

ORDINANCE NO. 2593

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 19.16 OF THE REDLANDS MUNICIPAL CODE RELATING TO THE PROCEDURE FOR ISSUING DEVELOPMENT ALLOCATIONS

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. Section 19.16.020 of the Redlands Municipal Code is hereby amended to read as follows:

"19.16.020 Application for Development Allocations.

A. Following environmental review and tentative approval of the project by the City, the applicant shall submit an application for development allocations on a form provided by the Planning Department.

B. Applications do not require the preparation of final engineering or construction plans in order to be considered; however, all required information must be of sufficient detail to clearly illustrate the development proposal.

C. Incomplete or partial applications will not be accepted. Only one application is allowed per allocation period on the same property. To enable the City to review projects as fairly as possible, the application must describe how the proposed project satisfies the criteria of Chapter 19.12 of this Code. A detailed description in the application is important because the applicant, unless there are no other competing projects at the time allocations are sought pursuant to this Chapter, will have no further opportunity to explain how the development in question satisfies the criteria of Title 19 of this Code."

Section 2. Section 19.16.040 of the Redlands Municipal Code is hereby amended to read as follows:

"19.16.040 Application - Review and Evaluation Period.

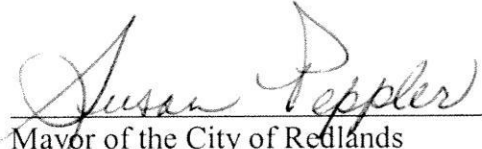
A. When an application has been determined to be complete and timely filed, it shall be reviewed by City staff and representatives of the local school district for subsequent submission and recommendation to the City's Planning Commission. City Planning staff shall meet with representatives of the various City departments and appropriate commissions to review each project application and assign numerical values based upon the criteria contained in Chapter 19.12 of this Code. After an application is submitted to the Planning Commission for an allocation, the development project that is the subject of that application shall not be altered by the applicant except as provided in subsection "C" below.

B. Following the review period, City Planning staff shall issue an evaluation of all projects requesting development allocations, with numerical values assigned to each. The report assigning numerical values to each project shall be open to public review prior to actual allocation awards by the City Council.

C. If, after the review by staff and the Planning Commission, a project has failed to obtain the required number of points to receive allocations, that project applicant may revise its development application, based on input from City staff and the Planning Commission, in an attempt to enhance the development project and obtain additional points prior to review by the City Council.

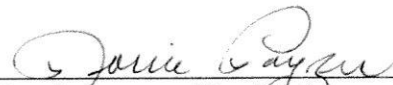
This opportunity to revise a project application to obtain additional points shall only be available to a project if that project applicant is the sole entity seeking allocations and the allocations are sought during the final quarter of the year."

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



Mayor of the City of Redlands

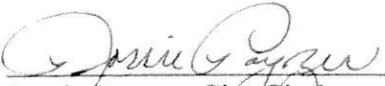
Attest:



Lorrie Poyzer, City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was adopted by the City Council on the 1st day of February, 2005, by the following vote:

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



Lorrie Poyzer, City Clerk