

ORDINANCE NO. 2672

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 19.12 OF THE REDLANDS MUNICIPAL CODE RELATING TO POINT RATING SYSTEM

SECTION 1. Chapter 19.12 of the Redlands Municipal Code is hereby deleted in its entirety and rewritten to read as follows:

“Chapter 19.12
POINT RATING SYSTEM

19.12.010	Number of Points Required to Receive Development Allocations – Categories
19.12.020	Compliance with General Plan.
19.12.030	Consistency with Zone Classification and Standards.
19.12.040	Relationship of Project to Public Services.
19.12.050	Tract Design, Architecture and Construction.
19.12.060	Very Low, and Low Income and Senior Citizen Housing.
19.12.070	Phased Projects.

19.12.010 Number of points required to receive development allocations--Categories.
Each application for competitive evaluation of a major residential subdivision development (“Project”) shall be given a point rating pursuant to this Chapter. A minimum total of ninety points is required for any Project to receive development allocations. The categories established in Sections 19.12.030 through 19.12.070 shall be used for awarding points to a Project.

19.12.020 Compliance with General Plan.
As a prerequisite for point-rating evaluation, the Project shall comply with the Redlands General Plan.

19.12.030 Consistency with zone classification and standards.
POINTS: (Maximum: 5)

- | | |
|---|---|
| A. Project significantly exceeds the property development standards of the zone in three or more substantive ways | 5 |
| B. Project significantly exceeds the property development standards of the zone in at least one substantive way | 2 |

19.12.040 Relationship of Project to public services.
POINTS: (Maximum: 65)

- A. Location of Project. (Maximum: 15)
- | | |
|--|----|
| 1. Project abuts existing development on at least three sides | 15 |
| 2. Project abuts existing development on two sides | 10 |
| 3. Project abuts existing development on one side or is surrounded by developed properties in close proximity | 5 |
| 4. Projects located within one-half (1/2) mile of existing or planned public transit facility (rail or bus)..... | 3 |
| 5. Project is located within one-quarter (1/4) mile of existing or planned public transit facility (rail or bus) | 5 |

B. Fire Protection and Emergency Assistance. (Maximum: 10)

1. Project is within one and one-half miles of a first-due engine company and two and one-half miles of a ladder service company 5
2. Project is within two miles of a first-due engine company and three miles of a ladder service company 3
3. Project is within two and one-half miles of a first-due engine company and three and one-half miles of a ladder service company 1
4. All Project structures are sprinklered pursuant to NFPA Residential Sprinkler Requirements (Pamphlet 13D or as may be superseded) 5

C. Storm and Flood Control. (Maximum: 5)

1. Points shall be awarded on the basis of the percentage of coverage of the total lot area or Project area by the roof area, and all paved areas on site. The coverage percentage shall be exclusive of streets and public rights-of-way. An analysis of the percentage of the total impervious area shall be submitted with the residential development allocation application. Such analysis shall be subject to independent verification by the City.

Less than 15%	5
20% but not less than 15%	4
25% but not less than 20%	3
30% but not less than 25%	2
35% but not less than 30%	1
40% but not less than 35%	0
45% but not less than 40%	-1
50% but not less than 45%	-2
55% but not less than 50%	-3
60% but not less than 55%	-4
More than 60%	-5

2. Project has a final Water Quality Management Plan (WQMP) that provides for 100% of the runoff from the site during a 100-year storm to be contained on site after development 5 points.

3. Project has a final Water Quality Management Plan (WQMP) that provides for all post development runoff from the site during a 100-year storm to be contained on site after development3 points.

Calculation:

A. Percentage of impervious area = _____ %. Points = _____
 B. WQMP runoff Points = _____
 TOTAL POINTS = A. _____ + B. _____ = _____ (maximum 5 points)

D. Water Distribution. (Maximum: 7)

1. Existing water distribution system to serve Project meets City standards for water service and no off-site system extensions or improvements required beyond the Project boundaries 5
2. Existing water distribution system to serve Project requires off-site pipeline extension of less than 700 feet to meet City standards for water service 3

3. Project incorporates specific water conservation measures such as drought tolerant landscaping turf area no more than 20% of total landscaped area, or water saving fixtures and appliances 2
4. Project provides water facilities other than pipeline that benefit all existing users in the pressure zone 1
5. Development requires water sources in the 2340 or higher water system pressure zones . -2
6. On lots smaller than 2-1/2 acres, Project proposes to provide City water service only; and septage systems for sewage disposal..... -3
7. Project utilizes non-potable water for commonly-owned lots 1
8. Project is defined under Section 19.12.060 as very low or low income housing 1

