

ORDINANCE NO. 2086

*Rescinded
by 2295*

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING THE REDLANDS GENERAL PLAN BY THE ADOPTION OF THE EAST VALLEY CORRIDOR SPECIFIC PLAN TO IMPLEMENT SPECIFIC LAND USE REGULATIONS IN THE EAST VALLEY CORRIDOR AREA OF THE CITY OF REDLANDS

WHEREAS, duly noticed public hearings have been held before the Planning Commission and the City Council of the City of Redlands pursuant to the Planning and Zoning Law of the State of California and the Redlands Municipal Code for the proposed adopting of the various land use districts and overlay districts as shown respectively on the maps entitled The East Valley Corridor Specific Plan Land Use District Map and East Valley Corridor Specific Plan Overlay Maps filed in the Community Development Department of the City of Redlands; and

WHEREAS, the County of San Bernardino, as designated lead agency pursuant to the requirements of the California Environmental Quality Act, has adopted an environmental impact report for the East Valley Corridor Specific Plan which adequately addresses the environmental effects of the project, the significant adverse environmental impacts on transportation, land use, solid waste, air quality, noise, and energy, and a statement of overriding considerations has been adopted by the County of San Bernardino Board of Supervisors; and

WHEREAS, the City Council of the City of Redlands has determined that the East Valley Corridor Specific Plan is consistent with the City of Redlands General Plan; and

WHEREAS, the East Valley Corridor Specific Plan will facilitate esthetically pleasing job and revenue producing development within the City of Redlands, and will provide a better balance of jobs and housing in the East Valley region; and

WHEREAS, the land uses proposed in the East Valley Corridor Specific Plan are suitable, because the Specific Plan study assessed access, topography, drainage, services and infrastructure, and resources throughout the planning area to determine suitability for the proposed uses, and standards and requirements were developed to ensure that development will be consistent with the plans goals, policies, and objectives; and

WHEREAS, the land uses proposed in the East Valley Corridor Specific Plan will not have a substantial adverse affect on adjacent properties because the proposed residential, commercial and industrial areas under the plan are protected from

encroachment by incompatible uses through the adoption of standards and requirements which ensure adequate buffering and set-backs between potentially incompatible uses; and

WHEREAS, the East Valley Corridor Specific Plan specifies through its text and diagrams, the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan; and

WHEREAS, the East Valley Corridor Specific Plan specifies, through text and diagrams, the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewerage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan, through the infrastructure plan proposed within the Specific Plan, and the engineering study found in the plan's appendices; and

WHEREAS, the Specific Plan specifies, through text and diagrams, the standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources; and

WHEREAS, the East Valley Corridor Specific Plan specifies a program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the goals and policies of the Specific Plan;

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

SECTION 1. That the Land Use Element of the Redlands General Plan is hereby amended by the adoption of the East Valley Corridor Specific Plan, dated June 19, 1989, in the form attached hereto as Exhibit "A," and by the adoption of the various land use districts and overlay districts as shown respectively on the maps entitled East Valley Corridor Specific Plan Land Use District Map and East Valley Corridor Specific Plan Overlay Maps on file in the office of the Community Development Director for the City of Redlands.

SECTION 2. This ordinance shall be in force and take effect as provided by law.

SECTION 3. 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 the City.

Adopted this 5th day of September, 1989.

Carol Beswick
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 duly adopted by the City Council at a regular meeting thereof held on the 5th day of September, 1989, by the following vote:

AYES: Councilmembers Wormser, DeMirjyn, Larson;
Mayor Beswick
NOES: Councilmember Cunningham
ABSENT: None

Lorrie Poyzer
City Clerk