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87-213339

RECORDED IN
OFFICIAL RECORDS

1987 JUN 23 PM 12: 04

SAN BERNARDINO
CO., CALIF.

RECORDING REQUESTED BY:
City of Redlands
WHEN RECORDED, RETURN TO:
City Clerk
City of Redlands
Post Office Box 280
Redlands, California 92373

RESOLUTION NO. 4251

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
DESIGNATING HISTORIC AND SCENIC DISTRICT NO. 1 ON
WEST HIGHLAND AVENUE

WHEREAS, Ordinance No. 1954 establishes rules and regulations governing the designation, preservation and perpetuation of historical and scenic properties; and

WHEREAS, the Historic and Scenic Preservation Commission has held a duly advertised public hearing to consider designating the following as a historic and scenic district:

All properties on the north and south sides of West Highland Avenue between Cajon Street and Cedar Avenue. See Exhibit "HSD NO. 1" for details.

WHEREAS, the Historic and Scenic Preservation Commission has recommended the abovementioned properties as a historic and scenic district in accordance with procedures established in Ordinance No. 1954; and

WHEREAS, the City Council of the City of Redlands had held a duly advertised public hearing to consider the recommendation of the Historic and Scenic Preservation Commission; and

WHEREAS, a strong majority of the property owners have either expressed approval of the district concept or have not objected; and

WHEREAS, the City Council has found that the proposed district is a geographically definable area possessing a concentration of historic and scenic properties which contribute to each other and are unified aesthetically by their physical development.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

1. The following property is hereby designated as an historic and scenic district:

All properties on the north and south sides of West Highland Avenue between Cajon Street and Cedar Avenue.
See Exhibit "HSD NO. 1" for details.

2. The buildings on this property shall not be altered on the exterior, moved, demolished, or otherwise permanently changed on the exterior until a Certificate of Appropriateness has been secured. The properties shall not be subdivided without a Certificate of Appropriateness. New construction will also require a Certificate of Appropriateness.

3. Scenic elements to be protected per Ordinance No. 1954:

- a. All cut stone curbs
- b. Cut stone wall at the northeast corner of Highland Avenue and San Mateo Street
- c. Street light standards

- d. The following existing street trees:

COMMON NAME	BOTANICAL NAME
Camphor Tree	Cinnamomum Camphora
Fan Palm	Washingtonia Filifera
Date Palm	Phoenix Dactylifera
Black Acacia	Acacia Melanoxylon
Black Olive	Olea Enropoea
Guadalupe Palm	Erythea Edulis
Windmill Palm	Trachycarpus Fortunei
Crepe Myrtle	Lagostroemia Indica
Magnolia	Magnolia Grandifolia
Mexican Fan Palm	Washingtonia Robusta

- e. Dirt paths in the right-of-way on the south side of Highland Avenue from 1165 to 1105 W. Highland Avenue, from Monterey Street to Ramona Drive and along Prospect Park.
- f. Dirt paths in the right-of-way on the north side of Highland Avenue from Monterey Street to Cajon Street.
- g. Orange trees in Prospect Park.

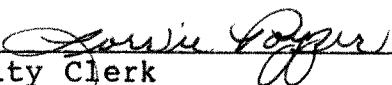
4. All provisions of Ordinance No. 1954, and any amendments thereto, are in effect now and in the perpetual future, unless this District is abolished by a future City Council action. The City Council will conduct public hearings pertaining to the abolition of the District if a majority of property requests this in the future. It is the intent of the present City Council that the District should be disestablished following public hearings if there is a majority protest.
5. Notices for all public meetings to consider applications for Certificates of Appropriateness or Certificates of Hardship shall be sent to a designated representative of the neighborhood.
6. The City Council encourages the Engineering Department and the various utility companies to strongly consider Highland Avenue for the next underground utility district.
7. The Planning Commission and the City Council will consider reducing Highland Avenue's status as a Secondary Highway in the General Plan revision to be conducted in 1987-1988.
8. The City Clerk of the City of Redlands is hereby directed to cause a certified copy of this Resolution to be recorded with the County Recorder, County of San Bernardino.

ADOPTED, SIGNED AND APPROVED this 16th day of June, 1987.