E. Wastewater Collection. (Maximum: 7)

1. Existing sewer system to project meets City standards for services and no off-site extensions or improvements are required beyond project boundaries 5
2. Existing sewer system to serve project requires minor off-site sewer extensions of less than 700 feet 3
3. Project provides local sewers and extensions along the frontage of unsewered developed areas (minimum of four unsewered dwelling units) 1
4. Project requires a wastewater pumping station -3

F. Solid Waste. (Maximum: 4)

1. Project utilizes physical features above and beyond minimum compliance with RMC Section 13.66 to promote source separation (e.g. Recycling carts built into mailbox centers in multiple residential communities..... 1
2. Project provides recycling plans to recycle 90% of construction and demolition debris 1
3. Project utilizes significant deconstruction in lieu of demolition such as utilizing deconstruction for reuse of wood in lieu of recycling and preserving special architectural features for reuse (e.g. molding, doors, brackets, windows, etc.)..... 2
4. Project landscaping contains sustainable plantings and plant spacing guidelines to reduce the generation of green waste over the life of the Project..... 1

G. Streets. (Maximum: 5)

1. Points shall be awarded on the basis of the overall condition of the streets fronting the Project as well as streets surrounding the Project. The overall conditions include the structural ability of the street to handle increased traffic loads, the width of the streets surrounding the proposed project pursuant to the General Plan, and the overall need for general maintenance and improvements completed by the developer for the streets surrounding the proposed project. Point allocations shall not include routine development requirements to improve the section of the adjacent streets fronting the development to the street centerline.

The limits for analysis of such streets surrounding the Project shall be to the nearest intersection of a collector or larger street, or within one-quarter mile (1,320 feet) from the development boundary, whichever distance is less. If surrounding streets within these limits are at specified structural standards, point shall be awarded as though the development has made such improvements.

Points shall be awarded as follows:

A. Project is adjacent to and/or improves surrounding streets to the defined limits that includes widening streets to General Plans standards, and reconstruction or resurfacing of the entire roadway within the defined limits to meet specified structural standards .5 points.

or

B. Project is adjacent to and/or improves surrounding streets to the defined limits that includes reconstruction or resurfacing of the entire roadway within the defined limits to the existing width of the street to meet specified structural standards4 points.

or

C. Project is adjacent to and/or improves streets fronting the Project to the defined limits that includes reconstruction or resurfacing of the entire roadway width fronting the Project to meet specified structural standards2 points.

D. Shoulder grading to improve drainage 1 point

E. Enhanced landscaping, planting of larger street trees 1 point

F. Installation of master planned traffic signals 2 points

G. Installation of master planned storm drainage facilities2 points

H. Project incorporates walking paths and/or bikeways into project1 points

H. Schools. (Maximum: 10)

1. Project located within safe walking distance of an elementary school, as defined by the school district 4
2. Project located within safe walking distance of a junior high school, as defined by the school district 3
3. Project located within safe walking distance of a high school, as defined by the school district 3
4. Upon completion and occupancy of the Project, unsafe pedestrian access exists or will exist from the Project to any school serving the Project, as determined by the school district -3
5. Project uses one or more school service levels declared impacted pursuant to school district policy..... - 10

I. Parks. (Maximum: 2)

1. Project located within one-half mile of a developed public park..... 2
2. Project located within three-quarters of a mile of a developed public park 1
3. Project located within one-half mile of a City-owned undeveloped park site 1

19.12.050 Tract design, architecture and construction.

POINTS: (Maximum: 72)

A. Architectural Design. (Maximum: 10)

Elevations shall be evaluated and incremental points awarded based upon design quality, consistency with neighborhood, and durability and appearance of exterior construction materials. Elements adding points include quality and durability of roofing materials, elevations of all sides of structures with particular emphasis on elevations facing public rights-of-way, orientation and impact of garages, and inclusion of neighborhood entry statements..... 0 to 10

B. Energy Conservation & Savings (Maximum: 5)

1. Project utilizes solar hot water panels capable of providing 50% or more of hot water utilized 1
2. Project utilizes photovoltaic cells to provide estimated 75% of electrical demand. 2

3. Project utilizes a combination of energy conservation features, including, but not limited to the following:
 - a. Use of double pane windows throughout the residence, insulation that exceeds minimum standards and shade trees 1
 - b. Project utilizes reflective roof coatings, awnings or window covers and skylights to light several rooms of each residence 1
 - c. Residences utilize passive design and architecture to further reduce energy consumption in the winter and summer 1
 4. Project has 100% of homes Energy Star Qualified 1
- C. Leadership in Energy and Environmental Design (LEED) (Maximum: 6)
1. Certified level LEED Certification from the US Green Building Council..... 2
 2. Silver level LEED Certification from the US Green Building Council 3
 3. Gold level LEED Certification from the US Green Building Council 5
 4. Platinum level LEED Certification from the US Green Building Council 6

Points allotted for LEED Certification require the submittal of a copy of the LEED application, a letter from the LEED for Homes Provider attesting to the applicant working with them to secure LEED Certification and a copy of the LEED rating system checklist.

