CITY OF REDLANDS

PLANNING COMMISSION

A G E N D A

May 12, 2026

KARAH SHAW
CHAIR

EMILY ELLIOTT
VICE CHAIR

RICH SMITH
COMMISSIONER

MARK STANSON
COMMISSIONER

ALICIA GYLLENHAMMER
COMMISSIONER

KAWA SHWAISH
COMMISSIONER

ROSA DOMINGUEZ
COMMISSIONER

4:00 p.m.
* * *
Suite 2
Civic Center, 35 Cajon Street, Redlands, California

A G E N D A

The following information comprises the agenda for the regular meeting of the Planning Commission of the City of Redlands at the times noted below in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California. Although the meeting is open to the public, seating has been reduced to allow for social distancing.

To join via Zoom on a computer, laptop, or smart device
Please visit www.zoom.us, click on Join a Meeting
Enter the **Meeting ID 867 7906 7678 ,** then run the Zoom launcher
To join via Zoom with audio only (cell phone or landline)
Dial **1-877-853-5247**

Enter the **Meeting ID 867 7906 7678**

Should the City lose connectivity on Zoom, we will halt the meeting until it can be restored. To check on the status of remote connectivity in the event of an outage, go to the City's website at www.cityofredlands.org or to the City's Facebook page at @CityofRedlands or the Instagram page at @CityofRedlands_CityHall.

In the event the City cannot reestablish Zoom connectivity in a reasonable amount of time, the Mayor will adjourn the meeting to a future date.

PLEASE NOTE: Anyone desiring to speak on an agendized item at this meeting may do so during the consideration of that time. Due to time constraints and the number of persons who may wish to give oral testimony, public comments will be limited to three (3) minutes.

- **To provide comment while participating from Council Chambers:**
  - Although it is not required, speakers are encouraged to submit a "Speaker Sign Up Sheet" before the meeting is convened. Forms are available in the Office of the City Clerk or in Council Chambers.
  - After the meeting has convened, you may place the speaker form in the basket at the table along the north wall of the Chambers. Please do not disturb the City Clerk while the meeting is in progress.
- **To provide comment through Zoom (on a computer, laptop, or smart device)**
  - Click the "Raise Hand" button and the moderator will unmute you when it is your turn to speak
- **To provide comment via audio only (cell phone or landline)**
  - Dial *9 to "Raise Hand". The moderator will identity you by your area code and last 3 numbers of your telephone number when it is your turn to speak.

PLEASE SILENCE CELL PHONES, PAGERS AND OTHER ELECTRONIC COMMUNICATION DEVICES UPON ENTERING THE CHAMBERS

If you challenge any proposed development entitlement listed on this Agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Goutam Dobey of Municipal Utilities & Engineering Department, 909-798-7584 Ex. 2. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II).

NOTE: Any writings or documents distributed to a majority of the Planning Commission regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the Development Services Department.

It is the intent of the Commission to evaluate the progress of the meeting occasionally, and depending upon timing, the Commission may adjourn for a dinner hour.

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1. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

(At this time, the public has the opportunity to address the Commission on any item of interest within the subject matter jurisdiction of the Commission that does not appear on this agenda. The Commission may not discuss or take any action on any public comment made, except that the Commissioners or staff may briefly respond to statements made or questions posed by members of the public)

2. PRESENTATIONS

None

3. CONSENT CALENDAR

A. Approval of April 14, 2026 Planning Commission Meeting Minutes

B. Extension of Time No. 1 for Commission Review and Approval No. 960
PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER

Consideration of a request for Extension of Time No. 1, a one-year extension to the expiration date of Commission Review and Approval No. 960 to construct a multifamily residential building totaling approximately 20,351 square feet with ground-floor parking, open space area, and landscape improvements. The project site is located at 211 East Olive Avenue (APN: 0171-281-30-0000) in the Village Corridor (COR) District of the Transit Villages Specific Plan. Consideration of this Extension of Time request qualifies for exemption from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

C. Tentative Tract Map 20320, Time Extension No. 1
PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER

Consideration of a request for a one-year Extension of Time to the expiration date of Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148, for a Planned Residential Development, which includes the construction 67 single-family homes, associated open space, recreational amenities, and related on-site improvements on approximately 64.56 acres site located in the Residential Estate (R-E) zoning district. The proposal is exempt from further environmental review in accordance with Sections 15061(b)(3) and 15162 of the California Environmental Quality Act Guidelines.

4. OLD BUSINESS

None

5. NEW BUSINESS

A. Conditional Use Permit No. 1220
PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER

PUBLIC HEARING to consider Conditional Use Permit No. 1220 – A request to establish a tattoo arts studio in an approximately 1,365 square-foot suite within a multi-tenant business center located at 922 New York Street, Unit A (APN: 0169-022-27-0000) in the Village General (TVSP/VG) District of the Transit Villages Specific Plan. The proposal qualifies for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

B. Ordinance Text Amendment No. 372 and Specific Plan Amendments to update the warehouse ordinance.
PROJECT PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER

1. Public Hearing to consider a recommendation to the City Council regarding Ordinance Text Amendment No. 372 to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code to prohibit new warehouses and logistics distribution facilities, as defined, and allow existing warehouses to remain as permitted or conditionally permitted uses. In addition, review a proposed amendment to Chapter 18.156, Article XII (Warehouses and Logistics Distribution Centers) to add new Section 18.156.970 for new rebuilding provisions for existing warehouses and logistics distribution centers.

2. Public Hearing to consider a recommendation to the City Council regarding a Resolution to amend the commercial and industrial Specific Plans of the City of Redlands to prohibit new warehouses and logistics distribution facilities, as defined, and allow existing warehouses to remain as permitted or conditionally permitted uses.

3. Consideration of a Notice of Exemption from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines.

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

7. DIRECTOR'S UPDATES

8. ADJOURN TO THE

May 26, 2026 Planning Commission Meeting.

Date Posted: May 7, 2026

Planning Commission **AGENDA ITEM NO. CA.**

DATE: May 12, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Approval of April 14, 2026 Planning Commission Meeting Minutes (Development Services Director Reilly)

MOTION:

If the Planning Commission determines that staff's recommendation is appropriate, the following motion is provided:

"I move to approve the Planning Commission meeting minutes of April 14, 2026."

RECOMMENDATION:

Staff recommends approval of Approval of April 14, 2026 Planning Commission Meeting Minutes

SUBMITTED BY:

Katherine Coleson,
Secretary to the Planning Commission

Attachments

Attachment_A_-_PC_Minutes_41426.pdf

MINUTES

Regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on Tuesday, April 14, 2026 at 5:00 P.M.

Present:	Karah Shaw, Chair Emily Elliott, Vice Chair Rich Smith, Commissioner Mark Stanson, Commissioner Alicia Gyllenhammer, Commissioner Kawa Shwaish, Commissioner Rosa Dominguez, Commissioner
Staff:	Sean Reilly, Director Brian Foot, Planning Manager Jazmin Serrato, Associate Planner Rosemary Montoya, Associate Planner

1. CALL TO ORDER

The meeting came to order at 4:00 p.m. with a quorum of committee members.

2. ADMINISTER OATH OF OFFICE

City Clerk Jeanne Donaldson administered the Oath of Office to all Planning Commission Members.

3. ELECTION OF PLANNING COMMISSION CHAIR

Chair Shaw opened the nomination period and invited Planning Commission members to submit nominations for the office of Chair.

Commissioner Alicia Gyllenhammer nominated Vice Chair Emily Elliott for the position of Chair. Vice Chair Elliott declined the nomination and subsequently nominated Chair Shaw to continue serving as Chair.

Following the vote, Chair Shaw received 0 No, 5 Yes, and 2 Abstain.

Chair Shaw was elected to continue serving as Chair.

4. PUBLIC COMMENT PERIOD - 3 MINUTES

(At this time, the public has the opportunity to address the Commission on any item of interest within the subject matter jurisdiction of the Commission that does not appear on this agenda. The Commission may not discuss or take any action on any public comment made, except that the Commissioners or staff may briefly respond to statements made or questions posed by members of the public)

Chair Karah Shaw opened the Public Comment Period. There were no comments forthcoming, and the Public Comment Period was closed.

5. CONSENT CALENDAR

On motion by Commissioner Stanson, seconded by Commissioner Smith move to approve the Consent Calendar.

Vote: 6 Yes, 0 No, 1 Abstention. The motion passed to approve the Consent Calendar.

A. Approval of March 10, 2026, Planning Commission Meeting Minutes

B. Commission Sign Review No. 498

C. Extension of Time No. 1 for Commission Review and Approval No. 960

Item No. 5 - C, was pulled from the agenda and will be rescheduled.

D. Extension of Time No. 2 for Commission Review and Approval No. 950
Commissioner Stanson abstained from Item No. 5 - D, and it is a project he previously submitted as the applicant for the project.

6. NEW BUSINESS

A. Minor Commission Approval No. 56

Chair Shaw inquired if the Commissioners had any ex-parte communication with the applicant. There were no comments forthcoming.

Jazmin Serrato, Associate Planner , gave an overview and presentation on the item.

Chair Shaw asked if the Commissioners had any questions for staff.

Vice Chair Elliott asked whether the 25-foot setback was measured from the street or the property line. Ms. Serrato stated it is measured from the property line the back of the sidewalk. Vice Chair Elliott also asked about the review process for HOA properties. Ms. Serrato explained that an HOA approval letter is required during the building permit process and the item would not return to the Planning Commission.

Commissioner Kawa Shwaish asked about pedestrian visibility around the corner, noting that the greenery in the photo appeared to limit visibility. He stated that, based on the higher setback, no visibility impacts to pedestrians or vehicles were expected. Ms. Serrato responded that the addition would not affect visibility because it is located farther back, behind the existing structure and away from the landscaping.

Chair Shaw opened the Public Comment period for in-person attendees, Zoom participants, and written comments. There were no other comments forthcoming, Chair Shaw closed the Public Comment period.

On Motion of Commissioner Stanson, seconded by Commissioner Smith, move to adopt Resolution No. 1743 for Minor Commission Review No. 56, subject to the attached Conditions of Approval.

Vote: 7 Yes, 0 No , motion passed

B. Ordinance Text Amendment No. 372

Chair Shaw inquired if the Commissioners had any ex-parte communication. There were no comments forthcoming.

Brian Foote, Planning Manager , gave an overview and presentation on the item.

Chair Shaw asked if the Commissioners had any questions for staff.

Commissioner Shwaish asked whether a complete rebuild would allow the structure to be torn down and reconstructed to the same square footage and height without meeting new regulations. Mr. Foot clarified that the ordinance allows a 100% rebuild to the square footage and height existing on the effective date of the ordinance, which serves as the reference point.

Commissioner Shwaish asked whether abandoned or unused warehouses that change ownership and require rebuilding would fall under the same provision. Mr. Foote stated that it depends on what exists as of the ordinance's effective date. If the use was legally established, such as through a business license or required permits before the effective date, then it would be covered and allowed to continue under the ordinance.

Commissioner Shwaish asked whether the height limit was intended to prevent increases in warehouse capacity. Mr. Foote clarified that the focus is on the building envelope, its physical size, construction, and resulting intensity of use rather than capacity. Commissioner Shwaish then asked whether the rebuild provisions limit increases in the number of loading docks, which could affect traffic. Mr. Foote stated that the number of docks is not specifically addressed and has not been considered in the provisions.

Commissioner Stanson expressed concern about including a strict height limit in the ordinance, noting that operational needs can change over time. He stated that restricting height could make surrounding buildings obsolete, unusable, or less functional compared to those in the adjacent "doughnut hole" area outside City control. He felt the ordinance should allow some flexibility for minor future changes rather than limiting buildings to their exact existing height.

Commissioner Shwaish asked how "intensity of use" is defined, noting that increased height could result in greater operational volume and environmental impacts, even without added square footage. He expressed concern that height flexibility might allow intensified operations through other means. Mr. Foote stated that the draft ordinance does not currently include a definition for intensity of use.

Chair Shaw asked whether staff could further define "increased operations," possibly using truck trip activity, and include that for Commission review when height changes are requested. Mr. Foote stated that staff can explore this, noting that percentage-based height increases may also be an option but would require careful analysis. Chair Shaw asked how the Commission would feel about staff returning with a proposal, either establishing this in the ordinance or requiring Commission approval for any height increase.

Commissioner Shwaish stated he had concerns about height increases as they relate to capacity, noting that increased capacity would also increase intensity. He said that height adjustments could be acceptable for logistical purposes as long as it is clearly defined that height increases do not result in increased capacity. Otherwise, the provision could be vulnerable to workarounds.

Commissioner Stanson suggested allowing height changes to return to the Commission for approval rather than restricting them entirely. He noted that technological advances may require future height adjustments and expressed concern that an overly strict ordinance could make the City less competitive compared to surrounding areas. He supported keeping flexibility in the ordinance to avoid limiting the City's long-term market position.

Chair Shaw requested that staff further evaluate and define project intensity, review applicable percentage thresholds, and return to the Commission with recommendations and a proposed height change for approval. Mr. Foote responded that this approach is acceptable and noted that, as currently written, the provisions require Commission review for any additional square footage added to a project, but they do not appear to address increases in building height.

Vice Chair Elliott asked what circumstances would trigger a rebuild, questioning whether it must result from a loss event or if a property owner could voluntarily demolish and reconstruct a building. Mr. Foote explained that the draft ordinance allows a property owner to voluntarily rebuild an entire structure. Vice Chair Elliott noted that this could potentially allow an application for a taller building and asked what review process would apply, given that the use is no longer permitted and the rebuild would not fall under a standard CRA. She requested clarification on how such an application would be processed functionally.

Mr. Reilly explained that in past cases where a building was lost, such as through fire, property owners returned with a building permit to reconstruct the structure at the same height and square footage. If an increase in height were proposed, it would be processed as a revised CRA. He added that the purpose of allowing voluntary rebuilds in the draft ordinance is to support updates that improve energy efficiency, which may encourage property owners to pursue such upgrades.

Chair Shaw opened the Public Comment period for the in-person audience, Zoom or written.

Bill Blankenship, a Redlands resident representing the NAIOP Inland Empire Chapter, stated that the City has done a good job with planning. He emphasized, as Commissioner Stanson noted, that building height is an important factor. He explained that many currently vacant logistics facilities are under performing because they no longer meet modern industry standards, leading businesses to relocate. He urged the Commission to consider building height carefully to prevent facilities from becoming obsolete and sitting vacant in the long term.

Brenda, a Redlands resident, stated her opposition to additional warehouse construction in the city. She expressed concern that, due to Redlands' population density and smaller size, the community cannot compete with larger cities in accommodating more warehouse development.

Julia Lenhaerdt, Ph.D. a climate scientist from the University of Redlands participating via Zoom, asked the Commission to consider that different types of warehouses, such as a shift from manufacturing to refrigerated logistics can have significantly different environmental impacts. She also noted that if future increases in building height are being discussed in relation to technological changes, she hopes that future regulations will also evolve to become more environmentally protective, emphasizing public health. She asked whether the proposed ordinance will require that any new rebuilds meet updated environmental and health standards.

Mr. Foote provided a brief overview of two written comments submitted for the item: one from Nicole Torstvet, representing ProLogis, a warehouse owner and operator in Redlands, who expressed opposition to the ordinance; and one from Michael Paisner, who submitted comments in support of the ordinance.

There were no other comments forthcoming, and the Public Comment period was closed.

On motion of Commissioner Stanson, seconded by Commissioner Gyllenhammer to continue the Ordinance Text Amendment No. 372 discussion indefinitely.
Vote: 7 Yes, 0 No, motion passed

7. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

Vice Chair Elliott asked Mr. Reilly for an update on the former Vons shopping center. Mr. Reilly responded that staff remains in contact with the property owner, who has indicated they are in discussions with multiple potential tenants but have not provided any specific details at this time.

Commissioner Gyllenhammer then inquired about the vacant Look Cinema building. Mr. Reilly stated that the situation is similar; staff is in contact with the property owner, but there are no new updates to report.

Chair Shaw asked for an update on the status of the Redlands Mall. Mr. Reilly stated that an update is expected likely toward the end of the year, possibly in the fall of 2026.

8. DIRECTOR'S UPDATES

Mr. Reilly reported no major updates. He noted that on March 28, 2026, the Regency Center project was approved by the City Council. The project, located on the northeast corner of Tennessee and Lagonia, is currently in plan check and moving forward.

9. ADJOURN TO THE

Chair Shaw adjourned the meeting at 5:15 pm to the April 28, 2026, Planning Commission Meeting.

Planning Commission **AGENDA ITEM NO. CB.**

DATE: May 12, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Extension of Time No. 1 for Commission Review and Approval No. 960 (Development Services Director Reilly)

APPLICANT:

ARMEN OHANIAN

Consideration of a request for **Extension of Time No. 1**, a one-year extension to the expiration date of **Commission Review and Approval No. 960** to construct a multifamily residential building totaling approximately 20,351 square feet with ground-floor parking, open space area, and landscape improvements. The project site is located at 211 East Olive Avenue (APN: 0171-281-30-0000) in the Village Corridor (COR) District of the Transit Villages Specific Plan. Consideration of this Extension of Time request qualifies for exemption from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

BACKGROUND:

On April 23, 2024, the Planning Commission approved Commission Review and Approval No. 960 to construct a 20,351 square-foot, three-story, 11-unit market-rate multi-family residential building with on-grade parking stalls within the ground floor, an open space area, and landscape improvements (see Attachments A - D). The project was approved under the Administrative and Professional Office (A-P) District pursuant to Senate Bill 330 (Housing Crisis Act of 2019), prior to the adoption of the Transit Villages Specific Plan. The applicant currently has a building permit under review in plan check; however, approval and issuance are not anticipated prior to the expiration date. An application requesting an extension was submitted on March 19, 2026.

SUMMARY:

The applicant requests approval of a one-year Extension of Time for Commission Review and Approval No. 960 to construct a 20,351 square-foot, three-story, 11-unit multifamily residential building with on-grade parking stalls within the ground floor, an open space area, and landscape improvements. The project site is located at 211 East Olive Avenue in the 'Village Corridor (COR)' district of the Transit Villages Specific Plan; however, the property is vested with the development standards for the Administrative & Professional Office (A-P) District pursuant to Senate Bill 330 (Housing Crisis Act of 2019).

The applicant has submitted a revised Site Plan into Plan Check to introduce some Accessory Dwelling Units (ADUs) in the project, which must be reviewed by staff only (ministerial review and not subject to discretionary review by the Planning Commission). Currently in plan check review, the applicant will build four ADUs in accordance with Government Code Section 66323, subdivisions (a)(3)(B) and (a)(4)(A)(iii), which state that a local agency shall ministerially approve an application for a building permit to convert non-livable space of a multifamily dwelling into ADUs (up to 25 percent of the existing multifamily dwelling units). Additionally, on a lot with a proposed multifamily dwelling, a local agency shall also allow not more than two detached accessory dwelling units. These Government Code sections allow for the ministerial approval of two interior ADUs within the ground floor parking area, and two detached ADUs on the northern rear portion of the property (see Attachment E).

Approval of the Extension of Time would establish a new expiration date of April 23, 2027, for Commission Review and Approval No. 960. Some changes to the project have been proposed, but these will be reviewed ministerially as required by State law, and all original Conditions of Approval will otherwise remain in effect. The additional year would allow the applicant more time to obtain approvals for engineering and building permits currently under plan check.

Pursuant to Redlands Municipal Code Section 18.12.130 (Commission Review and Approval), the developer may request a one-year extension of time prior to expiration, not to exceed a total of three (3) extensions. This is the first request for an extension for CRA No. 960.

ENVIRONMENTAL REVIEW:

The project was originally approved with an exemption pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. Approval of this Extension of Time request is exempt from further environmental review pursuant to Section 15061(b)(3) as there is no possibility of any potentially significant environmental effects as a result of the Extension of Time.

RECOMMENDATIONS:

Staff recommends that the Planning Commission adopt Resolution No. 1746 (Attachment F) to approve a one-year Extension of Time for Commission Review and Approval No. 960.

MOTION:

If the Planning Commission deems it appropriate, staff recommends the following motion:

“I move to adopt Resolution No. 1746 and approve a one-year Extension of Time for Commission Review and Approval No. 960.”

PREPARED BY:
Jazmin Serrato, Associate Planner

Attachments

Attachment_A_-_Location_Map_Aerial.pdf
Attachment_B_-_Approved_Project_Plans.pdf
Attachment_C_-_PC_Staff_Report_of_April_23_2024.pdf
Attachment_D_-_Resolution_No_1670.pdf
Attachment_E_-_Updated_Project_Plans.pdf
Attachment_F_-_Resolution_No_1746_Extension_of_Time.pdf

City of Redlands

Location Map & Aerial

Author: Redlands GIS **Date:** March 2026

Legend

City Boundary

Parcels

© 2017 Miller Architectural Corporation

OLIVE AVE APTS

211 EAST OLIVE AVE
REDLANDS CA, 92373

Project Title

Building Data:

GROSS BUILDING AREA:
- LEVEL 1: 7,205 SQ. FT.
- LEVEL 2: 6,573 SQ. FT.
- LEVEL 3: 6,573 SQ. FT.

TOTAL BUILDING AREA: 20,351 SQ. FT

TYPE OF CONSTRUCTION: VB - APARTMENTS, IIB - PARKING
OCCUPANCY CLASSIFICATION: R2
AUTOMATIC FIRE SPRINKLERS: S1
LAND USE DISTRICT: AP, R3
NATURE OF BUSINESS: 11 APARTMENTS
OCCUPANT LOAD: 11 OCCUPANTS

Site Data:

PROPERTY AREA: 17,038 SQ. FT. (0.39 ACRES)
LOT COVERAGE:
- BUILDING AREA - 7,205 SQ. F.T. (42%)
- PARKING AREA - 2,029 SQ. F.T. (12%)
- LANDSCAPE AREA - 3,393 SQ. F.T. (20%)
- PARKING LOT LANDSCAPE - 143 SQ. F.T. (6%)

PARKING DATA:
PARKING(18,19&1,060)
- 1 BEDROOM STALL REQUIREMENT: 1 STALL/UNIT X 3 UNITS = 3 STALLS
- 2 BEDROOM STALL REQUIREMENT: 1 1/2 STALLS/UNIT X 7 UNITS = 11 STALLS
- 3 BEDROOM STALL REQUIREMENT: 2 STALLS/UNIT X 1 UNIT = 2 STALLS
- GUEST: 1/2 STALLS/UNIT X 11 UNITS = 6 STALLS
- TOTAL: 22 STALLS REQUIRED

PARKING PROVIDED
22 SPACES
3 OUT OF 22 ARE ACCESSIBLE SPACES (INCLUDING 2 VAN ACCESSIBLE)

Code Data:

ALL CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE:
- 2019 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA REFERENCED STANDARDS CODE

Legal Description:

11 UNIT MULTI FAMILY HOUSING COMPLEX WITH PARKING ON GRADE AND THE SECOND AND THIRD LEVEL AS APARTMENTS.

General Notes:

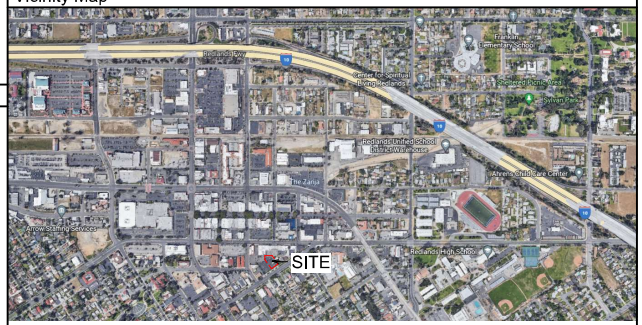
1. QUANTITIES LISTED ON THESE DOCUMENTS ARE FOR AGENCY APPROVAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR BIDDING PURPOSES.

Deferred Submittals:

THE FOLLOWING ITEMS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION:
1. FIRE ALARM AND FIRE SPRINKLER PLANS. SYSTEM SHALL BE DESIGNED TO MEET ALL REQUIREMENTS OF NFPA13 AND LOCAL JURISDICTION REQUIREMENTS.

Project Information

Vicinity Map



Abbreviations

--A--		--H--		--S--	
AB	anchor bolt	HB	hose bibb	S	south
ABV	above	HC	hollow core	SC	solid core
AC	asphaltic concrete	HD	heavy duty	SCH	schedule
A/C	air conditioning	HDR	header	SD	storm drain
ADD	addendum	HDW	hardware	SEC	section
AGG	aggregate	HGT	height	SH	shelf, shelving
ALT	alternate	HM	hollow metal	SHT	sheet
ALUM	aluminum	HOR	horizontal	SIM	similar
APROX	approximate	HTG	heating	SPEC	specification(s)
ARCH	architect(ural)	HVAC	heating / ventilating air conditioning	SPK	speaker
AUTO	automatic	HWD	hardwood	SQ	square
				SS	stainless steel
--B--				ST	steel
BD	board	--I--		STA	station
BEL	below	ID	inside diameter	STD	standard
BET	between	INCL	including	STO	storage
BIT	bituminous	INSUL	insulate(ion)	STR	structural
BLDG	building	INT	interior	SUS	suspended
BLK	block	INV	invert	SYM	symmetry(ical)
BLKG	blocking	JST	joist	SYS	system
BM	bench mark	JT	joint		
BOT	bottom	KIT	kitchen	--T--	
BRG	bearing	KO	knockout	TEL	telephone
BRZ	bronze			T&G	tongue & groove
BUR	built up roofing	--L--		THK	thick(ness)
BW	both ways	LAB	laboratory	TV	television
		LAM	laminate(d)	TYP	typical
--C--		LAV	lavatory		
CAB	cabinet	LBL	label	--U--	
CAD	cadmium	LH	left hand	UNO	unless noted otherwise
CB	catch basin	LL	live load	UR	urinal
CEM	cement	LT	light		
CER	ceramic	LTL	lintel	--V--	
CFT	cubic foot	LW	lightweight	VERT	vertical
CI	cast iron			VIN	vinyl
CIR	circle	--M--			
CIRC	circumference	MAS	masonry	--W--	
CLG	ceiling	MAX	maximum	W	west
CLL	contract limit line	MB	machine bolt	W/	with
CLR	clear(ance)	MBR	member	W/O	without
CLS	closure	MC	medicine cabinet	WC	water closet
CM	centimeter	MECH	mechanic	WD	wood
CMU	concrete masonry unit	MED	medium	WH	water heater
COL	column	MET	metal	WI	wrought iron
COMB	combination	MFR	manufacture(er)	WIN	window
COMP	composition	MH	manhole	WPT	working point
CONC	concrete	MIN	minimum	WR	water repellent
CONT	continuous/ continue	MIR	mirror	WWF	welded wire fabric
CONTR	contractor(s)	MISC	miscellaneous		
CONST	construction	MLD	molding, moulding		
CORR	corrugated	MM	millimeter		
CPR	copper	MT	mounted, ing)		
CPT	carpet(ed)	MTL	material(s)		
CYD	cubic yard				
--D--		--N--			
DEMO	demolish, demolition	N	north		
DH	double hung	NAT	natural		
DIAG	diagonal	NC	not in contract		
DIAM	diameter	NOM	nominal		
DIM	dimension	NTS	not to scale		
DIV	division	--O--			
DR	door	OA	overall		
DS	downspout	OBSC	obscure		
DTL	detail	OC	on center		
DWG	drawing	OD	outside diameter		
DWR	drawer	OH	overhead		
		OPG	opening		
--E--		OPP	opposite		
E	east				
EF	each face	--P--			
ELEV	elevation	PAR	parallel		
ELEC	electric(al)	PB	panic bar		
EMER	emergency	PCC	precast concrete		
ENC	enclosure	PCF	pounds per cubic foot		
EP	electrical panelboard	PED	pedestal		
EQ	equal	PERF	perforate(d)		
EQUIP	equipment	PREFAB	prefabricate(d)		
EST	estimate	PFL	pounds per linear foot		
EWC	electric water cooler	PIP	poured in place		
EXIST	existing	PL	property line		
EXHST	exhaust	PLT	plate		
EXP	exposed	PLAS	plaster		
EXT	exterior	PLYWD	plywood		
		PNL	panel		
--F--		PNT	paint(ed)		
FA	fire alarm	PSF	pounds per square foot		
FD	floor drain	PSI	pounds per square inch		
FE	fire extinguisher	PT	point		
FFE	finished floor elevation	PVC	polyvinyl chloride		
FFL	finished floor line				
FIN	finish(ed)	--R--			
FLR	floor(ing)	RA	return air		
FLUOR	fluorescent	RAD	radius		
FND	foundation	RCP	reinforced concrete pipe		
FTG	footing	RD	roof drain		
		REFR	refrigerator		
--G--		REG	register		
GA	gage, gauge	REM	remove		
GI	galvanized iron	RET	return		
GL	glass, glazing	RFG	roofing		
GP	galvanized pipe	RH	right hand		
GYP.BD	gypsum board	RM	room		
GRD	grade, grading	RO	rough opening		
GSS	galvanized steel	ROW	right of way		
GV	galvanized				

Symbols

EXTERIOR ELEVATION REFERENCE TAG
- VIEW NAME
- VIEW NUMBER
- SHEET REFERENCE

EXTERIOR ELEVATION REFERENCE TAG
- VIEW NUMBER
- SHEET REFERENCE

CALLOUT HEADS
- VIEW NUMBER
- SHEET REFERENCE
- LEVEL NAME
- LEVEL HEIGHT, RELATIVE TO GROUND LEVEL. REFER TO CIVIL DRAWINGS FOR PAD HEIGHTS
- SECTION NUMBER
- SHEET REFERENCE
- GRID LINE
- SECTION TAIL
- SPOT ELEVATION
- SPOT ELEVATION
- KEYNOTE
- VIEW REFERENCE
- SHEET REFERENCE
- WINDOW TAG
- DOOR TAG
- EXIT SIGNAGE
- CENTER LINE
- VIEW NUMBER
- VIEW SCALE
- VIEW BOX
- VIEW NAME

Legend 2 — SCALE: 1-1/2" = 1'-0"

Location Map

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City Standard Notes

1. REDUCE CONSTRUCTION WASTE BY RECYCLING OR SALVAGING FOR RE-USE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET THE LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. CGBC 5.408
2. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN AND DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE PLAN SHALL BE SUBMITTED THAT: A. IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE; B. DETERMINES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY; C. IDENTIFIES THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTION WILL BE TAKEN; D. SPECIFIES THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH. CGBC 5.408.1.1
3. READILY ACCESSIBLE AREAS FOR RECYCLING PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, AND METALS SHALL BE PROVIDED TO SERVE THE ENTIRE BUILDING. CGBC 5.410.1
4. THE HVAC SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH APPROVED NATIONAL STANDARDS. CGBC 5.410.4.3.1
5. A FINAL REPORT SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PROVIDING SERVICES SHALL BE PROVIDED AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING. CGBC 5.410.4.4
6. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM. CGBC 5.504.3
7. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS AND PROHIBITION ON THE USE OF CERTAIN TOXIC CHEMICALS, EXCEPT PER SUBSECTION 2. CGBC 5.504.4.1, SUBSECTION 1
8. AEROSOL ADHESIVES, SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS, OF CCR, TITLE 17, COMMENCING WITH SECTION 94507. CGBC 5.504.4.1, SUBSECTION 2
9. VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (ARCHITECTURAL PAINTS) SHALL COMPLY WITH CGBC TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. CGBC 5.504.4.3
10. AEROSOL PAINTS AND COATINGS SHALL MEET THE REQUIREMENTS OF SECTIONS 94522(A)(3), 94522(C)(2), AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17 COMMENCING WITH SECTION 94520. CGBC 5.504.4.3.1
11. CARPETS SHALL MEET ONE OF THE FOLLOWING: 1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM; 2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOC'S (SPECIFICATION 01350); 3. NSF/ANSI 140 AT THE GOLD LEVEL; 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE ™ GOLD. CGBC 5.504.4.4
12. CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABLE PROGRAM. CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1 CGBC 5.504.4.4.1, 5.504.4.4.2
13. FOR RESILIENT FLOORING, AT LEAST 80 PERCENT OF THE FLOOR AREA SHALL COMPLY WITH VOC EMISSION LIMITS DEFINED IN THE 2009 COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. CGBC 5.504.4.6
14. POLLUTANT CONTROL DOCUMENTATION SHALL BE PROVIDED TO INDICATE COMPLIANCE WITH SECTION 5.504 AND SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING: PRODUCT CERTIFICATION AND SPECIFICATIONS, CHAIN OF CUSTODY CERTIFICATION, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY. CGBC 5.504.4.5.3
15. PROVIDE FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF AT LEAST 8 FOR OUTSIDE AND RETURN AIR IN REGULARLY OCCUPIED AREA OF MECHANICALLY VENTILATED BUILDINGS. CGBC 5.504.5.3
16. HVAC, REFRIGERATION, AND FIRE-SUPPRESION EQUIPMENT SHALL NOT CONTAIN CFC'S OR HALON. CGBC 5.508

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REGISTERED ARCHITECT GARY W. MILLER No. C14630 EXPIRES: 8-30-2024 STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	6/8/2023

sheet name

GENERAL INFORMATION

sheet number

G-001

Sheet Of Sheets

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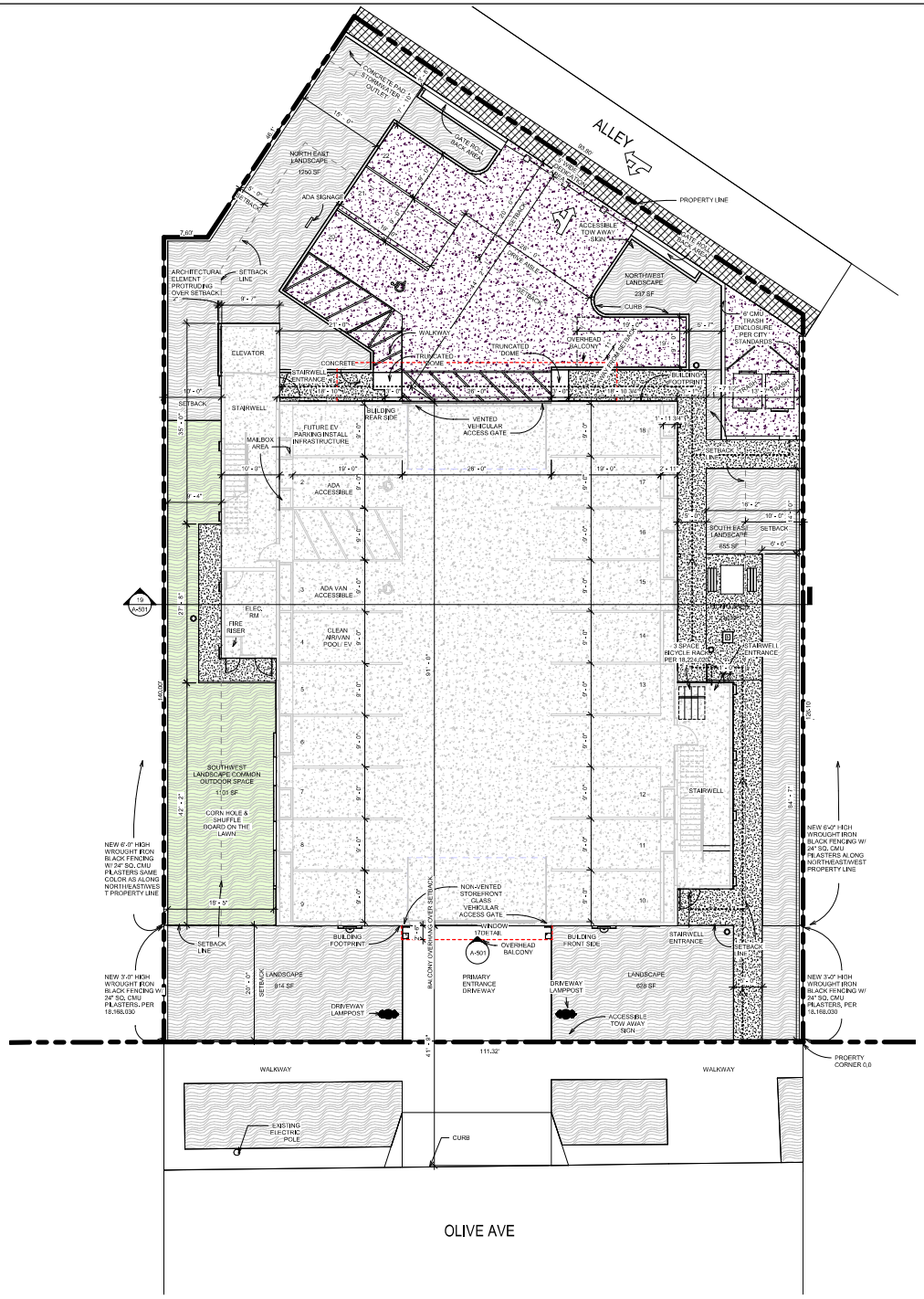

BUILDING DATA:

PROJECT NAME:	OHANIAN OLIVE AVE APTS
PROPERTY ADDRESS:	211 EAST OLIVE AVE, REDLANDS, CA 92373
APN NUMBER:	0171-281-35-0000
ZONE:	AP, R3
ZONING DISTRICT :	REFER TO MUNICIPAL CODE ZONE
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS
GROSS LOT AREA:	17,938 SQ. FT.
DEDICATIONS:	5' ENTIRE WIDTH OF ALLEY, 288 SQ.FT.
NET LOT AREA:	GROSS - DEDICATION = 16,750 SQ. FT.
EXISTING USES:	PARKING LOT
EASEMENTS:	UTILITY
FRONT SETBACK:	20 FT
REAR SETBACK:	20 FT
SIDE SETBACK:	10 FT FOR 3 STORIES
DENSITY OF DEVELOPMENT:	1,450 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE:	60% OF LOT AREA
BUILDING FOOTPRINT:	7,205 SQ. FT.

OUTDOOR LIVING SPACE

GROSS FLOOR AREA: 13,146 SQ. FT. PROVIDED
16,80,170 OUTDOOR LIVING SPACE
1/4 X 13,146 SF = 3,287 SF OUTDOOR LIVING SPACE REQUIRED
THIS PROJECT PROVIDES OUTDOOR LIVING SPACE BY A COMBINATION OF PRIVATE OUTDOOR AND COMMON OUTDOOR SPACE.

COMMON OUTDOOR LIVING SPACE

100 SF COMMON OPEN SPACE PER DWELLING UNIT WITH 20' MINIMUM DIMENSION
100 SF/UNIT X 11 UNITS = 1,100 SF TOTAL COMMON OPEN SPACE REQUIRED

NORTH WEST COMMON OPEN SPACE = 237 SF
NORTH EAST COMMON OPEN SPACE = 1,250 SF
SOUTH WEST COMMON OPEN SPACE= 1,101 SF
SOUTH WEST PICNIC TABLE OPEN SPACE = 210 SF
SOUTH EAST COMMON OPEN SPACE = 655 SF
3,453 SF PROVIDED IS GREATER THAN 1,100 COMMON OPEN SPACE REQUIRED

MINIMUM 30% COMMON OPEN SPACE SHALL BE LANDSCAPED
30% X 1,100 SF = 330 SF REQUIRED

OUT OF 3,453 SF COMMON OPEN SPACE PROVIDED, 3,243 SF COMMON OPEN SPACE IS LANDSCAPED.

EXTERIOR PARKING LOT : 2,029 SQ. FT.
EXTERIOR PARKING LANDSCAPE: 143 SQ. FT REQUIRED = 7% OF EXTERIOR PARKING LOT.

OUT OF 3,243 SF COMMON OPEN SPACE THAT IS CURRENTLY LANDSCAPED, 1,250 SF (NORTH WEST LANDSCAPE) AND 237 SF (NORTH EAST LANDSCAPE) OR A TOTAL OF 1,487 SF PARKING LANDSCAPE IS PROVIDED.

PRIVATE OUTDOOR LIVING SPACE

NO PATIO PROVIDED ON THE GROUND FLOOR,
PATIOS ABOVE THE FIRST FLOOR ARE OPEN ON BOTH SIDES AND ALL CONTAIN A MINIMUM AREA OF 75SF OR MORE, WITH GREATER THAN 7' DIMENSION CONTIGUOUS TO THE UNIT SERVED. SEE A-102 AND A-103 PATIOS ARE ALL DIMENSIONED.

