

ORDINANCE NO. 2290

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING THE NOISE ELEMENT OF THE REDLANDS GENERAL PLAN AND THAT PORTION OF THE REDLANDS GENERAL PLAN RELATING TO THE GEOGRAPHIC AREA COMMONLY KNOWN AS THE EAST VALLEY CORRIDOR SPECIFIC PLAN AREA

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

Section 1. The document incorporated into the Redlands General Plan entitled "East Valley Corridor Specific Plan" by Ordinance No. 2086 of the City of Redlands is hereby amended as follows:

Section EV1.0415 relating to application procedures is hereby amended by the addition of subsection (d) which shall read as follows:

"(d) Amendments to a concept plan or development plan shall be procedurally processed and reviewed in the same manner as the adoption of a concept plan and development plan."

Section EV4.0115 (a) relating to special landscaped streets is hereby amended to read as follows:

"The dominant design element for the East Valley Corridor will consist...

A key element of the streetscape design, providing...

Properties which abut any of the streets listed below...

Specific design and or plant materials may be modified at the discretion of the approving agency when there is a conflict with the location of public utilities. Development applications requesting a deviation from specific design standards or plant materials shall clearly identify what conflict exists with public utilities, what specific standards apply, and how the conflict will be resolved. The approving agency may modify adopted design or plant material requirements when a demonstrated conflict with public utilities exist that cannot be resolved without deviating from adopted standards."

Section EV4.0205 (t) relating to parking standards is hereby added to read as follows:

"The provision of compact parking is permitted in accordance with the criteria and

specifications of the Redlands Municipal Code."

Section EV4.0251 relating to outdoor sales is hereby added to read as follows:

"Section EV4.0231 Outdoor Sales

All uses shall be conducted within a completely enclosed building, except as follows:

1. Off-street parking and loading areas;
2. Automobile service stations;
3. New and used auto sales;
4. Plants and vegetation associated with nurseries;
5. Open storage of materials and products and equipment when such storage is enclosed by a fence, wall, building, or other means adequate to conceal such storage from view from adjoining property or the public street
6. Restaurant - Outdoor dining area."

Section EV4.0255 relating to landscape requirements for parking areas is hereby amended by the addition of a new subsection (5) to read as follows:

"When a unified landscape plan is proposed for a project site in excess of ten (10) acres, that complies with the requirements of EV4.0260(a), the project site may be exempt from the requirements of EV4.0255(1) at the discretion of the reviewing agency."

Section EV4.0201(a) relating to parking requirements for manufacturing uses is hereby amended to read as follows:

"One (1) space/500 square feet of floor area or one (1) space/employee whichever is greater."

Section EV4.0210(i) relating to loading standards is hereby amended to read as follows:

"Minimum aisle width adjacent to loading areas shall be sixteen (16) feet one way and twenty-six (26) feet for two way."

Section EV4.0215(k) relating to site lighting is hereby amended to read as follows:

"Parking lot fixtures shall have an overall height not to exceed thirty (30) feet."

Section EV4.0255(1)(c) relating to landscape requirements for parking areas is hereby amended to read as follows:

"Trees with a trunk height of not less than six (6) feet shall be installed in the planters at each end of an aisle, at three (3) space intervals throughout the lot, and at twenty

(20) foot intervals along the periphery of the lot. Within parking lot areas trees may be clustered in groupings to achieve a more natural setting provided the total number of trees meets the previous planting requirement."

Section EV1.0505(a) relating to procedures for amendment is hereby amended to read as follows:

- "(a) Any proposed specific plan amendment which will result in a substantial changes...The local agency may, after a public hearing, overrule the joint powers agency.
- (b) Amendments to the specific plan map or text shall be processed in accordance with the adopted procedures...and consent of those agencies to the amendment shall not be required."

Section 2. The provisions of the Noise Element of the General Plan relating to noise quality standards for categories of land uses are hereby amended to read as follows:

"Very Sensitive Land Uses

Single family (detached) dwelling

Educational facilities

Hospitals

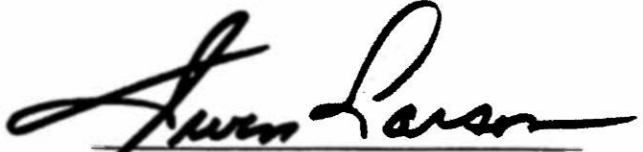
Convalescent homes

Wild life sanctuaries

Churches

Mobile home parks

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 as provided by law.


Mayor of the City of Redlands

ATTEST:


City Clerk

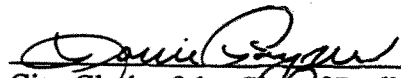
I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 1st day of August, 1995 by the following vote:

AYES: Councilmembers Foster, Gilbreath, Gil; Mayor Larson

NOES: Councilmember Cunningham

ABSTAIN: None

ABSENT: None


City Clerk of the City of Redlands