D. Site and Grading Design. (Maximum: 11)

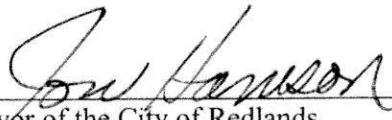
1. Grading design shall be evaluated and incremental points awarded for lot arrangement, preservation or improvement of existing site topography, design of foundation and floor systems as well as routing of streets that tend to reduce grading to a level substantially less than legally permitted as follows:
 - a. Grading is limited to the minimum needed to accommodate streets, driveways and building pads 5
 - or
 - b. Grading maintains the basic site topography and reduces grading to a level substantially less than legally permitted by contouring foundation and floor systems, routing of streets and circulation, contouring pads, tying in with natural land forms and maintaining land forms to the extent reasonably possible 4
 - or
 - c. Grading maintains the basic site topography and minimizes grading so that grading is not imposing on adjacent properties and grade differential between the Project and adjacent property does not exceed 5 feet at the adjoining property lines 2
2. Site design shall be evaluated and incremental points awarded based upon favorable orientation of units, which includes a combination of variable setbacks, provision of open spaces, preservation of special views, preserve ridgelines and scenic vistas, solar access and unusual privacy as follows:
 - a. Site does not utilize variable setbacks, does not utilize open space areas to improve aesthetics, does not take advantage of special views, grades or impacts ridgelines or scenic vistas -4
 - or
 - b. Site utilizes variable setbacks provides for integration of open space areas, and provides unusual privacy 2
 - or

- c. Site has favorable orientation of units, which includes a combination of variable setbacks, provision of open spaces, preservation of special views, preserves ridgelines and scenic vistas, solar access and unusual privacy 4
 3. Project eliminates ecologically sensitive areas that exist on the site such as a floodplain, major natural drainage, swales, unstable soils and steep slopes -2
 4. Project preserves ecologically sensitive areas that exist on the site such as a floodplain, major natural drainage, swales, unstable soils and steep slopes 2
 5. Where appropriate street pattern tends toward curvilinear design rather than a simple grid system 1
- E. Circulation. (Maximum: 7)
1. Avoidance of conflict with neighboring street intersections except as required by General Plan 2
 2. Special consideration for residential privacy and pedestrian safety (use of cul-de-sacs, three-way intersections and similar amenities) 3
 3. Two or more access roads for public safety service 2
- F. Landscaping. (Maximum: 10)
1. Elimination of existing ornamental trees and basic land forms (destruction of existing ornamental trees or land forms results in minus points) -3
 2. Preservation of existing ornamental trees and basic land forms 3
 3. Points are awarded under this category for increments in quality, size and variety of landscaping, and for screening of ugly or undesirable features. Use of drought-tolerant or native plant materials, automatic irrigation systems with assured maintenance, custom landscaping on individual lots, or special landscaping adjacent to collector or arterial streets will result in additional points. Unusually abundant and mature planting and screening is required for maximum credit.
- Project meets minimum legal requirements for landscaping, provides minimum size trees (15 gal) and shrubs (1 and 5 gal), utilizes insufficient quantities to enhance front yard areas, provides no automatic irrigation system, and/or uses inappropriate plant materials -3
- or
- Project exceeds minimum legal requirements for landscaping by providing a variety of tree types and varieties (includes 24" box trees), shrub types and varieties (5 gal and larger), a variety of ground cover, utilizes sufficient quantities to enhance all front yard areas, provides automatic irrigation systems, uses appropriate plant materials 3
- or
- Project exceeds minimum legal requirements for landscaping by providing a variety of tree types and varieties (includes 24" box trees and larger), shrub types and varieties (5 gal and larger), a variety of ground cover, utilizes sufficient quantities to enhance all front yard areas, provides automatic irrigation systems, uses appropriate plant materials to include drought-tolerant or native plant materials, incorporates special plantings at gateways to the project and along major arterials within the Project 5
- or
- Project exceeds minimum legal requirements for landscaping by providing a variety of tree types and varieties (includes 24" box trees and larger), shrub types and varieties (5 gal and larger), a variety of ground cover to include sod within all front yard areas, utilizes sufficient quantities to enhance all front yard areas, provides automatic irrigation systems to include drip systems as appropriate, uses appropriate plant materials to include drought-tolerant or native plant materials, incorporates special plantings at gateways to the Project