TOTAL PRIVATE OUTDOOR LIVING SPACE SECOND FLOOR = 713 SF
TOTAL PRIVATE OUTDOOR LIVING SPACE THIRD FLOOR = 673 SF
TOTAL 1,386 SF

1,386 SF TOTAL PRIVATE OUTDOOR LIVING + 3,453 SF TOTAL COMMON OPEN SPACE = 4,839 TOTAL OUTDOOR LIVING SPACE PROVIDED.

4,839 TOTAL OUTDOOR LIVING SPACE IS GREATER THAN THE REQUIRED (1,100 SF COMMON OPEN SPACE + 75 SF *11 UNITS = 825 SF PRIVATE OUTDOOR SPACE) 1,925 SF TOTAL OUTDOOR OPEN SPACE REQUIRED.

TRASH AREA PROVIDED: 339 SQ. FT.

ZONING BUILDING HEIGHT :	NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES :	NOT GREATER THAN 4 STORIES
GROSS BUILDING AREA:	LEVEL 1: 7,265 SQ. FT, LEVEL 2: 6,573 SQ. FT, LEVEL 3: 6,573 SQ. FT,
PARKING(15-194.090)	
1 BEDROOM STALL REQUIREMENT	1 STALL/UNIT X 3 UNITS = 3 STALLS
2 BEDROOM STALL REQUIREMENT	1 1/2 STALLS/UNIT X 7 UNITS = 11 STALLS
3 BEDROOM STALL REQUIREMENT	2 STALLS/UNIT X 1 UNIT = 2 STALLS
GUEST	1/2 STALLS/UNIT X 11 UNITS = 6 STALLS
TOTAL:	22 STALLS REQUIRED
ADA STALLS REQUIRED:	1 PER GARAGE PARKING AND 1 PER GUEST PARKING AREA
ADA VAN STALLS REQUIRED:	1 PER GARAGE PARKING AND 1 PER GUEST PARKING AREA
ADA VAN STALLS PROVIDED:	2
ADA STALLS TOTAL PROVIDED:	3
STANDARD STALLS PROVIDED:	14
GUEST STALLS PROVIDED:	6

BUILDING CODE DATA:

TYPE OF CONSTRUCTION :	VB -APARTMENTS, IB -OPEN PARKING GARAGE
OCCUPANCY CLASSIFICATION :	R2(APARTMENTS), S-2(PARKING)
OPENING AREA REQUIRED	324 FT X 10 FT (HEIGHT) = 3,240 SQ. FT., 3,240 SQ. FT. X 20% = 648 SQ. FT. OPENING REQUIRED
REAR VENTED GARAGE DOOR	23 FT X 9 FT = 212 SQ. FT
4'-9" X 5'-9" GARAGE VENT	17 OPENINGS X 27 SQ. FT= 459 SQ. FT.
2'-1" X 5'-7" GARAGE VENT	2 OPENINGS X 5.5 SQ. FT = 11 SQ. FT., 682 SQ. FT. TOTAL OPENING PROVIDED
LENGTH REQUIRED	CBC 405.8.2 EXCEPTION OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED. OVER TWO OPPOSING SIDES OF THE BUILDING. IN THE CURRENT PROJECT CONFIGURATION, THE OPENINGS ARE UNIFORMLY DISTRIBUTED ALONG THE EAST AND WEST WALLS OF THE GARAGE.

BICYCLE REQUIREMENTS:

BICYCLE PARKING SHALL BE PROVIDED PER 18.224.020

SHORT TERM BICYCLE PARKING (5-106.4.1.1) SHALL BE PROVIDED WITHIN 200'-0" OF THE VISITORS' ENTRANCE FOR 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES PROVIDED, MINIMUM 2.

REQUIRED BICYCLE PARKING FACILITIES: 3 SPACES
BICYCLE PARKING FACILITIES PROVIDED: 3 SPACES

CLEAN AIR REQUIREMENTS:

CLEAN AIR VEHICLE SHALL BE PROVIDED PER CBC 2019, SECTION 5.106.5.2

1-50 VEHICLES PER 1 PARKING SPACE
1 PARKING SPACE PROVIDED

FUTURE ELECTRIC VEHICLE REQUIREMENTS:

CGBSC 4.106.4.2.1 REQUIRES 25% OF THE PARKING TO BE EV READY AND AT LEAST 1 ADJACENT TO AN ACCESSIBLE PARKING SPACE/AISLE (CGBSC 4.106.4.2.2.1).

1 FUTURE EV PARKING STALL INFRASTRUCTURE PROVIDED NEXT TO AN ACCESSIBLE PARKING STALL.

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FIRE MASTER PLAN	AS-101

LEGEND:

CONCRETE
PAVING PEDESTRIAN PATHS
LANDSCAPE
DECOMPOSED GRANITE
PEDESTRIAN PATH
PROPERTY LINE
SETBACK

GENERAL NOTES:

1. REQUIRED ONE HOUR SEPARATION BETWEEN R-2 AND S-2 OCCUPANCIES.
2. ALL DWELLING UNITS SERVED BY THE ELEVATOR ARE ADAPTABLE AND ON AN ACCESSIBLE ROUTE. MANEUVERING CLEARANCES PROVIDED AT DOORS TO STAIRWELLS.
3. TYPE VB & IB CONSTRUCTION. GARAGE IS TYPE II, WHICH IS SEPARATED BY CODE REQUIRED HOURLY RATING FROM TYPE V CONSTRUCTION FOR FLOORS 2-3.

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LICENSED ARCHITECT GARY W. MILLER No. C14635 EXP. 8-30-2024 STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	6/8/2023

sheet name

SITE PLAN

sheet number

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SITE PLAN SCALE 1/8" = 1'-0"

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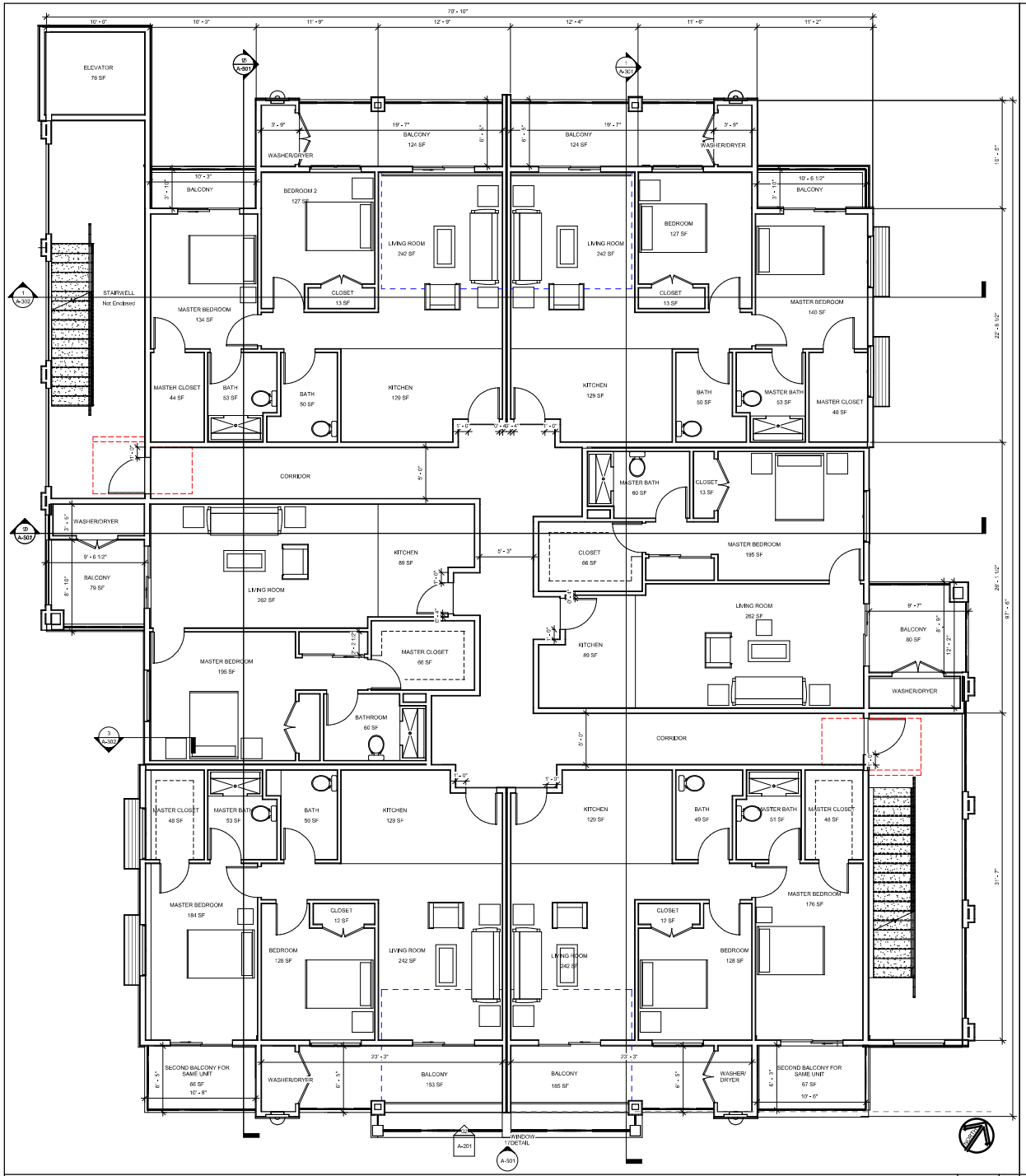

SECOND FLOOR

SCALE 1/4" = 1'-0"

1

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sheet name

SECOND FLOOR PLAN

sheet number

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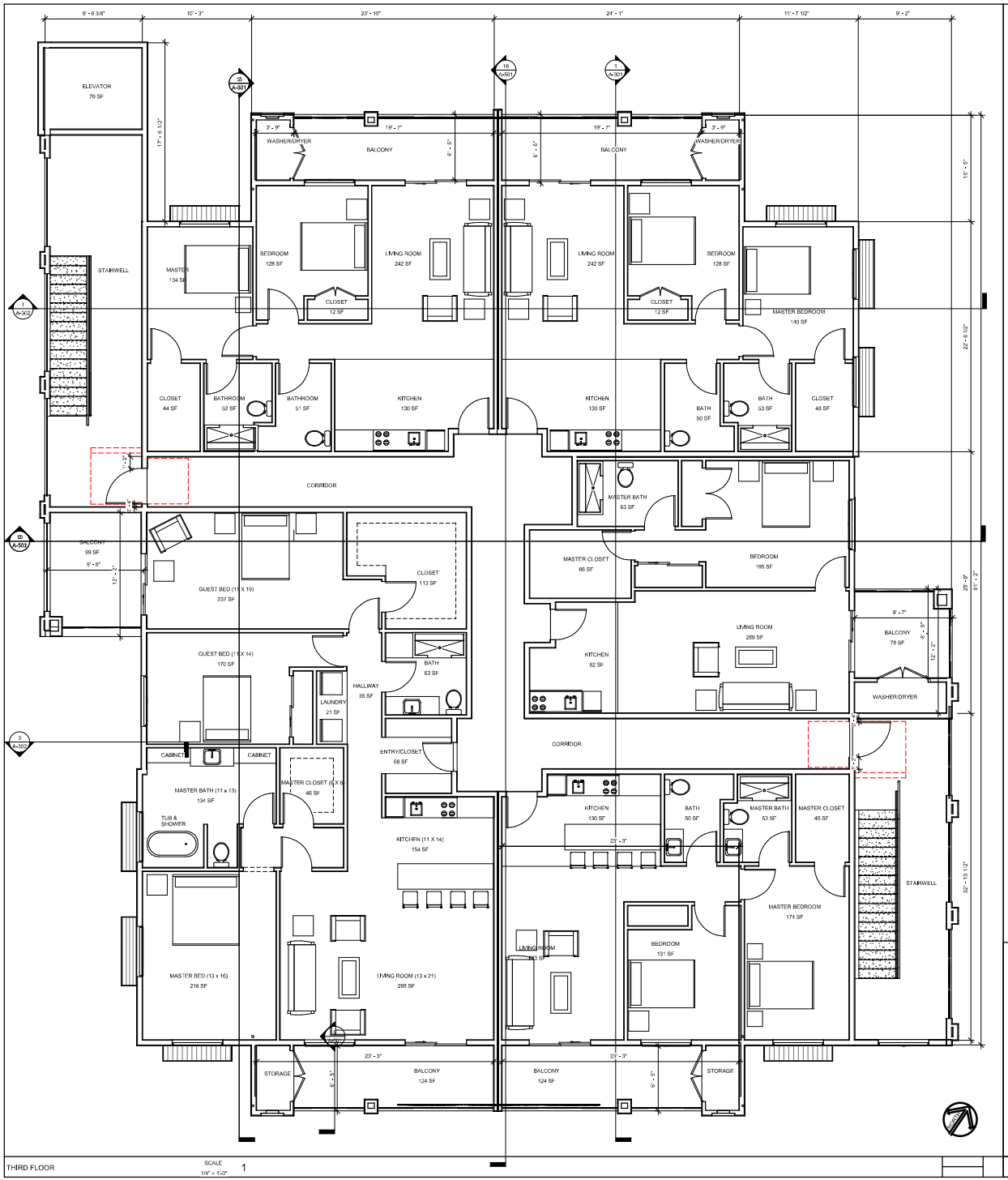

THIRD FLOOR

SCALE 1/4" = 1'-0"

1

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Issue Date:	6/8/2023

sheet name

THIRD FLOOR PLAN

sheet number

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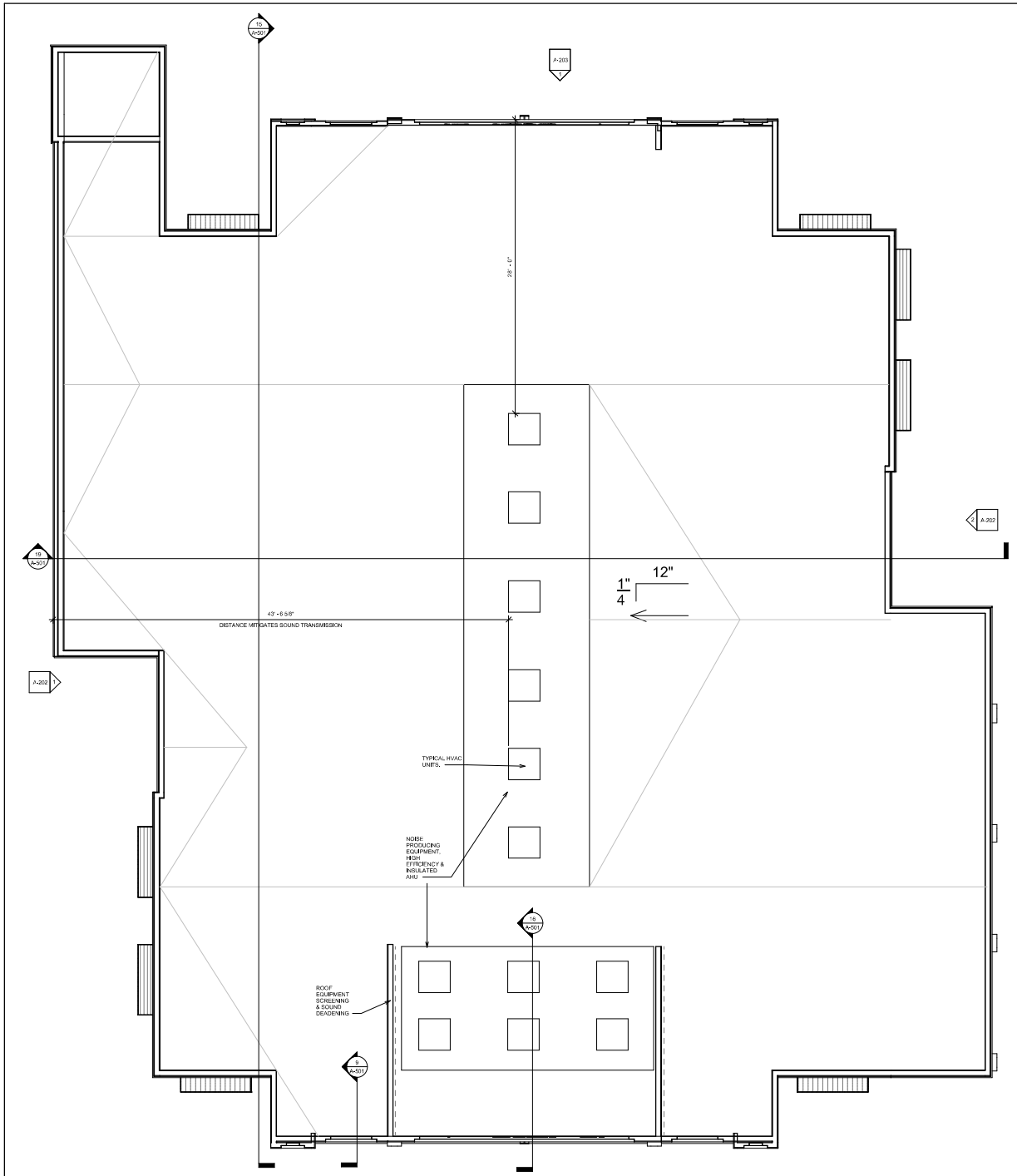

ROOF

SCALE
1/4" = 1'-0"

1

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EXPIRATION 9-30-2023
STATE OF CALIFORNIA

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sheet name

ROOF PLAN

sheet number

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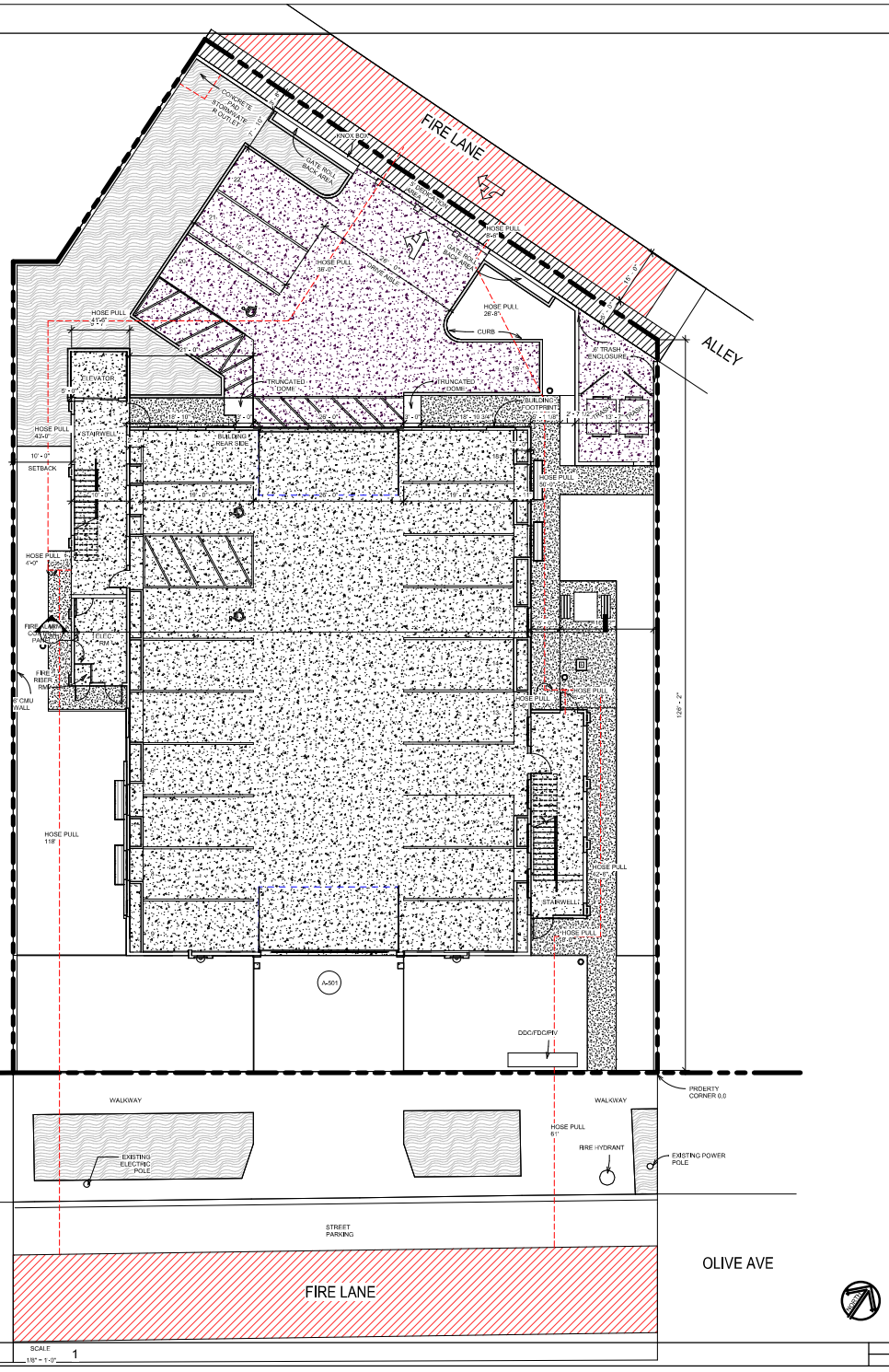

FIRE MASTER PLAN

SCALE 1/8" = 1'-0" 1

PROJECT NAME:	OHANIAN OLIVE AVE APTS
PROPERTY ADDRESS:	211 EAST OLIVE AVE, REDLANDS, CA 92373
APN NUMBER:	0171-281-30-0000
ZONE:	AP, R3
ZONING DISTRICT :	REFER TO MUNICIPAL CODE ZONE
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS
GROSS LOT AREA:	17,036 SQ. FT.
DEDICATIONS:	5' ENTIRE WIDTH OF ALLEY, 288 SQ.FT.
NET LOT AREA:	GROSS - DEDICATION = 16,750 SQ. FT.
EXISTING USES:	PARKING LOT
EASEMENTS:	UTILITY
FRONT SETBACK:	20 FT
REAR SETBACK:	20 FT
SIDE SETBACK:	10 FT FOR 3 STORIES
DENSITY OF DEVELOPMENT:	1,450 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE:	60% OF LOT AREA
BUILDING FOOTPRINT:	7,209 SQ. FT.

OUTDOOR LIVING SPACE

GROSS FLOOR AREA:	13,146 SQ. FT. PROVIDED
16,650.1/6 OUTDOOR LIVING SPACE 1/4 X 13,146 SF =	3,287 SF OUTDOOR LIVING SPACE REQUIRED

THIS PROJECT PROVIDES OUTDOOR LIVING SPACE BY A COMBINATION OF PRIVATE OUTDOOR AND COMMON OUTDOOR SPACE.

COMMON OUTDOOR LIVING SPACE

100 SF COMMON OPEN SPACE PER DWELLING UNIT WITH 27 MINIMUM DIMENSION
100 SF/UNIT X 11 UNITS = 1,100 SF TOTAL COMMON OPEN SPACE REQUIRED

NORTH WEST COMMON OPEN SPACE =	237 SF
NORTH EAST COMMON OPEN SPACE =	1,290 SF
SOUTH WEST COMMON OPEN SPACE=	1,101 SF
SOUTH WEST PICNIC TABLE OPEN SPACE =	210 SF
SOUTH EAST COMMON OPEN SPACE =	605 SF
	3,453 SF PROVIDED IS GREATER THAN 1,100 COMMON OPEN SPACE REQUIRED

MINIMUM 30% COMMON OPEN SPACE SHALL BE LANDSCAPED
30% X 1,100 SF = 330 SF REQUIRED

OUT OF 3,453 SF COMMON OPEN SPACE PROVIDED, 3,243 SF COMMON OPEN SPACE IS LANDSCAPED.

EXTERIOR PARKING LOT	2,029 SQ. FT.
EXTERIOR PARKING LANDSCAPE:	143 SQ. FT REQUIRED = 7% OF EXTERIOR PARKING LOT.

OUT OF 3,243 SF COMMON OPEN SPACE THAT IS CURRENTLY LANDSCAPED, 1,250 SF (NORTH WEST LANDSCAPE) AND 237 SF (NORTH EAST LANDSCAPE) OR A TOTAL OF 1,487 SF PARKING LANDSCAPE IS PROVIDED.

PRIVATE OUTDOOR LIVING SPACE

NO PATIO PROVIDED ON THE GROUND FLOOR.
PATIOS ABOVE THE FIRST FLOOR ARE OPEN ON BOTH SIDES AND ALL CONTAIN A MINIMUM AREA OF 75SF OR MORE, WITH GREATER THAN 7' DIMENSION CONTIGUOUS TO THE UNIT SERVED. SEE A-102 AND A-103 PATIOS ARE ALL DIMENSIONED.

TOTAL PRIVATE OUTDOOR LIVING SPACE SECOND FLOOR =	713 SF
TOTAL PRIVATE OUTDOOR LIVING SPACE THIRD FLOOR =	673 SF
TOTAL:	1,386 SF

1,386 SF TOTAL PRIVATE OUTDOOR LIVING + 3,453 SF TOTAL COMMON OPEN SPACE = 4,839 TOTAL OUTDOOR LIVING SPACE PROVIDED.

4,839 TOTAL OUTDOOR LIVING SPACE IS GREATER THAN THE REQUIRED (1,100 SF COMMON OPEN SPACE + 75 SF *11 UNITS = 825 SF PRIVATE OUTDOOR SPACE) 1,925 SF TOTAL OUTDOOR OPEN SPACE REQUIRED.

TRASH AREA PROVIDED:	339 SQ. FT.
ZONING BUILDING HEIGHT :	NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES :	NOT GREATER THAN 4 STORIES
GROSS BUILDING AREA:	
	LEVEL 1: 7,205 SQ. FT.
	LEVEL 2: 6,573 SQ. FT.
	LEVEL 3: 6,573 SQ. FT.
PARKING(18,164/,000):	
1 BEDROOM STALL REQUIREMENT	1 STALL/UNIT X 3 UNITS = 3 STALLS
2 BEDROOM STALL REQUIREMENT	1 1/2 STALLS/UNIT X 7 UNITS = 11 STALLS
3 BEDROOM STALL REQUIREMENT	2 STALLS/UNIT X 1 UNIT = 2 STALLS
GUEST	1/2 STALL/UNIT X 11 UNITS = 6 STALLS
TOTAL:	22 STALLS REQUIRED
ADA STALLS REQUIRED:	1 PER GARAGE PARKING AND 1 PER GUEST PARKING AREA
ADA VAN STALLS REQUIRED:	1 PER GARAGE PARKING AND 1 PER GUEST PARKING AREA
ADA VAN STALLS PROVIDED:	2
ADA STALLS TOTAL PROVIDED:	3
STANDARD STALLS PROVIDED:	14
GUEST STALLS PROVIDED:	6

BUILDING CODE DATA:

TYPE OF CONSTRUCTION :	VB -APARTMENTS, IB -OPEN PARKING GARAGE
OCCUPANCY CLASSIFICATION :	R2(APARTMENTS), S-2(PARKING)

OPENING AREA REQUIRED

	324 FT X 10 FT (HEIGHT) = 3,240 SQ. FT., 3,240 SQ. FT. X 20% = 648 SQ. FT. OPENING REQUIRED
REAR VENTED GARAGE DOOR	23 FT X 9 FT = 212 SQ. FT
4'-9" X 5'-9" GARAGE VENT	17 OPENINGS X 27 SQ. FT= 459 SQ. FT.
2'-1" X 5'-7" GARAGE VENT	2 OPENINGS X 5.8 SQ. FT = 11 SQ. FT.
	682 SQ. FT. TOTAL OPENING PROVIDED

LENGTH REQUIRED

CBC 405.6.2 EXCEPTION OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING. IN THE CURRENT PROJECT CONFIGURATION, THE OPENINGS ARE UNIFORMLY DISTRIBUTED ALONG THE EAST AND WEST WALLS OF THE GARAGE.

SHEET LIST:

Sheet List	
Sheet Name	Sheet Number
GENERAL INFORMATION	G-001
CALGREEN REQUIREMENTS	G-002
SITE PLAN	A-101
SECOND FLOOR PLAN	A-102
THIRD FLOOR PLAN	A-103
ROOF PLAN	A-105
EXTERIOR ELEVATIONS	A-201
EXTERIOR ELEVATIONS	A-202
FULL COLOR ELEVATIONS	A-203
RENDERING	A-204
BUILDING SECTIONS	A-301
BUILDING SECTIONS	A-302
TYPICAL DETAILS	A-501
FIRE MASTER PLAN	AS-101

LEGEND:

FIRE LANE

FIRE HOSE PULL

GENERAL NOTES:

1. REQUIRED ONE HOUR SEPARATION BETWEEN R-2 AND S-2 OCCUPANCIES.
2. ALL DWELLING UNITS SERVED BY THE ELEVATOR ARE ADAPTABLE AND ON AN ACCESSIBLE ROUTE. MANEUVERING CLEARANCES PROVIDED AT DOORS TO STAIRWELLS.
3. TYPE VB & IB CONSTRUCTION. GARAGE IS TYPE II, WHICH IS SEPARATED BY CODE REQUIRED HOURLY RATING FROM TYPE V CONSTRUCTION FOR FLOORS 2-3.

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LICENSED ARCHITECT GARY W. MILLER No. C14635 EXP. 9-30-23 STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	6/8/2023

sheet name

FIRE MASTER PLAN

sheet number

AS-101

Sheet Of Sheets

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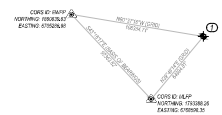
SURVEYOR'S NOTE:

THE POINT 7 CONTROL AND CONTINUOUS OPERATING REFERENCE STATION TIES ARE SHOWN ON THE DIAGRAM BELOW AND ARE REFERENCED ON BASIS OF BEARINGS STATEMENT.



GENERAL NOTES:

THE PUBLIC TOPOGRAPHY SHOWN HEREON WAS COMPILED BY FIELD SURVEY PERFORMED ON 05/01/2023 BY EPIC ENGINEERS.

IN PREPARING THESE PLANS, EPIC ENGINEERS, INC. DID A THOROUGH SEARCH FOR ALL EXISTING PLANS AND COMPILED A FIELD SURVEY OF ALL ABOVE GROUND APPURTENANCES. EPIC ENGINEERS, INC. PROVIDES NO WARRANTY AND ACCEPTS NO RESPONSIBILITY AS TO THE ACTUAL LOCATION OF ANY UNDERGROUND OR ABOVE GROUND UTILITY EITHER VERIFIED BEFORE OR AFTER THE DATE OF PREPARATION OF THESE PLANS. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT @ 811 TO VERIFY LOCATION OF EXISTING UTILITY LOCATIONS AND SHALL CONTACT THE ENGINEER OF RECORD IF THERE IS ANY MATERIAL DISCREPANCY.

BENCHMARK:

VERTICAL CONTROL FOR THIS SURVEY IS NAVD88 GROUNDTIE AS ESTABLISHED BY STATIC GPS BASED ON THE CORS STATIONS LISTED UNDER THE BASIS OF BEARINGS SHOWN HEREON.

A TEMPORARY BENCHMARK WAS ESTABLISHED AT THE BASE CONTROL POINT NO. 1 REFERENCED ABOVE

DESCRIPTION: MN

ELEVATION: 1583.07' (NAVD88)

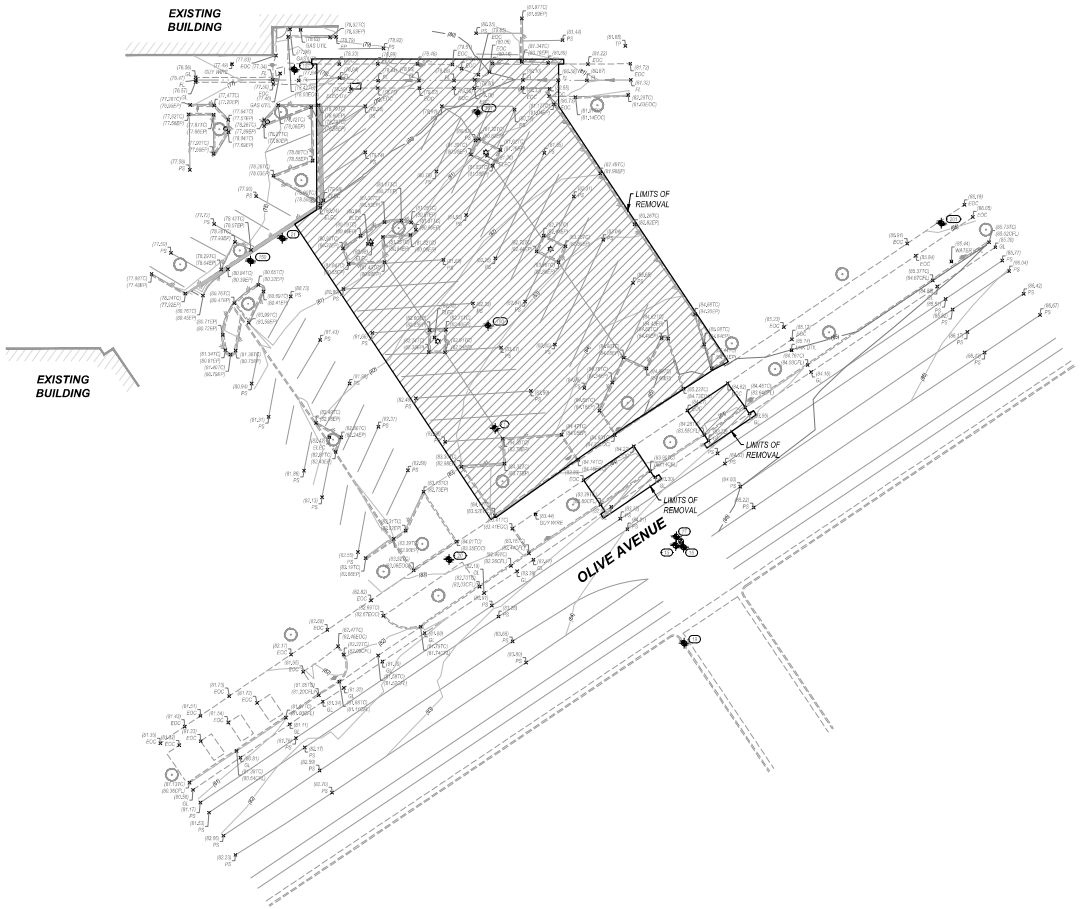
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, SPC 6405, ZONE V,
BASED LOCALLY ON CONTINUOUS OPERATING REFERENCE STATIONS (CORS):
"MHPP" "SWFP" AND "P524" NAD 83 (2011) EPOCH 2010.00
ALL BEARINGS SHOWN ON THIS MAP ARE GRID. ALL DISTANCES ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99995410

CALCULATIONS ARE MADE AT THE BASE CONTROL POINT NO. 1 WITH COORDINATES OF:
NORTHING: 6183007.84' EASTING: 6783219.95'
ELEVATION: 1583.07'

TOPOGRAPHIC LEGEND:

AC	ASPHALT CONCRETE		IRRIGATION CONTROL VALVE
ACB	ASPHALT CONCRETE BERM		
ADA	AMERICAN DISABILITY ACT		
BSD	BACKSIDE DRIVE		CONTROL POINT
CB	CATCH BASIN		
CPL	CURB PLANTER		TREE
CLF	CHAIN LINK FENCE		
CO	CLEANOUT		
COL	COLUMN		DRAIN
COMM	COMMUNICATION		
CONC	CONCRETE		DOUBLE DETECTOR CHECK ASSEMBLY
CON	CORNER		
DF	DRINKING FOUNTAIN		POST INDICATOR VALVE
DW	DOOR WAGE		
DI	DRAIN INLET		
DIC	DRAIN INLET CORNER		DOOR
DR	DIRECT REFLECTION		
DS	DOWNSPOUT		
ELEC	ELECTRICITY		
EOB	EDGE OF BRICK		FIRE DEPARTMENT CONNECTION
EOC	EDGE OF CONCRETE		
EP	EDGE OF PAVEMENT		
ETP	EDGE OF TRANSLED PATH		SIGN
FA	FIRE ACCESS		
FDC	FIRE DEPARTMENT CONNECTION		
FF	FINISHED FLOOR		MANHOLE
FH	FIRE HYDRANT		
FL	FLOWLINE		
FP	FLAG POLE		LIGHT
FSC	FINISHED SURFACE CONCRETE		
GB	GRADE BREAK		FIRE HYDRANT
GL	GUTTER LIP		
ICV	IRRIGATION CONTROL VALVE		
IE	INVERT ELEVATION		POWER POLE
INV	INVERT SEWER		
LT	LIGHT		
MB	MAILBOX		CURB & GUTTER
MH	MANHOLE		
NG	NATURAL GROUND		
PIV	POST INDICATOR VALVE		FLOWLINE
PP	POWER POLE		
PS	PAINT STRIPE		EDGE OF CONCRETE / BRICK
SCO	SEWER CLEANOUT		
SDCO	STORM DRAIN CLEAN OUT		
SDMH	STORM DRAIN MAN HOLE		EDGE OF PAVEMENT
SMH	SEWER MANHOLE		
SWF	STEEL TUBE FENCE		
TC	TOP OF CURB		GRADE BREAK
TD	TRUNCATED DOMES		
TH	THRESHOLD		WALL
TL	TRAFFIC LIGHT		
TOP	TOP OF PIPE		
TP	TOP OF PAVEMENT		CONTOUR
TW	TOP OF WALL		
UB	UTILITY BOX		
UMH	UNKNOWN		
UTIL	UTILITY		ASPHALT PATCH
UV	UTILITY VAULT		
VLT	VAULT		
WC	WALL CORNER		CONCRETE PATCH
WF	WROUGHT IRON FENCE		
WS	WHEEL STOP		

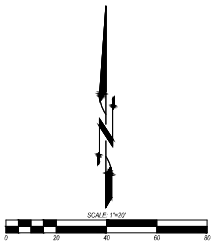


CONTROL TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1842301.8380	6810776.6180	1382.67	HUB
2	1842270.5350	6810664.9900	1377.04	FD 1" IP W/ PLUG NO REF FLUSH
3	1842238.9080	6810551.6780	1372.35	FD NAIL W/ TC NO REF
4	1842202.8090	6810557.6370	1377.39	FD NAIL W/ TC NO REF
5	1842254.8070	6810395.2080	1376.62	FD NAIL IN TC L.S 7232
6	1842614.6090	6810663.6410	1373.63	FD SCORED X W/ RAINY TC
7	1843808.9190	6810382.1730	1370.62	FD NAIL IN AC DWY L2
8	1843828.4260	6810376.2190	1371.23	FD NAIL IN AC DWY L2
9	1843823.4260	6810370.9470	1394.28	FD SCORED X IN TC
10	1843828.3750	6810364.3830	1395.72	FD NAIL IN AC DWY L2
11	1843640.3710	6810362.2580	1394.73	FD NAIL W/ RAMP TC ROE 8581
12	1843469.6280	6810362.4350	1396.39	FD SCORED MKD BY UNLED
13	1843457.7080	6810645.2880	1396.24	FD NAIL W/ TC HUH HP

CONTROL TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
14	1843432.8060	6810780.1320	1396.72	FD NAIL W/ TC HUH HP
15	1843251.3250	6810791.7200	1394.73	FD PK NAIL IN AC TIES
16	1843216.7010	6810784.8900	1394.62	FD PK NAIL IN AC TIES
17	1843264.8040	6810792.9520	1394.63	FD PK NAIL IN AC TIES
18	1843634.5550	6810685.4460	1370.98	FD NAIL IN 1" IP MANGLED DIM 0.1
19	1843723.6140	6810786.0400	1394.54	SCORED Y
20	1843724.7040	6810781.6970	1393.05	SCORED X
21	1843563.4260	6810785.3510	1393.16	MN
150	1843546.7740	6810777.1500	1392.71	MN
151	1843435.9810	6810772.8900	1392.28	MN
152	1843374.3780	6810772.7600	1392.22	MN
153	1843434.4160	6810740.1710	1277.78	SCORED X
301	1843306.4060	6810787.3910	1393.55	FD NAIL PGE 8581



DIGALERT
Call 2 Working Days Before You Dig
811

J:\1188.01 OLIVE AVENUE - SURVEY AND ENTITLEMENTS_CIVIL 3D\SURVEY\188_01-FT.DWG

ACCTTSD.00 (November 17, 2020 2:17:39 PM EST) (JAMES)
ACCTTSD.00 (November 17, 2020 2:17:39 PM EST) (JAMES)