Mayor of the City of Redlands

ATTEST:

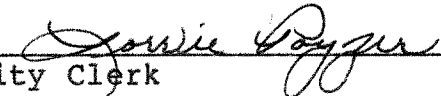


City Clerk

87-213339

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 16th day of June, 1987, by the following vote:

Ayes: Councilmembers Larsen, DeMirjyn, Johnson;
Mayor Beswick
Noes: None
Absent: None
Abstain: Councilmember Wormser

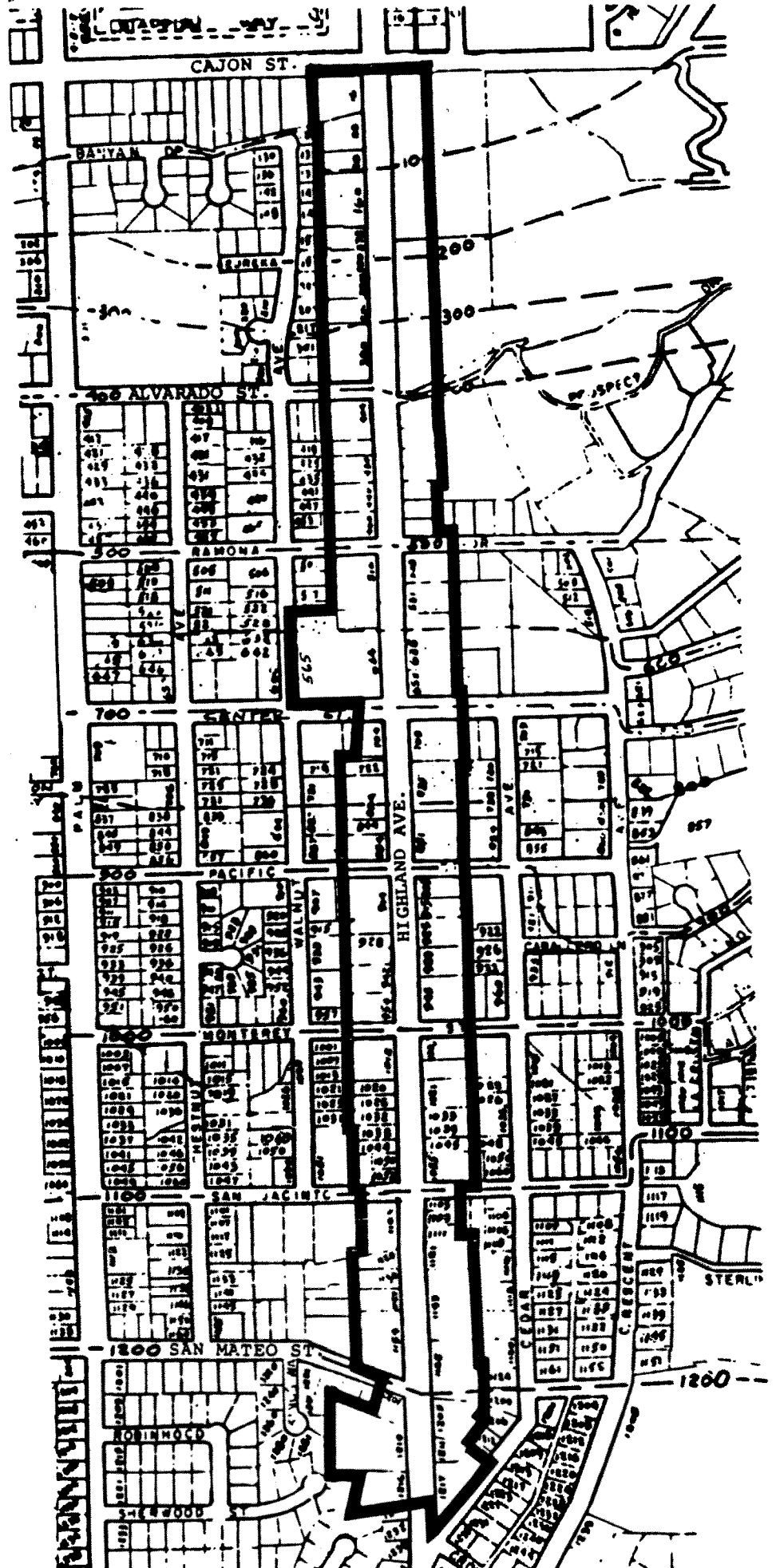


City Clerk

EXHIBIT "HSD NO. 1"

PROPOSED HISTORIC AND SCENIC DISTRICT

"West Highland Avenue Historic District"



LEGEND
— BOUNDARY LINE