

ORDINANCE NO. 2127

AN ORDINANCE AMENDING THE REDLANDS MUNICIPAL CODE BY ADOPTING AMENDMENT NO. 202, RELATING TO PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS, THERETO

R.P.C. NO. 759

SECTION ONE: That the City of Redlands Municipal Code Chapter 18.144 shall be amended to read as follows:

SECTION TWO: Section 18.144.300 of the Redlands Municipal Code is hereby amended to read as follows:

"Development Plan Information Required

- A. The applicant shall submit a preliminary development plan to the Planning Commission for approval.
- B. The development plan shall be accurately prepared to scale and contain the following information, as well as the required in Chapter 18.192:
 1. Legal description or boundary survey map of the subject property;
 2. Distribution of land uses, with a tabulation of the acreage designed for each type of use;
 3. General circulation pattern indicating both public and private vehicular, bicycle, equestrian, and pedestrian ways;
 4. The arrangement and dimension of individual lots;
 5. Location and arrangement of all structures;
 6. Relationship of development to surrounding properties and uses;
 7. Existing topography, with proposed finished grading and drainage plan;
 8. Location of proposed common open spaces;
 9. A statement of provisions for ultimate ownership and maintenance of the parts of a development, including streets, structures and open spaces;
 10. The floor plans and elevations of all structures, other than detached, single-family residential, to indicate architectural type and construction materials;

11. Street and walkway lighting, walkways, parking areas, landscaping, walls or fences, utility plan, and mailboxes;
12. Such other information as may be appropriate to assist in the consideration of the proposed development."

SECTION THREE: Section 18.144.310 of the Redlands Municipal Code is hereby amended to read as follows:

"Development Plan Preparation by Professional Team

The combined professional services of qualified urban planners, registered landscape architects, registered civil engineers, or licensed land surveyors, and licensed architects as may be required for the project in the preparation of the development plan."

SECTION FOUR: Section 18.144.320 of the Redlands Municipal Code is hereby amended to read as follows:

"Development Plan Approval Conditions

The Commission shall set forth such conditions as it deems necessary and reasonable to protect the best interests of the surrounding property or and neighborhood, the general plan, or the intent thereof."

SECTION FIVE: Section 18.144.330 of the Redlands Municipal Code is hereby deleted in its entirety.

SECTION SIX: Section 18.144.350 of the Redlands Municipal Code is hereby amended to read as follows:

"Development Schedule

A development schedule shall be filed concurrently with the development plan. The schedule shall indicate:

- A. The approximate date for start of construction;
- B. The stages in which the project will be built and approximate starting dates;
- C. An anticipated rate of development and approximate dates for completion of each phase."

SECTION SEVEN: Section 18.144.360 of the Redlands Municipal Code is hereby amended to read as follows:

"Recorded Subdivision Map Required

- A. A separate tentative map shall be filed for the total development or each approved stage in a phased development. The tentative map shall be filed concurrently with the development plan.
- B. The final map shall show the building lines, common land, pedestrian easements, and other applicable features required in the approval of the development plan.
- C. No building permit shall be issued until a final record map of each stage of the proposed development is approved as provided for in this Chapter, and is recorded with the County Recorder of San Bernardino County."

SECTION EIGHT: Section 18.144.380 of the Redlands Municipal Code is hereby amended to read as follows:

"Guarantee of Completion

As a condition for approval of a development plan, the Commission may require a contract with safeguards, satisfactory to the City Attorney, guaranteeing completion of the project."

SECTION NINE: Section 18.144.390 of the Redlands Municipal Code is hereby amended to read as follows:

"Changes to Development Plan

No changes shall be made in an approved development plan unless submitted to and approved by the Planning Commission. No change shall be authorized which in any way is determined to be inconsistent with the purposes and intent of the development plan."

SECTION TEN: Section 18.144.410 of the Redlands Municipal Code is hereby amended to read as follows:

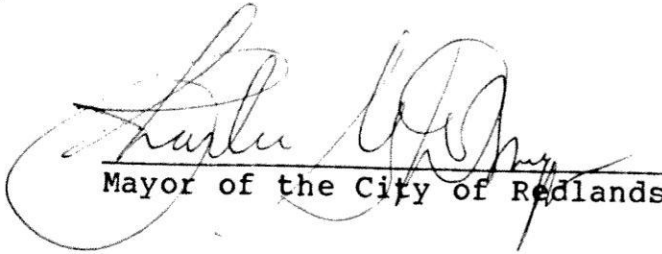
"Start of Construction - Time Limit

Time limits for the Conditional Use Permit shall be the same as those prescribed by the Subdivision Map Act pertaining to tentative maps."

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

SECTION TWELVE: 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

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 18th day of September, 1990, by the following vote:

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


City Clerk