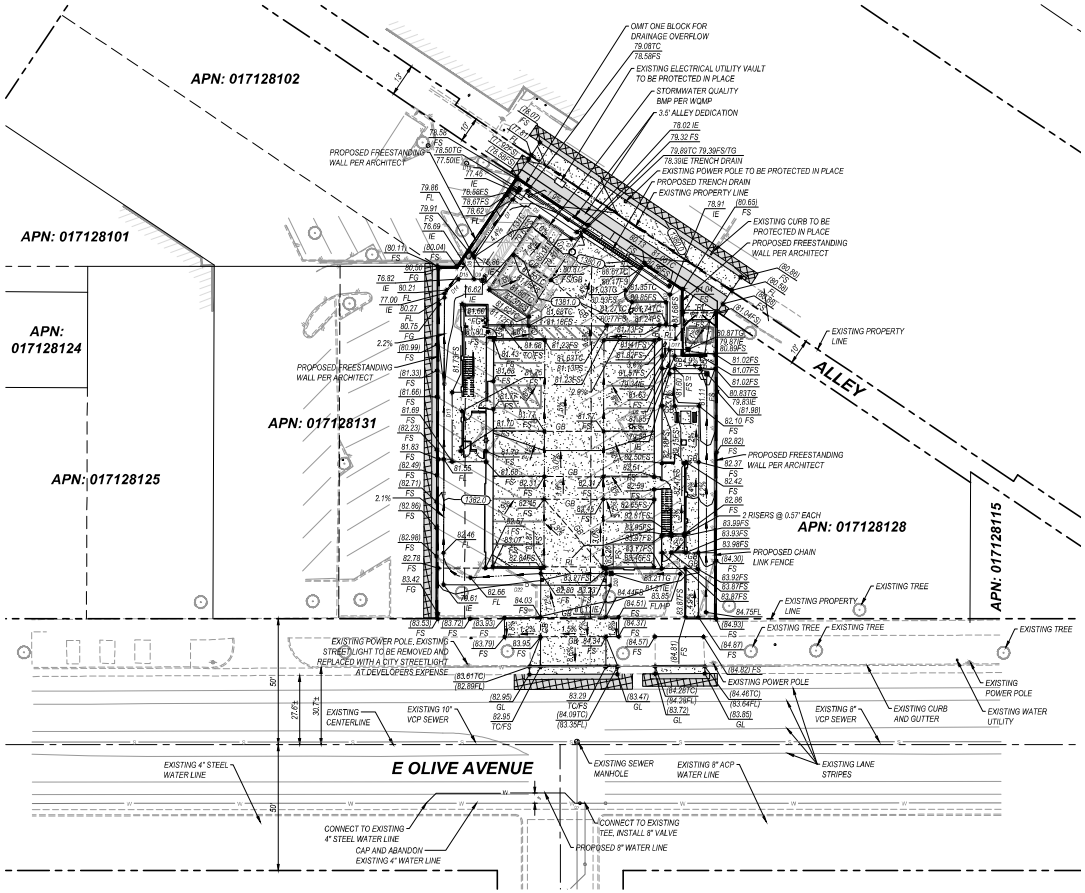
EPIC ENGINEERS
CIVIL ENGINEERING AND SURVEYING | PLANNING | STORMWATER MANAGEMENT
191 E. REDLANDS BOULEVARD, SUITE 104, REDLANDS, CA 92373
TEL: 909.793.3969 FAX: 909.793.3967
www.epicca.com

W.O.	188.01
BY:	ZEC
CHECKED BY:	ACB
DATE:	06/20/2023
SCALE:	1" = 20'

211 E. OLIVE AVENUE, REDLANDS, CA 92373
APN: 0171-281-30

TOPOGRAPHIC MAP

SHEET NUMBER
1 OF 5

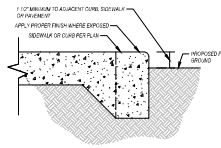


LEGEND

AC	ASPHALT CONCRETE		CLEANOUT
ADA	AMERICAN DISABILITIES ACT		CONTROL POINT
BFD	BACKFLOW DEVICE		DOUBLE DETECTOR CHECK
CF	CURB FACE		DRAIN BOX
CLF	CHAIN LINK FENCE		FIRE DEPARTMENT CONNECTION
CO	CLEANOUT		FIRE HYDRANT
CONC	CONCRETE		MANHOLE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY		POST INDICATOR VALVE
ELEC	ELECTRIC		POWER POLE
EOC	EDGE OF CONCRETE		SIGN
EP	EDGE OF PAVEMENT		TREE
FDC	FIRE DEPARTMENT CONNECTION		CHANGE IN AC/PCC THICKNESS
FF	FINISHED FLOOR		DIRECTION OF SLOPE
FG	FINISHED GROUND		EDGE OF PAVEMENT
FH	FIRE HYDRANT		EXISTING ELECTRIC LINE
FL	FLOWLINE		EXISTING FIRE LINE
FS	FINISHED SURFACE		EXISTING GAS LINE
HP	HIGH POINT		EXISTING SEWER LINE
IE	INVERT (SD)		EXISTING STORM DRAIN
INV	INVERT (SEWER)		EXISTING STORM DRAIN
LA	LANDSCAPE AREA		EXISTING WATER LINE
PIR	PLANTER AREA		FLOWLINE
PIV	POST INDICATOR VALVE		GRADE BREAK/RIDGELINE
POC	POINT OF CONNECTION		PROPOSED FIRE LINE
PP	POWER POLE		PROPOSED RETAINING WALL
SW	SIDEWALK		PROPOSED SEWER LINE
TB	TOP OF BERM		PROPOSED STORM DRAIN
TC	TOP OF CURB		PROPOSED WATER LINE
TF	TOP OF FOOTING		PROPOSED AC PAVEMENT
TG	TOP OF GRATE		PROPOSED SLURRY/CRACK REPAIR
TOE	BOTTOM OF SLOPE		PROPOSED PCC SURFACE
TOP	TOP OF SLOPE		GRIND AND OVERLAY
TP	TOP OF PAVEMENT		LIMITS OF REMOVAL
TW	TOP OF WALL		
UTIL	UTILITY		
WM	WATER METER		
WV	WATER VALVE		

STORM DRAIN LINE DATA TABLE

NAME	BEARING	LENGTH	SLOPE	DESCRIPTION
D1	S56° 22' 47"W	14.77	S=0.020	4" SDR 35 PVC STORM DRAIN PIPE
D2	N33° 37' 13"W	9.67	S=0.020	4" SDR 35 PVC STORM DRAIN PIPE
D3	N33° 37' 13"W	71.74	S=0.020	4" SDR 35 PVC STORM DRAIN PIPE
D4	S56° 57' 13"W	44.00	S=0.0198	4" SDR 35 PVC STORM DRAIN PIPE
D5	S56° 57' 13"W	38.40	S=0.0198	6" SDR 35 PVC STORM DRAIN PIPE
D7	S01° 02' 47"E	36.31	S=0.0198	6" SDR 35 PVC STORM DRAIN PIPE
D8	S33° 37' 13"E	8.27	S=0.0198	6" SDR 35 PVC STORM DRAIN PIPE
D9	N56° 22' 47"E	3.83	S=0.020	6" SDR 35 PVC STORM DRAIN PIPE
D13	N33° 37' 13"W	118.73	S=0.0226	6" SDR 35 PVC STORM DRAIN PIPE
D14	N11° 15' 20"E	8.05	S=0.0226	6" SDR 35 PVC STORM DRAIN PIPE
D15	N56° 22' 47"E	6.66	S=0.0226	6" SDR 35 PVC STORM DRAIN PIPE
D17	S56° 22' 47"W	7.53	S=0.0723	4" SDR 35 PVC STORM DRAIN PIPE
D18	S44° 57' 13"W	3.29	S=0.1217	6" SDR 35 PVC STORM DRAIN PIPE
D19	S01° 02' 47"E	5.93	S=0.0267	6" SDR 35 PVC STORM DRAIN PIPE
D20	S33° 37' 13"E	4.69	S=0.0226	6" SDR 35 PVC STORM DRAIN PIPE
D23	S56° 22' 47"W	65.58	S=0.0226	6" SDR 35 PVC STORM DRAIN PIPE



HARDSCAPE TO LANDSCAPE JOIN CONDITION
NOT TO SCALE

CURB NOTE:
ALL CURB ON OLIVE AVENUE IS TO BE SPLIT STONE.

POWER POLE NOTE:
THE THREE POWER POLES LABELED HEREON ARE TO BE UNDERGROUNDED AT DEVELOPERS EXPENSE, OR A WAIVER IS TO BE REQUESTED AND AN IN-LIEU FEE IS TO BE PAID.

NON-PLOTTABLE EASEMENT:
EASEMENT GRANTED TO REDLANDS WATER COMPANY FOR THE PURPOSE OF PIPELINES AS RECORDED IN BOOK 28, PAGE 233 AND IN BOOK 29, PAGE 65 BOTH OF DEEDS

SCALE: 1"=20'
0 20 40 60 80

DIGALERT Call 2 Working Days Before You Dig! 811

J:\188.01 OLIVE AVENUE - SURVEY AND ENTITLEMENTS_CIVIL\3D_EXHIBITS\188_01-PRELIM-GRADING.DWG

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W.O.	188.01
BY:	ZEC
CHECKED BY:	ACB
DATE:	06/20/2023
SCALE:	1" = 20'

211 E. OLIVE AVENUE, REDLANDS, CA 92373
APN: 0171-281-30

PRELIMINARY GRADING PLAN

SHEET NUMBER
1 OF 1

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SOUTH ELEVATION - UPDATED

SCALE 1/4" = 1'-0" 02

NORTH ELEVATION - UPDATED

SCALE 1/4" = 1'-0" 2

SHEET LIST:

Sheet List	
Sheet Name	Sheet Number
GENERAL INFORMATION	G-001
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FIRE MASTER PLAN	AS-101

GENERAL NOTES:

1. REQUIRED ONE HOUR SEPARATION BETWEEN R-2 AND S-2 OCCUPANCIES.
2. ALL DWELLING UNITS SERVED BY THE ELEVATOR ARE ADAPTABLE AND ON AN ACCESSIBLE ROUTE. MANEUVERING CLEARANCES PROVIDED AT DOORS TO STAIRWELLS.
3. TYPE VB & IIB CONSTRUCTION. GARAGE IS TYPE II, WHICH IS SEPARATED BY CODE REQUIRED HOURLY RATING FROM TYPE V CONSTRUCTION FOR FLOORS 2-3.

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info@miller-aip.com

LICENSED ARCHITECT GARY W. MILLER No. C14635 EXP. 9-30-2024 STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	6/8/2023

sheet name

EXTERIOR ELEVATIONS

sheet number

A-201

Sheet Of Sheets

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WEST ELEVATION - UPDATED

SCALE 1/4" = 1'-0" 1

EAST ELEVATION - UPDATED

SCALE 1/4" = 1'-0" 2

SHEET LIST:

Sheet List	
Sheet Name	Sheet Number
GENERAL INFORMATION	G-001
CALGREEN REQUIREMENTS	G-002
SITE PLAN	A-101
SECOND FLOOR PLAN	A-102
THIRD FLOOR PLAN	A-103
ROOF PLAN	A-105
EXTERIOR ELEVATIONS	A-201
EXTERIOR ELEVATIONS	A-202
FULL COLOR ELEVATIONS	A-203
RENDERING	A-204
BUILDING SECTIONS	A-301
BUILDING SECTIONS	A-302
TYPICAL DETAILS	A-501
FIRE MASTER PLAN	AS-101

GENERAL NOTES:

1. REQUIRED ONE HOUR SEPARATION BETWEEN R-2 AND S-2 OCCUPANCIES.
2. ALL DWELLING UNITS SERVED BY THE ELEVATOR ARE ADAPTABLE AND ON AN ACCESSIBLE ROUTE. MANEUVERING CLEARANCES PROVIDED AT DOORS TO STAIRWELLS.
3. TYPE VB & IIB CONSTRUCTION. GARAGE IS TYPE II, WHICH IS SEPARATED BY CODE REQUIRED HOURLY RATING FROM TYPE V CONSTRUCTION FOR FLOORS 2-3.

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LICENSED ARCHITECT GARY W. MILLER No. C14635 REN. 8-30-2025 STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	6/8/2023

sheet name

EXTERIOR ELEVATIONS

sheet number

A-202

Sheet Of Sheets

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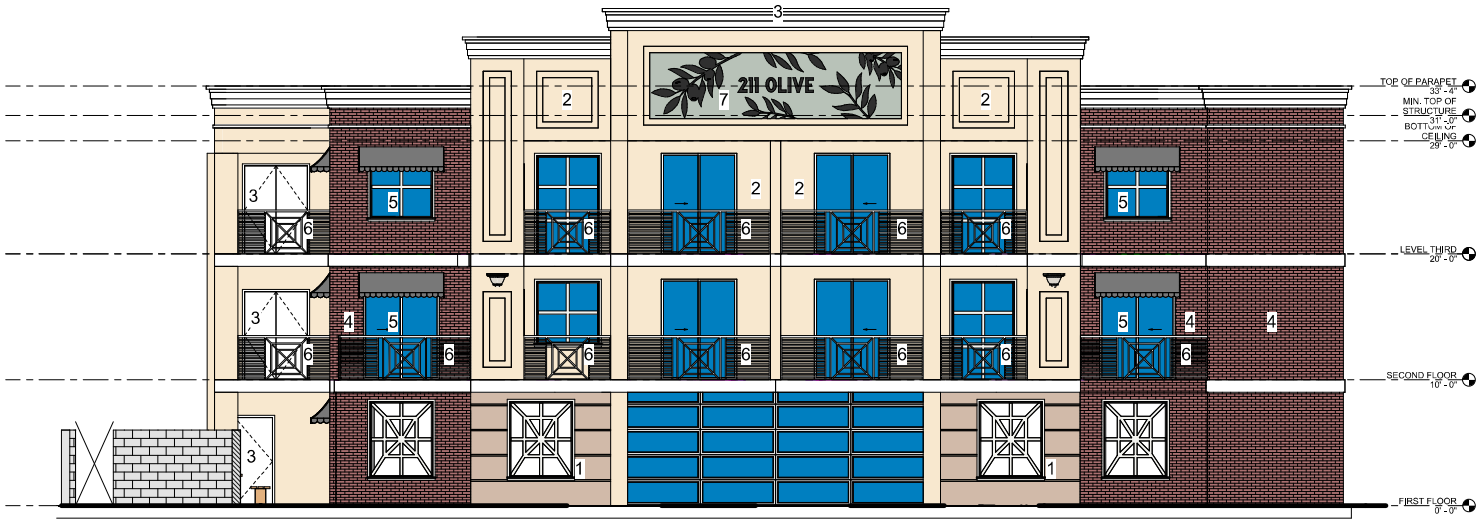
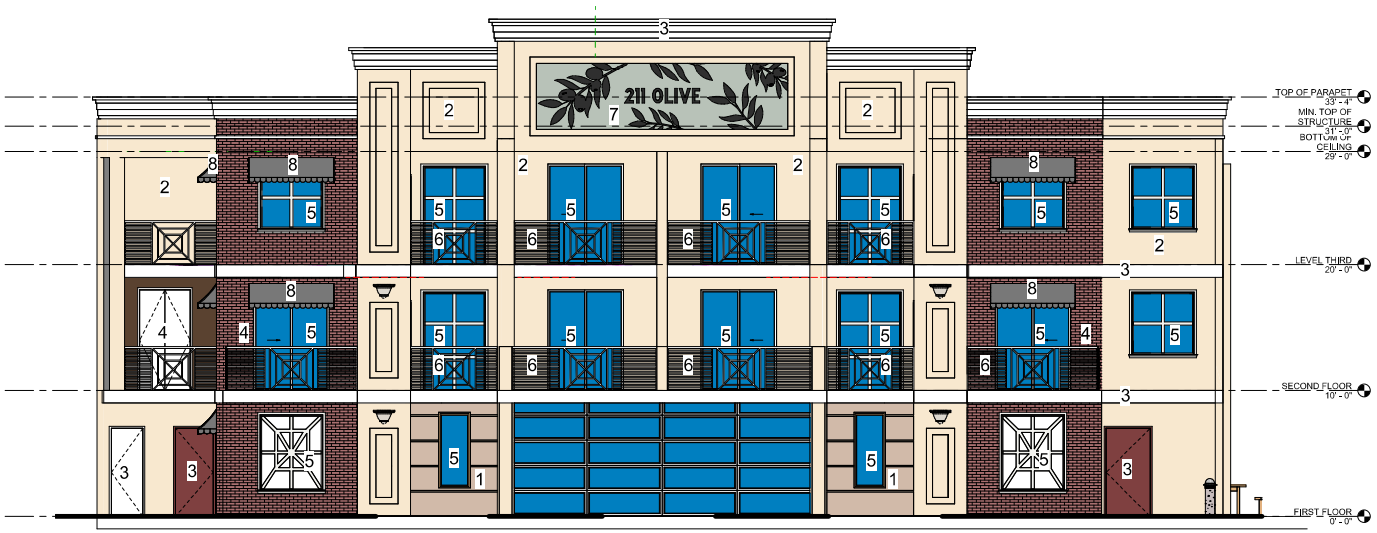


NORTH ELEVATION - COLORED

SCALE 1/4" = 1'-0" 1



SOUTH ELEVATION - COLORED

SCALE 1/4" = 1'-0" 2

SHEET LIST:

Sheet List	
Sheet Name	Sheet Number
GENERAL INFORMATION	G-001
CALGREEN REQUIREMENTS	G-002
SITE PLAN	A-101
SECOND FLOOR PLAN	A-102
THIRD FLOOR PLAN	A-103
ROOF PLAN	A-105
EXTERIOR ELEVATIONS	A-201
EXTERIOR ELEVATIONS	A-202
FULL COLOR ELEVATIONS	A-203
RENDERING	A-204
BUILDING SECTIONS	A-301
BUILDING SECTIONS	A-302
TYPICAL DETAILS	A-501
FIRE MASTER PLAN	AS-101

GENERAL NOTES:

1. REQUIRED ONE HOUR SEPARATION BETWEEN R-2 AND S-2 OCCUPANCIES.
2. ALL DWELLING UNITS SERVED BY THE ELEVATOR ARE ADAPTABLE AND ON AN ACCESSIBLE ROUTE, MANEUVERING CLEARANCES PROVIDED AT DOORS TO STAIRWELLS.
3. TYPE VB & IIB CONSTRUCTION, GARAGE IS TYPE II, WHICH IS SEPARATED BY CODE REQUIRED HOURLY RATING FROM TYPE V CONSTRUCTION FOR FLOORS 2-3.

MATERIALS & FINISHES:

1. PRODUCT: LAHABRA CEMENT PLASTER, COLOR: 7-278 TRABUCO, FINISH: 20/30 FLOAT

2. PRODUCT: LAHABRA CEMENT PLASTER, COLOR: 7-97 PACIFIC SAND, FINISH: 16/20 FLOAT

3. PRODUCT: LAHABRA CEMENT PLASTER, COLOR: CRYSTAL WHITE, FINISH: 16/20

4. PRODUCT: INTERSTATE BRICK, COLOR: MONTEREY, FINISH: MATTE FOR HORIZONTAL BAND AND CORNICE ELSMENTS

5. PRODUCT: PELLA VINYL, WINDOWS/DOORS COLOR: CREAM

6. PRODUCT: SHERWIN WILLIAMS, COLOR: SW7006 EXTRA WHITE FOR RAILING

7. ART PANEL WILL FEATURE BRONZE TYPOGRAPHY WITH A GREEN RUSTIC BACKDROP FOR WHAT WILL BECOME THE FUTURE ART PANEL OF THE BUILDING. THE INSPIRATION IS THE FOLLOWING ART PIECE BELOW.

8. WINDOW FABRIC AWNING, SUNBRELLA ACRYLIC DESIGNER FABRIC, WATER, UV AND MILDEW RESISTANT HIGH QUALITY FABRICS, STAINLESS STEEL HARDWARE

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owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	6/8/2023

sheet name

FULL COLOR ELEVATIONS

sheet number

A-203

Sheet Of Sheets

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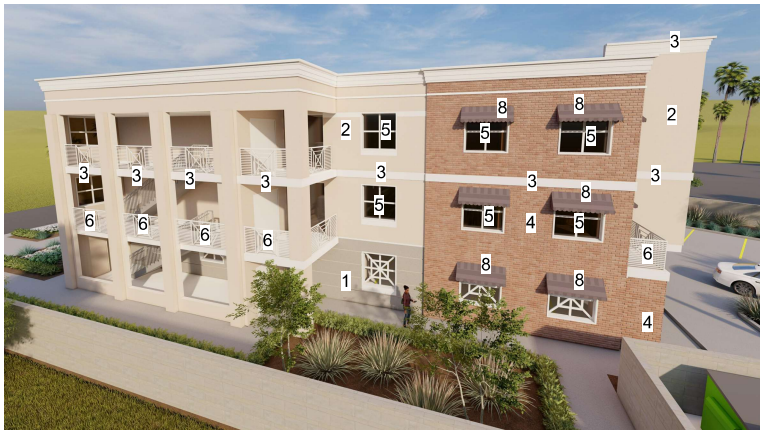

MATERIALS & FINISHES:

1. PRODUCT: LAHABRA CEMENT PLASTER, COLOR: X-278 TRABUCO, FINISH: 20/30 FLOAT

2. PRODUCT: LAHABRA CEMENT PLASTER, COLOR: X-97 PACIFIC SAND, FINISH: 16/20 FLOAT

3. PRODUCT: LAHABRA CEMENT PLASTER, COLOR: CRYSTAL WHITE, FINISH: 16/20

4. PRODUCT: INTERSTATE BRICK, COLOR: MONTEREY, FINISH: MATTE FOR HORIZONTAL BAND AND CORNICE ELEMENTS

5. PRODUCT: PELLA VINYL WINDOWS/DOORS COLOR: CREAM

6. PRODUCT: SHERWIN WILLIAMS, COLOR: SW7008 EXTRA WHITE FOR RAILING

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LICENSED ARCHITECT
GARY W. MILLER
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EXP. 9-30-2023
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	6/8/2023

sheet name

RENDERING

sheet number

A-204

Sheet Of Sheets

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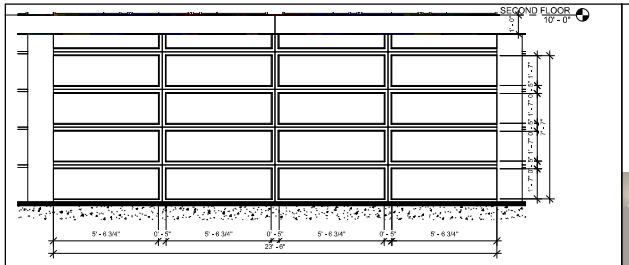
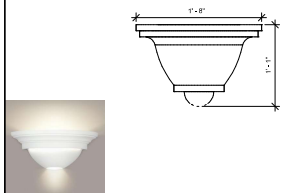
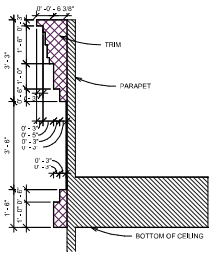


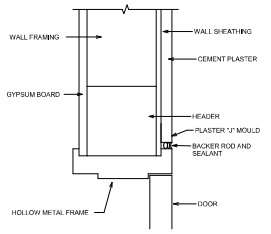
GARAGE DOOR ELEVATION — SCALE 3/8" = 1'-0" — 14



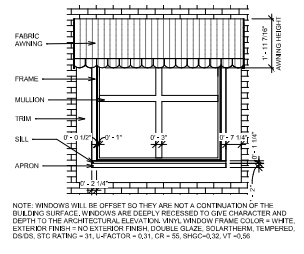
EXTERIOR LIGHT SCONCE — SCALE 1 1/2" = 1'-0" — 11



PARAPET FOAM TRIM — SCALE 1/2" = 1'-0" — 9

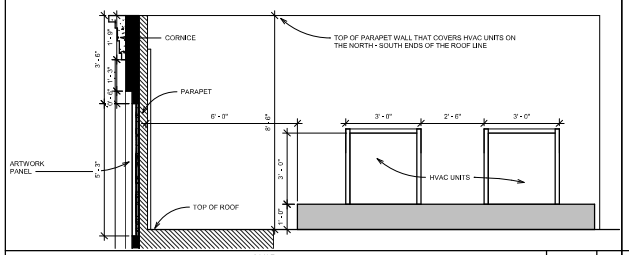


EXTERIOR DOOR HEAD — SCALE 3" = 1'-0" — 6

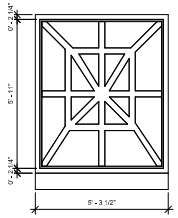


NOTE: WINDOWS WILL BE OFFSET SO THEY ARE NOT A CONTINUATION OF THE BUILDING SURFACE. WINDOWS ARE DEEPLY RECESSED TO GIVE CHARACTER AND DEPTH TO THE ARCHITECTURAL ELEVATION. VINYL WINDOW FRAME COLOR = WHITE. EXTERIOR FINISH = NO EXTERIOR FINISH. DOUBLE GLAZE. SOLARTHERM, TEMPERED. DSGS. STC RATING = 31. U-FACTOR = 0.31. CR = 55. SHGC=0.32. VT =0.56

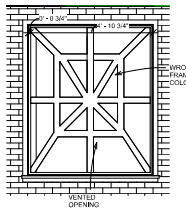
WINDOW TRIM — SCALE 1/2" = 1'-0" — 1



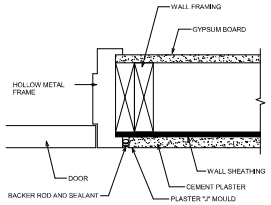
PARAPET - HVAC SCREEN HEIGHT — SCALE 1/2" = 1'-0" — 16



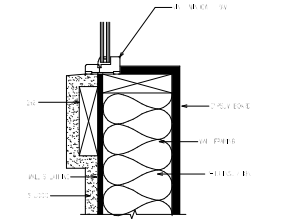
PARKING GARAGE VENTILATED WINDOW — SCALE 1/2" = 1'-0" — 13



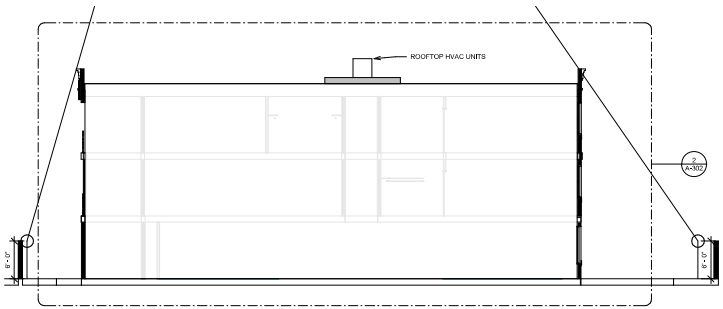
VENTILATED WINDOW — SCALE 1/2" = 1'-0" — 10



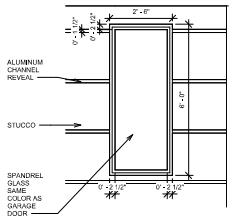
EXTERIOR DOOR JAMB — SCALE 3" = 1'-0" — 7



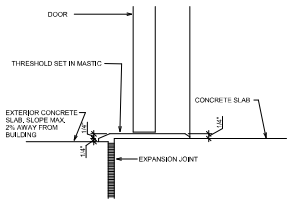
VINYL WINDOW - EXTERIOR - SILL — SCALE 3" = 1'-0" — 2



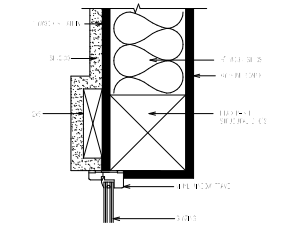
ROOFTOP SIGHT LINES — SCALE 1/8" = 1'-0" — 19



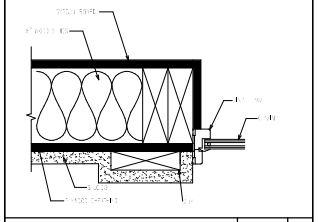
WINDOW DETAIL — SCALE 1/2" = 1'-0" — 17



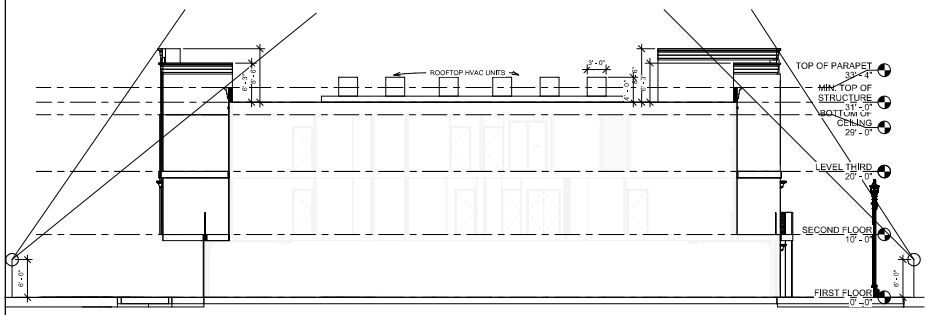
EXTERIOR DOOR SILL — SCALE 3" = 1'-0" — 8



EXTERIOR - VINYL WINDOW - HEAD — SCALE 3" = 1'-0" — 3



VINYL WINDOW - EXTERIOR - JAMB — SCALE 3" = 1'-0" — 4



LINE OF SIGHT ANALYSIS — SCALE 1/8" = 1'-0" — 15

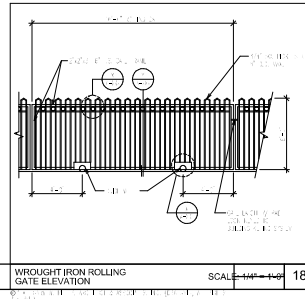
NOTES:
1. ALL POSTS, FRAMES, PICKETS, ETC. TO BE PAINTED. CONTRACTOR TO VERIFY COLOR WITH ARCHITECT.

2. CONTRACTOR TO FIELD VERIFY ALL FIELD CONDITIONS PRIOR TO FABRICATION OF METAL FENCE/GATES AS REQUIRED. OPENINGS BELOW NOT TO EXCEED 3" MAX.

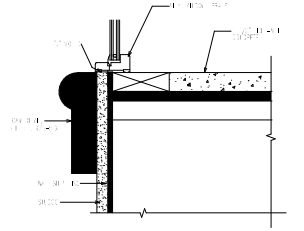
3. FENCE/GATES SHALL BE WELDED 3/16" FILLET WELDS AND GROUNDED SMOOTH FOR PAINT.

4. ALL POSTS/RAILS/PICKETS SHALL HAVE CAPS AT TOP AND BOTTOM.

5. ALL EXPOSED MEMBERS TO BE GALVANIZED.



WROUGHT IRON ROLLING GATE ELEVATION — SCALE 1/4" = 1'-0" — 18



VINYL WINDOW - EXTERIOR SILL @ FLOOR — SCALE 3" = 1'-0" — 5

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LICENSED ARCHITECT — GARY W. MILLER — No. C14635 — EXP. 9-30-2024 — STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

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211 EAST OLIVE AVE
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project information

Project Number:	2200053.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	6/8/2023

sheet name

TYPICAL DETAILS

sheet number

A-501

Sheet Of Sheets

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PLANTING MATERIAL LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	PF	QTY	REMARKS
	TRISTANIA CONFERTA / BRISBANE BOX TREE	36" BOX	L	2	STANDARD
	ARBUTUS 'MARINA' / STRAWBERRY TREE	24" BOX	L	2	STANDARD
	CERCIDIUM FLORIDUM / BLUE PALO VERDE TREE	24" BOX	L	4	STANDARD
	LAGERSTROEMIA INDICA NATCHEZ / WHITE CRAPE MYRTLE	24" BOX	L	4	MULTI-TRUNK
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	24" BOX	L	7	STANDARD

SHRUBS	BOTANICAL / COMMON NAME	SIZE	PF	QTY
	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL	L	58
	ALOE STRIATA / CORAL ALOE	5 GAL	L	105
	CORDYLINE AUSTRALIS 'PINK STRIPE' / PINK STRIPE GRASS PALM	15 GAL	L	31
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW' / RUBY GLOW TEA TREE	15 GAL	L	14
	DIANELLA REVOLUTA 'VARIEGATED' / VARIEGATED FLAX LILY	5 GAL	L	103
	GREVILLEA X 'NOELLII' / NOEL GREVILLEA	5 GAL	L	40
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / COAST ROSEMARY	5 GAL	L	27

PLANTING NOTES:

ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF LOCALLY COMPOSTED 2" MINUS SHREDDED TREE BARK MULCH OR APPROVED EQUIVALENT. INSTALL MULCH PRIOR TO GROUND COVER PLANTING.

AVAILABLE THROUGH:
TRI-C ORGANICS 1-800-427-2311

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.
PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:
(SIX-48) TRI-C MYCO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER
(2) TRI-C MYCO TABS PER 1 GALLON STOCK
(8) TRI-C MYCO TABS TABLETS FOR 5 GALLON STOCK
(16) TRI-C MYCO TABS FOR 15 GALLON STOCK
(1) TRI-C MYCO TABS FOR EACH GROUNDCOVER HOLE
INSTALL TRI-C MYCO TABLETS PER MFG. RECOMMENDATIONS
TOP DRESSING

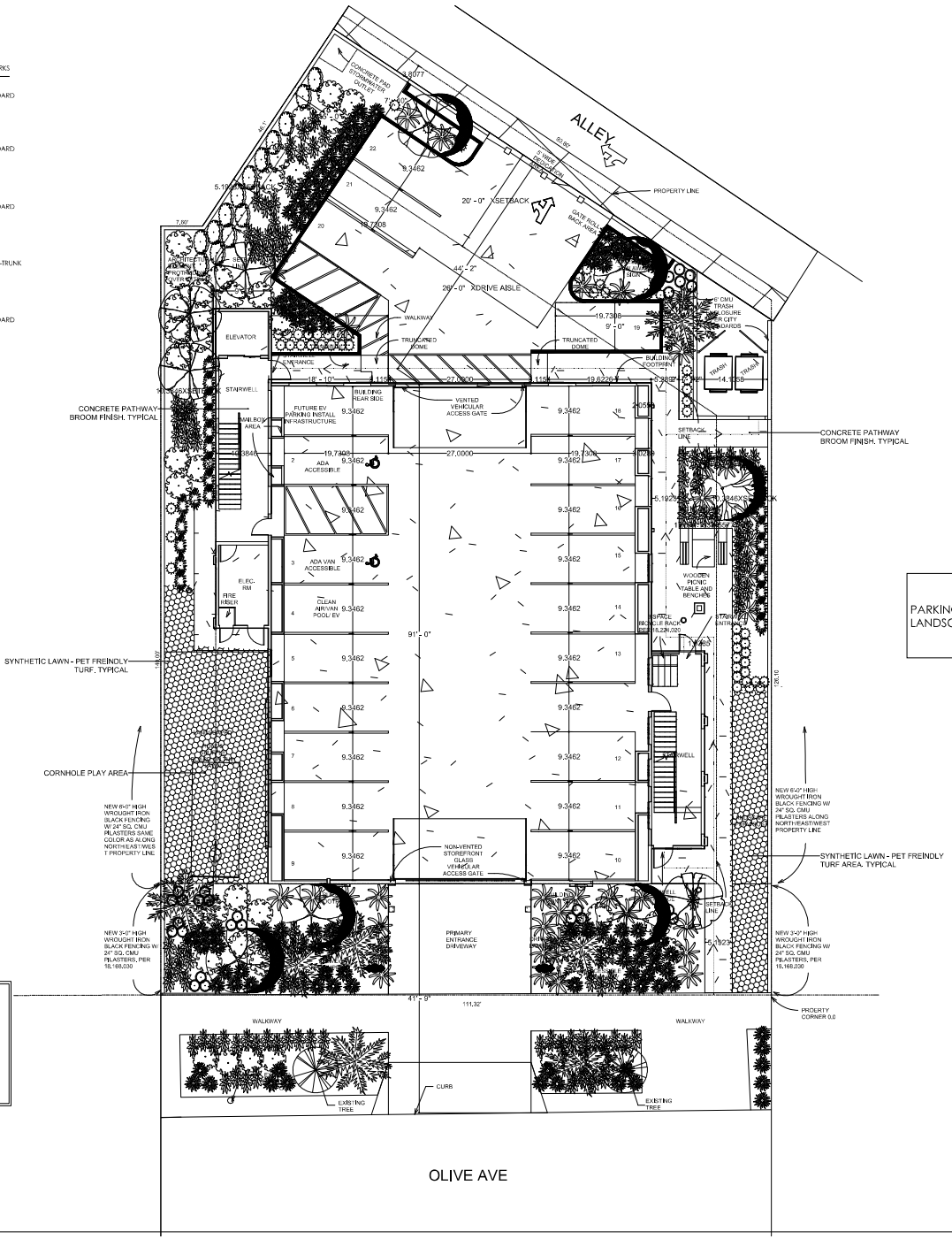
SOIL PREPARATION
1. FOR GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA.
TRI-C ENDO 100
40 LBS/ACRE
TRI-C 6-6-4 W / SRS
40-70 LBS / 1000 SQ FT
SHAVINGS/COMPOST:
2-3 CUBIC YARDS/1000 SQ FT
NOTE: SOIL TESTS SHOULD BE TAKEN FOR MORE SPECIFIC RECOMMENDATIONS AND TO DETERMINE ADDITIONAL CORRECTIVE AMENDMENTS ARE NECESSARY.
2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES
INCORPORATE TRI-C HUMATE @ 5-6 LBS/CU.YD OF BACKFILL MIX

ROOT BARRIER NOTE:

TREES WITHIN 6 FEET OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (10 FEET LENGTH TOTAL MIN. EACH SIDE)

IRRIGATION SYSTEM DESIGN STATEMENT:

A PERMANENT AUTOMATIC SUBSURFACE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH HARDWARE/HYDRAULIC/ (OR) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL IMPLEMENT WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. DRIP AND/OR SUBSURFACE IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM PER CITY OF REDLANDS DEVELOPMENT CODE SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS.



DATE	ISSUED FOR
03/06/2023	CITY REV1
04/19/2023	CITY REVISION
06/19/2023	CITY CP REVISION

DATE	REVISIONS

CAL OASIS DESIGN ASSOCIATES
LANDSCAPE DESIGN+IRRIGATION DESIGN+
3D RENDERING+PROJECT MANAGEMENT
(949) 292-2633
CALOASISDESIGNGROUP@GMAIL.COM

SHEET TITLE: CONCEPTUAL PLANTING PLAN

SITE INFO: OLIVE APARTMENTS REDLANDS CA

DESIGNER: ANGEL VILLANUEVA-PALAFOX

SCALE: 1":10'

JOB: PPR-0SP1

SHEET

LP-01

COVERAGE AREA CALCS

PARKING SPACE : 9,218 SQ.FT .= 65% COVERAGE
LANDSCAPE AREAS: 4943 SQ.FT = 34% COVERAGE

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission **Agenda Item NO. 5.C.**
Meeting Date: 04/23/2024

APPLICANT:
ARMEN OHANIAN
(PROJECT PLANNER: JAZMIN SERRATO, ASSISTANT PLANNER)

1. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for the project proposed by Commission Review and Approval No. 960.

2. **PUBLIC HEARING** to consider **Commission Review and Approval No. 960** - A request to construct a three-story apartment building with 11 units (total of 20,351 square-feet), onsite resident and guest parking, common and private open space areas, landscaping, and related site improvements. The project site is located at 211 East Olive Avenue (APN: 0171-281-30-0000) in the Village Corridor (COR) District of the Transit Villages Specific Plan. The proposed project qualifies for exemption from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines.

