

ORDINANCE NO. 2148

AN ORDINANCE OF THE CITY OF REDLANDS ADOPTING AN AMENDMENT TO
LANDSCAPING REQUIREMENTS OF SPECIFIC PLAN NO. 40 AND
AMENDING ORDINANCE NO. 2086
(EAST VALLEY CORRIDOR)

WHEREAS, the Planning Commission of the City of Redlands has prepared an amendment to Specific Plan No. 40 and recommended approval of the amendment to the City Council and adopted such in R.P.C. Resolution No. 767, after holding a noticed public hearing upon the proposed amendment in accordance with law; and

WHEREAS, on the 9th day of February, 1991, a Notice of Public Hearing to be held by the City Council was published in the Redlands Daily Facts; and

WHEREAS, on the 19th day of February, 1991, the City Council held a duly advertised public hearing concerning the proposed amendment; and

WHEREAS, a mitigated negative declaration and mitigation monitoring program have been adopted by the City Council in accordance with the California Environmental Quality Act; and

WHEREAS, all of the provisions of the Government Code relating to the adoption of a specific plan have been complied with;

NOW, THEREFORE, the City Council of the City of Redlands does hereby ordain as follows:

SECTION ONE: That Ordinance No. 2086 and Specific Plan No. 40 shall be amended by the addition of Sections EV4.0260 (f) and EV4.0260 (g) as follows:

"EV4.0260 (f) When the floor area, outdoor sales area, or covered storage area ("use") of any site developed prior to September 6, 1989 is increased ten percent or more, the minimum percentage of added landscaping on site shall be based on the following formula: $1.25 \times (\text{percent of use expansion}) \times (\text{landscape percentage from Section (a)}) \div 100$. All additions subsequent to September 6, 1989 shall be totalled in determining the ten percent calculation. The maximum landscape requirement shall not exceed that required in Section (a). When the use is increased cumulatively fifty percent or more after September 6, 1989, landscaping shall be provided as required by this division in Section (a).

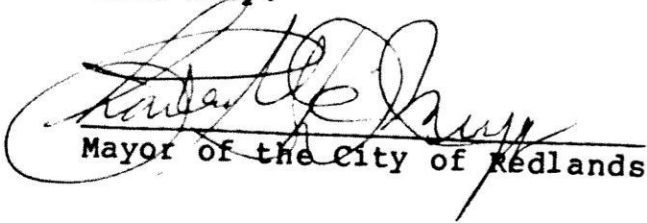
EV4.0260 (g) As an alternative to providing the on-site landscaping required by this division, the Commission may require the applicant to fund the cost of installation and maintenance of off-site landscaping on nearby public property


based upon the Commission finding that such off-site landscaping provides better aesthetic treatment for the developed site. The funding agreement shall be subject to review and approval of the Community Development Department Director and City Attorney."

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

SECTION THREE: 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 5th day of March, 1991, by the following vote:

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


City Clerk