COLOR CALLOUTS. PLEASE SEND DRAWINGS TO:

IMAGINEERING
33802 OLINDA
DANA POINT, CALIF. 92629

Brookside Plaza
2152 Dupont Dr Sk 203
Irving CA
92715

2. THE TENANT SHALL SUBMIT A SIGN DRAWING APPROVED BY THE OWNER TO THE APPROPRIATE CITY AUTHORITY FOR APPROVAL PRIOR TO THE START OF ANY SIGN CONSTRUCTION, AND SHALL PAY FOR ALL REQUIRED APPROVALS AND PERMITS.
3. THE TENANT SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS.
4. THE TENANT SHALL BE RESPONSIBLE FOR FULFILLMENT OF ALL REQUIREMENTS OF THIS SIGN CRITERIA.
5. IT IS THE RESPONSABILITY OF THE TENANT'S SIGN COMPANY TO VERIFY ALL CONDUIT AND TRANSFORMER LOCATIONS AND SERVICE PRIOR TO FABRICATION.
6. THE TENANT SHALL PAY FOR ALL SIGN COSTS INCLUDING THEIR INSTALLATION AND MAINTENANCE.
7. THE LOCATION OF ALL SIGNS SHALL BE PER THE ACCOMPANYING DESIGN CRITERIA AS PER EXHIBIT "A".
8. ONE "SIGN SPACE" SHALL BE ALLOWED FOR EACH TENANT, EXCEPT AS OTHERWISE APPROVED IN WRITTING. THE TENANT SHALL VERIFY HIS SIGN SIZE AND LOCATION PRIOR TO FABRICATION.

9. ALL TENANTS ARE REQUIRED TO HAVE AN INDIVIDUALLY ILLUMINATED LETTER SIGN AS PER CRITERIA AND EXHIBIT "A".
10. SPECIAL SIGNS WHICH VARY FROM THIS SIGN CRITERIA MUST FIRST BE APPROVED BY THE OWNER AND RESPECTIVE CITY AUTHORITY.
11. ALL WORK SHALL BE OF EXCELLENT QUALITY. THE OWNER RESERVES THE RIGHT TO REJECT ANY WORK DETERMINED TO BE OF LESSER QUALITY AS DETERMINED IN THE SOLE DISCRETION OF THE OWNER.
12. **NOTE:** NO SIGN SHALL BE CONSTRUCTED UNTIL APPROVED BUILDING PERMITS FROM CITY PLANNING AND SAFETY DEPARTMENTS HAVE BEEN RECEIVED.

C. GENERAL SIGN SPECIFICATIONS:

1. NO EXPOSED RACEWAYS, CROSSOVERS, CONDUITS, CONDUCTORS, TRANSFORMERS ETC., SHALL BE PERMITTED.
2. ALL LETTERING SHALL BE LIMITED TO ONE ROW OF LETTERING ONLY AND BE RESTRICTED TO THE "NET SIGN AREA" AS PER DRAWING IN EXHIBIT "A".
3. THE TENANT SIGNS ARE NOT TO EXCEED 68% OF THE LEASEHOLD WIDTH.
4. NO LETTERS OR CHARACTERS SHALL BE IN EXCESS OF 16" IN HEIGHT.
5. TENANT SIGNS SHALL STAY WITHIN THE SCORED LINES IN THE STUCCO AS PER DRAWING IN EXHIBIT "A". NO SIGN OR ITS COMPONENTS SHALL EXCEED 11'6" IN LENGTH (EXCEPT THOSE HAVING MORE THAN ONE STORE FRONT). TENANTS HAVING MORE THAN ONE STORE FRONT WILL BE PERMITTED TO OVERLAP THE SCORED LINES BETWEEN STORES BUT WILL BE RESTRICTED TO 16" HIGH LETTERS.
6. LOGOS SHALL BE PERMITTED BUT WILL NOT EXCEED 16" IN HEIGHT. LOGOS ARE INCLUDED IN THE SQUARE FOOTAGE.
7. LETTERING STYLES WILL BE OF THE TENANTS CHOICE BUT SHALL BE APPROVED BY THE OWNER.
8. THE TENANT SIGNS ARE TO BE INDIVIDUALLY ILLUMINATED LETTERS CONSTRUCTED OF ACRYLIC PLASTIC (MIN. 3/16" THICK) FASTENED TO THE CHANNELIZED METAL CAN IN AN APPROVED MANNER. ALL SURROUNDS AND TRIM IN A SINGLE SIGN SHALL BE A SINGLE COLOR. THE RETURNS SHALL BE DARK BROWN (PMS 504) WITH DARK BROWN TRIM CAP. THE SIGN CONTRACTOR SHALL PROVIDE NECESSARY FASTENING & BRACING TO SECURELY INSTALL SIGN FOR WIND LOADS, ETC. FASTENERS EXPOSED TO WEATHER SHALL BE GALVANIZED.
9. THE FACE OF THE TENANT SIGN SHALL BE SELECTED FROM ONE OF THE FOLLOWING COLORS: (RED #2793, WHITE #7328, GREEN #2030, BLUE #2648, BLACK #2028).