SYNOPSIS

1. General Plan Designation:	Transit Village	
2. Existing Zoning:	Village Corridor (COR) District of the Transit Villages Specific Plan.	
3. Surrounding Zoning:	North: Downtown (DT) District of the Transit Villages Specific Plan. East, South and West: Village Corridor (COR) District of the Transit Villages Specific Plan.	
4. Existing Land Use:	The project site is currently developed as a parking lot (to be demolished)	
5. Surrounding Land Use:	North: Retail uses (Mozart's, Oscar's Mexican Restaurant, Lambertones Pickups) South: Medical and general office uses (Ehrler Orthodontics, Moonchild Massage, Clairvoyant Lashes) East: Medical and general office uses (Dental offices, doctor offices and real-estate) West: Retail and office uses (parking lot, Bear Valley Mutual Water Co., Evans & Co. Salon, and Joey's Salon)	
6. Area/Topography:	The site is flat and level in topography and developed as a parking lot.	
7. Environmental Assessment:	Exempt from CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.	
8. Socio-Economic Cost / Benefit Study:	A Socio-Economic Cost/Benefit Study was prepared and the project has a positive Cost/Benefit ratio of +3.05.	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	February 9, 2023 July 20, 2023 April 23, 2024

PROPOSAL

The applicant proposes to construct a three-story apartment building with 11 units, totaling approximately 20,351 square-feet in floor area, with a parking garage within the first floor of the building as well as a surface parking lot. The proposal includes common open space areas for residents and landscape improvements. The building will provide seven 2-bedroom units (836 square-feet each), three 1-bedroom units (736 square-feet each), and one 3-bedroom unit (1,686 square-feet). Each unit will also have individual designated private outdoor space by providing balconies. The project will be gated, and primary access will be from the East Olive Avenue driveway approach which leads directly into the parking garage (see Attachment A – Location Map and Aerial).

BACKGROUND

Senate Bill 330 (SB 330), known as the "Housing Crisis Act of 2019," became effective on January 1, 2020. SB 330 is intended to remove barriers for housing developments to alleviate the continued housing shortage crisis in California. It made many changes to the entitlement process for housing developments, including prohibiting jurisdictions from making decisions on housing projects based on subjective standards (not objective standards). It also vests the development regulations that were adopted and in effect when the development application, including a preliminary application, was deemed complete.

The proposed project submitted a Preliminary Application Form on August 22, 2022, and was deemed complete on October 26, 2022. At that time, the project site's General Plan designation was Office, and the zoning designation was the Administrative & Professional Office (A-P) District which allows residential uses consistent with the Multiple-Family Residential (R-3) District.

The Transit Villages Specific Plan (TVSP) became effective on December 1, 2022. With the approval of the TVSP, the City Council also approved a General Plan Amendment making the project site within the "Transit Village" land use designation. The project site's General Plan designation and zoning were changed by these approvals. Based on the provisions of SB 330, which froze the zoning and development standards in place at the time the SB 330 Preliminary Application is deemed complete (October 2022), the City cannot prohibit or restrict housing development (which was previously an allowed use under the A-P zoning), Therefore, the proposed project is not subject to the requirements of the TVSP, and the project can be developed in a manner consistent with the prior General Plan designation as well as the applicable A-P or R-3 development standards.

ANALYSIS

A) General Plan Policies

The subject property is currently within the Transit Village land use designation (Attachment B – General Plan Land Use Map). As explained above, due to SB 330, the applicable land use designation for the project is Office which permits residential uses consistent with the underlying zoning district (A-P zone and including R-3 residential uses). The intent of the Office land use designation is to encourage the concentration and high visibility of office uses and professional activities mixed in with residential uses, to minimize conflicts and adverse impacts on other land uses. The project proposes a high-density attached residential development which is consistent with the intent of the Office land use designation.

In addition, the proposed use is consistent with the applicable policies and actions of the General Plan, including the following:

> *Policy 4-P.16:* Promote a variety of housing types to serve the diverse needs of the community.
>
> *Policy 4-P.6:* Provide for a balance among a variety of different land uses and their distribution among the city's neighborhoods.
>
> *Policy 4-P.9:* Locate medium- and high-density development near regional access routes, transit stations, employment centers, shopping areas, and public services.
>
> *Action 4-A.8:* Promote the development of a greater variety of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces, and senior and student housing to meet the needs of future demographics and changing family sizes.

B) Zoning Standards

The subject property is within the Village Corridor (COR) District of the Transit Villages Specific Plan (see Attachment C – Zoning Map). However, as explained above, the property is vested for the Administrative & Professional Office (A-P) District pursuant to SB 330. The A-P district provides for the development of business and professional offices as well as residential uses. Uses listed for the Multiple-Family Residential (R-3) District are also permitted within the A-P district. Apartment dwellings such as the proposed project are permitted by right in the R-3 district. Therefore, the proposed project is consistent with the intent of the A-P district.

The project will comply with the R-3 development standards that are applicable to residential projects located in the A-P zone (see Attachment D – Table of Zoning Standards). Table 1 summarizes the development standards:

Table 1: Summary of Development Standards

Development Standards	***Requirement***	***Proposal***	***Complies?***
Lot Coverage	60% max. of the total lot area	42%	Yes
Density	Min. 1,450 sq. ft. of lot area per unit	11 units	Yes
Building Height	4 stories	3 stories	Yes
Setback – front	20 ft. min. (for 3-story bldg.)	20 ft.	Yes
Setback – sides	10 ft. min. (for 3-story bldg.)	10’ min.	Yes
Setback – rear	20 ft. min.	More than 20 ft.	Yes
Common Open Space	1,100 sq. ft. min.	2,350 sq. ft. (yard area)	Yes
Private Open Space	825 sq. ft. min.	1,386 sq. ft. (balconies)	Yes
Outdoor Living Space	3,287 sq. ft. min.	3,736 sq. ft.	Yes

C) Commission Review & Approval

Site Design: The project site is approximately 94 feet wide and 126 feet deep. Primary access to the site will be from Olive Avenue and leads directly into the ground-floor parking garage (see Attachment E-1 – Site Plan and Floor Plan). The residential units are located entirely on the upper floors. Resident access from the garage is provided via exterior stairways located on both the east and west sides of the building, and the stairs are partially enclosed with columns and railings (which create the appearance of large pop-out elements on the east and west sides of the building). An elevator is also provided at the northeast corner of the building, which creates a large vertical pop-out element at the northeast corner.

Parking: Assembly Bill 2097 added Section 65863.2 to the Government Code generally prohibiting any minimum parking requirements for development projects (residential, commercial, or other) within a half-mile of a major transit stop (defined as an existing rail or bus rapid transit station, or a fixed route bus service with a frequency of service interval of 15 minutes or less during peak commute periods). The project site is located 0.4 miles from the Redlands Downtown Metrolink Station; therefore, the project is exempt from parking requirements. However, the applicant is proposing 22 parking spaces, which satisfies the number of spaces that would otherwise be required in the R-3 district, as summarized in Table 2.

Table 2: Summary of Parking Requirement

Number of Bedrooms	***Parking Ratio per unit***	***Required***	***Proposed***
0 to 1	1.0 space	3 units = 3 spaces	3
2	1.5 spaces	7 units = 10.5 spaces	11
3	2.0 spaces	1 unit = 2 spaces	2
		15.5 minimum	**16**

In addition, all multiple residential projects containing more than two (2) units per lot are typically

required to provide one uncovered off-street parking space for each 2 units or fraction thereof (i.e., a rate of 0.5 space per unit). With the 11 proposed units, a minimum of 5.5 uncovered off-street parking spaces would otherwise be required. The project proposes a total of 6 additional spaces; 2 covered parking spaces (within the garage) plus 4 uncovered parking spaces (located in the proposed surface parking lot at the rear portion of the site) to meet this requirement. Overall, the number of required spaces are provided.

Open Space and Landscaping: The applicable R-3 district standards require 0.25 sq. ft. of Outdoor Living Area for each square-foot of living space, or a minimum of 3,287 sq. ft. for this project (which may be provided as common open space, private open space, or a combination of both). The project provides 3,736 sq. ft. of Outdoor Living Area (composed of 2,350 sq. ft. of common outdoor living space plus 1,386 sq. ft. of private outdoor living space).

The primary common open space area is on the west side of the building, and has the largest functional use area of 773 sq. ft. (18'5" wide by 42'2" in depth), and includes amenities such as cornhole, a shuffleboard, and a picnic area. A second picnic and seating area (210 sq. ft.) is located on the east side of the building, but the dimensions of less than 20 ft. prevent including this in the area calculation.

Private outdoor living space is provided by the balconies for each dwelling unit. There are no dwelling units or private patios provided on the ground level. Balconies range between 78 sq. ft. up to 153 sq. ft., and several units on the 2nd floor have two balconies.

A minimum of 7% of the parking lot area must be landscaped, and the project proposes 73% (a total of 1,487 sq. ft. is provided within a surface parking area of 2,029 sq. ft.) and greatly exceeds the required minimum amount. The conceptual landscape plan (see Attachment E-2) utilizes primarily Brisbane Box tree, Blue Palo Verde tree, White Crape Myrtle, Mexican Fan Palm, Coral Aloe, Variegated Flax Lily, and Foxtail Agave.

Walls and Fencing: The project site will have perimeter fencing along the side and rear property lines. The applicant has provided plans, which include a six-foot-high wrought iron fence with 24-inch square CMU pilasters in a similar color to the proposed building along the western, northern, and eastern property lines. At the northern (rear) property line, the plans also include a 6’0” high wrought iron vehicular gate for alley access. Along the side property lines within the front setback (first 20 feet from front property line), a smaller 3’0” high wrought iron fence with square CMU pilasters is proposed.

Traffic: In accordance with Measure U, a traffic study (Attachment F) was prepared to evaluate the potential transportation impacts resulting from the development of the proposed project. The study analyzed the proposed project’s potential to cause transportation impacts in terms of Level of Service (LOS) analysis and Vehicle Miles Traveled (VMT) analysis. As shown in the traffic study, the proposed project is forecast to generate fewer than 50 trips during the AM and PM peak hours. Therefore, the project is not expected to impact intersection LOS in the vicinity, and thus will comply with Measure U’s traffic requirements.

Inclusionary Housing Requirement: The proposed project is not subject to the City’s new inclusionary housing regulations and requirements pursuant to RMC Section 18.230.120(D), which states that residential development applications that have been deemed complete by the City as of the effective date of Ordinance No. 2959 (became effective on August 5, 2023) shall not be subject to its provisions. The application for this proposed project was deemed to be complete on July 20, 2023, and therefore qualifies for exemption. The project is not required to provide any affordable units within the development nor pay any in-lieu fee.

D) Design Guidelines and Architectural Review Criteria

The proposal includes the construction of a new multi-family residential building of 20,351 gross square feet with a contemporary main street architectural style (see Attachment E-3 – Elevations). The building façade will consist of a cement plaster finish in three varying colors of neutral tones and red-colored weathered brick. The range of façade materials/colors, various openings, and building articulation are combined to create an appearance of sections and provide differentiation of the building for architectural interest. The building facades also incorporate several windows with striped contrasting-colored awnings proposed to contribute to and preserve the historical appearance near the downtown area.

Architectural Review Criteria: Although the proposed building and use is permitted within the zone, new construction over 500 square-feet is subject to review by the Planning Commission per Redlands Municipal Code (RMC) Chapter 18.12 and requires Commission Review and Approval. RMC Section 18.12.170 provides that the Planning Commission shall review the aspects of the design based on the criteria listed below, 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 is evaluated based on the following seven criteria:

1. Site layout, orientation, location of structures and relationship to one another, as well as open spaces and topography.

The proposed project meets all applicable development standards in terms of building coverage, setbacks, and the landscape requirements. The proposed site layout, building orientation, location of structures and relationship to one another are physically suitable in size and shape to support the development. The site's main entry will be accessed from a two-way driveway on East Olive Avenue.

2. Harmonious relationship of building with existing and proposed adjoining developments.

The project site is surrounded by commercial developments on all four sides and residential uses in close proximity. The project proposes a building with a cement plaster finish in three varying colors of neutral tones and red-colored weathered brick. This proposed façade finish will match the nearby properties consisting of craftsman style offices with neutral tones and other nearby properties consisting of weathered red brick near the downtown area. The materials and colors proposed will complement the adjoining developments, such as the 2-story office-building 340 feet southwest of the proposed project or the First Congregational Church 850 feet southwest of the subject project.

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.

The project will conform to the development standards in terms of maximum height, area, setbacks, and overall mass of the building. The roofing plan provided identifies noise-producing equipment at the center of the building and towards the front of the property. At the front, a 6'2" architectural element is used to screen the equipment from the south, east

and western elevations. For the center units, they are located approximately 43’ from the building edges and are not expected to be visible. Additionally, a sightline study was conducted to ensure the proposed rooftop equipment will not be visible from the public-right-of way (see Attachment E-3 – Elevations).

4. Harmony of construction materials and colors in relation to all exterior elevations.

The proposed architectural element of the building is consistent with the surrounding buildings in terms of material, color, scale, and mass. Architectural features are incorporated on all elevations visible from public vantage points. The building's modern design elements include dynamic façade openings, variation in materials between plaster and red weathered brick, variation in neutral toned colors (brown, beige and white), building articulation, and detail elements. The proposed color palette will consist of a light beige color, a light brown tone at the ground-floor level, a white accent color at the top of the wall, window and door openings, and red-weathered brick.

5. Location and type of planting, with due regard for the preservation of specimen trees upon a site.

The proposal meets the Multiple-Family Residential (R-3) District landscape requirements for the landscaping within parking areas and street trees. The project is proposing 20 feet of a front landscaped area featuring native plants and two palm trees along the front of the building to create a lush frontage that compliments the scale of the building. The proposal exceeds the minimum parking landscaping requirement and provides 20% of the project site with appropriate landscaping. Currently, the site is a parking lot with minimal landscaping maintained on site and therefore, the addition of the building with appropriate landscaping will improve the current situation. Additionally, the two existing street trees are proposed to remain and will not be affected.

6. Design and appropriateness of signs in relation to the architectural style of the building.

The project is located within the Village Corridor (TVSP/COR) District of the Transit Villages Specific Plan and any future signage would adhere to the requirements listed within the TVSP sign standards. The project includes an architectural detail of artwork placed at the front and consisting of olive branches with the site address to similarly match historical signage throughout the City, such as the Olive Avenue Market. The artwork is considered an architectural element and would not require a separate sign permit. Any future signage would be reviewed administratively and would require a sign permit, unless the signs exceeded 120 square-feet, in which case a Sign Conditional Use Permit with Planning Commission recommendation and City Council approval would be required.

7. Glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance value of twenty five percent (25%). "Specular reflectance" means any mirror like reflection, as contrasted to diffused reflection, from such surfaces as concrete or vegetation.

A condition of approval has been added to the project that glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance of 25%.

E) Request to Waive Undergrounding of Utilities

The applicant is requesting that the Planning Commission waive a standard requirement for undergrounding of all power poles located along the project site's street frontage. The project has two poles located along East Olive Avenue and a pole located at the north side of the alley (see Attachment G – Request to Waive Undergrounding). This request is permitted by the Redlands Municipal Code, and allows the decision-making body, at its discretion, to accept a fee payment in lieu of having the developer perform the undergrounding. RMC Section 17.17.020(G)(3) lists two findings that must be made to allow the applicant to pay the in-lieu fee rather than relocate certain above-ground utility lines during construction. These findings (RMC Section 17.17.020) are listed below, and staff has provided reasonable justification for both required findings:

A. The subdivision is within an area where existing utilities have not been undergrounded and that deferral will be allowed because undergrounding is impractical due to physical constraints, or the surrounding neighborhood is absent of similar improvements.

The project site is an area where existing utilities have not been undergrounded, and portions of the surrounding area are absent of similar improvements. Along East Olive Avenue, the street is fully developed, and the utility poles and various utility lines are above-ground. The two utility poles along the project site's frontage on East Olive Avenue also connect to the utility lines of Sonora Street. Along the alley at the rear of the subject property, the four utility poles and utility lines are above-ground, and no future projects are proposed within this area.

B. Overhead utilities will have no significant visual impact.

The visual character and quality of East Olive Avenue and surrounding area will not be detrimentally affected by deferring the undergrounding of utility lines along this segment of East Olive Avenue. No undergrounding has taken place along either side of East Olive Avenue, the rear alleyway, or Sonora Street (which directly fronts the subject property). The frontage of the subject property along East Olive Avenue is 110 linear feet, and if required to be placed underground only along the project site, then the majority of East Olive Avenue would continue to have overhead utilities and is not anticipated to have any significant future development or redevelopment. Therefore, deferring the undergrounding is not expected to result in any significant visual impacts.

F) Socio-Economic Cost/Benefit Study

Measure U requires a Socio-Economic Cost/Benefit Study for projects involving new structures larger than 5,000 square feet, and a Socio-Economic Cost/Benefit Study has been prepared for this project (see Attachment H). According to the cost/benefit model used by the City, the proposed project will result in an annual revenue totaling $22,584 and annual costs totaling $7,413. Therefore, annual revenue generated by the project is anticipated to be approximately $15,171 and results in a positive cost/benefit ratio of +3.05 for years 2025 through 2034.

ENVIRONMENTAL REVIEW

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), the project qualifies for a categorical exemption from environmental review pursuant to Section 15332 (Infill Development Projects) of the CEQA Guidelines. Section 15332 pertains to infill development

projects on sites that are less than five acres in size and Class 32 consists of projects characterized as in-fill development meeting the following criteria:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
c. The project site has no value, as habitat for endangered, rare, or threatened species.
d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
e. The site can be adequately served by all required utilities and public services.

The proposed project meets all applicable criteria, will not have any potentially significant impacts on the environment, and is eligible for exemption from environmental review.

FINDINGS

1. The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood.

The proposed project includes the construction of a 20,351 square-foot multi-family residential building with a total of 11 units, ground-floor covered parking, and related site improvements on approximately 0.39 acre. The subject property is adequate in size and shape to accommodate the proposed use, including setbacks, landscaping, private and common open space, driveways, on-site parking, lighting, utilities, and other required improvements necessary to serve the proposed use and structures. The proposed project complies with the development standards for the R-3, Multiple Family Residential District (as consistent with the previous General Plan land use designation as Office and the previous zoning designation as Administrative & Professional Office), and will be compatible with the adjacent commercial and residential uses that surround the project site.

2. The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.

The subject property will be accessed from East Olive Avenue which provides direct access to the project site. The existing driveway approach will serve the proposed use and accommodate the expected type and quantity of motor vehicle traffic to and from the proposed project. The existing roadways are designed to carry the type and quantity of residential traffic to be generated by the proposed use, including existing traffic from the existing commercial offices along East Olive Avenue. The site for the proposed use relates to streets that are properly designed and improved to carry the type and quantity of traffic that will be generated by the proposed residential structure.

3. The conditions set forth in the approval and those shown on the approved site plan are deemed necessary to protect the public health, safety, and general welfare.

The conditions of approval for the project will protect public health, safety, and the general welfare. Conditions of Approval are provided from the Planning Division, Building & Safety Division, and Land Use Engineering Division. The project has been conditioned to comply with the applicable

provisions of the Redlands Municipal Code as well as the applicable California Building Code, California Fire Code, and any other applicable regulations.

RECOMMENDATIONS

Staff recommends the Planning Commission adopt Resolution No. 1670 to approve Commission Review & Approval No. 960 with the associated Socio-Economic Cost/Benefit Study, based on the analysis and findings in this staff report and subject to the attached Conditions of Approval.

MOTIONS

If the Planning Commission deems staff's recommendation appropriate, the following motion is suggested:

"I move that the Planning Commission adopt Resolution No. 1670, approve the Socio-Economic Cost/Benefit Study, and approve Commission Review and Approval No. 960 based on the findings in the staff report and subject to the attached Conditions of Approval."

Attachments

Attachment A - Location Map and Aerial Map
Attachment B - General Plan Land Use Map
Attachment C - Zoning Map
Attachment D - Table of Zoning Standards
Attachment E-1 - Site Plan and Floor Plans
Attachment E-2 - Landscaping Plan
Attachment E-3 - Elevations
Attachment F - Traffic Study
Attachment G - Request to Waive Undergrounding
Attachment H - Socio-Economic Cost/Benefit Study
Attachment I - Resolution No. 1670

RESOLUTION NO. 1670

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION REVIEW & APPROVAL NO. 960 TO CONSTRUCT A THREE-STORY APARTMENT BUILIDNG WITH 11 DWELLING UNITS, ON-SITE PARKING, PRIVATE AND COMMON OPEN SPACE AREAS, AND RELATED SITE IMPROVEMENTS. THE PROJECT SITE IS LOCATED AT 211 EAST OLIVE AVENUE (APN: 0171-281-30-0000).

WHEREAS, Armen Ohanian ("Applicant"), has submitted an application for Commission Review & Approval No. 960 to construct a three-story multifamily residential building with 11 dwelling units, on-site parking spaces, a common open space area, landscape improvements, and related site improvements. The project site is located at 211 East Olive Avenue (APN: 0171-281-30-0000) within the Village Corridor District of the Transit Villages Specific Plan; however, the project is subject to only those development standards applicable to the Administrative & Professional Office (A-P) District and/or Multiple Family Residential (R-3) District pursuant to Senate Bill 330 (Housing Crisis Act of 2019); and

WHEREAS, the Applicant has submitted an application for a Socio-Economic Cost/Benefit Study as required by Measure "U" and the Redlands Municipal Code; and

WHEREAS, the Applicant has submitted an application to waive the requirements for undergrounding existing public utility lines along the project site's frontage pursuant to Section 17.17.020(G) of the Redlands Municipal Code; and

WHEREAS, notice of this Planning Commission's public hearing for Commission Review & Approval No. 960 and related Socio-Economic Cost/Benefit Study was duly published in a newspaper of general circulation by the Secretary to the Planning Commission; and

WHEREAS, on April 23, 2024, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, the proposed project qualifies for exemption from environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development Projects); and

WHEREAS, the proposed project qualifies for exemption from the City's new inclusionary housing regulations and requirements pursuant to RMC Section 18.230.120(D); and

WHEREAS, following the hearing for Commission Review & Approval No. 960, the Planning Commission determined that approval of the requested entitlement is in the best interests of the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposed project is exempt from environmental review in accordance with the California Environmental Quality Act, Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. There is no information or evidence that the proposed project may result in any potentially significant environmental effects, and the proposal satisfies all applicable criteria for exemption in accordance with CEQA Guidelines Section 15332.

SECTION 2. APPROVAL OF SOCIO-ECONOMIC COST/BENEFIT STUDY. The Socio-Economic Cost/Benefit Study prepared for the proposed project is hereby approved based upon the following findings.

A. The project will not create unmitigated physical blight within the City or overburden public services including, without limitation, the sufficiency of police and fire protection services.

The Project will not create significant unmitigable physical blight in the City of Redlands or overburden public services, including without limitation police and fire protection services The project site is adjacent to or abuts primarily offices and commercial developments, and is vested within an area designated in the General Plan for office development.

B. The benefits to the City resulting from development of the project outweigh any direct cost to the City that may result.

The Socio-Economic Cost/Benefit Study demonstrates that the project will generate annual revenues of approximately $22,584.00 and have approximately $7,413.00 in costs. Therefore, the project will result a positive balance of $15,171.00 (or a positive cost/benefit ratio of 3.05). For every one dollar the City will spend in providing services to the project, the City will receive $3.05 in revenue. The project would provide revenue to the City through increased property tax assessment and the payment of development impact fees. These fees may provide for cultural enhancements, downtown district enhancements, park enhancements, public safety (Police and Fire) enhancements, and traffic enhancements.

SECTION 3. APPROVAL OF COMMISSION REVIEW & APPROVAL NO. 960. Commission Review & Approval No. 960 is hereby approved based upon the following findings, and subject to the Conditions of Approval attached hereto as Exhibit "A" and Exhibit "B."

1. The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood.

The proposed project includes the construction of a 20,351 square-foot multi-family residential building with a total of 11 units, ground-floor covered parking, and related site improvements on approximately 0.39 acre. The subject property is adequate in size and shape to accommodate the proposed use, including setbacks, landscaping, private and common open space, driveways, on-site parking, lighting, utilities, and other required improvements necessary to serve the proposed use and structures. The proposed project

complies with the development standards for the R-3, Multiple Family Residential District (as consistent with the previous General Plan land use designation as Office and the previous zoning designation as Administrative & Professional Office), and will be compatible with the adjacent commercial and residential uses that surround the project site.

2. The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.

The subject property will be accessed from East Olive Avenue which provides direct access to the project site. The existing driveway approach will serve the proposed use and accommodate the expected type and quantity of motor vehicle traffic to and from the proposed project. The existing roadways are designed to carry the type and quantity of residential traffic to be generated by the proposed use, including existing traffic from the existing commercial offices along East Olive Avenue. The site for the proposed use relates to streets that are properly designed and improved to carry the type and quantity of traffic that will be generated by the proposed residential structure.

3. The conditions set forth in the approval and those shown on the approved site plan are deemed necessary to protect the public health, safety, and general welfare.

The conditions of approval for the project will protect public health, safety, and the general welfare. Conditions of Approval are provided from the Planning Division, Building & Safety Division, and Land Use Engineering Division. The project has been conditioned to comply with the applicable provisions of the Redlands Municipal Code as well as the applicable California Building Code, California Fire Code, and any other applicable regulations.

SECTION 4. WAIVER FOR UNDERGROUNDING PUBLIC UTILITIES. The Planning Commission determines that the proposed project is not required to install underground or replace existing utility poles and lines underground along the project site's frontages (pursuant to RMC Section 17.17.020(G)), based on the following findings:

1. The subdivision is within an area where existing utilities have not been undergrounded and that deferral will be allowed because undergrounding is impractical due to physical constraints, or the surrounding neighborhood is absent of similar improvements.

The project site is an area where existing utilities have not been undergrounded, and portions of the surrounding area are absent of similar improvements. Along East Olive Avenue, the street is fully developed, and the utility poles and various utility lines are aboveground. The two utility poles along the project site's frontage on East Olive Avenue also connect to the utility lines of Sonora Street. Along the alley at the rear of the subject property, the four utility poles and utility lines are aboveground, and no future projects are proposed within this area.

2. Overhead utilities will have no significant visual impact.

The visual character and quality of East Olive Avenue and surrounding area will not be detrimentally affected by deferring the undergrounding of utility lines along this segment of East Olive Avenue. No undergrounding has taken place along either side of East Olive Avenue, the rear alleyway, or Sonora Street (which directly fronts the subject property). The frontage of the subject property along East Olive Avenue is 110 lineal feet, and if required to be placed underground only along the project site, then the majority of East Olive Avenue would continue to have overhead utilities and is not anticipated to have any significant future development or redevelopment. Therefore, deferring the undergrounding is not expected to result in any significant visual impacts.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 23rd day of April, 2024.

for:
Karah Shaw, Chair
Planning Commission

ATTEST:

Linda McCasland, Secretary to the Planning Commission

I, Linda McCasland, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 23rd day of April, 2024, by the following vote:

AYES: 5
NOES: 0
ABSENT: 2
ABSTAIN: 0

Linda McCasland
Secretary to the Planning Commission

EXHIBIT A
PLANNING CONDITIONS OF APPROVAL
COMMISSION REVIEW & APPROVAL NO. 960

1. This permit/approval is for the construction of a 20,351 square-foot, three-story, 11-unit market-rate multi-family residential building with 18 on-grade parking stalls within the ground floor, 4 open parking spaces, an open space area, and landscape improvements. The project site is proposed on an existing 17,038 square-foot parking lot located at 211 East Olive Avenue (APN: 0171-281-30-0000) in the Village Corridor District of the Transit Villages Specific Plan; however, the property is vested for the Administrative & Professional Office (A-P) District and its applicable development standards pertaining to residential projects pursuant to Senate Bill 330 (Housing Crisis Act of 2019). The project is exempt from the City's new inclusionary housing regulations per RMC Section 18.230.120(D).

2. Unless construction has commenced pursuant to the issuance of a building permit, or a time extension is granted in accordance with the Redlands Municipal Code, this permit/approval shall automatically expire two (2) years from the date of approval (will expire on **April 23, 2026**).

3. Extension(s) of time may be granted in accordance with Section 18.192.090 of the Redlands Municipal Code. Any application for an extension of time must be submitted at least ninety (90) days prior to the expiration date, and such approval must be granted prior to the expiration date.

4. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.

5. The property owner and applicant and their successors and assigns, shall defend, by paying for the defense costs of the City of Redlands (for counsel retained by the City), indemnify and hold harmless the City of Redlands, and its elected officials, officers, employees, and agents, from and against any and all claims, actions, and proceedings (collectively "Claims") to attack, set aside, void or annul the approval of this Conditional Use Permit by the City, or Claims brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of costs or attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days following notice of such action from the City, the applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City (the "Security") in a form satisfactory to the City,

and in the amount of three hundred thousand dollars ($300,000.00), to ensure applicant's performance of its defense and indemnity obligations under this condition. The Security amount shall not limit the total indemnity obligation of the applicant pursuant to this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

6. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code, California Building Code, and California Fire Code currently in effect.

7. All plans submitted to the City shall reflect the Planning Commission approval and any other changes required by the Commission and/or staff. This condition applies to the site plan, landscape plans, building elevations and materials, and all other illustrations, text, or plans submitted to the City in connection with this project.

8. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, grading plan, landscaping plan, or building elevations without first consulting with the Development Services Director or designee.

9. A copy of the approved Conditions of Approval shall be included on the cover page of the construction plans submitted to the Building Division and City departments.

10. No Certificate of Occupancy shall be approved or issued until all applicable Conditions of Approval have been satisfied.

11. All plans submitted to the City shall reflect Planning Commission approval and any other changes required by the Commission and/or staff. The Development Services Director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.

12. Plans submitted by Developer with building permit applications shall show on the building elevation sheets: all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish); exterior lighting, including all fixtures, models and numbers, and light cut sheets or manufacturer sheets; rooftop equipment screening.

13. Wall and fence heights shall be clearly called out on the project plans. All fences and walls shall be designed and utilized materials of construction in order to be architecturally compatible with the building design. Developer shall include wall/fence specifications on all plans submitted for Plan Check. Where walls or fences exceed maximum allowable heights, a Minor Exception Permit will be required prior to the issuance of a building permit.

14. Prior to the issuance of a building permit, the applicant shall indicate the location and number of bike racks as required by Section 18.224.020 on the project plans.

15. Transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. The location of said equipment shall be coordinated with an appropriate utility company (e.g., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits.

16. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public rights-of-way to the maximum extent feasible.

17. Prior to issuance of any building permits, ground-mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director.

18. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any rooftop equipment from public view on all sides, subject to review and approval by the Development Services Director. Screening of air conditioning units and other equipment on the buildings and/or ground level shall be incorporated into or compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways, trails, and right-of-way. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color.

19. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting and/or photometric plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. The illumination within the parking lot shall be a minimum of 0.5-foot candle and illumination along all property lines of the project site shall not exceed 0.5-foot candle. Parking lot lighting fixtures shall be an overall maximum height

of 16 feet. Walkway lighting fixtures shall have an overall maximum height of 12 feet and such light fixtures shall include shielding permanently attached to fixtures to contain illumination and prevent glare overspill onto abutting or nearby residential properties.

20. Prior to issuance of building permits, Developer shall demonstrate that light standards will not conflict with tree locations. The developer shall submit a plan showing both the lighting and landscape on the same sheet.

21. Plans submitted for plan check shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Development Services Director or designee.

22. All lighting shall be shielded, and no light or glare shall impact the surrounding properties.

23. Prior to the issuance of a building permit, the project plans shall be revised to demonstrate that a minimum of thirty percent (30%) of the common open space area is landscaped.

24. All landscaped areas noted on the site plan shall be permanently maintained with healthy planting material, and whenever necessary shall be replanted with suitable vegetation.

25. Landscape and Irrigation Plans shall provide water use calculations on the submitted plans, and Developer shall demonstrate compliance with the Model Water Efficient Landscape Ordinance prior to permit issuance. The plans shall be prepared by a California-licensed landscape architect.

26. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped or overly trimmed). Trees shall be maintained using standard arboriculture practices.

27. The Final Landscape Plans shall incorporate the following:

    a. The landscape plan shall comply with all requirements for landscaping in parking lots pursuant Chapter 18.168 of the Redlands Municipal Code.

    b. The landscape plan shall be detailed and show the specific distribution, size, and amount of each species of trees, shrubs, and groundcover.

    c. All plant material shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within approximately three (3) years, depending on tree species.

    d. Trees with a trunk height of not less than six feet (6') shall be installed in the planters at each end of an automobile parking aisle, at three (3) space intervals throughout the automobile parking area, and at twenty-foot (20') intervals along the periphery of the automobile parking area. Within automobile parking areas, trees may be clustered in groups to achieve a more natural setting provided the total number of trees meets the previous planting requirements.

e. At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the parking lot(s) landscaped areas.

f. At least fifty percent (50%) of the trees shall be fifteen (15) gallon in size, twenty five percent (25%) shall be twenty-four-inch (24") box size, and twenty five percent (25%) shall be thirty-six-inch (36") box in size. All trees shall meet the following minimum caliper sizes. If the caliper size cannot be met at the container size, then the developer shall increase the container size to meet the required caliper.

15-gallon:	3/4" to 1"
24-inch box:	1-1/4" to 1-3/4"
36-inch box:	2-1/2" to 2-3/4"

g. All trees identified on the landscape plan are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy type configuration. If applicant/developer fails to maintain and trim said trees to allow for full canopy type configuration, applicant/developer shall be in violation of its conditions of approval and subject to enforcement as allowed by law.

h. All landscape planters that are ten feet (10') or less in width shall utilize measures such as root barriers or other deep watering system to minimize heaving of parking area pavement and curbs by tree roots.

i. An automatic irrigation system shall be utilized to irrigate the site's approved landscape design.

j. Where automobile bumpers overhang landscaped planters, two feet (2') of clear areas unobstructed by trees or shrubs shall be provided for overhang.

28. The developer shall submit Landscape and Irrigation Plans for plan check to the Development Services Department. The Landscape and Irrigation Plans must be approved prior to receiving Certificate of Occupancy.

29. The landscape architect responsible for the design of the project's landscape plan shall review and certify, prior to a request by the applicant for a final occupancy inspection, that the installed landscaping meets the specifications of the approved landscape plan, except as modified in the conditions of approval.

30. Prior to issuance of building permits, the applicant shall submit plans that include a trash enclosure and/or trash compactor(s) as specified by the Facilities and Community Services Department. Trash enclosure design and location(s) shall be subject to review and approval by the Facilities and Community Services director.

31. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City and comply with the applicable sign code criteria. Sign locations and illumination are subject to review and approval by the Planning Division under separate

permit.

32. Glazing or image reflective surfaces (specular reflectance), such as the glazing on windows, shall be limited to a maximum reflectance value of twenty five percent (25%). "Specular reflectance" means any mirror like reflection, as contrasted to diffused reflection from such surfaces as concrete or vegetation.

33. In the event of an accidental discovery or recognition of any human remains or funerary objects, Public Resource Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:

    a. There shall be no further excavation or disturbance of the site or any nearby area (within a 100-foot buffer of the find), as reasonably suspected to overlie adjacent human remains, until the City of Redlands Police Department and San Bernardino County Coroner are contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the California Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 11 5097.98; or

    b. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:

        - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
        - The descendent identified fails to make a recommendation; or
        - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

34. Prior to issuance of a building permit, the applicant shall be required to obtain approval of a construction site safety plan by the Redlands Police Department providing adequate security measures such as lights, video cameras, vehicle transponders, locks, alarms, trained security personnel, fencing, etc. The nature of the measures will depend on the specific requirements of the site and may vary with the different stages of construction. The applicant shall be responsible for the compliance of all subcontractors working on the site.

35. The project site shall be kept in a weed and dust free condition throughout all periods of development. Developer and contractors shall comply with applicable South Coast Air Quality Management District (AQMD) regulations and standard requirements pertaining to grading, dust control, construction site maintenance, and construction equipment emissions controls.

Fire Department:

36. Project shall follow the standard process of complying with CA Fire Code & Redlands local amendments in the plan review/permitting stage, prior to permit issuance.

Building and Safety Division:

37. When the Entitlement Review is approved submit complete construction drawings including structural calculations, energy calculations and soils report to Building and Safety for plan review in accordance with the current edition of the California Building and Fire Codes including all local ordinances and standards which are effective at the time of Plan Check Submittal.

38. Disabled access for the site and building must be in accordance with the State of California and ADA regulations.

Other Departments/Divisions:

39. The project is subject to the attached conditions of approval from the following City Departments/Divisions:

    a. Land Use Engineering Division (Exhibit B)

_____

Brian Desatnik
Development Services Director

EXHIBIT B

Land Use Engineering Division
Conditions of Approval

[Attached]

REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
COMMISSION REVIEW AND APPROVAL NO. 960

Date of P.C. Meeting:	**April 23, 2024**
Applicant:	**Armen Ohanian**
Location:	**211 East Olive Avenue**
Project Description:	**Construct a 21,145 Square-Foot 11-Unit Apartment Building with On-Grade Parking Stalls Under Apartment Units.**

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the Transit Villages Specific Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.

2. Plans required to be submitted include:
   a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
   b. Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. National Pollutant Discharge Elimination System (NPDES) Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
   c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

   All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6)

copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
   a. Hydrology Report and Hydrologic Calculations; (RMC 18.12.080)
   b. Geotechnical Report; (RMC 15.04)
   c. Easement Documents. (RMC 18.12.080)

5. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.

6. Cash cleanup deposit shall be submitted ($1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)

7. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

   NOTE: Cash cleanup deposit and truck route permit submitted during the grading process could be transferred to be used during building construction or off-site improvement construction if it is within the time limit specified in the truck route permit, otherwise a new truck route permit must be issued.

8. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:

   a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
   b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.

B. The following items are required prior to RECORDATION OF TRACT/PARCEL MAP.

No map is required for this application.

C. The following items are required prior to issuance of the BUILDING PERMIT

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal.

2. Plans required to be submitted shall include:
   a. Street/Alley Reconstruction/Rehabilitation (As needed);
   b. Street Tree Installation – Street trees shall be provided as per the approved Street Tree List;
   c. Street Light Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company; and
   d. Potable Water Main Installation.

   All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Three (3) copies of each are required. After final review, plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the Engineer assume no liability as to the exact location of said lines where locations are not shown.

5. Provide pad certification and compaction report to the Building and Safety Department.

6. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
   - Transportation Facilities; (RMC 3.54)
   - Fire Facilities; (RMC 3.60)
   - General Government Facilities; (RMC 3.60)
   - Library Facilities; (RMC 3.60)
   - Open Space/Park; (RMC 3.32)

- Police Facilities; (RMC 3.60)
- Storm Drain Facilities; (RMC 3.56)
- Water Capital Improvement Charge; (RMC 3.48)
- Recycled Water Capital Improvement Charge; (RMC 3.53)
- Water Source Acquisition Charge; (RMC 13.40)
- Sewer Capital Improvement Charge; (RMC 3.44)
- Solid Waste Capital Improvement Charge; (RMC 3.70) and
- Sewer Frontage Charges. (RMC 13.44)

7. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.

8. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)

9. Requirements for Olive Avenue (RMC 18.12.080):

   a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This shall include but is not limited to the repair of the split-face rock curb and gutter;
   b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
   c. Install LED ornamental streetlight(s) with the equivalent illumination of a 100 watt sodium vapor streetlight. Prepare and submit a separate street lighting plan for City approval. Streetlight spacing shall be determined by the City of design specifications. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance at that time. Prepare and submit a separate street lighting plan for City approval;
   d. Provide street trees avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval;
   e. Construct underwalk drain, if necessary;
   f. Use traffic index of 6.0;
   g. Replace the existing 4" steel main with a minimum 8 inch diameter potable water main including necessary valves and appurtenances; and
   h. Install residential/commercial fire hydrants as required by the Redlands Fire Department.

10. Requirements for Alley (RMC 18.12.080):

   a. Dedicate to provide for a 10 foot half alley right-of-way width; and
   b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the

City Engineer to the alley centerline verified through a geotechnical report.

11. Provide for adequate drainage facilities. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual. (RMC 18.12.080)

12. All off-site utilities shall be placed underground per RMC Section 17.17.020G. The undergrounding shall include power poles located along the project site's street frontage(s) and may include power poles beyond the site's boundary as determined by Southern California Edison. Those power poles that are 66KV or greater will not be required to be undergrounded. Any power pole(s) that contain a streetlight will be required to install a standard streetlight, in accordance with the Municipal Utilities and Engineering Department's standards. Plans shall be submitted that detail the undergrounding of all off-site utilities, subject to review and approval by the City Engineer. (RMC 17.17.020) This requirement may be waived per RMC Section 17.17.020 G through payment of an in lieu fee.

13. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)

14. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)

15. The project irrigation system shall be designed and constructed to make use of future recycled and/or recycled water system. (RMC 15.54)

16. Comply with the Solid Waste Recycling Access Act of 1991 (AB 1327) and install double solid waste bin enclosure(s). Submit a plan prepared by a licensed engineer showing bin enclosure(s) location on the site plan with solid waste truck turning and/or turnaround track template superimposed.

17. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.

18. Dedication documents shall be prepared by a licensed Land Surveyor or registered Civil Engineer (registered prior to January 1982) and must be submitted for review and approval before recordation. (California B&P Code 8761 and CCR 4411)

D. The following items are required prior to approval of APPLICATION FOR WATER SERVICE CONNECTION and prior to WATER METER INSTALLATION.

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)

2. Pay the Water Source Acquisition Charge; (RMC 13.40) and

3. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

E. The following items are required prior to issuance of the ENCROACHMENT PERMIT.

1. Cash cleanup deposit shall be submitted ($1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)

2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)

4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

5. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)

6. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.

7. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.

F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.

2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.

3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.

4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]

5. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)

6. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.

7. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.

8. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.

9. Owner/Developer shall provide recycling receipts as required by the recycling plan.

G. The following items are required prior to release of SECURITIES/WARRANTIES/DEPOSITS.

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.

2. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.

Donald Young

DONALD YOUNG, P.E., P.M.P.
One Stop Permit Center Manager

AK
Initial

FILE: CRA 960

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OLIVE AVE APTS

211 EAST OLIVE AVE
REDLANDS CA, 92373

Project Title

Building Data:

GROSS BUILDING AREA:
LEVEL 1: 7,205 SQ. FT.
LEVEL 2: 6,573 SQ. FT.
LEVEL 3: 6,573 SQ. FT.
TOTAL BUILDING AREA: 20,351 SQ. FT

ADU BUILDING AREA:
LEVEL 1: 963 SQ. FT.
LEVEL 3: 963 SQ. FT.
TOTAL BUILDING AREA: 1,926 SQ. FT

GRAND TOTAL BUILDING AREA: 22,277 SQ. FT.

TYPE OF CONSTRUCTION: VB - APARTMENTS, IIB - PARKING
OCCUPANCY CLASSIFICATION: R2, S-2
AUTOMATIC FIRE SPRINKLERS: YES
LAND USE DISTRICT: AP, R3 (SB330)
ZONING DISTRICT: TVSP/COR
NATURE OF BUSINESS: 11 APARTMENTS & 4 ADUs
OCCUPANT LOAD: 76 OCCUPANTS

Code Data:

ALL CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE:
- 2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA REFERENCED STANDARDS CODE
- CITY OF REDLANDS MUNICIPAL CODE

Legal Description:

11 UNIT MULTI FAMILY HOUSING COMPLEX WITH PARKING ON GRADE AND THE SECOND AND THIRD LEVEL AS APARTMENTS. ADU: ADDTION OF 2 UNITS AT GRADE AND ADDITIONAL DETACHED 2 STORY ADU, FOR A TOTAL OF 15 UNITS.

General Notes:

1. QUANTITIES LISTED ON THESE DOCUMENTS ARE FOR AGENCY APPROVAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR BIDDING PURPOSES.
2. THIS PROJECT DOES NOT INCLUDE THE USE OF A TRASH RECEPTACLE CHUTE
3. ALL EXTERIOR UTILITY METER PANELS SHALL BE PAINTED TO MATCH THE STRUCTURE UPON WHICH IT IS LOCATED. SUCH PANELS SHALL BE LOCATED TO TAKE ADVANTAGE OF SCREENING (E.G. LANDSCAPING OR OTHER BUILDING ELEMENTS) FROM PUBLIC RIGHTS-OF-WAY TO THE MAXIMUM EXTENT FEASIBLE.

Deferred Submittals:

THE FOLLOWING ITEMS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION:
1. FIRE ALARM AND FIRE SPRINKLER PLANS. SYSTEM SHALL BE DESIGNED TO MEET ALL REQUIREMENTS OF NFPA13R AND LOCAL JURISDICTION REQUIREMENTS.
2. FIRE MASTER PLAN
3. FIRE UNDERGROUND PLANS
4. TRUSS DESIGN AND STRUCTURAL CALCS IF CONTRACTOR CHOOSES TO TAKE TRUSS OPTION.
5. ALL SIGNS ARE UNDER SEPARATE BUILDING PERMIT APPROVAL.
6. ALL WALLS AND FENCES (INCLUDING ACCESS GATES) ARE UNDER A SEPARATE BUILDING PERMIT APPROVAL AND MUST BE SUBMITTED TO BUILDING AND SAFETY FOR REVIEW AND INCLUDE WALL/FENCE SPECIFICATIONS.

DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL.

Site Data:

PROPERTY AREA: 17,038 SQ. FT. (0.39 ACRES)
LOT COVERAGE:
BUILDING AREA - 8,690 SQ. F.T. (51%)
LANDSCAPE AREA - 8,348 SQ. F.T. (49%)

PARKING DATA:
PARKING(18.164.090)
1 BEDROOM STALL REQUIREMENT 1 STALL/UNIT X 3 UNITS = 3 STALLS
2 BEDROOM STALL REQUIREMENT 1 1/2 STALLS/UNIT X 7 UNITS = 11 STALLS
3 BEDROOM STALL REQUIREMENT 2 STALLS/UNIT X 1 UNIT = 2 STALLS
GUEST 1/2 STALLS/UNIT X 11 UNITS = 6 STALLS
TOTAL: 22 STALLS REQUIRED

PARKING PROVIDED
10 SPACES PROVIDED PER AB 2097 EXEMPTION
3 OUT OF 10 ARE ACCESSIBLE SPACES (INCLUDING 2 VAN ACCESSIBLE)

Project Information

Vicinity Map

Abbreviations

--A--		--H--		--S--	
AB	anchor bolt	HB	hose bibb	S	south
ABV	above	HC	hollow core	SC	solid core
AC	asphaltic concrete	HD	heavy duty	SCH	schedule
A/C	air conditioning	HDR	header	SD	storm drain
ADD	addendum	HDW	hardware	SEC	section
AGG	aggregate	HGT	height	SH	shelf, shelving
ALT	alternate	HM	hollow metal	SHT	sheet
ALUM	aluminum	HOR	horizontal	SIM	similar
APROX	approximate	HTG	heating	SPEC	specification(s)
ARCH	architect(ural)	HVAC	heating / ventilating air conditioning	SPK	speaker
AUTO	automatic			SQ	square
		HWD	hardwood	SS	stainless steel
--B--				ST	steel
BD	board	--I--		STA	station
BEL	below	ID	inside diameter	STD	standard
BET	between	INCL	include(ing)	STO	storage
BIT	bituminous	INSUL	insulate(ion)	STR	structural
BLDG	building	INT	interior	SUS	suspended
BLK	block	INV	invert	SYM	symmetry(ical)
BLKG	blocking	JST	joist	SYS	system
BM	bench mark	JT	joint		
BOT	bottom	KIT	kitchen	--T--	
BRG	bearing	KO	knockout	TEL	telephone
BRZ	bronze			T&G	tongue & groove
BUR	built up roofing	--L--		THK	thick(ness)
BW	both ways	LAB	laboratory	TV	television
		LAM	laminate(d)	TYP	typical
--C--		LAV	lavatory		
CAB	cabinet	LBL	label	--U--	
CAD	cadmium	LH	left hand	UNO	unless noted otherwise
CB	catch basin	LL	live load	UR	urinal
CEM	cement	LT	light		
CER	ceramic	LTL	lintel	--V--	
CFT	cubic foot	LW	lightweight	VERT	vertical
CI	cast iron			VIN	vinyl
CIR	circle	--M--			
CIRC	circumference	MAS	masonry	--W--	
CLG	ceiling	MAX	maximum	W	west
CLL	contract limit line	MB	machine bolt	W/	with
CLR	clear(ance)	MBR	member	W/O	without
CLS	closure	MC	medicine cabinet	WC	water closet
CM	centimeter	MECH	mechanic	WD	wood
CMU	concrete masonry unit	MED	medium	WH	water heater
COL	column	MET	metal	WI	wrought iron
COMB	combination	MFR	manufacture(er)	WIN	window
COMP	composition	MH	manhole	WPT	working point
CONC	concrete	MIN	minimum	WR	water repellant
CONT	continuous/ continue	MIR	mirror	WWF	welded wire fabric
CONTR	contract(or)	MISC	miscellaneous		
CONST	construction	MLD	molding, moulding		
CORR	corrugated	MM	millimeter		
CPR	copper	MT	mount(ed, ing)		
CPT	carpet(ed)	MTL	material(s)		
CYD	cubic yard				
		--N--			
--D--		N	north		
DEMO	demolish, demolition	NAT	natural		
DH	double hung	NIC	not in contract		
DIAG	diagonal	NOM	nominal		
DIAM	diameter	NTS	not to scale		
DIM	dimension				
DIV	division	--O--			
DR	door	OA	overall		
DS	downspout	OBSC	obscure		
DTL	detail	OC	on center		
DWG	drawing	OD	outside diameter		
DWR	drawer	OH	overhead		
		OPG	opening		
--E--		OPP	opposite		
E	east				
EF	each face	--P--			
ELEV	elevation	PAR	parallel		
ELEC	electric(al)	PB	panic bar		
EMER	emergency	PCC	precast concrete		
ENC	enclosure	PCF	pounds per cubic foot		
EP	electrical panelboard	PED	pedestal		
EQ	equal	PERF	perforate(d)		
EQUIP	equipment	PRE.FAB.	prefabricate(d)		
EST	estimate	PFL	pounds per linear foot		
EWC	electric water cooler	PIP	poured in place		
EXIST	existing	PL	property line		
EXHST	exhaust	PLT	plate		
EXP	exposed	PLAS	plaster		
EXT	exterior	PLYWD	plywood		
		PNL	panel		
--F--		PNT	paint(ed)		
FA	fire alarm	PSF	pounds per square foot		
FD	floor drain	PSI	pounds per square inch		
FE	fire extinguisher	PT	point		
FFE	finished floor elevation	PVC	polyvinyl chloride		
FFL	finished floor line				
FIN	finish(ed)	--R--			
FLR	floor(ing)	RA	return air		
FLUOR	fluorescent	RAD	radius		
FND	foundation	RCP	reinforced concrete pipe		
FTG	footing	RD	roof drain		
		REFR	refrigerator		
--G--		REG	register		
GA	gage, gauge	REM	remove		
GI	galvanized iron	RET	return		
GL	glass, glazing	RFG	roofing		
GP	galvanized pipe	RH	right hand		
GYP.BD	gypsum board	RM	room		
GRD	grade, grating	RO	rough opening		
GSS	galvanized steel	ROW	right of way		
GV	galvanized				

City Standard Notes

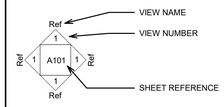
1. REDUCE CONSTRUCTION WASTE BY RECYCLING OR SALVAGING FOR RE-USE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET THE LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. CGBC 5.408
2. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN AND DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THE PLAN SHALL BE SUBMITTED THAT: A. IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE. B. DETERMINES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY. C. IDENTIFIES THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTION WILL BE TAKEN. D. SPECIFIES THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH. CGBC 5.408.1.1
3. READILY ACCESSIBLE AREAS FOR RECYCLING PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, AND METALS SHALL BE PROVIDED TO SERVE THE ENTIRE BUILDING. CGBC 5.410.1
4. THE HVAC SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH APPROVED NATIONAL STANDARDS. CGBC 5.410.4.3.1
5. A FINAL REPORT SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PROVIDING SERVICES SHALL BE PROVIDED AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING. CGBC 5.410.4.4
6. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM. CGBC 5.504.3
7. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS AND PROHIBITION ON THE USE OF CERTAIN TOXIC CHEMICALS, EXCEPT PER SUBSECTION 2. GCBC 5.504.4.1, SUBSECTION 1
8. AEROSOL ADHESIVES, SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF NET PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS, OF CCR, TITLE 17, COMMENCING WITH SECTION 94507. CGBC 5.504.4.1, SUBSECTION 2
9. VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (ARCHITECTURAL PAINTS) SHALL COMPLY WITH CGBC TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. CGBC 5.504.4.3
10. AEROSOL PAINTS AND COATINGS SHALL MEET THE REQUIREMENTS OF SECTIONS 94522(A)(3), 94522(C)(2), AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17 COMMENCING WITH SECTION 94520. CGBC 5.504.4.3.1
11. CARPETS SHALL MEET ONE OF THE FOLLOWING: 1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM; 2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOC'S (SPECIFICATION 01350); 3. NSF/ANSI 140 AT THE GOLD LEVEL; 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE tm GOLD. CGBC 5.504.4.4
12. CARPET CUSHION SHALL MET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABLE PROGRAM; CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1 CGBC 5.504.4.4.1, 5.504.4.4.2
13. FOR RESILIENT FLOORING, AT LEAST 80 PERCENT OF THE FLOOR AREA SHALL COMPLY WITH VOC EMISSION LIMITS DEFINED IN THE 2009 COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. CGBC 5.504.4.6
14. POLLUTANT CONTROL DOCUMENTATIONSHALL BE PROVIDED TO INDICATE COMPLIANCE WITH SECTION 5.504 AND SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING: PRODUCT CERTIFICATION AND SPECIFICATIONS, CHAIN OF CUSTODY CERTIFICATION, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY. CGBC 5.504.4.5.3
15. PROVIDE FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF AT LEAST 8 FOR OUTSIDE AND RETURN AIR IN REGULARLY OCCUPIED ARES OF MECHANICALLY VENTILATED BUILDINGS. CGBC 5.504.5.3
16. HVAC, REFRIGERATION, AND FIRE-SUPPRESION EQUIPMENT SHALL NOT CONTAIN CFC'S OR HALON. CGBC 5.508

Location Map

Sheet Index

Symbols

EXTERIOR ELEVATION REFERENCE TAG



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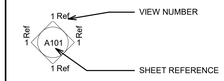
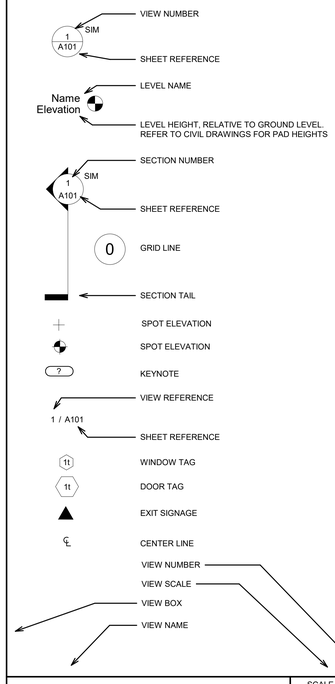


CALLOUT HEADS



Legend 2 | SCALE 1 1/2" = 1'-0"

Directory

OWNER:
ARMEN OHANIAN
PRIMARY CONTACT: ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364
PHONE: (213) 792-4343

ARCHITECT
MILLER ARCHITECTURAL CORP.
PRIMARY CONTACT: GARY MILLER, AIA
1177 IDAHO ST SUITE 200
REDLANDS, CA 92374
PHONE: (909) 335-7400
WEBSITE: WWW.MILLER-AIP.COM

CIVIL:
EPIC ENGINEERING
PRIMARY CONTACT: CHAD BURIAN
101 E. REDLANDS BLVD., SUITE 146
REDLANDS, CA 92373
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PRIMARY CONTACT MPE: LES TSO
511 MISSION ST
SOUTH PASADENA, CA 91030
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LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-25
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	01/29/2026

sheet name

GENERAL INFORMATION

sheet number

G-001

Sheet Of Sheets

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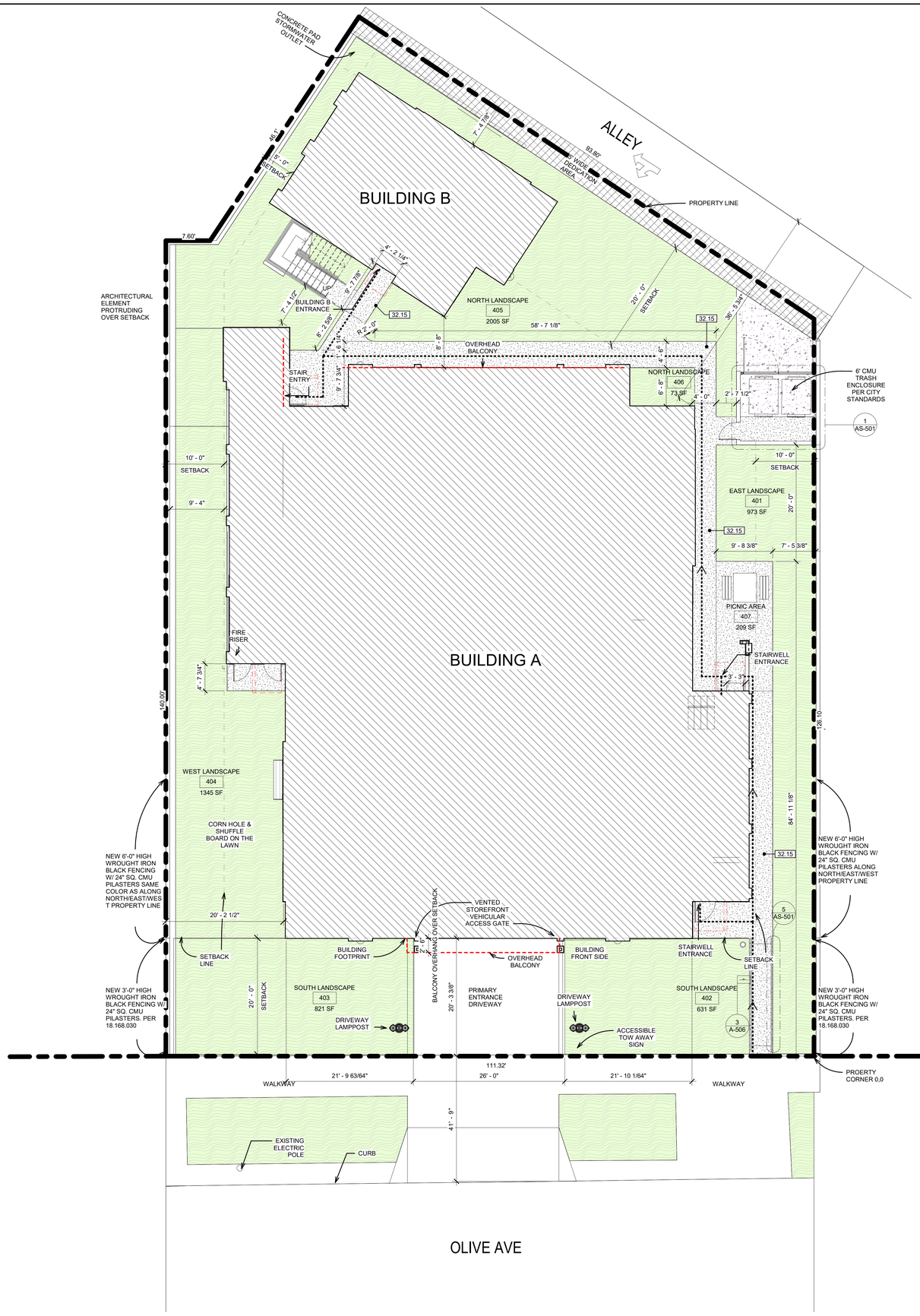


BUILDING DATA:

PROJECT NAME:	OHANIAN OLIVE AVE APTS
PROPERTY ADDRESS:	211 EAST OLIVE AVE, REDLANDS, CA 92373
APN NUMBER:	0171-281-30-0000
ZONE:	AP, R3 (SB330)
CURRENT ZONING:	TVSP/COR
APPLICABLE ZONING:	AP, R3 (SB330)
NATURE OF BUSINESS :	RESIDENTIAL APARTMENTS
GROSS LOT AREA:	17,038 SQ. FT.
DEDICATIONS:	5' ENTIRE WIDTH OF ALLEY, 288 SQ.FT.
NET LOT AREA:	GROSS - DEDICATION = 16,750 SQ. FT.
EXISTING USES:	PARKING LOT
EASEMENTS:	UTILITY
FRONT SETBACK:	20 FT
REAR SETBACK:	20 FT
SIDE SETBACK:	10 FT FOR 3 STORIES
DENSITY OF DEVELOPMENT:	1,450 SQ. FT. OF LOT AREA PER DWELLING UNIT
MAXIMUM COVERAGE:	60% OF LOT AREA
MAXIMUM COVERAGE PROPOSED:	42% OF LOT AREA
BUILDING FOOTPRINT:	7,205 SQ. FT.

OUTDOOR LIVING SPACE

GROSS FLOOR AREA:	13,146 SQ. FT. PROVIDED
18.60.170 OUTDOOR LIVING SPACE 1/4 X 13,146 SF =	3,287 SF OUTDOOR LIVING SPACE REQUIRED

THIS PROJECT PROVIDES OUTDOOR LIVING SPACE BY A COMBINATION OF PRIVATE OUTDOOR AND COMMON OUTDOOR SPACE.

COMMON OUTDOOR LIVING SPACE

100 SF COMMON OPEN SPACE PER DWELLING UNIT WITH 20' MINIMUM DIMENSION
100 SF/UNIT X 11 UNITS = 1,100 SF TOTAL COMMON OPEN SPACE REQUIRED

NORTH COMMON OPEN SPACE	= 847 SF
WEST COMMON OPEN SPACE	= 843 SF
SOUTH WEST PICNIC TABLE OPEN SPACE	= 209 SF
SOUTH COMMON OPEN SPACE	= 1,452 SF
	3,351 SF PROVIDED IS GREATER THAN 1,100 COMMON OPEN SPACE REQUIRED

MINIMUM 30% COMMON OPEN SPACE SHALL BE LANDSCAPED
30% X 1,100 SF = 330 SF REQUIRED

OUT OF 3,351 SF COMMON OPEN SPACE PROVIDED, 3,142 SF COMMON OPEN SPACE IS LANDSCAPED.

EXTERIOR PARKING LOT : NONE

OUT OF 3,243 SF COMMON OPEN SPACE THAT IS CURRENTLY LANDSCAPED, 1,250 SF (NORTH WEST LANDSCAPE) AND 237 SF (NORTH EAST LANDSCAPE) OR A TOTAL OF 1,487 SF PARKING LANDSCAPE IS PROVIDED.

PRIVATE OUTDOOR LIVING SPACE

NO PATIO PROVIDED ON THE GROUND FLOOR.
PATIOS ABOVE THE FIRST FLOOR ARE OPEN ON BOTH SIDES AND ALL CONTAIN A MINIMUM AREA OF 75SF OR MORE, WITH GREATER THAN 7' DIMENSION CONTIGUOUS TO THE UNIT SERVED. SEE A-102 AND A-103 PATIOS ARE ALL DIMENSIONED.

TOTAL PRIVATE OUTDOOR LIVING SPACE SECOND FLOOR =	713 SF
TOTAL PRIVATE OUTDOOR LIVING SPACE THIRD FLOOR =	673 SF
TOTAL	1,386 SF

1,386 SF TOTAL PRIVATE OUTDOOR LIVING + 3,453 SF TOTAL COMMON OPEN SPACE = 4,839 TOTAL OUTDOOR LIVING SPACE PROVIDED.

4,839 TOTAL OUTDOOR LIVING SPACE IS GREATER THAN THE REQUIRED (1,100 SF COMMON OPEN SPACE + 75 SF *11 UNITS = 825 SF PRIVATE OUTDOOR SPACE) 1,925 SF TOTAL OUTDOOR OPEN SPACE REQUIRED.

TRASH AREA PROVIDED:	339 SQ. FT.
ZONING BUILDING HEIGHT :	NOT GREATER THAN 4 STORIES
ZONING NO. OF STORIES :	NOT GREATER THAN 4 STORIES
GROSS BUILDING AREA:	LEVEL 1: 3,856 SQ. FT. LEVEL 2: 6,573 SQ. FT. LEVEL 3: 6,573 SQ. FT.
GROSS ADU BUILDING AREA:	LEVEL 1: 4,878 SQ. FT. LEVEL 2: 1,062 SQ. FT.

PARKING: PROPOSAL IS EXEMPT FROM PARKING REQUIREMENTS DUE TO AB 2097. PROJECT SITE IS WITHIN 1/2 MILE OF A TRANSIT STATION.

ADA STALLS REQUIRED:	1 PER GARAGE PARKING
ADA VAN STALLS REQUIRED:	1 PER GARAGE PARKING
ADA VAN STALLS PROVIDED:	2
ADA STALLS TOTAL PROVIDED:	2
STANDARD STALLS PROVIDED:	8

BUILDING CODE DATA:

TYPE OF CONSTRUCTION : OCCUPANCY CLASSIFICATION : SPRINKLER	VB -APARTMENTS, IIB -OPEN PARKING GARAGE R2(APARTMENTS), S-2(PARKING) NFPA 13R
OPENING AREA REQUIRED	324 FT X 10 FT (HEIGHT) = 3,240 SQ. FT. 3,240 SQ. FT. X 20% = 648 SQ. FT. OPENING REQUIRED
VENTED GARAGE DOOR 4'-9" X 5'-9" GARAGE VENT 2'-1" X 5'-7" GARAGE VENT	23 FT X 9 FT = 212 SQ. FT 6 OPENINGS X 27 SQ. FT= 162 SQ. FT. 2 OPENINGS X 5.5 SQ. FT = 11 SQ. FT. 385 SQ. FT. TOTAL OPENING PROVIDED MECHANICAL VENTING REQUIRED
LENGTH REQUIRED	CBC 405.6.2 EXCEPTION OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING. IN THE CURRENT PROJECT CONFIGURATION, THE OPENINGS ARE UNIFORMLY DISTRIBUTED ALONG THE EAST AND WEST WALLS OF THE GARAGE.

Keynote Legend

Key Value	Keynote Text
32.15	Concrete Walkway. 5% Max Slope In the Direction of Travel & 2% Max Cross-Slope.

GENERAL NOTES::

1. REQUIRED ONE HOUR SEPARATION BETWEEN R-2 AND S-2 OCCUPNACIES.
2. ALL DWELLING UNITS SERVED BY THE ELEVATOR ARE ADAPTABLE AND ON AN ACCESSIBLE ROUTE. MANEUVERING CLEARANCES PROVIDED AT DOORS TO STAIRWELLS.
3. TYPE VB & IIB CONSTRUCTION. GARAGE IS TYPE II, WHICH IS SEPARATED BY CODE REQUIRED HOURLY RATING FROM TYPE V CONSTRUCTION FOR FLOORS 1-3.
4. DRAFT STOPPING MATERIALS MUST NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DAPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED. 718.3.1.
5. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803 PER TABLE 803.13
6. DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN 1/2"-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY

BICYCLE REQUIREMENTS:

BICYCLE PARKING SHALL BE PROVIDED PER 18.224.020

SHORT TERM BICYCLE PARKING (5.106.4.1.1) SHALL BE PROVIDED WITHIN 200'-0" OF THE VISITORS' ENTRANCE FOR 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES PROVIDED, MINIMUM 2.

REQUIRED BICYCLE PARKING FACILITIES: 3 SPACES
BICYCLE PARKING FACILITIES PROVIDED: 3 SPACES

CLEAN AIR REQUIREMENTS:

CLEAN AIR VEHICLE SHALL BE PROVIDED PER CBC 2019, SECTION 5.106.5.2

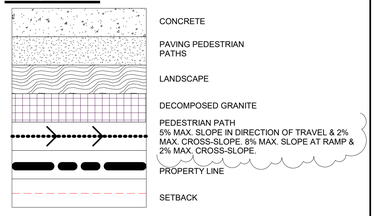
1-50 VEHICLES PER 1 PARKING SPACE
1 PARKING SPACE PROVIDED

FUTURE ELECTRIC VEHICLE REQUIREMENTS:

CGBSC 4.106.4.2.1 REQUIRES 25% OF THE PARKING TO BE EV READY AND AT LEAST 1 ADJACENT TO AN ACCESSIBLE PARKING SPACE/AISLE (CGBSC 4.106.4.2.2.1).

1 FUTURE EV PARKING STALL INFRASTRUCTURE PROVIDED NEXT TO AN ACCESSIBLE PARKING STALL.

LEGEND:



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owner approval

initials	date	phase

revisions/addenda

#	Date	Comment
1	Date 1	Revision 1

OLIVE AVE APTS
211 EAST OLIVE AVE
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ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	SH
Checked By:	GWM
Issue Date:	01/29/2026

sheet name

SITE PLAN

sheet number

AS-101

Sheet Of Sheets

SITE PLAN

SCALE 1/8" = 1'-0"

1

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BUILDING EGRESS SIZING

LEVEL 1-3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 x (76/2 STAIRWAYS PROVIDED) =
7.6" MIN STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 7.6" THEREFORE
44" MIN. WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-3 HAVE AUTOMATIC SPRINKLER SYSTEM

48" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 48" x 2 STAIRWAYS = 96" TOTAL STAIRWAY WIDTH PROVIDED LEVELS 1-3

LEVEL 1-3 CORRIDORS

SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR x OCCUPANT LOAD = 0.15 x 76 =
11.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH LEVELS 1-3

LEVEL 1 EXIT ACCESS DOORS

SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR x OCCUPANT LOAD = 0.15 x (76/5 EXIT ACCESS DOORS PROVIDED) =
2.28" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN REQUIRED PER EXIT ACCESS DOOR > 2.28" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" x 5 EXIT ACCESS DOORS = 180" >
CODE REQUIRED 32" x 5 EXIT ACCESS DOORS = 160"

LEVEL 2-3 EXIT ACCESS DOORS

SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR x OCCUPANT LOAD = 0.15 x (76/2 EXIT ACCESS DOORS PROVIDED) =
5.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN REQUIRED PER EXIT ACCESS DOOR > 5.7" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" x 2 EXIT ACCESS DOORS = 72" >
CODE REQUIRED 32" x 2 EXIT ACCESS DOORS = 64"

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1

LEVEL 1
MAXIMUM DIAGONAL DISTANCE: 133' - 6"
1/3 OF TRAVEL SHORTEST DISTANCE: 44' - 6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 78' - 10"

LEVELS 2-3
MAXIMUM DIAGONAL DISTANCE: 133' - 6"
1/3 OF TRAVEL SHORTEST DISTANCE: 44' - 6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 87' - 7"

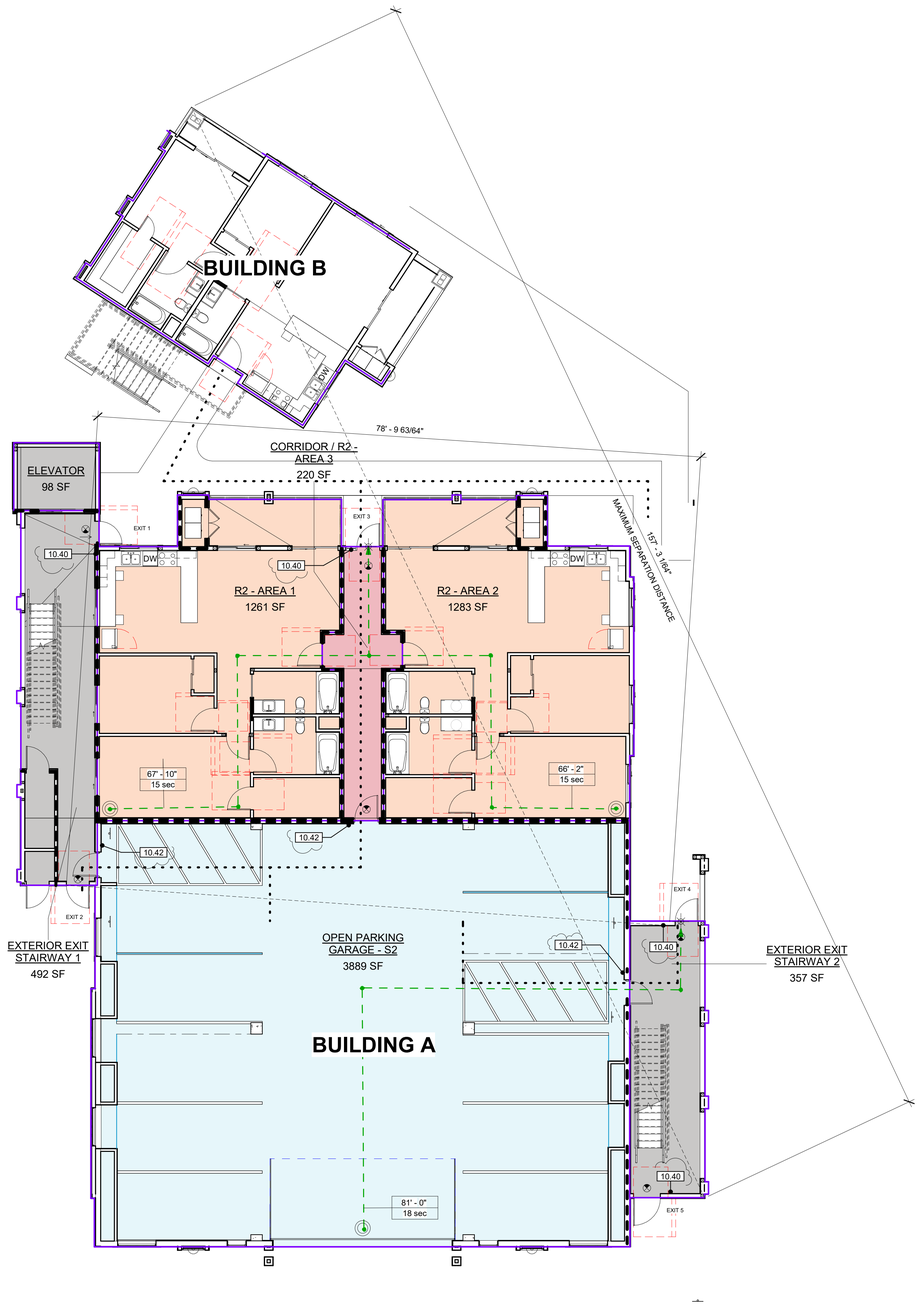
COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-3 COMMON PATH OF TRAVEL DISTANCE

SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R-2 = 125' - 0" MAXIMUM

PER CBC 2022, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA, OR SPACE TO THAT POINT WHERE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER CBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125' - 0".



NUMBER OF EXITS TO ACCESS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 13 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 32 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 31 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

CONSTRUCTION TYPE

CHAPTER 6 - CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 0 HRS
- BEARING WALLS
  1. EXTERIOR: 0 HRS
  2. INTERIOR: 0 HRS
- NONBEARING WALLS & PARTITIONS: 0 HRS
- FLOOR CONSTRUCTION: 0 HRS
- RATING AT CORRIDOR & STAIRS: 0 HRS
- RATING BETWEEN RESIDENCES: 0 HRS

EXIT ACCESS TRAVEL DISTANCE

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT AREA 1 TO EXIT
67' - 10" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 2 TO EXIT
66' - 2" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 4 TO EXIT
104' - 11" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 5 TO EXIT
105' - 6" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 6 TO EXIT
107' - 5" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 7 TO EXIT
120' - 7" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 8 TO EXIT
102' - 11" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 9 TO EXIT
97' - 2" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 11 TO EXIT
102' - 10" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 12 TO EXIT
104' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 13 TO EXIT
124' - 4" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 14 TO EXIT
109' - 6" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 15 TO EXIT
98' - 2" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

WALL TYPE LEGEND

W01 - 8" C.M.U.
W02 - 2x8 WOOD STUD
W03 - 2x6 WOOD STUD
W04 - 2x4 DOUBLE WOOD STUD W/ 1" GAP BETWEEN STUDS
W05 - 2X4 WOOD STUD

1 HR RATED WALL SEE DETAIL 2/A-503

1 HR RATED CHASE WALL SEE DETAIL 3/A-503

2 HR RATED WALL SEE DETAIL 1/A-503

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

R-2 - APARTMENT HOUSES
A-2 - LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS

BUILDING AREA

PER CBC SECTION 506.3 ELIGIBLE BUILDINGS IN ACCORDANCE WITH SECTIONS 506.3.1 THROUGH 506.3.3 MAY RECIEVE AN AREA FACTOR INCREASE BASED ON FRONTAGE.

TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, A BUILDING SHALL NOT HAVE LESS THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE AND MUST HAVE A MINIMUM DISTANCE OF 20 FT MEASURED AT A RIGHT ANGLE FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE.
2. THE ENTIRE WIDTH OF A STREET, ALLEY, OR PUBLIC WAY.
3. THE EXTERIOR FACE OF AN ADJACENT BUILDING ON THE SAME PROPERTY

REAR FRONTAGE MINIMUM DISTANCE: 36' - 6"
FRONT FRONTAGE MINIMUM DISTANCE: 90' - 6"

BUILDING PERIMETER
REAR FRONTAGE: 112 FT
FRONT FRONTAGE: 94 FT
TOTAL PUBLIC WAY FRONTAGE: 206 FT

SIDE FRONTAGE: 199 FT (90' - 6" + 108' - 6")

TOTAL PERIMETER: 405 FT
PERCENTAGE OF BUILDING PERIMETER: (206 FT / 405 FT) * 100 = 50.8%

PER TABLE 506.3.3 BUILDING QUALIFIES FOR **0.50 FRONTAGE INCREASE**
FACTOR. EFFECTIVELY INCREASING ALLOWABLE AREA TO 14,000 SF FOR TYPE VB CONSTRUCTION WITH R-2 OCCUPANCY CLASSIFICATION (S13R)

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

RESIDENTIAL = 200 GROSS SQUARE FEET

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 1,283 SQFT + 1268 SQFT = 2,551 SQFT / 200 SQFT = 13 OCCUPANTS

LEVEL 1 TOTAL OCCUPANT LOAD = **14 OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 1,079 SQFT + 1,059 SQFT + 885 SQFT + 892 SQFT + 1,202 SQFT + 1,183 SQFT = 6,300 SQFT / 200 SQFT = 32 OCCUPANTS

LEVEL 2 TOTAL OCCUPANT LOAD = **32 OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 1,078 SQFT + 1,047 SQFT + 2,027 SQFT + 887 SQFT + 1,079 SQFT = 6,118 SQFT / 200 SQFT = 31 OCCUPANTS

LEVEL 3 TOTAL OCCUPANT LOAD = **31 OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: **76 OCCUPANTS**

BUILDING SEPARATION

PER CBC 2022 SECTION 705.3 BOTH BUILDINGS A AND B ARE CONSIDERED PORTIONS OF ONE BUILDING AS THE AGGREGATE AREA IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5

MINIMUM FIRE SEPARATION DISTANCE PROVIDED
FRONT: 55 FT
REAR: 30 FT
SIDE: 10 FT 6 IN

REQUIRED FIRE-RESISTANCE RATING BASED ON SEPARATION DISTANCE
FRONT: 0
REAR: 0
SIDE: 0

LEGEND

Length / Time sec	PATH OF TRAVEL TAG
	DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
	DENOTES EXIT DISCHARGE
	DENOTES PATH OF TRAVEL PER CBC SECTION 1017 CONTINUES TO PEDESTRIAN PATH, SHEET AS-101
	EXIT SIGNAGE SEE G-501
	INDICATES TACTILE EXIT SIGN
	ACCESSIBLE PATH OF TRAVEL

GENERAL NOTES

1. ADDITIONAL TEXT HERE

BUILDING DATA

PROJECT NAME:	OLIVE AVE APARTMENTS
PROPERTY ADDRESS:	211 OLIVE, REDLANDS, CA 92373
APN NUMBER:	0171-281-30
ZONE:	
ZONING DISTRICT:	VILLAGE CORRIDOR (COR)
LAND USE TYPE:	MULTI FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	VB - APARTMENTS, IIB - PARKING
GROSS LOT AREA:	17,038 SQFT
DEDICATIONS:	
NET LOT AREA:	
EXISTING USES:	
EASEMENTS:	
FRONT SETBACK:	20 FT
STREET SIDE SETBACK:	20 FT
SIDE YARD SETBACK:	10 FT
REAR YARD SETBACK:	20 FT
DENSITY OF DEVELOPMENT:	
MAXIMUM COVERAGE:	
BUILDING FOOTPRINT:	8,734 SQFT
ZONING BUILDING HEIGHT:	
ZONING NO. OF STORIES:	
ZONING BUILDING HEIGHT:	
CODE BUILDING HEIGHT:	40 FT

OCCUPANCY CLASS:

LEVEL 1:	R-2, S-2
LEVEL 2:	R-2
LEVEL 3:	R-2
CORRIDORS:	1-HOUR
BETWEEN DWELLING UNITS:	1-HOUR
AUTOMATIC FIRE SPRINKLER:	YES

GROSS BUILDING AREA

LEVEL 1:	8,734 SQFT
LEVEL 2:	8,734 SQFT
LEVEL 3:	6,573 SQFT
TOTAL:	24,041 SQFT

Keynote Legend	
Key Value	Keynote Text
10.40	Tactile Exit Sign "EXIT" - See Detail 7/G-501
10.42	Tactile Exit Sign "EXIT ROUTE" - See Detail 9/G-501

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LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-19
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment
1	Date 1	Revision 1

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	01/29/2026

sheet name

FIRST FLOOR CODE PLAN

sheet number

G-101

Sheet Of Sheets

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BUILDING EGRESS SIZING

LEVEL 1-3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 x (76/2 STAIRWAYS PROVIDED) =
7.6" MIN STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 7.6" THEREFORE
44" MIN. WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-3 HAVE AUTOMATIC SPRINKLER SYSTEM

48" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 48" x 2 STAIRWAYS = 96" TOTAL STAIRWAY WIDTH PROVIDED LEVELS 1-3

LEVEL 1-3 CORRIDORS

SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR x OCCUPANT LOAD = 0.15 x 76 =
11.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH LEVELS 1-3

LEVEL 1 EXIT ACCESS DOORS

SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR x OCCUPANT LOAD = 0.15 x (76/5 EXIT ACCESS DOORS PROVIDED) =
2.28" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN REQUIRED PER EXIT ACCESS DOOR > 2.28" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" x 5 EXIT ACCESS DOORS = 180" >
CODE REQUIRED 32" x 5 EXIT ACCESS DOORS = 160"

LEVEL 2-3 EXIT ACCESS DOORS

SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR x OCCUPANT LOAD = 0.15 x (76/2 EXIT ACCESS DOORS PROVIDED) =
5.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN REQUIRED PER EXIT ACCESS DOOR > 5.7" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" x 2 EXIT ACCESS DOORS = 72" >
CODE REQUIRED 32" x 2 EXIT ACCESS DOORS = 64"

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1

LEVEL 1
MAXIMUM DIAGONAL DISTANCE: 133' - 6"
1/3 OF TRAVEL SHORTEST DISTANCE: 44' - 6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 78' - 10"

LEVELS 2-3
MAXIMUM DIAGONAL DISTANCE: 133' - 6"
1/3 OF TRAVEL SHORTEST DISTANCE: 44' - 6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 87' - 7"

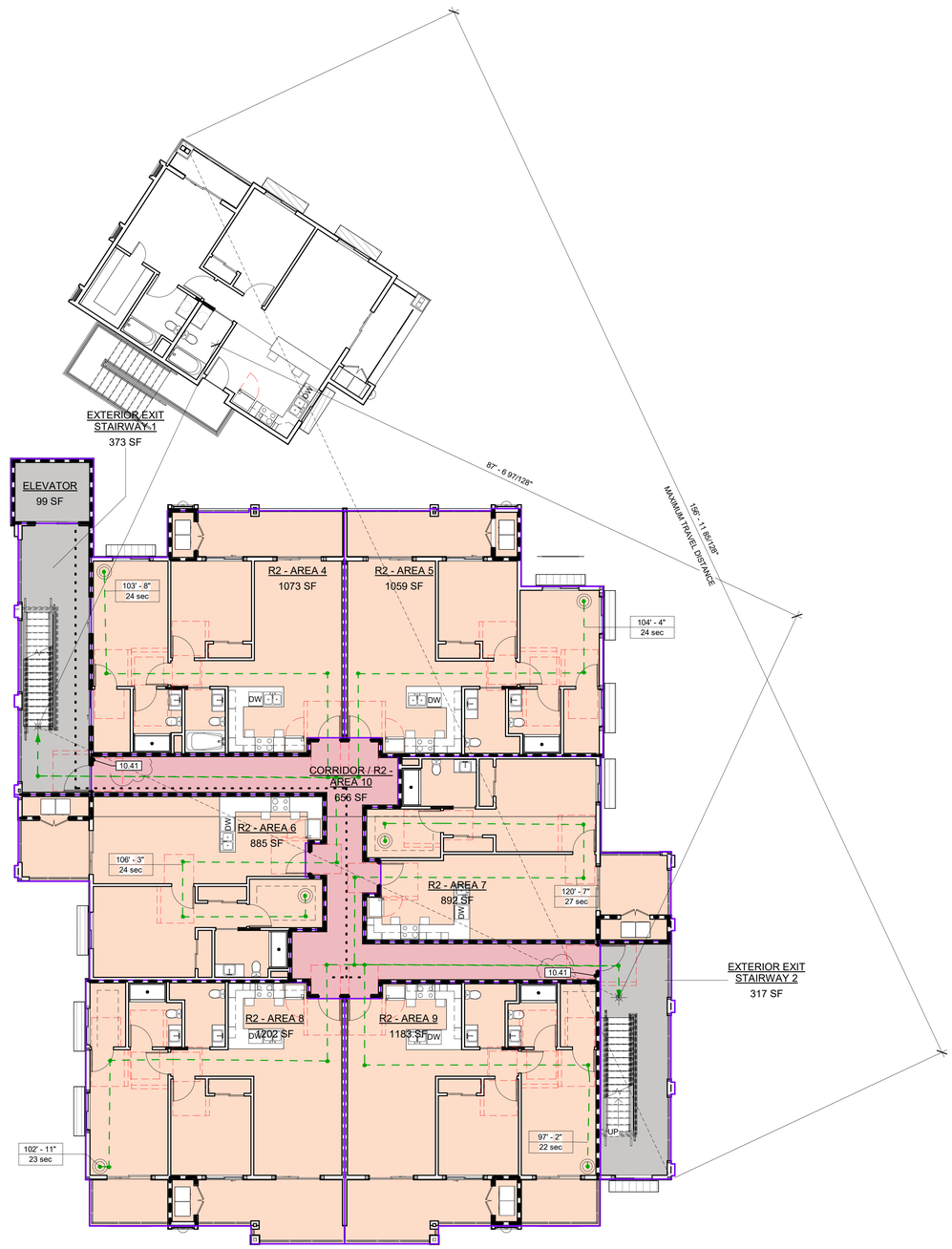
COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-3 COMMON PATH OF TRAVEL DISTANCE

SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R-2 = 125' - 0" MAXIMUM

PER CBC 2022, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA, OR SPACE TO THAT POINT WHERE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER CBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125' - 0".



NUMBER OF EXITS TO ACCESS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 13 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 32 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 31 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

CONSTRUCTION TYPE

CHAPTER 6 - CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING
- PRIMARY STRUCTURAL FRAME: 0 HRS
- BEARING WALLS
  1. EXTERIOR: 0 HRS
  2. INTERIOR: 0 HRS
- NONBEARING WALLS & PARTITIONS: 0 HRS
- FLOOR CONSTRUCTION: 0 HRS
- RATING AT CORRIDOR & STAIRS: 0 HRS
- RATING BETWEEN RESIDENCES: 0 HRS

EXIT ACCESS TRAVEL DISTANCE

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT AREA 1 TO EXIT
67' - 10" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 2 TO EXIT
66' - 2" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 4 TO EXIT
104' - 11" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 5 TO EXIT
105' - 6" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 6 TO EXIT
107' - 5" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 7 TO EXIT
120' - 7" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 8 TO EXIT
102' - 11" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

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102' - 10" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 12 TO EXIT
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UNIT AREA 13 TO EXIT
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109' - 6" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 15 TO EXIT
98' - 2" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

WALL TYPE LEGEND

W01 - 8" C.M.U.
W02 - 2x6 WOOD STUD
W03 - 2x6 WOOD STUD
W04 - 2x4 DOUBLE WOOD STUD W/ 1" GAP BETWEEN STUDS
W05 - 2X4 WOOD STUD

1 HR RATED WALL SEE DETAIL 2/A-503

1 HR RATED CHASE WALL SEE DETAIL 3/A-503

2 HR RATED WALL SEE DETAIL 1/A-503

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

R-2 - APARTMENT HOUSES
A-2 - LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS

BUILDING AREA

PER CBC SECTION 506.3 ELIGIBLE BUILDINGS IN ACCORDANCE WITH SECTIONS 506.3.1 THROUGH 506.3.3 MAY RECIEVE AN AREA FACTOR INCREASE BASED ON FRONTAGE.

TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, A BUILDING SHALL NOT HAVE LESS THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE AND MUST HAVE A MINIMUM DISTANCE OF 20 FT MEASURED AT A RIGHT ANGLE FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE.
2. THE ENTIRE WIDTH OF A STREET, ALLEY, OR PUBLIC WAY.
3. THE EXTERIOR FACE OF AN ADJACENT BUILDING ON THE SAME PROPERTY

REAR FRONTAGE MINIMUM DISTANCE: 36' - 6"
FRONT FRONTAGE MINIMUM DISTANCE: 90' - 6"

BUILDING PERIMETER
REAR FRONTAGE: 112 FT
FRONT FRONTAGE: 94 FT
TOTAL PUBLIC WAY FRONTAGE: 206 FT

SIDE FRONTAGE: 199 FT (90' - 6" + 108' - 6")

TOTAL PERIMETER: 405 FT
PERCENTAGE OF BUILDING PERIMETER: (206 FT / 405 FT) * 100 = 50.8%

PER TABLE 506.3.3 BUILDING QUALIFIES FOR **0.50 FRONTAGE INCREASE**
FACTOR. EFFECTIVELY INCREASING ALLOWABLE AREA TO 14,000 SF FOR TYPE VB CONSTRUCTION WITH R-2 OCCUPANCY CLASSIFICATION (S13R)

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

RESIDENTIAL = 200 GROSS SQUARE FEET

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 1,283 SQFT + 1268 SQFT = 2,551 SQFT / 200 SQFT = 13 OCCUPANTS

LEVEL 1 TOTAL OCCUPANT LOAD = **14 OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 1,079 SQFT + 1,059 SQFT + 885 SQFT + 892 SQFT + 1,202 SQFT + 1,183 SQFT = 6,300 SQFT / 200 SQFT = 32 OCCUPANTS

LEVEL 2 TOTAL OCCUPANT LOAD = **32 OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 1,078 SQFT + 1,047 SQFT + 2,027 SQFT + 887 SQFT + 1,079 SQFT = 6,118 SQFT / 200 SQFT = 31 OCCUPANTS

LEVEL 3 TOTAL OCCUPANT LOAD = **31 OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: **76 OCCUPANTS**

BUILDING SEPARATION

PER CBC 2022 SECTION 705.3 BOTH BUILDINGS A AND B ARE CONSIDERED PORTIONS OF ONE BUILDING AS THE AGGREGATE AREA IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5

MINIMUM FIRE SEPARATION DISTANCE PROVIDED
FRONT: 55 FT
REAR: 30 FT
SIDE: 10 FT 6 IN

REQUIRED FIRE-RESISTANCE RATING BASED ON SEPARATION DISTANCE
FRONT: 0
REAR: 0
SIDE: 0

LEGEND

Length / Time sec — PATH OF TRAVEL TAG

DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2

DENOTES EXIT DISCHARGE

DENOTES PATH OF TRAVEL PER CBC SECTION 1017 CONTINUES TO PEDESTRIAN PATH, SHEET AS-101

EXIT SIGNAGE SEE G-501

INDICATES TACTILE EXIT SIGN

ACCESSIBLE PATH OF TRAVEL

GENERAL NOTES

1. ADDITIONAL TEXT HERE

BUILDING DATA

PROJECT NAME: OLIVE AVE APARTMENTS
PROPERTY ADDRESS: 211 OLIVE, REDLANDS, CA 92373
APN NUMBER: 0171-281-30
ZONE:
ZONING DISTRICT: VILLAGE CORRIDOR (COR)
LAND USE TYPE: MULTI FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION: VB - APARTMENTS, IIB - PARKING
GROSS LOT AREA: 17,038 SQFT
DEDICATIONS:
NET LOT AREA:
EXISTING USES:
EASEMENTS:
FRONT SETBACK: 20 FT
STREET SIDE SETBACK: 20 FT
SIDE YARD SETBACK: 10 FT
REAR YARD SETBACK: 20 FT
DENSITY OF DEVELOPMENT:
MAXIMUM COVERAGE:
BUILDING FOOTPRINT: 8,734 SQFT
ZONING BUILDING HEIGHT:
ZONING NO. OF STORIES:
ZONING BUILDING HEIGHT:
CODE BUILDING HEIGHT: 40 FT

OCCUPANCY CLASS:
LEVEL 1: R-2, S-2
LEVEL 2: R-2
LEVEL 3: R-2

CORRIDORS: 1-HOUR
BETWEEN DWELLING UNITS: 1-HOUR
AUTOMATIC FIRE SPRINKLER: YES

GROSS BUILDING AREA
LEVEL 1: 8,734 SQFT
LEVEL 2: 8,734 SQFT
LEVEL 3: 6,573 SQFT
TOTAL: 24,041 SQFT

Keynote Legend	
Key Value	Keynote Text
10.41	Tactile Exit Sign "EXIT STAIR DOWN" - See Detail 8/G-501

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LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-19
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment
1	Date 1	Revision 1

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	01/29/2026

sheet name

SECOND FLOOR CODE PLAN

sheet number

G-102

Sheet Of Sheets

SECOND FLOOR CODE PLAN

SCALE 1/8" = 1'-0"

1

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BUILDING EGRESS SIZING

LEVEL 1-3 STAIRWAYS
SECTION 1005.3.1 STAIRWAYS REQUIRED CAPACITY BASED ON OCCUPANT LOAD
0.2" FACTOR x OCCUPANT LOAD = 0.2 x (76/2 STAIRWAYS PROVIDED) =
7.6" MIN STAIRWAY WIDTH PER STAIRWAY

SECTION 1011.2 STAIRWAYS WIDTH & CAPACITY
44" (INCH) MIN. REQUIRED PER STAIRWAY > 7.6" THEREFORE
44" MIN. WIDTH PER STAIRWAY REQUIRED

SECTION 1009.3.2 STAIRWAYS WIDTH & CAPACITY
EXCEPTION 1. CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
LEVELS 1-3 HAVE AUTOMATIC SPRINKLER SYSTEM

48" PROVIDED PER STAIRWAY > 44" REQUIRED PER STAIRWAY
TOTAL STAIRWAY WIDTH = 48" x 2 STAIRWAYS = 96" TOTAL STAIRWAY WIDTH PROVIDED
LEVELS 1-3

LEVEL 1-3 CORRIDORS

SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR x OCCUPANT LOAD = 0.15 x 76 =
11.4" MIN. CORRIDOR WIDTH

SECTION 1020.3 WIDTH & CAPACITY
ANY FACILITY NOT LISTED IN TABLE 1020.3 =
44" MIN. CORRIDOR WIDTH REQUIRED < 60" PROVIDED CORRIDOR WIDTH LEVELS 1-3

LEVEL 1 EXIT ACCESS DOORS

SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR x OCCUPANT LOAD = 0.15 x (76/5 EXIT ACCESS DOORS PROVIDED) =
2.28" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN REQUIRED PER EXIT ACCESS DOOR > 2.28" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" x 5 EXIT ACCESS DOORS = 180" >
CODE REQUIRED 32" x 5 EXIT ACCESS DOORS = 160"

LEVEL 2-3 EXIT ACCESS DOORS

SECTION 1005.3.2 OTHER EGRESS COMPONENTS
0.15" FACTOR x OCCUPANT LOAD = 0.15 x (76/2 EXIT ACCESS DOORS PROVIDED) =
5.7" MIN. EXIT ACCESS DOOR WIDTH PER EXIT ACCESS DOOR

SECTION 1010.1 SIZE OF DOORS
32" MIN REQUIRED PER EXIT ACCESS DOOR > 5.7" THEREFORE

36" PROVIDED > 32" REQUIRED PER EXIT ACCESS DOOR
TOTAL EXIT ACCESS DOOR WIDTH PROVIDED = 36" x 2 EXIT ACCESS DOORS = 72" >
CODE REQUIRED 32" x 2 EXIT ACCESS DOORS = 64"

EXIT SEPARATION DISTANCE

MINIMUM EXIT SEPARATION REQUIRED PER SECTION 1007.1.1

LEVEL 1
MAXIMUM DIAGONAL DISTANCE: 133' - 6"
1/3 OF TRAVEL SHORTEST DISTANCE: 44' - 6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 78' - 10"

LEVELS 2-3
MAXIMUM DIAGONAL DISTANCE: 133' - 6"
1/3 OF TRAVEL SHORTEST DISTANCE: 44' - 6" MIN. REQUIRED
SEPARATION DISTANCE PROVIDED: 87' - 7"

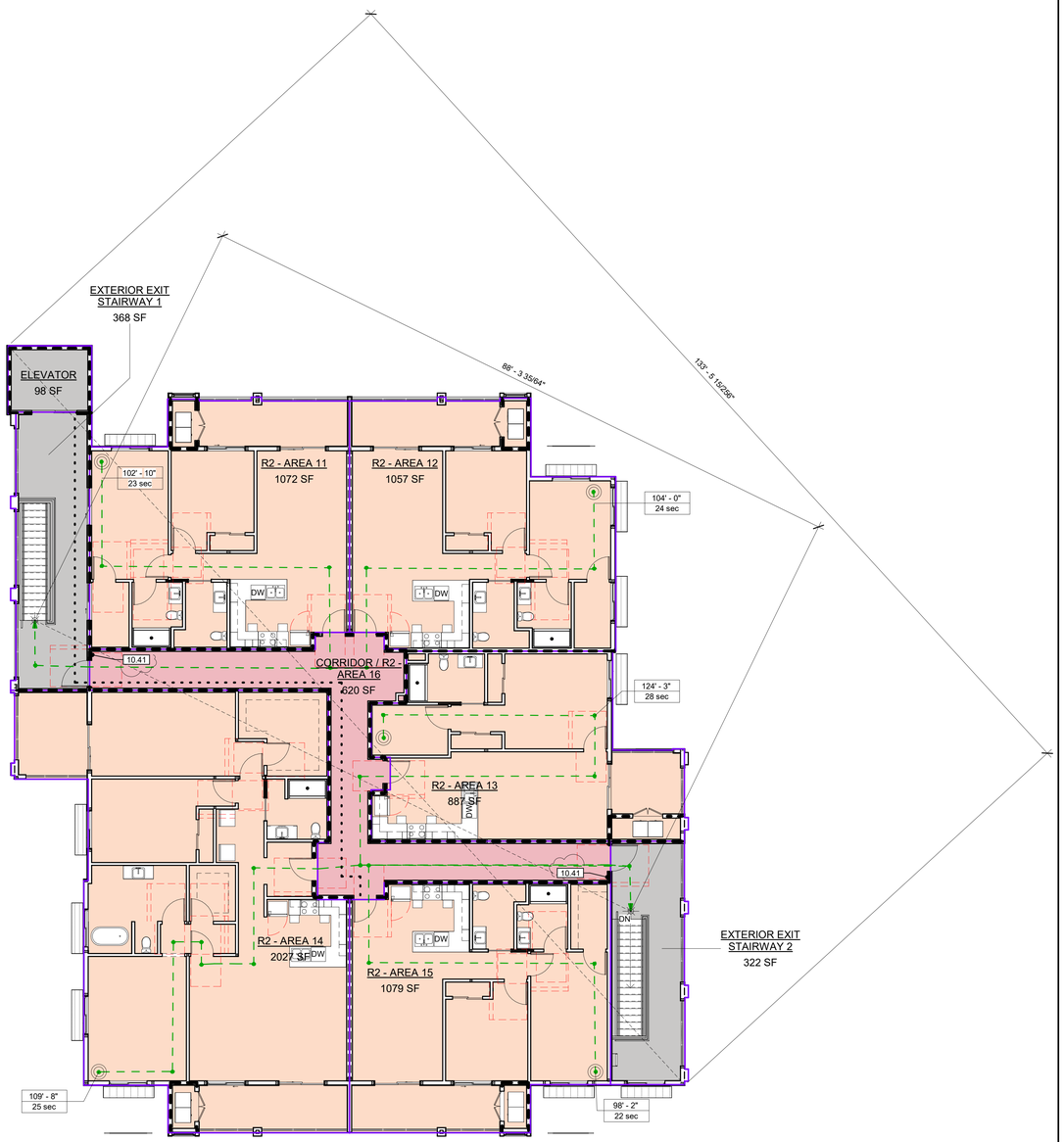
COMMON PATH OF TRAVEL DISTANCE

LEVEL 1-3 COMMON PATH OF TRAVEL DISTANCE

SECTION 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE
R-2 = 125' - 0" MAXIMUM

PER CBC 2022, COMMON PATH OF EGRESS TRAVEL DISTANCE IS THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA, OR SPACE TO THAT POINT WHERE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

PER CBC TABLE 1006.2.1, AN R2 OCCUPANCY THAT IS SPRINKLERED HAS A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 125' - 0".



NUMBER OF EXITS TO ACCESS BASED ON OCCUPANT LOAD

LEVEL 1 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 1 OCCUPANT LOAD 13 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 1
2 EXITS PROVIDED TO EXIT FROM LEVEL 1

LEVEL 2 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 2 OCCUPANT LOAD 32 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 2
2 EXITS PROVIDED TO EXIT FROM LEVEL 2

LEVEL 3 NUMBER OF EXITS
TABLE 1006.3.3 MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD OF 1-500 PER STORY = 2 EXITS OR ACCESS TO EXITS FROM STORY

LEVEL 3 OCCUPANT LOAD 31 < 500 = 2 EXITS REQUIRED TO EXIT FROM LEVEL 3
2 EXITS PROVIDED TO EXIT FROM LEVEL 3

CONSTRUCTION TYPE

CHAPTER 6 - CONSTRUCTION TYPE

TABLE 601 FIRE RESISTANCE RATING

• PRIMARY STRUCTURAL FRAME:	0 HRS
• BEARING WALLS	
1. EXTERIOR:	0 HRS
2. INTERIOR:	0 HRS
• NONBEARING WALLS & PARTITIONS:	0 HRS
• FLOOR CONSTRUCTION:	0 HRS
• RATING AT CORRIDOR & STAIRS:	0 HRS
• RATING BETWEEN RESIDENCES:	0 HRS

EXIT ACCESS TRAVEL DISTANCE

LEVEL 1 EXIT ACCESS TRAVEL DISTANCE

UNIT AREA 1 TO EXIT
67' - 10" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 2 TO EXIT
66' - 2" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 4 TO EXIT
104' - 11" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 5 TO EXIT
105' - 6" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 6 TO EXIT
107' - 5" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 7 TO EXIT
120' - 7" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 8 TO EXIT
102' - 11" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 9 TO EXIT
97' - 2" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 11 TO EXIT
102' - 10" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 12 TO EXIT
104' - 0" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 13 TO EXIT
124' - 4" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 14 TO EXIT
109' - 8" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

UNIT AREA 15 TO EXIT
98' - 2" PROVIDED < 250' EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER

WALL TYPE LEGEND

W01 - 8" C.M.U.
W02 - 2x8 WOOD STUD
W03 - 2x6 WOOD STUD
W04 - 2x4 DOUBLE WOOD STUD W/ 1" GAP BETWEEN STUDS
W05 - 2X4 WOOD STUD

1 HR RATED WALL SEE DETAIL 2/A-503

1 HR RATED CHASE WALL SEE DETAIL 3/A-503

2 HR RATED WALL SEE DETAIL 1/A-503

ALLOWABLE AREA

ALLOWABLE AREA & FRONTAGE INCREASE DATA:

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

R-2 - APARTMENT HOUSES
A-2 - LOUNGE AREAS
S-2 - STORAGE AREAS

CHAPTER 5 BUILDING HEIGHTS & AREAS

BUILDING AREA

PER CBC SECTION 506.3 ELIGIBLE BUILDINGS IN ACCORDANCE WITH SECTIONS 506.3.1 THROUGH 506.3.3 MAY RECIEVE AN AREA FACTOR INCREASE BASED ON FRONTAGE.

TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, A BUILDING SHALL NOT HAVE LESS THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE AND MUST HAVE A MINIMUM DISTANCE OF 20 FT MEASURED AT A RIGHT ANGLE FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE.
2. THE ENTIRE WIDTH OF A STREET, ALLEY, OR PUBLIC WAY.
3. THE EXTERIOR FACE OF AN ADJACENT BUILDING ON THE SAME PROPERTY

REAR FRONTAGE MINIMUM DISTANCE: 36' - 6"
FRONT FRONTAGE MINIMUM DISTANCE: 90' - 6"

BUILDING PERIMETER
REAR FRONTAGE: 112 FT
FRONT FRONTAGE: 94 FT
TOTAL PUBLIC WAY FRONTAGE: 206 FT

SIDE FRONTAGE: 199 FT (90' - 6" + 108' - 6")

TOTAL PERIMETER: 405 FT
PERCENTAGE OF BUILDING PERIMETER: (206 FT / 405 FT) * 100 = 50.8%

PER TABLE 506.3.3 BUILDING QUALIFIES FOR **0.50 FRONTAGE INCREASE**
FACTOR. EFFECTIVELY INCREASING ALLOWABLE AREA TO 14,000 SF FOR TYPE VB CONSTRUCTION WITH R-2 OCCUPANCY CLASSIFICATION (S13R)

OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

RESIDENTIAL = 200 GROSS SQUARE FEET

BUILDING OCCUPANT LOAD DATA:
LEVEL 1
R-2 OCCUPANCY GROUP: 1,283 SQFT + 1268 SQFT = 2,551 SQFT / 200 SQFT = 13 OCCUPANTS

LEVEL 1 TOTAL OCCUPANT LOAD = **14 OCCUPANTS**

LEVEL 2
R-2 OCCUPANCY GROUP: 1,079 SQFT + 1,059 SQFT + 885 SQFT + 892 SQFT + 1,202 SQFT + 1,183 SQFT = 6,300 SQFT / 200 SQFT = 32 OCCUPANTS

LEVEL 2 TOTAL OCCUPANT LOAD = **32 OCCUPANTS**

LEVEL 3
R-2 OCCUPANCY GROUP: 1,078 SQFT + 1,047 SQFT + 2,027 SQFT + 887 SQFT + 1,079 SQFT = 6,118 SQFT / 200 SQFT = 31 OCCUPANTS

LEVEL 3 TOTAL OCCUPANT LOAD = **31 OCCUPANTS**

TOTAL BUILDING OCCUPANT LOAD: **76 OCCUPANTS**

BUILDING SEPARATION

PER CBC 2022 SECTION 705.3 BOTH BUILDINGS A AND B ARE CONSIDERED PORTIONS OF ONE BUILDING AS THE AGGREGATE AREA IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5

MINIMUM FIRE SEPARATION DISTANCE PROVIDED
FRONT: 55 FT
REAR: 30 FT
SIDE: 10 FT 6 IN

REQUIRED FIRE-RESISTANCE RATING BASED ON SEPARATION DISTANCE
FRONT: 0
REAR: 0
SIDE: 0

LEGEND

Length / Time sec	PATH OF TRAVEL TAG
	DENOTES START OF EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2
	DENOTES EXIT DISCHARGE
	DENOTES PATH OF TRAVEL PER CBC SECTION 1017 CONTINUES TO PEDESTRIAN PATH, SHEET AS-101
	EXIT SIGNAGE SEE G-501
	INDICATES TACTILE EXIT SIGN
	ACCESSIBLE PATH OF TRAVEL

GENERAL NOTES

1. ADDITIONAL TEXT HERE

BUILDING DATA

PROJECT NAME:	OLIVE AVE APARTMENTS
PROPERTY ADDRESS:	211 OLIVE, REDLANDS, CA 92373
APN NUMBER:	0171-281-30
ZONE:	
ZONING DISTRICT:	VILLAGE CORRIDOR (COR)
LAND USE TYPE:	MULTI FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	VB - APARTMENTS, IIB - PARKING
GROSS LOT AREA:	17,038 SQFT
DEDICATIONS:	
NET LOT AREA:	
EXISTING USES:	
EASEMENTS:	
FRONT SETBACK:	20 FT
STREET SIDE SETBACK:	20 FT
SIDE YARD SETBACK:	10 FT
REAR YARD SETBACK:	20 FT
DENSITY OF DEVELOPMENT:	
MAXIMUM COVERAGE:	
BUILDING FOOTPRINT:	8,734 SQFT
ZONING BUILDING HEIGHT:	
ZONING NO. OF STORIES:	
ZONING BUILDING HEIGHT:	
CODE BUILDING HEIGHT:	40 FT

OCCUPANCY CLASS:

LEVEL 1:	R-2, S-2
LEVEL 2:	R-2
LEVEL 3:	R-2
CORRIDORS:	1-HOUR
BETWEEN DWELLING UNITS:	1-HOUR
AUTOMATIC FIRE SPRINKLER:	YES

GROSS BUILDING AREA

LEVEL 1:	8,734 SQFT
LEVEL 2:	8,734 SQFT
LEVEL 3:	6,573 SQFT
TOTAL:	24,041 SQFT

Keynote Legend	
Key Value	Keynote Text
10.41	Tactile Exit Sign "EXIT STAIR DOWN" - See Detail 8/G-501

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interiors
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LICENSED ARCHITECT
GARY W. MILLER
No. C14635
REN. 9-30-19
STATE OF CALIFORNIA

owner approval

initials	date	phase

revisions/addenda

#	Date	Comment
1	Date 1	Revision 1

OLIVE AVE APTS
211 EAST OLIVE AVE
REDLANDS CA, 92373

ARMEN OHANIAN
4790 NOMAD DR
WOODLAND HILLS, CA 91364

project information

Project Number:	2200053.RA
Drawn By:	Author
Checked By:	GWM
Issue Date:	01/29/2026

sheet name

THIRD FLOOR CODE PLAN

sheet number

G-103

Sheet Of Sheets

THIRD FLOOR CODE PLAN

SCALE 1/8" = 1'-0"

1

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RESOLUTION NO. 1746

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF TIME TO THE EXPIRATION DATE OF COMMISSION REVIEW AND APPROVAL NO. 960 TO CONSTRUCT A MARKET-RATE MULTI-FAMILY RESIDENTIAL BUILDING TOTALING APPROXIMATELY 20,351 SQUARE FEET INCLUDING RELATED SITE IMPROVEMENTS LOCATED AT 211 EAST OLIVE AVENUE.

WHEREAS, the applicant has submitted an application for Extension of Time No. 1 for Commission Review and Approval No. 960 to construct a market-rate multi-family residential building totaling approximately 20,351 square feet with ground-floor parking, an open space area, and landscape improvements. The project site is located at 211 East Olive Avenue (APN: 0171-281-30-0000) in the Village Corridor (TVSP/COR) District of the Transit Villages Specific Plan; however, the property is vested in the Administrative and Professional Office (A-P) District including applicable R-3 standards pursuant to Senate Bill 330 (Housing Crisis Act of 2019); and

WHEREAS, on April 23, 2024, the Redlands Planning Commission held a public hearing and adopted Resolution No. 1670 to approve Commission Review and Approval No. 960; and

WHEREAS, Redlands Municipal Code Section 18.12.130 permits an applicant to request a one-year extension of time to extend the expiration date for a Commission Review and Approval, provided the total number of such one-year extensions do not exceed three; and

WHEREAS, the applicant intends to develop the project and requests the extension to allow additional time to receive approvals for permits under plan check; and

WHEREAS, following the consideration for the extension of time to Commission Review and Approval No. 960, the Planning Commission determined that approval of the requested one-year extension of time is in the best interests of the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. California Environmental Quality Act. Approval of this Resolution is exempt from further environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act, as there is no possibility of any potentially significant environmental effects as a result of the Extension of Time. Planning Commission Resolution No. 1670 was adopted on April 23, 2024, and determined the project to be exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act. There are no changes proposed to the approved project as part of the Extension of Time.

SECTION 2. Approval of Extension of Time. The findings for the original approval of Commission Review and Approval No. 960 remain valid, and therefore, the proposed one-year

extension of time for Commission Review and Approval No. 960 is hereby approved in accordance with Redlands Municipal Code Section 18.12.130.

SECTION 3. Expiration Date. The new expiration date for Commission Review and Approval No. 960 shall be April 23, 2027. The project shall remain subject to all original Conditions of Approval contained in Planning Commission Resolution No. 1670.

SECTION 4. Effective Date. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 12th day of May, 2026.

_____
Karah Shaw, Chair
Planning Commission

ATTEST:

_____
Katherine Coleson
Secretary to the Planning Commission

I, Katherine Coleson, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 12th day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Katherine Coleson
Secretary to the Planning Commission

Planning Commission **AGENDA ITEM NO. CC.**

DATE: May 12, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Tentative Tract Map 20320, Time Extension No. 1 (Development Services Director Reilly)

APPLICANT:

TERRACINA RECOVERY, LLC.

(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

Consideration of a request for a one-year Extension of Time to the expiration date of Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148, for a Planned Residential Development, which includes the construction 67 single-family homes, associated open space, recreational amenities, and related on-site improvements on approximately 64.56 acres site located in the Residential Estate (R-E) zoning district. The proposal is exempt from further environmental review in accordance with Sections 15061(b)(3) and 15162 of the California Environmental Quality Act Guidelines.

BACKGROUND:

On January 24, 2023, the Planning Commission approved Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148 (for a Planned Residential Development). The approved project will subdivide the site and construct 67 single-family homes, new interior streets to serve the project, private recreational open space areas and on-site amenities, landscape and lighting, and related improvements including drainage basins and public/private utility connections. A Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program were adopted with the project entitlements.

The project is located on the east and west sides of Wabash Avenue, north of both Reservoir Road and Interstate 10. The project will construct a new segment of Wabash Avenue, which would complete a gap in the roadway network. This portion of Wabash Avenue would provide access between northeast Redlands, Interstate 10, and the hillside neighborhoods in south Redlands (south of Interstate 10).

The original expiration date was January 24, 2025. Assembly Bill No. 2729 (2024) provided an automatic 18-month extension for qualifying housing projects that met certain criteria. This project meets all applicable criteria, and therefore, AB 2729 automatically extended the entitlements by 18 months to June 24, 2026. A timely application for the first Extension of Time was submitted on April 7, 2026.

SUMMARY:

The applicant requests approval of a one-year Extension of Time for Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148 (Planned Residential Development). No changes to the approved project are proposed, and all original Conditions of Approval would remain in effect. The additional year would allow the developer time to secure financing, obtain Sustainable Communities Infrastructure Program (SCIP) approval from the State, obtain grading permit approval from the City, and submit construction plans for building plan check to the City.

Approval of the Extension of Time would establish a new expiration date of June 24, 2027, for the Tentative Tract Map and Conditional Use Permit. Pursuant to Redlands Municipal Code Section 18.192.090, the developer may request a one-year extension of time for a Conditional Use Permit prior to expiration, not to exceed a total of three (3) extensions. Similarly, Redlands Municipal Code Section 17.07.120 allows subdividers to request an extension of the expiration date of an approved or conditionally approved tentative map for a period not exceeding a total of six (6) years.

This is the first request for an extension for Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148.

ENVIRONMENTAL REVIEW:

Section 15162(a) of the CEQA Guidelines provides that no further environmental review, or subsequent EIR or Negative Declaration, shall be prepared for a project when the following criteria can be satisfied. The proposed Extension of Time meets all the criteria below.

1) No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2) Substantial changes did not occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

3) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:

a) The project will have one or more significant effects not discussed in the previous MND;

b) Significant effects previously examined will be substantially more severe than shown in the previous MND;

c) Mitigation measures previously found not to be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or,

d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure.

Staff has analyzed the site conditions at the time the tentative map was approved compared to present conditions using Google Earth aerial imagery (2023 to present). The topography and extent of development on the tentative map site remains unchanged. There have not been any changes to environmental conditions in the surrounding area, or the discovery of new significant environmental issues under which the project will be undertaken that would require major revisions of the previously-adopted Mitigated Negative Declaration.

Considering the lack of significant or substantial change in existing conditions, staff recommends that the Planning Commission find that this project requires no further environmental analysis. There have been no changes to the project, and the project remains within the scope of the Mitigated Negative Declaration that was originally adopted. All mitigation measures applied to the approved project will be implemented as per the conditions of approval. The requested extension of time meets the criteria in CEQA Guidelines Section 15162, and therefore, is exempt from any further environmental review.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 1749 approving a one-year Extension of Time for Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148.

MOTION:

If the Planning Commission deems it appropriate, staff recommends the following motion:

“I move to adopt Resolution No. 1749 and approve a one-year Extension of Time for Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148.”

PREPARED BY:
Nylsen Escajeda, Planner

Attachments

Attachment_A_-_Location_Map_and_Aerial.pdf
Attachment_B_-_Approved_Project_Plans.pdf
Attachment_C_-_PC_Staff_Report_of_January_23_2023.pdf
Attachment_D_-_Signed_Resolutions_1610_and_1611.pdf
Attachment_E_-_Environmental_Checklist_Form.pdf
Attachment_F_-_Resolution_1749_Time_Extension_1.pdf

Location Map

PROJECT LOCATION

This map was produced by the City of Redlands, Geographic Information System.
The City of Redlands assumes no warranty or legal responsibility for the information contained on this map.
The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.

N
W E
S

Scale

0 180 360
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

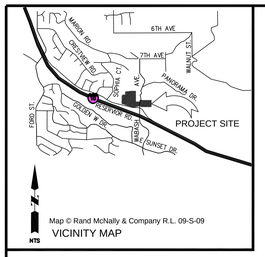
City of REDLANDS "A City That Works"

January 3, 2022

CONDITIONAL USE PERMIT / P.R.D.

CUP NO. 1148

IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO ESTATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 8, AND A PORTION OF LOTS 7 AND 9 OF BLOCK 27 OF CRAFTON TRACT, M.B. 3/14
AND A PORTION OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 36, T1S, R3W, S.B.M.
AGUILAR CONSULTING INC.
DECEMBER 2021



OWNER\APPLICANT:

TERRACINA RECOVERY, LLC
690 E GREEN ST.
SUITE 200
PASADENA, CA 91101
ATTN: MOHAMAD YOUNES
PHONE: (323) 874-8000
FAX: (323) 874-8800
CITY OF REDLANDS BUSINESS
LICENSE NUMBER: 1007205,

ENGINEER/MAP PREPARER:

AGUILAR CONSULTING INC.
2155 CHICAGO AVENUE, SUITE 304
RIVERSIDE, CA. 92507
PH: (951) 300-1431

SOILS ENGINEER/GEOLOGIST:

HAYTHAM NABILSI, GE 2375
GEOMAT TESTING LABORATORIES, INC.
9980 INDIANA AVENUE, SUITE 14
RIVERSIDE, CA. 92503
PH: (951) 688-5400
FAX: (951) 688-5200

SURVEYOR'S NOTES:

THAT PORTION EAST OF EASTLINE, SEC. 36 LIES WITHIN IMPROVMENT ZONE "P-7" OF COUNTY SERVICE AREA 70 PER RESOLUTION RECORDED MAY 23, 1991. INST. NO. 91-177020.

