

ORDINANCE NO. 2398

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING ORDINANCE NOS. 2185, 2269, AND 2338 RELATING TO SPECIFIC PLAN NO. 45

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

Section 1. Specific Plan No. 45 (as adopted by Ordinance Nos. 2185, 2269 and 2338) is hereby amended by the addition of the following text:

Section VI.8.c of Specific Plan No. 45 relating to Sign Area and Number is hereby amended to read as follows:

c. Sign Area and Number

(1) There shall be no maximum height for signs on a wall or for freestanding signs, except that letters on a box office marquee sign identifying movies and/or show times shall not exceed three inches (3") in height.

(2) All wall signs shall have an equal margin above and below the sign.

(3) The sign size limits listed for the C-3 General Commercial District in the Redlands Municipal Code shall apply to all Districts of the Specific Plan area, with the exception that movie theaters shall be subject to the following size limits:

- Building-mounted marquee signs shall be limited to the larger of either two hundred (200) square feet or twenty (20) square feet per screen in a multi-screen theater. All screens in a multi-screen may be used to calculate the marquee size.
- Freestanding marquee signs shall be limited to the larger of either a) two hundred (200) square feet or b) twenty (20) square feet per screen in a multi-screen theater. Freestanding marquee signs may be increased to a maximum of twenty-five (25) square feet per screen, subject to approval by the Planning Commission, if it is determined that the sign's architectural design is of such a quality and/or character as to warrant the increase in marquee size. All screens in a multi-screen may be used to calculate the marquee size.
- The size of a building-mounted marquee shall be calculated separately from a freestanding marquee. Allowable sign area in excess of the amount used may not be transferred from a building marquee to a freestanding marquee or from a freestanding marquee to a building marquee.
- Building-mounted signs (exclusive of marquees) shall be limited to a maximum of

two hundred (200) square feet. One sign may be increased in size in excess of two hundred (200) square feet, subject to approval by the Planning Commission, if it is determined that the sign's architectural design is of such a quality and/or character as to warrant the increase in size. Up to two (2) square feet of sign per foot of building frontage may be permitted, subject to approval by the Planning Commission, if it is determined that the design of proposed signs is of such a quality and/or character as to warrant the increase of total area.

- No maximum size for box office marquees is established, other than the limit on letter height contained in §VI.8.c.1. The size of a box office marquee shall not be counted toward the total sign area on a theater.
  - Exterior poster cases shall be limited to a maximum size of thirty-nine inches (39") wide by fifty-two inches (52") high. The size of poster cases shall not be counted toward the total sign area on a theater.
- (4) Sign height limits (all dimensions are above grade):
- Awning Valance and Projecting: 12 feet
  - Monument: 4 feet
  - Hanging and Wall: 15 feet
  - Window: 7 feet
  - Freestanding theater marquee: 20 feet to the top of the marquee area. The overall height of the sign structure may exceed 20 feet (up to the maximum height limit in the land use district), subject to approval by the Planning Commission, if it is determined that the sign's architectural design is of such a quality and/or character as to warrant the increase in height. In no case shall the top of the marquee area exceed 20 feet in height above the ground.

These height limits shall not apply to signs located on a movie theater building.

- (5) Projecting signs should be limited to a 2 foot projection from the wall face they are mounted on and should be not greater than 4 square feet in area of a single face. Projecting Signs should clear public sidewalks and private walkways by at least 7 feet.
- (6) Multi-family residential properties of 12 or more units may have one sign of 10 square feet or less.
- (7) Address numerals are not counted toward signage area, nor are traffic direction or public

information signs.

(8) The following limits shall apply to the number of signs at a movie theater:

- Building-mounted marquee: Maximum of one (1) sign.
- Freestanding marquee: Maximum of one (1) sign.
- Exterior poster cases: Maximum of one (1) poster case for every two (2) screens. Poster cases must be located within forty (40) feet of an entrance into the theater lobby. Poster cases may be located in a freestanding structure more than forty feet (40') from a lobby entrance if approved by the Planning Commission. Poster cases on a freestanding structure shall be limited to a maximum of one (1) for every four (4) screens."


D. Section VI.8.d of Specific Plan No. 45 relating to prohibited signs is hereby amended to read as follows:

"The following signs are prohibited in the Specific Plan area:

- Roof and parapet signs.
- Internally illuminated plastic signs in the TC-H Town Center - Historic District, except for signs developed in conjunction with a cinema or theater. All plastic signs are prohibited, unless approved by the Planning Commission.
- Pole signs, including freeway-oriented signs.
- Portable or mobile signs, except as permitted per Redlands Municipal Code, Section 15.36.565.
- Signs which cover or interrupt architectural features.
- Off-site signs.
- Neon signs over 2 square feet in area except as approved by the Planning Commission for a movie theater."

Section 2 Ordinance Nos. 2185, 2269 and 2338 are hereby amended by the adoption of this ordinance.

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 in accordance with law.

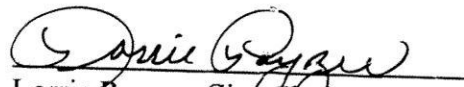
  
Mayor of the City of Redlands

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 of the City of Redlands on the 6th day of April, 1999, by the following vote:

AYES: Councilmembers Banda, Gilbreath, George, Freedman; Mayor Cunningham  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
Lorrie Poyzer, City Clerk