

ORDINANCE NO. 1806

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 162 THERETO AND RESCINDING ORDINANCE NO. 1581

SECTION ONE: That Ordinance No. 1000 of the City of Redlands, Section 32.30: ARCHITECTURAL REVIEW, be hereby amended to read as follows:

SECTION 32.30: ARCHITECTURAL REVIEW

A. INTENT AND PURPOSE

The City of Redlands does hereby find and declare the following:

1. The appearance of open spaces, landscaping, buildings, and structures visible from public streets has a material and substantial effect on the desirability of the community and consequently affects property values and the taxable value of property in the City.
2. Many neighborhoods in other communities have deteriorated as a result of poor planning, neglect of proper design standards and the erection of buildings and structures incompatible with the character of the neighborhood resulting in the reduction of property values and the impairment of the public health, safety, and welfare. The City of Redlands wishes to avoid and prevent such deterioration, to recognize the interdependence of land values and aesthetics, and to provide appropriate guidelines to preserve and enhance the property values, visual character of the community and the public health, safety and welfare of the City.

B. ARCHITECTURAL REVIEW BY PLANNING COMMISSION REQUIRED

Architectural approval shall be required for all applicable projects reviewed by the Planning Commission.

C. PROCEDURES

1. All applications for the construction, reconstruction, moving, conversion, alteration, or addition to any building or structure reviewed by the Planning Commission shall include a preliminary site plan and drawing showing the exterior elevation of all sides of a proposed building or structure, the types of materials and colors to be used, the signs to be displayed, the location of walls and fences with height and construction materials indicated, the landscaping plan including plant names, the exterior lighting standards and devices, and the plan for any grading.
2. The Planning Commission shall either approve, conditionally approve, or deny the architectural plans.
3. The approval, with or without conditions, or denial by the Planning Commission of an application for Architectural

Approval shall be final unless within ten (10) days from the date of action by the Planning Commission, the applicant or any other person shall appeal therefrom in writing to the City Council. Such appeal shall be filed in writing with the City Clerk on a form provided by the Planning Department and shall indicate the grounds of the appeal. The City Clerk shall schedule the appeal for a City Council agenda, and the City Council at its meeting shall uphold, modify, or over-rule the decision of the Planning Commission. The decision of the City Council shall be final.

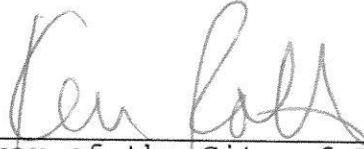
D. ARCHITECTURAL GUIDELINES

The Planning Commission shall review the material submitted with the application and specific aspects of design shall be examined to determine whether the proposed development is in conformity with the provisions of this chapter and whether approval of the plan is in the best interest of the public health, safety and general welfare. It is intended that design submittals be compatible with the character of adjacent and surrounding developments, and that they be of comparable composition, materials, textures, and colors. Conformance will be evaluated based on consideration of the following:

1. Site layout, orientation, location of structures and relationship to one another as well as open spaces and topography.
2. Harmonious relationship of building with existing and proposed adjoining developments.
3. Maximum height, area, setbacks and overall mass of buildings as well as other structures such as walls, screens, towers, or signs, and effective concealment of all mechanical equipment.
4. Harmony of construction materials and colors in relation to all exterior elevations.
5. Location and type of planting, with due regard for the preservation of specimen trees upon a site.
6. Design and appropriateness of signs in relation to the architectural style of the building.

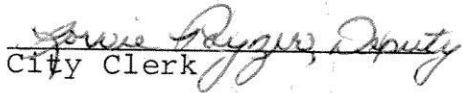
SECTION TWO: This ordinance shall be in force and take effect as provided by law.

SECTION THREE: The City Clerk shall certify to the adoption of this ordinance and cause it to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this city.



Mayor of the City of Redlands

ATTEST:

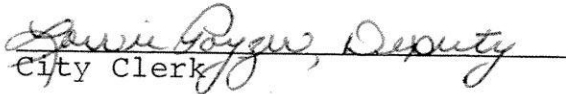

City Clerk

I, Peggy A. Moseley, 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 7th day of December, 1982, by the following roll call vote:

AYES: Councilmembers DeMirjyn, Martinez, Gorman; Mayor Roth

NOES: Councilmember Johnson

ABSENT: None


City Clerk