NO ACCESS RIGHTS TO 10 FWY BUT ACCESS TO RESERVOIR ROAD IS ALLOWED.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 299-213-11 AND 12)

LOT 8 AND THE SOUTH 1/2 OF LOT 9 IN BLOCK 27 OF CRAFTON TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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EXCEPT THEREFROM THAT PORTION OF SAID LOT 7 AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2 INCH IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE ALONG THE SOUTH LINE OF SAID LOT 7, NORTH 89° 35' 25" EAST, 342.92 FEET;

THENCE COURSE "A" NORTH 56° 11' 13" WEST, 361.92 FEET;

THENCE NORTH 0° 30' 18" WEST, 103.42 FEET;

THENCE SOUTH 89° 29' 42" WEST, 44.00 FEET TO THE WEST LINE OF SAID LOT 7, DISTANT ALONG SAID WEST LINE NORTH 0° 30' 18" WEST, 306.90 FEET FROM THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE SOUTH 0° 30' 18" EAST, 306.90 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (APN: 174-281-13)

ALL THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, APPROVED BY THE SURVEYOR GENERAL, FEBRUARY 24, 1869, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 0° 12' 18" WEST ALONG SAID EAST LINE 451.6 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO GEORGE E. GRAY ET UX, BY DEED RECORDED APRIL 18, 1947 IN BOOK 2050 PAGE 113, OFFICIAL RECORDS;

THENCE ALONG THE SOUTH LINE OF THE GRAY PROPERTY NORTH 89° 59' 30" WEST, 387.95 FEET;

THENCE ALONG THE WEST LINE OF THE GRAY PROPERTY, NORTH 0° 00' 30" EAST, 857.47 FEET TO AN ANGLE POINT ON THE SOUTHERLY LINE OF A 40 FOOT ROAD EASEMENT;

THENCE ALONG THE NORTH LINE OF THE GRAY PROPERTY, NORTH 81° 20' EAST 392.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 36; THENCE NORTH ALONG EAST LINE OF SAID SECTION 36, 20 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOSEPH E. LOGWOOD, ET UX., BY DEED RECORDED APRIL 2, 1946 IN BOOK 1880, PAGE 324, OFFICIAL RECORDS;

THENCE ALONG THE SOUTH LINE OF THE LOGWOOD PROPERTY, SOUTH 81° 20' WEST 400.35 FEET;

THENCE ALONG THE WEST LINE OF THE LOGWOOD PROPERTY, NORTH 22° 20' WEST, 20.58 FEET TO A POINT ON THE NORTH LINE OF A 40 FOOT ROAD; THENCE ALONG THE WEST LINE OF THE LOGWOOD PROPERTY, NORTH 0° 30' EAST, 332.91 FEET,

MORE OR LESS TO THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO RICHARD CORWIN MONTGOMERY, ET UX., BY DEED RECORDED JULY 6, 1948, IN BOOK 2256 PAGE 521, OFFICIAL RECORDS;

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THENCE SOUTH ALONG SAID WEST LINE, 677.38 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL 49, AS DESCRIBED IN THAT LIS PENDENS RECORDED AUGUST 17, 1960, IN BOOK 5215, PAGE 420, OFFICIAL RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 49, SOUTH 80° 44' 16" EAST, 164.76 FEET; THENCE SOUTH 64° 06' 10" EAST, 131.80 FEET; THENCE SOUTH 74° 16' 17" EAST, 620.15 FEET; THENCE SOUTH 79° 42' 28" EAST, 210.61 FEET; THENCE NORTH 81° 49' 08" EAST, 299.62 FEET; THENCE NORTH 0° 30' 18" WEST, 69.33 FEET; THENCE NORTH 89° 29' 42" EAST, 44.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4: PARCEL A: (APN: 0299-213-21-000 -PORTION) THE WEST 66.00 FEET OF THE EAST 396.00 FEET OF THE NORTH 160.00 FEET OF THE SOUTH 320.00 FEET OF LOT 6, BLOCK 27, CRAFTON TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: (APN: 0299-213-21-000 -PORTION)

THE SOUTH 1/2 OF LOT 6, BLOCK 27, CRAFTON TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTH 160.00 FEET OF THE SOUTH 320.00 FEET OF THE WEST 66.00 FEET OF THE EAST 132.00 FEET THEREOF.

ALSO EXCEPT THEREFROM THE WEST 66.00 FEET OF THE EAST 330.00 FEET OF THE SOUTH 150.00 FEET THEREOF.

ALSO EXCEPT THEREFROM THE WEST 66.00 FEET OF THE EAST 396.00 FEET OF THE NORTH 160.00 FEET OF THE SOUTH 320.00 FEET.

ALSO EXCEPT THEREFROM ANY PORTION LYING WITHIN WABASH AVENUE.

PARCEL 5: (APN: 0299-213-14-000)

THE WEST 66.00 FEET OF THE EAST 330.00 FEET OF THE SOUTH 150.00 FEET OF LOT 6, BLOCK 27, CRAFTON TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 3, OF MAPS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMPANIES AND AGENCIES SERVICING THIS PROJECT ARE AS FOLLOWS:

WATER/SEWER:
CITY OF REDLANDS
MUNICIPAL UTILITIES &
ENGINEERING DEPARTMENT
35 CAJON STREET
REDLANDS, CA 92373
PH: (909) 798-7585

ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
287 TENNESSEE STREET
REDLANDS, CA. 92373
PH: (909) 307-6788

GAS:
SOUTHERN CALIFORNIA GAS CO.
1981 W. LUGONIA AVENUE
REDLANDS, CA 92374
PH: (800) 427-2200

TELEPHONE:
VERIZON
1980 ORANGE TREE LANE,
SUITE 100
REDLANDS, CA 92374
PH: (909) 748-6640

CABLE:
TIME WARNER CABLE
100 CAJON STREET
REDLANDS, CA 92373
PH: (866) 582-4617

PHASES:

PHASE I	*LOTS 1-42 & LETTERED LOT A, B, C & D*
PHASE II	*LOTS 43-67 & LETTERED LOT E, F, G, H & I*

PLANNED RESIDENTIAL DEVELOPMENT NOTES:

1. *TOTAL LOT COVERAGE OF PLANNED RESIDENTIAL DEVELOPMENT (INCLUSIVE OF ALL STRUCTURES, BOTH OF NUMBERS AND LETTERED LOTS)_____ 8.40%*
2. *COMMON OPEN SPACE GROSS LAND AREA:_____43.68%*
3. *DEVELOPED GROSS AREA IN COMMON, LANDSCAPED AND RECREATIONAL OPEN SPACE:_____17.40%*

LAND USE AND ZONING:

GENERAL PLAN DESIGNATION:_____ VLDR
EXISTING LAND USE:_____ VACANT
PROPOSED LAND USE:_____ RES./PRD
EXISTING ZONE:_____ RE
PROPOSED ZONING:_____ RE/PRD

GENERAL NOTES:

1. *TOTAL NUMBER OF PARCELS: _____ 67.*
2. *TOTAL ACRES: _____ 64.56 GROSS AC.±*
3. *STREET DEDICATION: _____ 9.13 AC.*
4. *NET ACREAGE: _____ 55.43 AC.*
5. *GROSS DENSITY: _____ 1.05 DU/AC.*
6. *USABLE PAD AREA _____ 27.42 AC.*
7. *MINIMUM LOT SIZE _____ 14,027 SF (LOT 47).*
8. *AVERAGE LOT SIZE _____ 0.41 AC. 17,829 SF.*
9. *TOTAL OPEN SPACE _____ 27.58 AC.*
10. *SINGLE FAMILY PRD.*
11. *LOT "A", LOT "B", LOT "C", AND LOT "E" SHALL BE FOR WATER QUALITY BASIN DRAINAGE PURPOSES WHICH WILL BE OWNED AND MAINTAINED BY THE HOA.*
12. *LOT "D", LOT "F", LOT "H" AND LOT "J" ARE NATURAL, LANDSCAPED OPEN SPACE AND COMMON AREAS SET ASIDE FOR PUBLIC RECREATIONAL PURPOSES WHICH WILL BE OWNED AND MAINTAINED BY THE HOA.*
13. *LOT "G" IS NATURAL, LANDSCAPED OPEN SPACE AND COMMON AREAS SET ASIDE FOR PUBLIC RECREATIONAL AND SHALL BE FOR BASIN DRAINAGE PURPOSES WHICH WILL BE OWNED AND MAINTAINED BY THE HOA.*
14. *LOT "I" IS NATURAL OPEN AREA FOR FUTURE STREET RIGHT-OF-WAY EXTENSION TO THE EAST WHICH WILL BE OWNED AND MAINTAINED BY THE HOA.*
15. *PROJECT IS DESIGNATED AS ZONE "X" ON FLOOD INSURANCE MAPS (NOT WITHIN 500 YEAR FLOOD PLAIN).*
16. *NO RETAINING WALL TO BE HIGHER THAN 15'.*
17. *ACCESS ROADS TO ALL BASINS NEED TO BE AN ALL-WEATHER SURFACE.*
18. *ALL BASINS REQUIRE AN EMERGENCY OVERFLOW.*
19. *THE RESERVOIR FAULT WAS TRENCHED AND LOCATED AND DEEMED INACTIVE BY THE SAN BERNARDINO COUNTY GEOLOGIST AS WELL AS REPRESENTATIVES OF THE U.S.G.S.. AS MENTIONED PER SOILS REPORT PREPARED BY GEOMAT TESTING LABORATORIES, INC., PROJECT NO. 11074-01, DATED FEBRUARY 8, 2018.*
20. *THIS MAP WILL BE PHASED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.*
21. *ALL EXISTING POWER POLE ALONG RESERVOIR ROAD ADJACENT TO THIS PROPOSED PROJECT SHALL REMAIN AND PROTECTED IN PLACE.*
22. *THIS PROJECT IS SUBJECT TO THE HILLSIDE DEVELOPMENT DISTRICT AND ANY DEVELOPMENT TO BE PLACED THEREON SHALL BE SHOWN TO CONFORM TO THE REQUIREMENTS OF THE HD DISTRICT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.*
23. *ALL LOCAL STREETS CURB RETURNS AND RIGHT ANGLE TURNS REFLECT A 30' RADIUS EXCEPT THOSE CONNECTING AT WABASH AVENUE.*
24. *ALL CURB RETURN CONNECTING TO WABASH AVENUE REFLECT A 35' RADIUS.*
25. *ALL CUL-DE-SAC AND KNUCKLES LONG CURB HORIZONTAL ALIGNMENTS ARE BASED ON CITY OF REDLANDS STANDARD DRAWINGS (702-0 & 704-0).*
26. *EXISTING POWER POLES ALONG RESERVOIR ROAD UP TO WABASH AVENUE WILL REMAIN IN PLACE AND A WAIVER FOR UNDERGROUNDING PER THE CITY OF REDLANDS MUNICIPAL CODE SECTION 17.017.020G IS REQUESTED. ALL OTHER OVERHEAD POWER LINES LESS THAN 66 KV LOCATED WITHIN THE PROJECT LIMITS ARE TO BE UNDERGROUNDED.*

LOT AREA TABLE

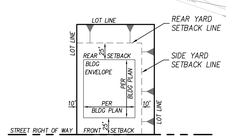
PHASE I 14,000 S.F.		PHASE II 14,000 S.F.	
LOT #	S.F.	LOT #	S.F.
1	20,263	43	40,037
2	16,441	44	23,982
3	15,993	45	26,959
4	21,987	46	14,559
5	18,766	47	14,017
6	14,651	48	27,292
7	15,076	49	16,635
8	15,395	50	18,482
9	15,224	51	22,665
10	15,233	52	19,144
11	16,520	53	16,253
12	14,321	54	15,873
13	15,611	55	16,409
14	18,271	56	14,200
15	17,133	57	15,631
16	17,325	58	14,991
17	23,801	59	14,165
18	22,908	60	14,893
19	26,710	61	17,692
20	18,809	62	14,148
21	14,791	63	20,381
22	14,918	64	19,198
23	16,907	65	14,065
24	14,196	66	14,084
25	16,987	67	15,900
26	16,228	TOTAL	461,552
27	16,528	AVE.	18,466
28	17,576		
29	14,256		
30	15,816		
31	16,353		
32	14,578		
33	15,292		
34	21,649		
35	34,823		
36	16,932		
37	14,129		
38	14,641		
39	16,026		
40	20,000		
41	14,673		
42	15,137		
TOTAL	732,894		
AVE.	15,137		

PHASE I LETTERED LOTS	
LOT #	S.F.
A	36,050
B	130,446
C	24,748
D	370,737
TOTAL	561,981

PHASE II LETTERED LOTS	
LOT #	S.F.
E	27,273
F	19,867
G	376,181
H	212,743
I	3,032
J	489
TOTAL	639,585

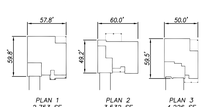
LEGEND

- EXISTING WALL
- PROPOSED WALL
- EXISTING CURB/GUTTER
- PROPOSED CURB/GUTTER
- PROPOSED STORM DRAIN PIPES
- EXISTING STORM DRAIN PIPES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOWLINES
- PROPOSED EASEMENTS
- EXISTING EASEMENTS
- EXISTING R/W
- PROPOSED R/W
- PROPERTY LINES
- PROPERTY STREET C/L
- TRACT BOUNDARY
- DAYLIGHT LINE
- PROPOSED SLOPE
- TOP/TOE OF SLOPE
- EXISTING UTILITY LINE
- PHASE BOUNDARY



TYPICAL LOT LAYOUT
N.T.S.

BUILDING PLAN



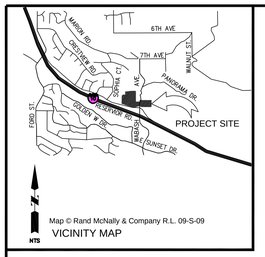
GRAPHIC SCALE
80 0 40 80 160
1" = 80'

REGISTERED PROFESSIONAL ENGINEER — CEZAR V. AGUILAR — No. 41679 — EXP. 03/31/22 — CIVIL — STATE OF CALIFORNIA

PREPARED FOR: TERRACINA RECOVERY, LLC	PREPARED BY: ACI AGUILAR CONSULTING INC. 2155 CHICAGO AVENUE, SUITE 304 RIVERSIDE, CA 92507 PH. (951) 300-1431 FAX (951) 300-1435	CONDITIONAL USE PERMIT / P.R.D. CUP NO. 1148 CITY OF REDLANDS	DATE: 12/2021 SHEET 1 OF 1 PROJECT NO.

TENTATIVE TRACT MAP NO. 20320

IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO ESTATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 8, AND A PORTION OF LOTS 7 AND 9 OF BLOCK 27 OF CRAFTON TRACT, M.B. 3/14
AND A PORTION OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 36, T1S, R3W, S.B.M.
AGUILAR CONSULTING INC.
DECEMBER 2021



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ALSO EXCEPT THEREFROM ANY PORTION LYING WITHIN WABASH AVENUE.

PARCEL 5: (APN: 0299-213-14-000)

THE WEST 66.00 FEET OF THE EAST 330.00 FEET OF THE SOUTH 150.00 FEET OF LOT 6, BLOCK 27, CRAFTON TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 3, OF MAPS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMPANIES AND AGENCIES SERVICING THIS PROJECT ARE AS FOLLOWS:

WATER/SEWER:
CITY OF REDLANDS
MUNICIPAL UTILITIES &
ENGINEERING DEPARTMENT
35 CAJON STREET
REDLANDS, CA 92373
PH: (909) 798-7585

ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
287 TENNESSEE STREET
REDLANDS, CA. 92373
PH: (909) 307-6788

GAS:
SOUTHERN CALIFORNIA GAS CO.
1981 W. LUGONIA AVENUE
REDLANDS, CA 92374
PH: (800) 427-2200

TELEPHONE:
VERIZON
1980 ORANGE TREE LANE,
SUITE 100
REDLANDS, CA 92374
PH: (909) 748-6640

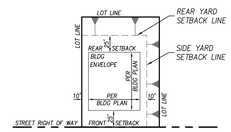
CABLE:
TIME WARNER CABLE
100 CAJON STREET
REDLANDS, CA 92373
PH: (866) 582-4617

PHASES:

PHASE I	*LOTS 1-42 & LETTERED LOT A, B, C & D*
PHASE II	*LOTS 43-67 & LETTERED LOT E, F, G, H & I*

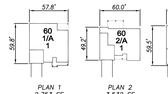
LAND USE AND ZONING:

GENERAL PLAN DESIGNATION: _____ VLDR
EXISTING LAND USE: _____ VACANT
PROPOSED LAND USE: _____ RES./PRD
EXISTING ZONE: _____ RE
PROPOSED ZONING: _____ RE/PRD



TYPICAL LOT LAYOUT
N.T.S.

BUILDING PLAN



LOT AREA TABLE

PHASE I 14,000 S.F.	
LOT #	S.F.
1	20,263
2	16,441
3	15,993
4	21,987
5	18,766
6	14,651
7	15,076
8	15,395
9	15,224
10	18,833
11	16,520
12	14,321
13	15,611
14	18,271
15	17,133
16	17,325
17	23,801
18	22,908
19	26,710
20	18,809
21	14,791
22	14,918
23	16,907
24	14,196
25	16,987
26	16,228
27	16,528
28	17,976
29	14,256
30	15,816
31	16,353
32	14,578
33	15,292
34	21,649
35	34,823
36	16,852
37	14,129
38	14,641
39	16,026
40	20,000
41	14,673
42	15,137
TOTAL	732,894
AVE.	15,137

PHASE II 14,000 S.F.	
LOT #	S.F.
43	40,037
44	23,982
45	26,959
46	14,559
47	14,017
48	27,292
49	16,632
50	18,482
51	22,665
52	19,144
53	16,253
54	15,873
55	16,409
56	14,200
57	15,631
58	14,991
59	14,165
60	14,893
61	17,692
62	14,148
63	20,381
64	19,198
65	14,065
66	14,084
67	15,900
TOTAL	461,652
AVE.	18,466

PHASE I LETTERED LOTS	
LOT #	S.F.
A	16,050
B	130,446
C	24,748
D	370,737
TOTAL	561,981

PHASE II LETTERED LOTS	
LOT #	S.F.
E	27,273
F	19,867
G	376,181
H	212,743
I	3,032
J	489
TOTAL	639,585

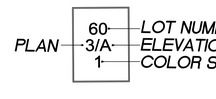
TABULATION

PLAN #1:	*21*		
PLAN #2:	*23*		
PLAN #3:	*23*		
TOTAL:	*67*		

ELEVATION

A = 5	*B = 8*	*C = 8*
A = 9	*B = 5*	*C = 9*
A = 9	*B = 9*	*C = 5*
A = 23	*B = 22*	*C = 22*

KEY



LEGEND

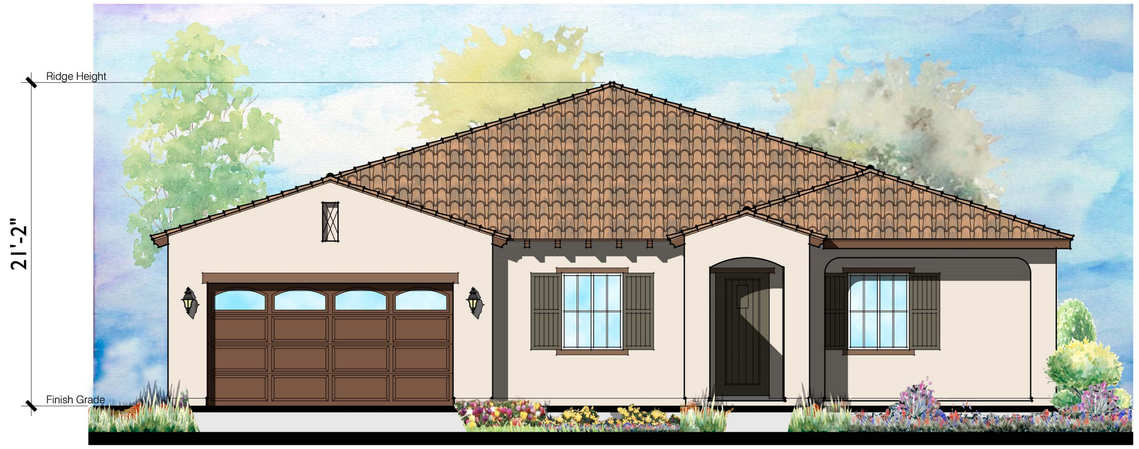
- *EXISTING WALL*
- *PROPOSED WALL*
- *EXISTING CURB/GUTTER*
- *PROPOSED CURB/GUTTER*
- *PROPOSED STORM DRAIN PIPES*
- *EXISTING STORM DRAIN PIPES*
- *EXISTING CONTOURS*
- *PROPOSED CONTOURS*
- *FLOWLINES*
- *PROPOSED EASEMENTS*
- *EXISTING EASEMENTS*
- *EXISTING R/W*
- *PROPOSED R/W*
- *PROPERTY LINES*
- *PROPERTY STREET C/L*
- *TRACT BOUNDARY*
- *DAYLIGHT LINE*
- *PROPOSED SLOPE*
- *TOP/TOE OF SLOPE*
- *EXISTING UTILITY LINE*
- *PHASE BOUNDARY*

GRAPHIC SCALE
80 0 40 80 160
1" = 80'

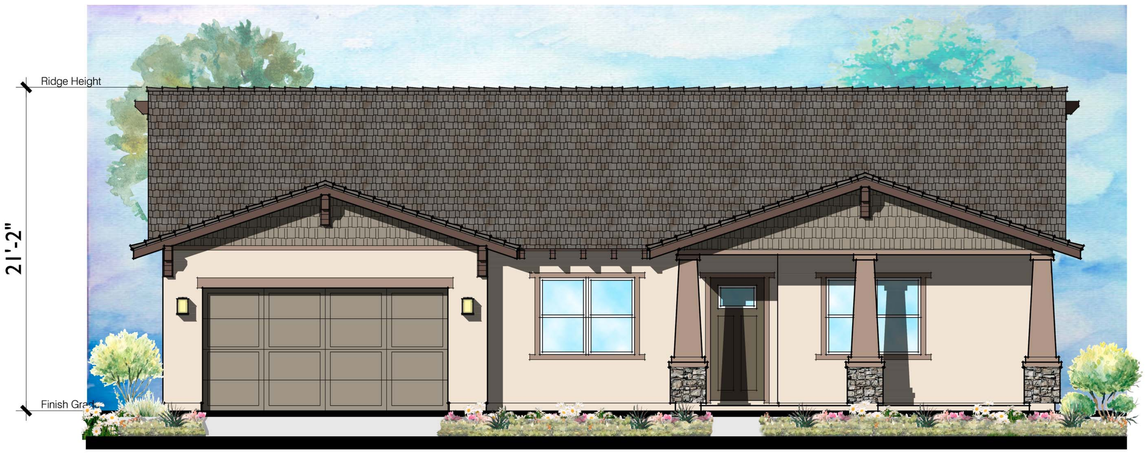
REGISTERED PROFESSIONAL ENGINEER
CEZAR V. AGUILAR
No. 41679
EXP. 03/31/22
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:	PREPARED BY:		DATE:
TERRACINA RECOVERY, LLC	ACI AGUILAR CONSULTING INC.	2155 CHICAGO AVENUE, SUITE 304 RIVERSIDE, CA 92507 PH. (951) 300-1431 FAX (951) 300-1435	12/2021
	PLOT PLAN TENTATIVE TRACT MAP NO. 20320 CITY OF REDLANDS		SHEET 1 OF 1

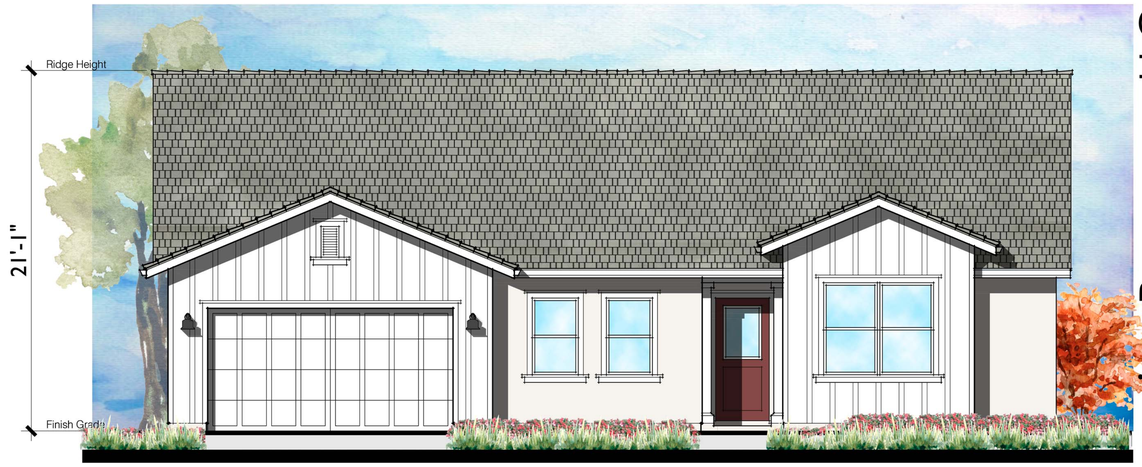
PROJECT NO:



Plan 1 - Elevation 'A'
Front Elevation



Plan 1 - Elevation 'C'
Front Elevation



Plan 1 - Elevation 'B'
Front Elevation

Scale: 1/4" = 1'-0"
0 1' 5' 10' 20'

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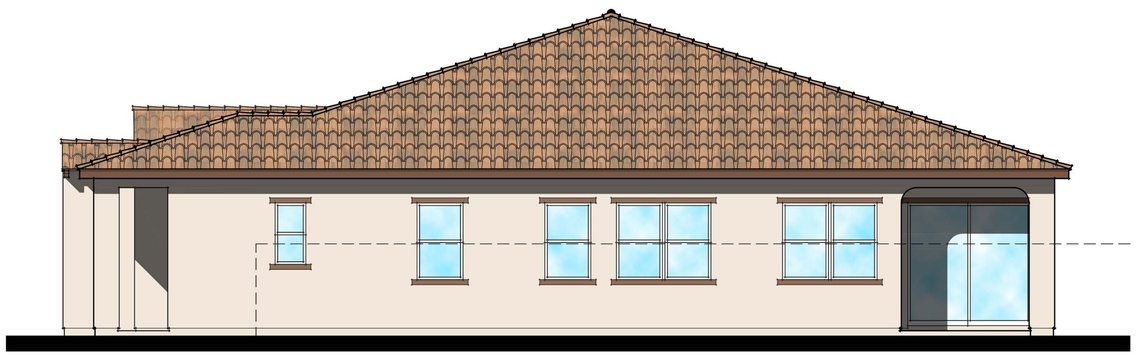
C/O: Inland Communities Corp.

TTM 20230 - CUP 1148

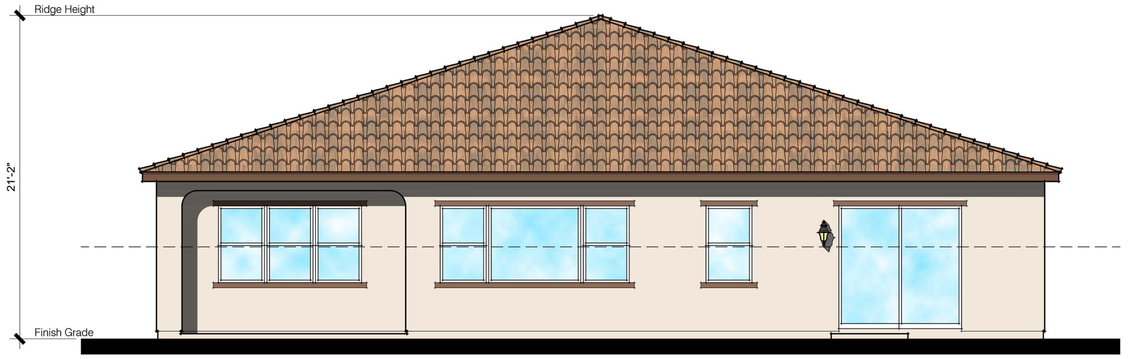
Title
Plan 1
Conceptual
Front Elevation

Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021
6-16-2021

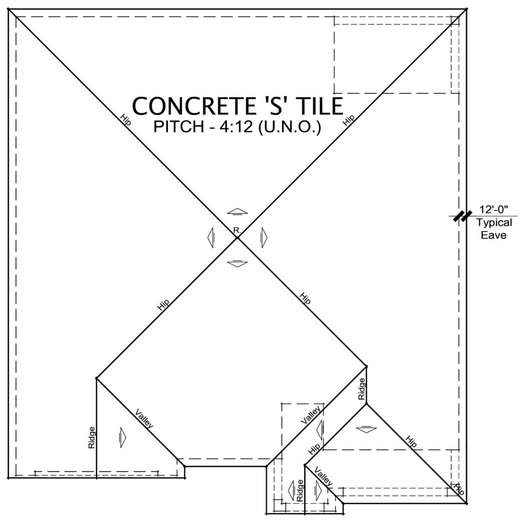
Sheet No.
A-2



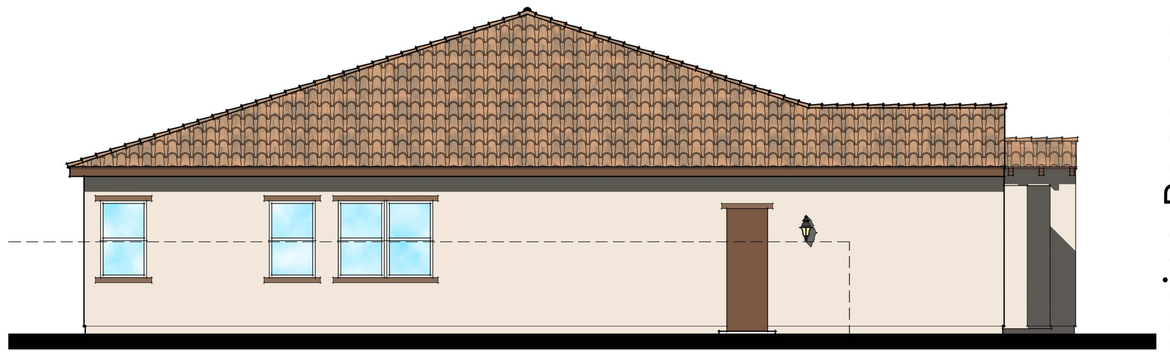
Plan 1 - Elevation 'A'
Right Elevation



Plan 1 - Elevation 'A'
Rear Elevation



Plan 1 - Elevation 'A'
Roof Plan



Plan 1 - Elevation 'A'
Left Elevation

Scale: 1/4" = 1'-0"

0 1' 5' 10' 20'

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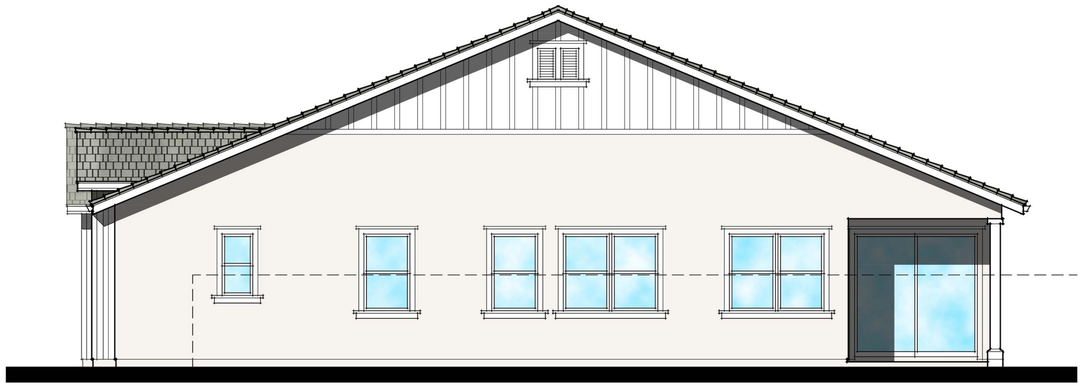
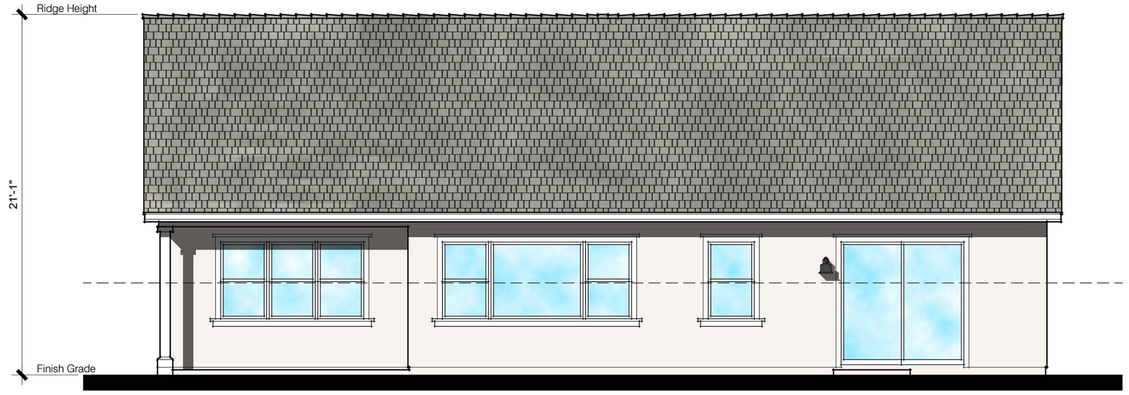
Title
Plan 1
Conceptual
Elevation 'A'

Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021

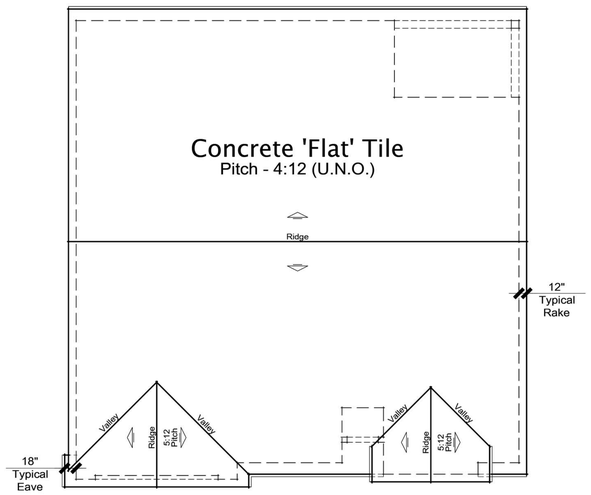
Sheet No.
A-3



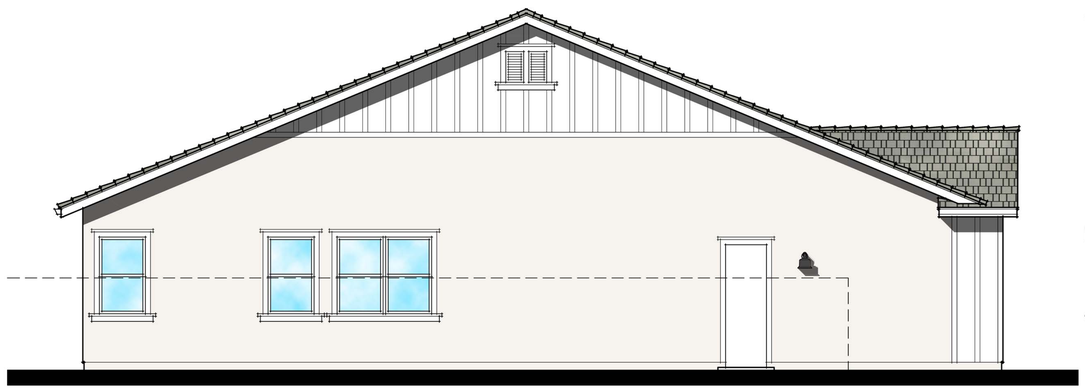
Plan 1 - Elevation 'B'
Right Elevation



Plan 1 - Elevation 'B'
Rear Elevation



Plan 1 - Elevation 'B'
Roof Plan



Plan 1 - Elevation 'B'
Left Elevation

Scale: 1/4" = 1'-0"

0 1' 5' 10' 20'

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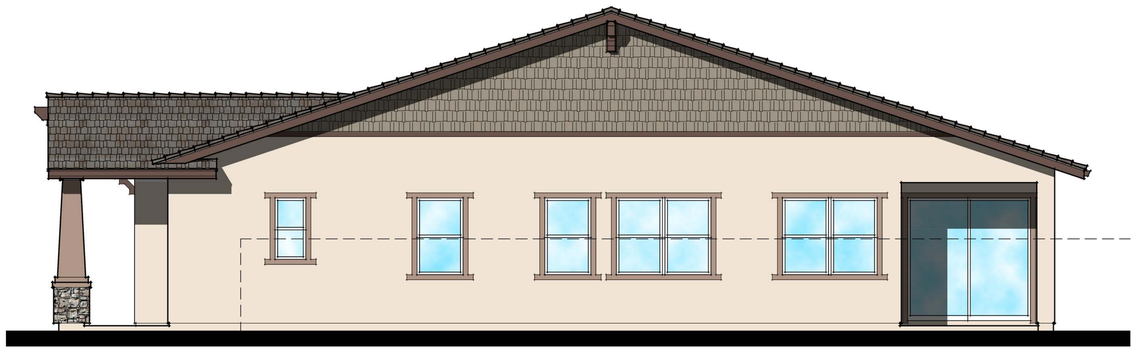
Title
Plan 1
Conceptual
Elevation 'B'

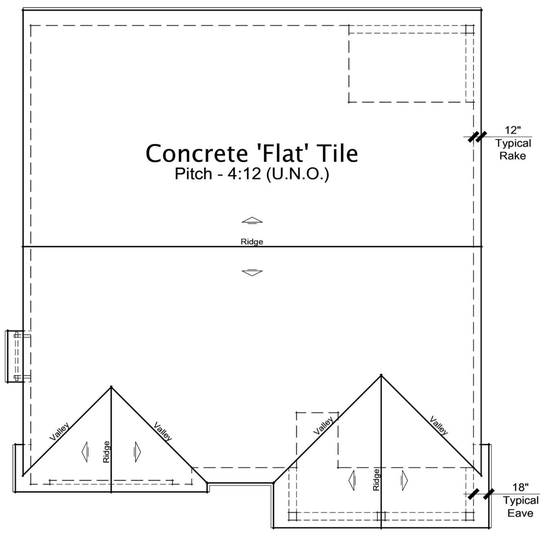
Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021

Sheet No.
A-4

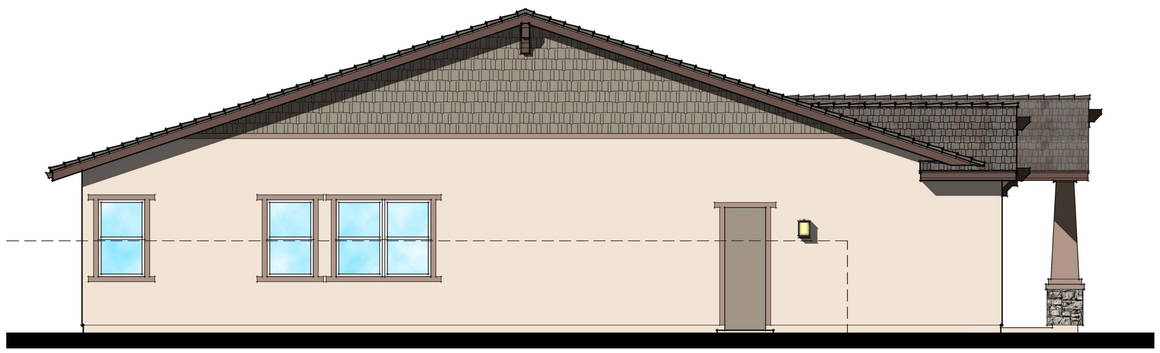


Plan 1 - Elevation 'C'
Right Elevation

Plan 1 - Elevation 'C'
Rear Elevation



Lot 1 - Plan 1
Roof Plan



Plan 1 - Elevation 'C'
Left Elevation

Scale: 1/4" = 1'-0"
0 1' 5' 10' 20'

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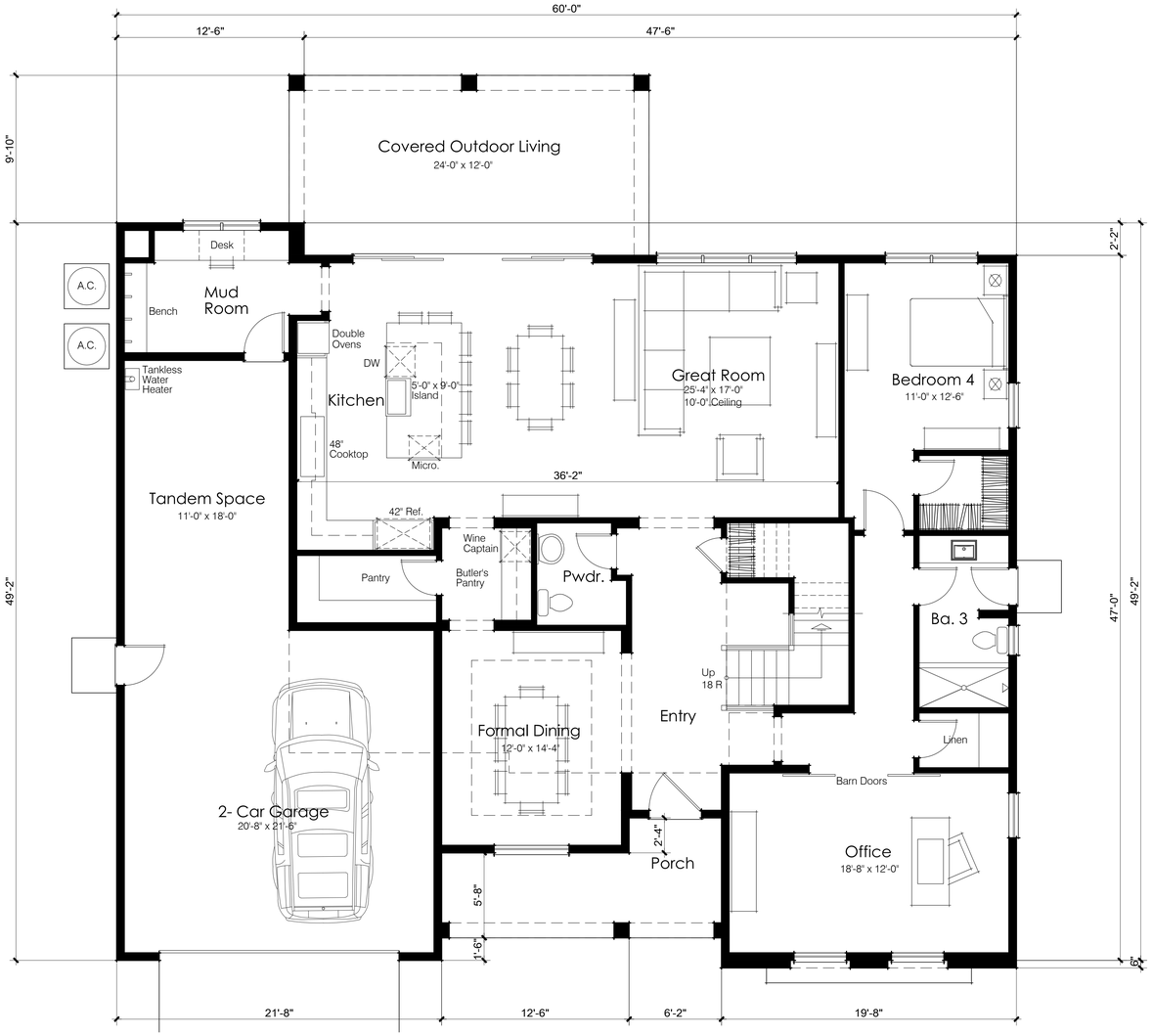
TTM 20230 - CUP 1148

Title
Plan 1
Conceptual
Elevation 'C'

Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021
6-16-2021

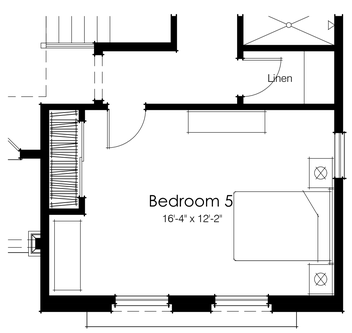
Sheet No.
A-5

Plan 2
Second Floor Plan

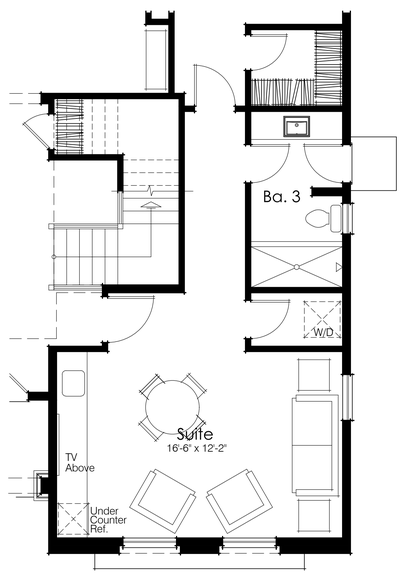


Plan 2
First Floor Plan

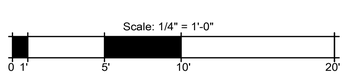
First Floor Plan	2,038 sq. ft.
Second Floor Plan	1,494 sq. ft.
Total:	3,532 sq. ft.
2-Car Garage	469 sq. ft.
Tandem Space	207 sq. ft.
Covered Outdoor Living	286 sq. ft.