10. TENANTS SHALL DISPLAY ONLY THEIR ESTABLISHED TRADE NAME OR THEIR BASIC PRODUCT NAME OR ANY COMBINATION THEREOF.
11. INTERNAL ILLUMINATED TO BE 60 MILLI-AMP NEON, INSTALLED AND LABELED IN ACCORDANCE WITH THE "NATIONAL BOARD OF FIRE UNDERWRITERS" SPECIFICATIONS.
12. GRAND OPENING BANNERS SHALL BE PERMITTED, SUBJECT TO A CITY PERMIT. CONTACT CITY PLANNING FOR SPECIFIC DETAILS.
13. WINDOW LETTERING SHALL BE PERMITTED SUBJECT TO CITY APPROVAL. CONTACT CITY PLANNING FOR SPECIFIC DETAILS.

D. PROHIBITED SIGNS:

1. SIGNS CONSTITUTING A TRAFFIC HAZARD:

NO PERSON SHALL INSTALL OR MAINTAIN OR CAUSE TO BE INSTALLED OR MAINTAINED ANY SIGN WHICH SIMULATES IMITATES IN SIZE, COLOR, LETTERING OR DESIGN ANY TRAFFIC SIGN OR SIGNAL, OR WHICH MAKES USE OF THE WORDS, "STOP", "LOOK", "DANGER" OR ANY OTHER WORDS, PHRASES, SYMBOLS, OR CHARACTERS IN SUCH A MANNER AS TO INTERFERE WITH, MISLEAD OR CONFUSE TRAFFIC.

2. IMMORAL OR UNLAWFUL ADVERTISING:

IT SHALL BE UNLAWFUL FOR ANY PERSON TO EXHIBIT, POST OR DISPLAY, CAUSE TO BE EXHIBITED, POSTED OR DISPLAYED UPON ANY SIGN, ANYTHING OF AN OBSCENE, INDECENT, OR IMMORAL NATURE OR UNLAWFUL ACTIVITY.

3. SIGNS ON DOORS OR WINDOWS:

NO WINDOW SIGNS, TEMPORARY OR OTHERWISE, WILL BE PERMITTED EXCEPTED AS NOTED HEREIN. NO SIGNS SHALL BE INSTALLED, RELOCATED, OR MAINTAINED SO AS TO PREVENT FREE INGRESS TO OR EGRESS FROM ANY DOOR.

4. ANIMATED, AUDIBLE, OR MOVING SIGNS:

SIGNS, CONSISTING OF ANY AUDIBLE, MOVING, SWINGING, ROTATING, FLASHING BLINKING, FLUCTUATING, OR OTHERWISE ANIMATED SIGN IS PROHIBITED.

5. OFF-PREMISE SIGNS:

ANY SIGNS, OTHER THAN A DIRECTIONAL SIGN, INSTALLED FOR THE PURPOSE OF ADVERTISING A PROJECT, EVENT, PERSON OR SUBJECT NOT RELATED TO THE PREMISES UPON WHICH SAID SIGN IS LOCATED, IS PROHIBITED.

