

ORDINANCE NO. 2640

AN ORDINANCE OF THE CITY OF REDLANDS ADDING CHAPTER 17.28 TO THE REDLANDS MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR SIGNAGE AND MARKETING DISCLOSURE REQUIREMENTS FOR NEW RESIDENTIAL SUBDIVISION DEVELOPMENT LOCATED WITHIN THE REDLANDS AIRPORT INFLUENCE AREA

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

Section 1. Chapter 17.28, establishing regulations and a fee for signage and marketing disclosure requirements for new residential subdivision located within the Redlands Airport Influence Area, is hereby added to the Redlands Municipal Code to read as follows:

“Chapter 17.28
SIGNAGE AND MARKETING DISCLOSURE REQUIREMENTS FOR
NEW RESIDENTIAL SUBDIVISION DEVELOPMENT LOCATED WITHIN
THE REDLANDS AIRPORT INFLUENCE AREA

- 17.28.010 Purpose
- 17.28.020 Applicability
- 17.28.030 Signage Requirements
- 17.28.040 Marketing Disclosure Requirements
- 17.28.050 Declaration of Covenant and Waiver

17.28.010 Purpose of Chapter. The purpose of this Chapter is to establish regulations and a fee for the provision of signage and marketing disclosure requirements for new residential subdivision development located within the Redlands Airport Influence Area. Pursuant to this Chapter, the City shall design signs to be located within the City's public rights of way to inform the public that certain subdivision development is located within the Redlands Airport Influence Area. The City's Public Works Director shall prepare a Signage Plan which includes the locations and number of signs and architectural drawings of the signs in conformance with Section 17.28.030 of this Chapter.

17.28.020 Applicability. This Chapter shall apply to all applicants for new residential subdivision development, after the effective date of the ordinance establishing this Chapter, that is proposed to be located within the Redlands Airport Influence Area. The boundary of the Redlands Airport Influence Area, for purposes of this Chapter, is defined as the geographical area: south of the Santa Ana River, east of Orange Street, north of Lugonia Avenue and west of Sapphire Street.

17.28.030 Signage Requirements. All applicants for residential subdivision development proposed within the Redlands Airport Influence Area shall be required, as a condition of approval of the subdivision development, to pay a fee established by resolution of the City Council, for the City's costs of installation and maintenance of signs notifying the public that the subdivision is located within the Redlands Airport Influence Area. Such signs shall be installed by the City at locations determined by the City's Public Works Director, or his or her designee.

17.28.040 Fee Establishment and Payment. No building permit shall be issued for any unit (including model homes) within any new residential subdivision development subject to the provisions of this Chapter until the required fee has been paid.

17.28.050 Marketing and Disclosure Requirements. All sales and marketing materials, and sales offices, for new residential subdivision development located within the Redlands Airport Influence Area shall comply with the requirements of this section.

A. Required Posting of Aerial Photograph Labeling Redlands Airport Influence Area at Sales Offices.


1. All model homes and sales offices for new residential subdivision development within the Redlands Airport Influence Area shall post an aerial photograph of the Redlands Airport Influence Area in a location clearly visible to prospective buyers. The aerial photograph shall be labeled as follows:
 - a. The title, "Redlands Airport Influence Area," shall be printed in a font no smaller than font "40" at the top and center of the aerial photograph. The aerial photograph shall be a minimum of 6 square feet in size.
 - b. The following text shall be printed in a font no smaller than font "16" in the lower right corner of the photograph: "This property is currently located in the vicinity of the Redlands Municipal airport. This property may be subject to some of the annoyances or inconveniences commonly associated with proximity to airport operations (for example: noise, vibration or odors), including noise generated by general aviation aircraft, including fixed wing aircraft and helicopters."

- c. The color of the lettering shall contrast with the background of the photograph to facilitate easy reading.
 - d. A copy of the aerial photograph shall be available on compact disk for duplication by residential marketing representatives through the City's Municipal Utilities Department.
- B. Notation on all sale and marketing materials. All sales and marketing brochures and flyers distributed for the sale of any residence located within the Redlands Airport Influence Area shall contain the following text of "12" or larger:

"This property is located in the vicinity of the Redlands Municipal airport. This property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration or odors), including noise from general aviation aircraft, but not limited to, the landing and take-off of fixed wing aircraft and helicopters."

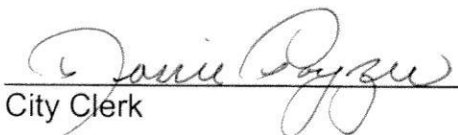
17.28.050 Declaration of Covenant and Waiver. Execution of a Declaration of Covenant and Waiver, in the form on file with the City's Community Development Department, shall be required as a condition of approval for all residential subdivision development within the Redlands Airport Influence Area. The Declaration of Covenant and Waiver shall be executed by the owners of the property comprising the subdivision and delivered to the City's Community Development Department before a final map may be recorded for the subdivision."

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 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 as duly adopted by the City Council at a regular meeting thereof held on the 5th day of July, 2006 by the following vote:

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


City Clerk