

RESOLUTION NO. 7067

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS, APPROVING AMENDMENT NO. 6 TO CONCEPT PLAN NO. 1 TO AMEND SECTION III(B)(2)(D) (LARGE WAREHOUSE-DISTRIBUTION BUILDINGS) TO: REMOVE THE MINIMUM 250 FOOT DISTANCE REQUIREMENT FROM CALIFORNIA STREET; ADD A "POINT OF SALE" AS A FACTOR FOR PERMITTING LARGE WAREHOUSE/DISTRIBUTION BUILDINGS; AND MODIFY THE MINIMUM PARKING REQUIREMENT FROM ONE SPACE PER ONE THOUSAND SQUARE FEET OF GROSS FLOOR AREA TO ONE SPACE PER TWO THOUSAND SQUARE FEET OF GROSS FLOOR AREA.

WHEREAS, application for Amendment No. 6 to Concept Plan No. 1 has been duly filed by McShane Corporation/Redlands Business Center, LLC for property generally located at the Southwest corner of San Bernardino Avenue and California Street; and

WHEREAS, the City Council has the authority to review Amendment No. 6 to Concept Plan No. 1 requesting to amend the following provisions of Section III(B)(2)(d) (Large Warehouse-Distribution Buildings) to: remove the minimum 250 foot distance requirement from California Street; add a "point of sale" factor for permitting large warehouse/distribution buildings; and modify the minimum parking requirement from one space per one thousand square feet of gross floor area to one space per two thousand square feet of gross floor area; and

WHEREAS, on June 14, 2011, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Amendment No. 6 to Concept Plan No. 1 and at which the Planning Commission considered the Amendment No. 6 to Concept Plan No. 1; and

WHEREAS, at this public hearing on June 14, 2011 the Planning Commission considered, heard public comments on, and recommended approval of the Mitigated Negative Declaration and Amendment No. 6 to Concept Plan No. 1 for the project to the City Council; and

WHEREAS, in accordance with Government Code Sections 65453 and 65090, on July 6, 2011, the City gave public notice by mailing to property owners within a 300 foot radius of the property, as well as on June 15, 2011 advertised in the Redlands Daily Facts, a newspaper of general circulation, of the holding of a public hearing at which the project would be considered; and

WHEREAS, in accordance with Government Code Section 65090, on July 5 and July 19, 2011 the City Council held noticed public hearings at which interested persons had an opportunity to testify in support of, or opposition to, Amendment No. 6 to Concept Plan No. 1;

NOW THEREFORE, be it resolved by the City Council of the City of Redlands as follows:

SECTION 1. AMENDMENT NO. 6 TO CONCEPT PLAN NO. 1

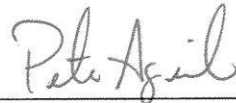
- The City Council approves Amendment No. 6 to Concept Plan No. 1.

SECTION 2.

The City Council hereby amends Section III(B)(2)(d) (Large Warehouse-Distribution Buildings) to Concept Plan No.1 as follows:

“Large Warehouse-Distribution Buildings. Warehouse-distribution buildings larger than 150,000 square feet may be conditionally permitted in the Commercial-Industrial District north of Almond Avenue. Any warehouse-distribution building proposed for this area shall be subject to the review, approval and findings as required for a conditional use permit as contained in Chapter 18.192 of the Redlands Municipal Code; shall be subject to the architectural and site planning design standards contained in Section C.4h of the Concept Plan 1; shall promote high employment; and shall conform to the code provisions for parking with a minimum ratio of one space per 2,000 square feet of gross floor area or one space per employee on the largest shift, whichever is greater. (Requirement may not be reduced)”

ADOPTED, SIGNED AND APPROVED this 19th day of July, 2011.



Mayor of the City of Redlands

ATTEST:



Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was adopted by the City Council at a regular meeting thereof held on the 19th day of July, 2011 by the following vote:

AYES: Councilmembers Harrison, Bean, Foster, Gardner; Mayor Aguilar
NOES: None
ABSTAIN: None
ABSENT: None



City Clerk