6. PAINTED WALL SIGNS ARE PROHIBITED.

7. VEHICLE SIGNS:
SIGNS ON OR AFFIXED TO TRUCKS, AUTOMOBILES, TRAILERS, OR OTHER VEHICLES WHICH ADVERTISE, IDENTIFY, OR PROVIDE DIRECTION TO A USE OF AN ACTIVITY IS PROHIBITED.
8. LIGHT BULB STRINGS AND EXPOSED TUBING:

EXTERNAL DISPLAYS, OTHER THAN TEMPORARY DECORATIVE HOLIDAY LIGHTING, WHICH CONSIST OF UNSHIELDED LIGHT BULBS, AND OPEN EXPOSED NEON OR GASEOUS LIGHT TUBING, ARE PROHIBITED. AN EXCEPTION HERETO MAY BE GRANTED BY THE ARCHITECT WHEN THE DISPLAY IS AN INTEGRAL PART OF THE DESIGN CHARACTER OF THE ACTIVITY TO WHICH IT RELATES.
9. BANNERS, PENNANTS, AND BALLOONS:

ALL BANNERS, PENNANTS AND BALLOONS ATTACHED TO THE BUILDING ARE PROHIBITED WITH THE EXCEPTION OF GRAND OPENING BANNERS WHICH ARE SUBJECT TO CITY PERMIT. BALLOONS OR PENNANTS ARE PERMISSIBLE AS PROMOTIONAL GIVE-AWAY ITEMS.

E. MAJOR TENANT SIGNS:

1. IT IS UNDERSTOOD AND AGREED THAT THESE TENANTS MAY HAVE THEIR USUAL SIGN ON SIMILAR BUILDINGS OPERATED BY THEM IN CALIFORNIA; PROVIDED, HOWEVER, THERE SHALL BE NO ROOFTOP SIGNS WHICH ARE FLASHING, OR AUDIBLE AND PROVIDED SAID SIGN IS ARCHITECTURALLY COMPATIBLE WITH BROOKSIDE PLAZA AND HAS BEEN APPROVED BY THE OWNER, AND BY THE CITY PLANNING COMMISSION.
2. ALL SIGNS SHALL BE INDIVIDUAL ILLUMINATED LETTERS. NO CAN SIGNS ARE PERMITTED.
3. ALL SIGNS SHALL BE CONSISTENTLY AND SYMMETRICALLY INSTALLED ON THE BUILDING FASCIA.
4. ALL SIGNS WILL REQUIRE A SIGN PERMIT FROM THE CITY AND SHALL CONFORM TO THE STANDARDS OF THE BROOKSIDE PLAZA CRITERIA.
5. SUBJECT TO CITY PERMIT, GRAND OPENING BANNERS WILL BE ALLOWED FOR 30 DAYS. ALL OTHER BANNERS AND PENNANTS ARE PROHIBITED.
6. WINDOW SIGNS SHALL BE LIMITED TO 25% OF THE STORE FRONTAGE WINDOW AREA.
7. PAINTED WALL SIGNS ARE PROHIBITED.
8. MAJOR TENANT SIGNS SHALL NOT EXCEED 30" IN HEIGHT.
9. MAJOR TENANT SIGNS SHALL NOT EXCEED 80 SQUARE FEET.

ORDINANCE NO. 2220

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 26 AND AMENDING ORDINANCES NOS. 1798 and 1876

WHEREAS, the Planning Commission of the City of Redlands has prepared Amendment No. 2 to Specific Plan No. 26 and adopted such plan in R.P.C. Resolution No. 813, after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, on the 22nd day of May, 1993, a Notice of Public Hearing was published in the Redlands Daily Facts; and

WHEREAS, on the 1st day of June, 1993, the City Council held a duly-advertised 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. 2 to Specific Plan No. 26 adopted by the Planning Commission in R.P.C. Resolution No. 813 shall be adopted as follows:

"C. Office/Professional

Office/Professional use as defined in Ordinance No. 1000 will be allowed up to a maximum of 25 percent of the floor area of the commercial center."

SECTION TWO: Effective date: This ordinance shall be in force and take effect as provided by law.

SECTION THREE: The City Clerk shall certify to the adoption of this ordinance and cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.

ATTEST:

Mayor of the City of Redlands

City Clerk