- and along major arterials within the Project, provides complete landscaping for the entire site to include rear yards 7
4. Use of decorative masonry walls around perimeter of Project 1
 5. Use of decorative masonry walls around perimeter of Project that includes features such as pilasters, variations of wall fascia, and/or variations of materials 2
 6. Use of decorative masonry walls around perimeter of Project and throughout the Project separating all private yards 3
 7. Covenants, conditions and restrictions establishing a homeowners' association, a Community Facilities District and/or other legal mechanism to ensure both on- and off-site maintenance of all landscaped areas 2
 8. Aesthetic treatment of WQMP treatments into the landscape palate 1
- G. Open Space. (Maximum: 5)
1. For multiple-family and planned residential developments the following criteria apply:
 - a. Open space.
 - i. Amount of common open space exceeds minimum standards of zone by 10% 1
or
 - ii. Amount of common open space exceeds minimum standards of zone by 25% 2
or
 - iii. Amount of common open space exceeds by fifty percent or more the minimum standards of zone 3
 - b. Recreation Amenities.
 - i. Private recreation facilities are provided beyond minimum legal requirements with passive recreational facilities such as benches, tables, open areas, community gardens and active areas such as fields, tot lots and exercise areas..... 1
 - ii. Substantial private recreation facilities are provided and overall recreational amenities well exceed minimum legal requirements such as the inclusion of swimming pools, club houses, and tennis courts..... 2
 - iii. Project develops and maintains a local or regional trail 1
 - iv. Project incorporates citrus (min. 1 acre) into site open space 1
 2. For single-family detached projects the City recognizes that open space is a unique issue and the following criteria apply:
 - a. Open Space.
 - i. Fifty percent of the lots in the project exceed by ten percent the minimum lot area requirement of the zone 1
 - ii. Fifty percent of the lots in the project exceed by twenty percent the minimum requirements of the zone in one of the following categories: (a) lot area; (b) front yard; (c) rear yard 2 points for each category
 - iii. Project develops and maintains a local or regional trail 1
 - iv. Project incorporates citrus (min. 1 acre) into site open space 1
 - b. View Protection.
 - i. Project obstructs or blocks views of an adjacent development and negatively impacts views within the subdivision -2
 - ii. Protection of views of an adjacent development and preservation of views within the subdivision 2
- H. Preservation of Agriculture. (Maximum: 10)
1. Project has preserved agricultural lands by utilization of transfer of development rights, planned residential development permit process, or other process regulated and controlled by the City 5

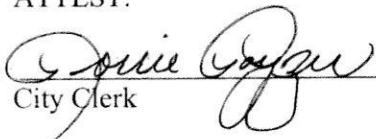
2. Project did not require the rezoning of agriculturally-zoned land within one year prior to application..... 2
 3. Project will not be located adjacent to an agricultural preserve..... 4
 4. Project will be located in immediate vicinity of land under Williamson Act Contract -2
- I. Preservation Of Cultural and Historical Resources: (Maximum: 5)
1. Preservation of historically significant resources, including buildings, walls, cut-stone curbing, or landscaping 2 points/feature
 2. Project does adversely impact character or setting of any historical or cultural resource in close proximity to or within the Project..... -2
 3. Project does not adversely impact character or setting of any historical or cultural resource in close proximity to or within the Project..... 2
- The recommendations of the City's Historic and Scenic Preservation Commission shall be a prerequisite to a point awards pursuant to this subsection.
- J. Art in Public Places (Maximum: 3)
1. Project incorporates public art having a value of one-quarter percent to one-half percent of building valuation of the project 1
 2. Project incorporates public art having greater than one-half percent but less than one percent of building valuation of the project 2
 3. Project incorporates public art having a value equal to one percent or more of building valuation of the project..... 3
- 19.12.060 Very Low, and Low Income And Senior Citizen Housing:
POINTS: (Maximum: 20)
- A. Project with fifteen percent (15%) dwelling units restricted for very low or low income persons at prices as established by the United States Department of Housing and Urban Development 2 points/unit;
 - B. Project with 90 percent or more of the dwelling units restricted for senior citizen persons 6 points
 - C. For a Project to receive points for senior citizen housing, senior residency shall be established and restricted in accordance with federal law.
 - D. For a Project to receive points hereunder, the project applicant shall file a detailed, written statement indicating the proposed method of providing such units and shall enter into a restrictive covenant with the City to ensure the same. In addition, the favorable recommendation of the City's Housing Commission shall be a prerequisite to the award of any points hereunder.
- 19.12.070 Phased Projects:
Project has completed one or more phases under an approved and recorded final map but requires additional development allocations for completion.....5 points"

SECTION 2. 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

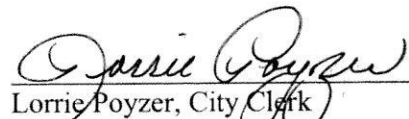
ATTEST:



City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the forgoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 18th day of September, 2007 by the following vote:

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



Lorrie Poyzer, City Clerk