Opt. Bedroom 5



Opt. Suite



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TTM 20230 - CUP 1148

Title
Plan 2
Conceptual
Floor Plans

Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021

Sheet No.
A-6

Plan 2 - Elevation 'C'
Front Elevation

Plan 2 - Elevation 'A'
Front Elevation

Plan 2 - Elevation 'B'
Front Elevation

Scale: 1/4" = 1'-0"
0 1' 5' 10' 20'

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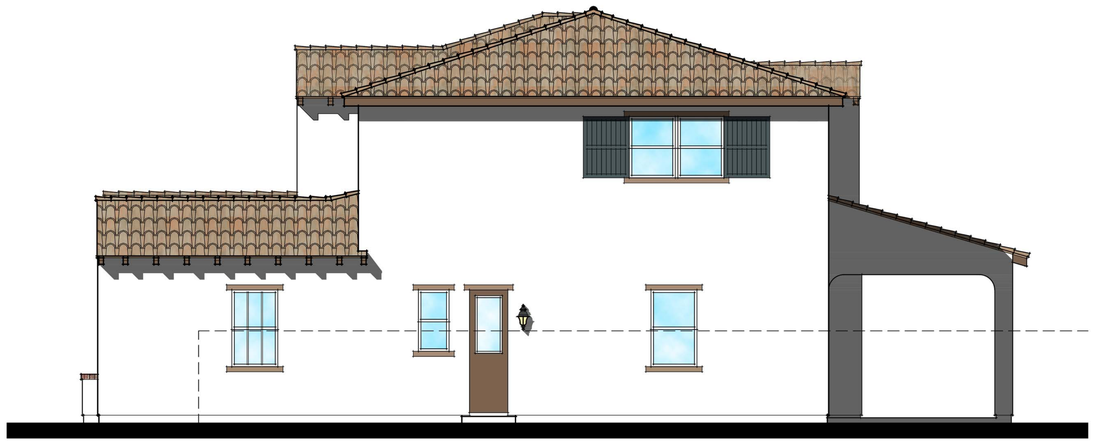
TTM 20230 - CUP 1148

Title
Plan 2
Conceptual
Elevation 'A'

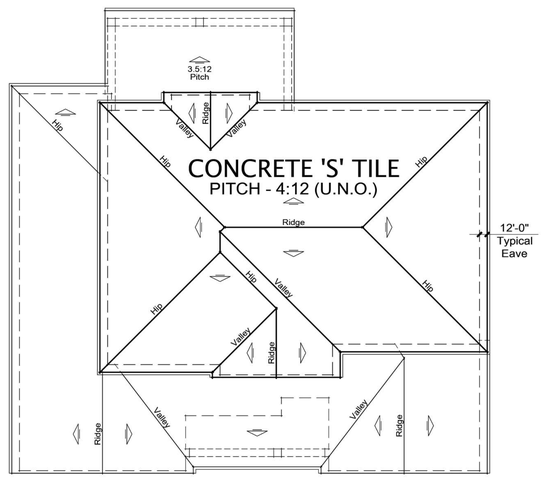
Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021
6-16-2021

Sheet No.
A-7

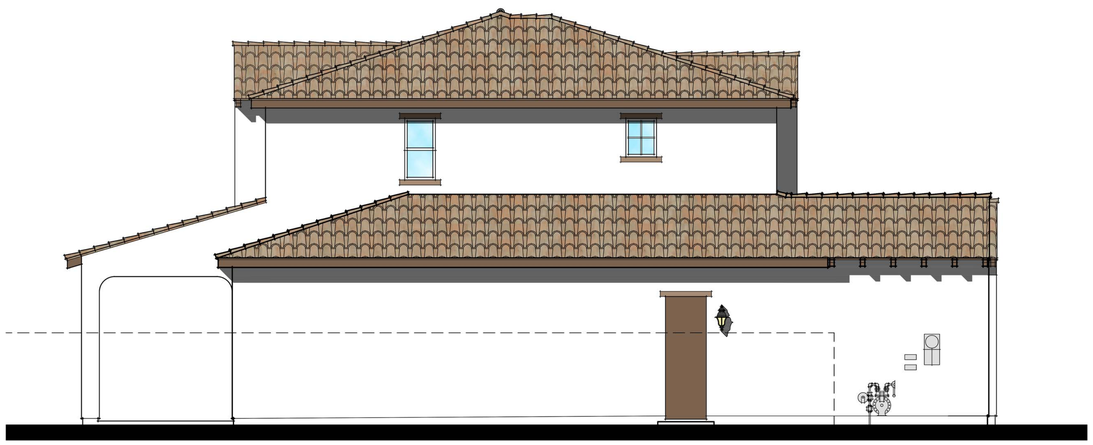


Plan 2 - Elevation 'A'
Right Elevation

Plan 2 - Elevation 'A'
Rear Elevation



Plan 2 - Elevation 'A'
Roof Plan
SCALE: 1/8"=1'-0"



Plan 2 - Elevation 'A'
Left Elevation

Scale: 1/4" = 1'-0"
0 1' 5' 10' 20'

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TTM 20230 - CUP 1148

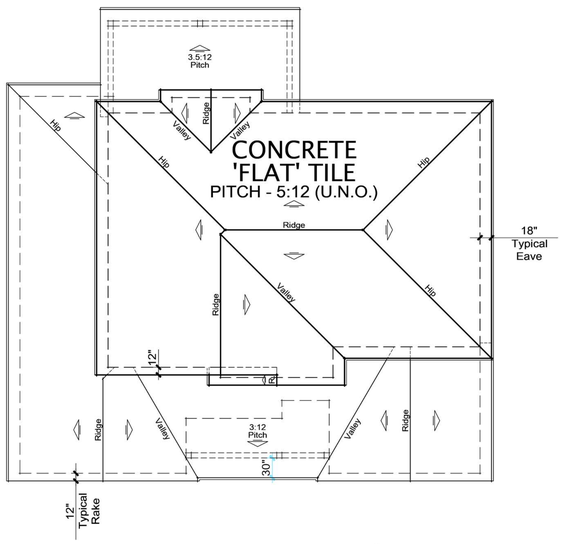
Title
Plan 2
Conceptual
Elevation 'A'

Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021
6-16-2021

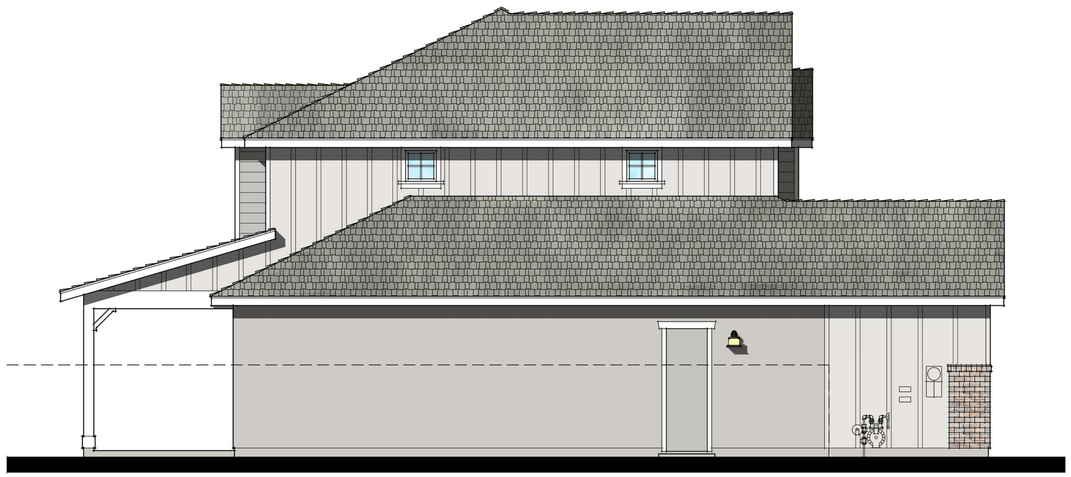
Sheet No.
A-8

Plan 2 - Elevation 'B'
Right Elevation

Plan 2 - Elevation 'B'
Rear Elevation



Plan 2 - Elevation 'B'
Roof Plan
SCALE: 1/8"=1'-0"



Plan 2 - Elevation 'B'
Left Elevation

Scale: 1/4" = 1'-0"
0 1' 5' 10' 20'

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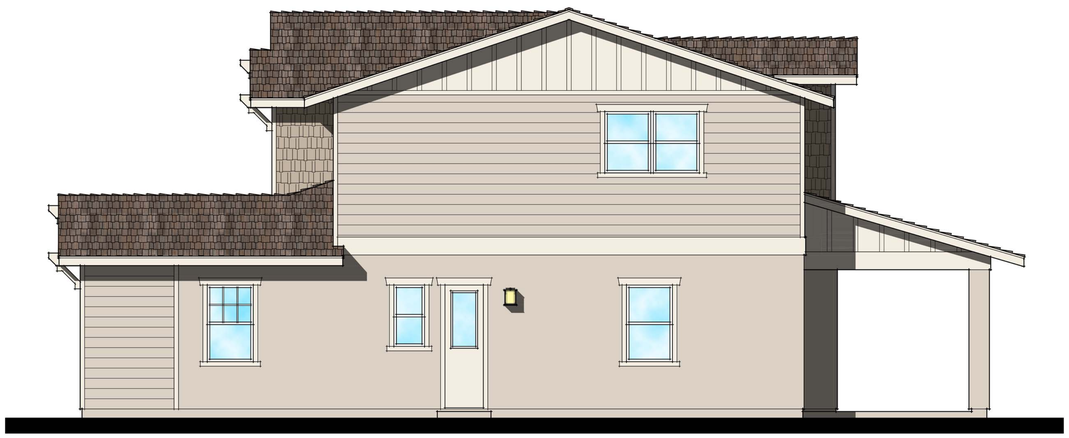
TTM 20230 - CUP 1148

Title
Plan 2
Conceptual
Elevation 'B'

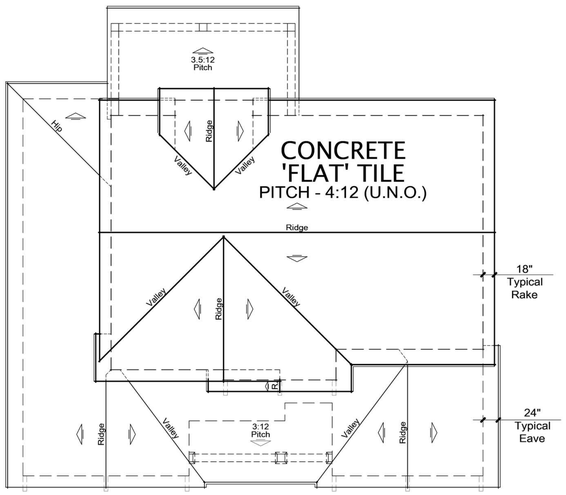
Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021

Sheet No.
A-9

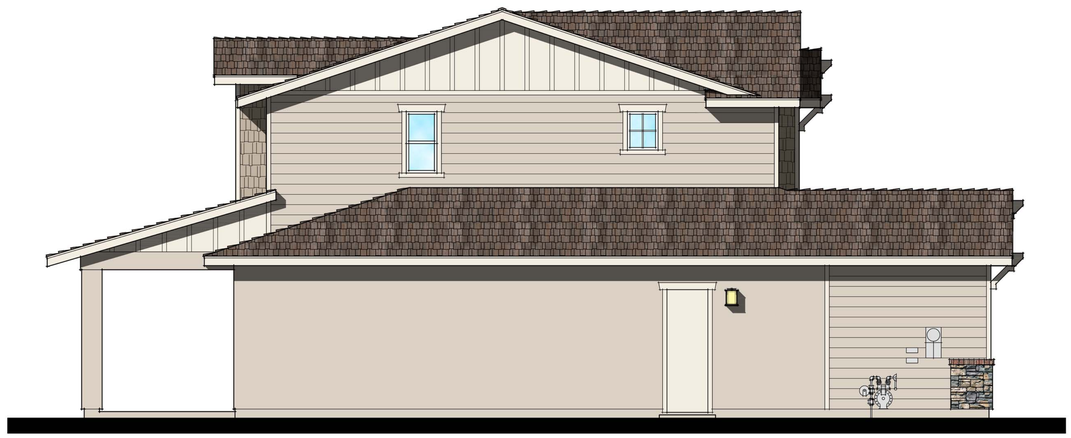


Plan 2 - Elevation 'C'
Right Elevation

Plan 2 - Elevation 'C'
Rear Elevation



Plan 2 - Elevation 'C'
Roof Plan
SCALE: 1/8"=1'-0"



Plan 2 - Elevation 'C'
Left Elevation

Scale: 1/4" = 1'-0"
0 1' 5' 10' 20'

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Title
Plan 2
Conceptual
Elevation 'C'

Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021
6-16-2021

Sheet No.
A-10

Plan 3
Second Floor Plan

Plan 3
First Floor Plan

First Floor Plan	2,021 sq. ft.
Second Floor Plan	2,205 sq. ft.
Total:	4,226 sq. ft.
3-Car Garage	685 sq. ft.
Covered Patio	198 sq. ft.

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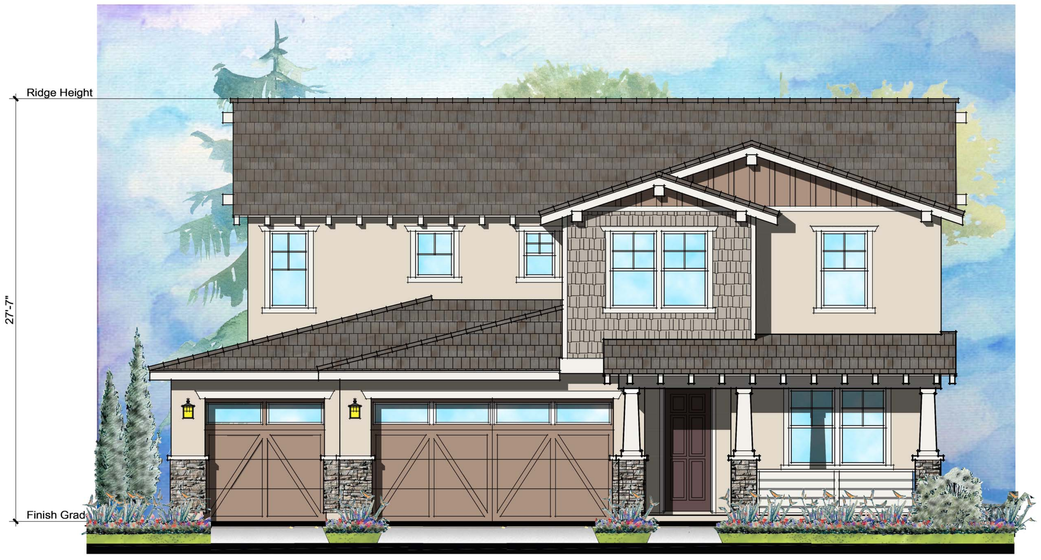
Terracina Recovery, LLC
C/O: Inland Communities Corp.
TTM 20230 - CUP 1148

Title
Plan 3
Conceptual
Floor Plan

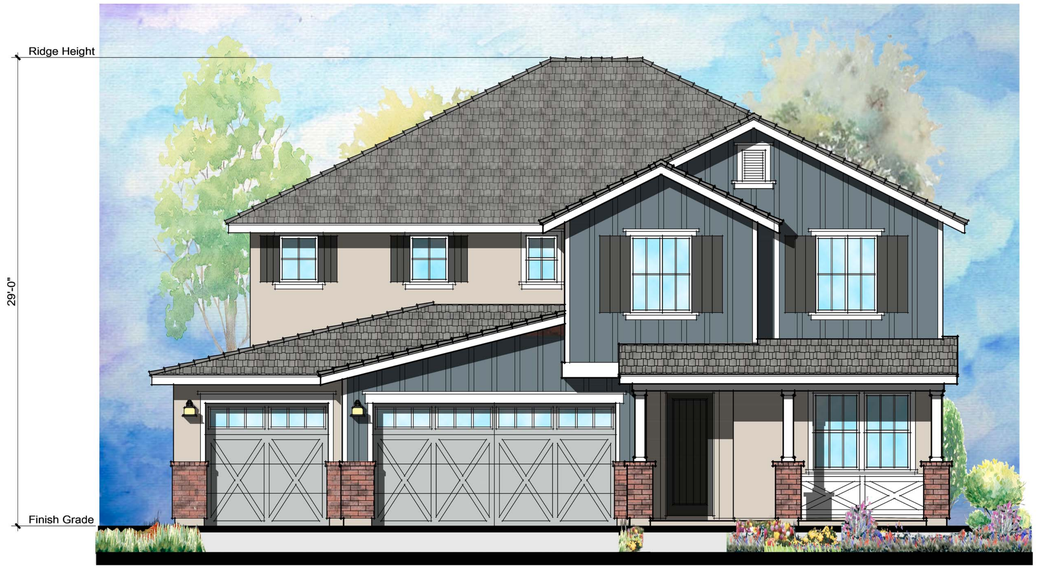
Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021
6-16-2021

Sheet No.
A-11



Plan 3 - Elevation 'C'
Front Elevation

Plan 3 - Elevation 'A'
Front Elevation



Plan 3 - Elevation 'B'
Front Elevation

Scale: 1/4" = 1'-0"
0 1' 5' 10' 20'

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TTM 20230 - CUP 1148

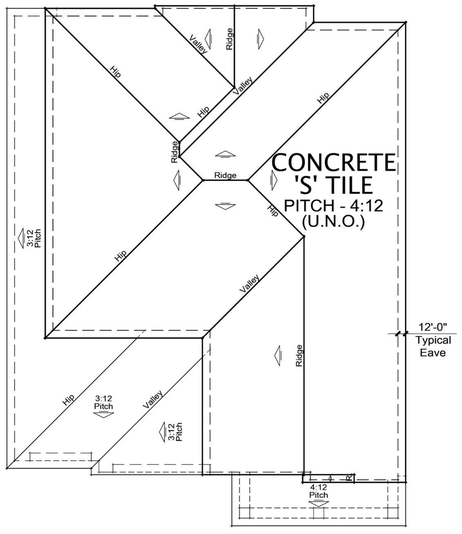
Title
Plan 3
Conceptual
Elevation 'A'

Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021
6-16-2021

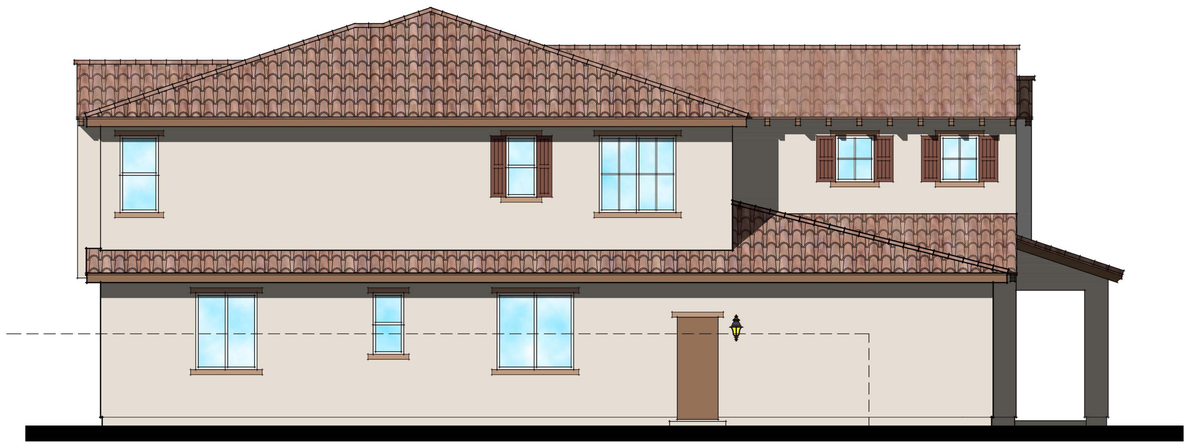
Sheet No.
A-12

Plan 3 - Elevation 'A'
Right Elevation

Plan 3 - Elevation 'A'
Rear Elevation



Plan 3 - Elevation 'A'
Roof Plan



Plan 3 - Elevation 'A'
Left Elevation

Scale: 1/4" = 1'-0"

0 1' 5' 10' 20'

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TTM 20230 - CUP 1148

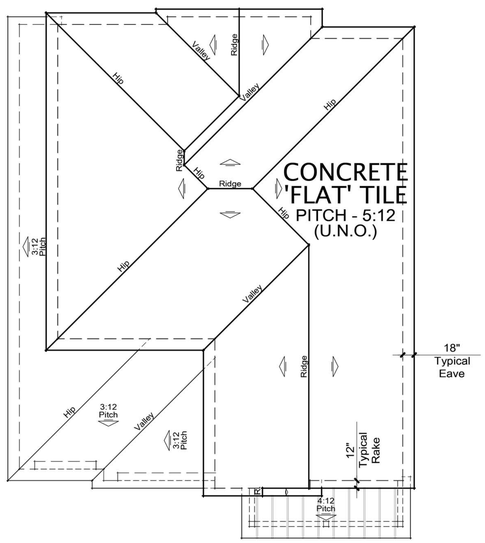
Title
Plan 3
Conceptual
Elevation 'A'

Date
May 3 ,2021
Project Number
4466
Scale
1/4" = 1'-0"
Revision
6-14-2021
6-16-2021

Sheet No.
A-13

Plan 3 - Elevation 'B'
Right Elevation

Plan 3 - Elevation 'B'
Rear Elevation



Plan 3 - Elevation 'B'
Roof Plan

Plan 3 - Elevation 'B'
Left Elevation

Scale: 1/4" = 1'-0"

0 1' 5' 10' 20'

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TTM 20230 - CUP 1148

Title
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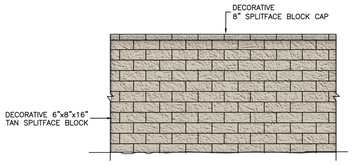
6-16-2021

Sheet No.
A-14

TENTATIVE TRACT NO. 20320
CONDITIONAL USE PERMIT/ PRD
REDLANDS, CALIFORNIA
MASTER LANDSCAPE PLAN

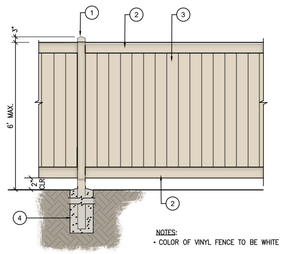


6' MASONRY FIREWALL AND DECORATIVE MASONRY BLOCK WALL

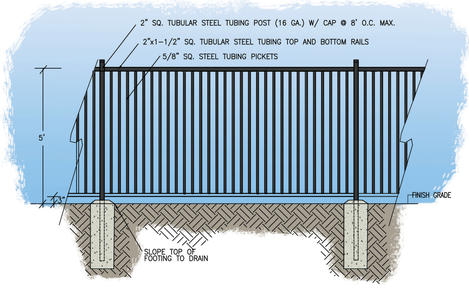
NOTE:
–DECORATIVE MASONRY BLOCK TO BE TAN SPLITFACE BOTH SIDES
–MASONRY FIREWALL TO BE SPLITFACE INSIDE ONLY
–HEIGHTS VARY AT MASONRY WALL WITH RETAINING (NOT SHOWN)
–RETAINING WALLS TO MATCH MASONRY BLOCK
–ALL FOOTINGS AND STEEL PER CODE

LEGEND:

1. 5"x5" PVC POST WITH WITH PYRAMID POST CAP
2. 2"x7" PVC TOP AND BOTTOM RAIL, PRE NOTCHED TO ACCEPT PRIVACY SLATS. SLIDE RAIL INTO POST
3. 1"x6" T&G VINYL PRIVACY SLATS
4. FOOTING PER CODE



TYPICAL INTERIOR VINYL FENCING



NOTES:

1. FOOTINGS PER CODE
2. ALL STEEL IS TO BE PREGALVANIZED PRIOR TO CONSTRUCTION
3. ALL PICKETS SHALL HAVE CONTINUOUS WELDS AND COLD GALVANIZED APPLIED TO THE WELDS.
4. CONNECT FENCE PANELS TO POSTS WITH SLIDER BRACKETS NOT WELDING.
5. PAINT ALL STEEL WITH ONE COAT EPOXY PRIMER AND ONE COAT EXTERIOR ENAMEL FINISH–COLOR: BLACK

TYPICAL W.I. FENCING

PROPOSED PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	SPACING	WUCOLS#	NOTES
	STREET TREES: (40' MIN. TO +/– 50' MAX. O.C.) TYPICAL						
	ARBUTUS MARINA	STRAWBERRY TREE	15 GAL	32	PER PLAN	0.2	TREE FORM
	BAUHINIA VARIEGATA	PURPLE ORCHID TREE	15 GAL	12	PER PLAN	0.2	TREE FORM
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	10	PER PLAN	0.4	TREE FORM
	GEIJERA PARVIFOLIRA	AUSTRALIAN WILLOW	15 GAL	16	PER PLAN	0.4	TREE FORM
	GINKGO B. "PRINCETON SENTRY"	PRINCETON SENTRY MAIDENHAIR	15 GAL	16	PER PLAN	0.4	TREE FORM
	HYMENOSPORUM FLAVUM	SWEETSHADE	15 GAL	31	PER PLAN	0.4	TREE FORM
	KOELREUTERIA PANICULTA	GOLDENRAIN TREE	15 GAL	46	PER PLAN	0.2	TREE FORM
	LAGERSTROEMIA I. 'MUSKOGEE'	PURPLE CRAPE MYRTLE	15 GAL	13	PER PLAN	0.2	TREE FORM
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL	55	PER PLAN	0.4	TREE FORM
	MAGNOLIA G. 'ST MARY'	ST. MARY MAGNOLIA	15 GAL	42	PER PLAN	0.4	TREE FORM
	PODOCARPUS HENKELII	LONG–LEAF YELLOWWOOD	15 GAL	23	PER PLAN	0.4	TREE FORM
	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	15 GAL	17	PER PLAN	0.4	TREE FORM
	SLOPE TREES: (20'MIN. TO 40' MAX. O.C.) TYPICAL						
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	79	PER PLAN	0.2	NATURAL MULTI–TRUNK
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	15 GAL	49	PER PLAN	0.4	NATURAL MULTI–TRUNK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL	57	PER PLAN	0.2	TREE FORM
	COMMON AREAS/PARK TREES:						
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	3	PER PLAN	0.4	TREE FORM
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	15 GAL	4	PER PLAN	0.4	NATURAL MULTI–TRUNK
	GROUND COVERS:						
NOT SHOWN	ACACIA REDOLENS 'LOWBOY'	LOWBOY ACACIA	1 GAL	TBD	TBD	0.2	LOW GROWING/ SPREADING
	COTONEASTER SP.	BEARBERRY	1 GAL			0.2	SPREADING
	MYOPORUM PARVIFOLIUM	PUTAH CREEK MYOPORUM	FLATS & 1 GAL			0.2	LOW GROWING/ SPREADING
	LONICERA JAPONICA	HALLS JAPANESE HONEYSUCKLE	FLATS & 1 GAL			0.2	LOW GROWING/ SPREADING
	TURF	TURF				.7	IN ACTIVE PARK AREAS
	ACCENT SHRUBS:						
	CEANOTHUS SP.	WILD LILAC	5 GAL			0.2	ACCENT SHRUB
	LANTANA SP.	LANTANA	5 GAL			0.2	ACCENT SHRUB
	PLUMBAGA ARURICULATA	CAPE PLUMBAGO	5 GAL			0.2	ACCENT SHRUB
	PUNICA GRANATUM	DWARF POMEGRANATE	5 GAL			0.2	ACCENT SHRUB
	ROSA BANKSIAE	LADY BANK'S ROSE	5 GAL			0.2	ACCENT SHRUB

NATURAL AND LANDSCAPED OPEN SPACES:
SOME ADDITIONAL PLANTING ALONG TRAIL SYSTEM COMPATIBLE WITH CITY FUEL MODIFICATION STANDARDS AND RECOMMENDATIONS FROM BIOLOGICAL REPORT BY JERICHO SYSTEMS INCORPORATED, DATED 12/16/19

WQMP BASINS:
BASIN BOTTOMS TO RECEIVE LOW GROWING EROSION CONTROL DRY HYDROSEED COMPATIBLE WITH CITY FUEL MODIFICATION REQUIREMENTS
SLOPES TO RECEIVE SHRUBS COMPATIBLE WITH WQMP AND CITY FUEL MODIFICATION REQUIREMENTS.

PASSIVE OPEN SPACE:
AREA TO RECEIVE GROUND COVER AND SHRUBS FROM LIST ABOVE

SLOPE EROSION CONTROL:
LOW GROWING NATIVE GRASSES AND SHRUBS HYDROSEED WITH TEMPORARY IRRIGATION IF PLANTED IN DRY SEASON (FUEL MODIFICATION APPROPRIATE)

SLOPE EROSION CONTROL (OFF–SITE)
LOW GROWING NATIVE GRASSES AND SHRUBS HYDROSEED–NON IRRIGATED (FUEL MODIFICATION APPROPRIATE)

ACTIVE PLAY AREAS:
TURF

CFD PARKWAYS
AREA TO RECEIVE LOW GROWING GROUND COVER FROM LIST ABOVE ALONG WITH ACCENT GRASSES AND SHRUBS

PUBLIC ACCESS–STREET ADJACENT
STABILIZED DECOMPOSED GRANITE PATHS–WABASH AVENUE
STABILIZED DECOMPOSED GRANITE PATHS–IN ACTIVE OPEN SPACE (PARK A, B AND C)
CONCRETE SIDEWALKS

RECREATIONAL AMENITIES

NEIGHBORHOOD PARK

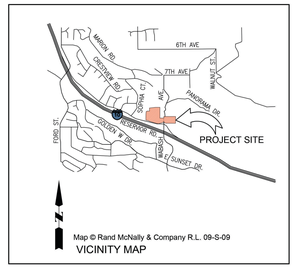
- 4 SHADE STRUCTURES
- PICNIC TABLES
- NATURE TRAILS IN NATURALIZED SETTINGS
- NATURE PARK WITH NATIVE PLANTINGS
- VIEW OVERLOOKS
- OPEN LAWN PLAY AREAS
- BENCHES ALONG ALL TRAILS

ON–SITE LANDSCAPE NOTE:

FINAL INTERIOR SLOPE PLANTING (CHOSEN FROM PLANTING PALETTE) TO BE PER SEPARATE FINAL ON–SITE LANDSCAPE PLANS.

ON–SITE WALL AND FENCING NOTE:

– INTERIOR FENCING BETWEEN LOTS TO BE VINYL.
– W.I. VIEW FENCING AT ALL LOTS ADJACENT TO OPEN SPACES AND FRONTING RESERVOIR RD.
– FINAL LOT FENCING AND WALL PLACEMENTS TO BE PER CIVIL PLANS.
– ALL RETAINING WALLS PER CIVIL.



VICINITY MAP

Scale 1" = 80'

WATER CONSERVATION STATEMENT:

FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIPLINES AND/ OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT–OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP–DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

REFER TO SHEET (2), CRA-1 FOR PARK ENLARGEMENTS CONCEPTS
REFER TO SHEET (3), CTFY FOR TYPICAL FRONT YARD LANDSCAPE CONCEPTS
REFER TO SHEET (4), CFP-1 FOR WALL/FENCE CONCEPT PLAN
REFER TO SHEET (5), CFM-1 FOR FUEL MODIFICATION CONCEPT PLAN

LANDSCAPE ARCHITECTS, INC
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS
15 SOUTH 5TH STREET
REDLANDS, CALIFORNIA 92373
PH 909.798.7490 FAX 909.307.8235
CA LIC. NO. 2725 NV LIC. NO. 466
LOW VOLTAGE LIGHTING

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City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission **Agenda Item NO. 5. A.**

Meeting Date: 01/24/2023

APPLICANT:
TERRACINA RECOVERY, LLC
(PROJECT PLANNER: TAMARA HARRISON, CONTRACT SENIOR PLANNER)

1. Consideration of a **Mitigated Negative Declaration** prepared for the proposed project in accordance with Section 15074 of the California Environmental Quality Act (CEQA) Guidelines.

2. **PUBLIC HEARING** to consider a **Socio-Economic Cost/Benefit Study** prepared for the proposed project in accordance with Measure "U."

3. **PUBLIC HEARING** to consider **Tentative Parcel Map No. 20320** – A proposal to subdivide a total of 64.56 acres into 67 single-family residential lots, ten lettered lots for open space and recreation purposes, and construct and dedicate an approximately 1,600-foot long section of Wabash Avenue north of Reservoir Road. The project site consists of six parcels located on the east and west sides of Wabash Avenue on the northerly side of Reservoir Road in the Residential Estate (R-E) zoning district (APNs: 0174-281-13-0000, 0299-213-11-0000, 0299-213-12-0000, 0299-213-13-0000, 0299-213-14-0000, and 0299-213-21-0000).

4. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1148** – A request to construct a Planned Residential Development including site plan approval, architectural review for the construction 67 single-family houses, associated open space and recreational amenities, and related on-site improvements (including streets, sidewalks, driveways, landscape and lighting, and public and private utility connections) on approximately 64.56 acres. The project site consists of six parcels located on the east and west sides of Wabash Avenue on the northerly side of Reservoir Road in the Residential Estate (R-E) zoning district (APNs: 0174-281-13-0000, 0299-213-11-0000, 0299-213-12-0000, 0299-213-13-0000, 0299-213-14-0000, and 0299-213-21-0000).

5. Consideration of **Street Vacation No. 191** – A request to vacate approximately 1,317.5 linear feet of public right-of-way (of varying widths) along the project site's frontage on Reservoir Road right-of-way, and a request for determination that the proposed Street Vacation will be in conformity with the City of Redlands General Plan.

SYNOPSIS

1. General Plan Designation:	Very Low Density Residential
2. Existing Zoning:	Residential Estate (R-E) District
3. Surrounding Zoning:	West: Residential Estate (R-E) South: Residential Estate (R-E) District; Agricultural (A-1) North and East: County zoning as Single Residential (RS-1), 1 acre minimum

4. Existing Land Use:	The subject properties are vacant and unimproved	
5. Surrounding Land Use:	North: Single-family houses on large lots West: Single-family neighborhoods on R-E lots South: Interstate 10; single-family neighborhoods on R-E lots; open space East: Large undeveloped parcels in unincorporated County area	
6. Area / Topography:	The project site is situated on a hillside on the northerly side of Interstate 10, and is divided by Wabash Avenue. The project site slopes south toward the Interstate, with varying slopes averaging between 10% to 15% across the project site.	
7. Environmental Determination:	An Initial Study / Mitigated Negative Declaration was prepared for the project.	
8. Socio-Economic Cost / Benefit Study:	A Socio-Economic Cost/Benefit Study was prepared for the project as required by Measure U. According to the Cost/Benefit Model used by the City, this project will have a positive Cost/Benefit Ratio of 2.22 over the period between 2028-2034.	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	July 16, 2020 October 5, 2021 January 24, 2023

PROPOSAL

The Project proposes a Tentative Tract Map (TTM No. 20320) and a Conditional Use Permit (CUP No. 1148) for a Planned Residential Development (PRD) to develop a 64.56-acre parcel into 67 single-family residential lots and 10 lettered lots, inclusive of the construction of 67 houses. The Project site is located at the northwest corner of Reservoir Road and Wabash Avenue and takes access from entry points located along Wabash Avenue (See Attachment A – Location Map and Aerial).

The proposed project consist of the following (see Attachment B – Site Plan):

- A total of 67 residential lots to be constructed in two Phases, with lots ranging in size from 14,017 square feet to 38,393 square feet.

- Ten (10) lettered lots consisting of:
  - Four (4) detention basins totaling 218,517 square feet.
  - Open space areas (natural and landscaped) totaling 609,211 square feet for recreation purposes, including: Park A (Lot B) totaling 20,630 square feet located in the northwestern portion of the project site; and Park B (Lot D) totaling 370,737 square feet located in the western portion of the project site.
  - Open space areas (natural and landscaped) totaling 376,181 square feet for recreation and basin drainage.
  - Natural open space area totaling 3,032 square feet for the future street right-of-way extension of Street “G” to the east (just south of Lot 57).

- Three floor plans with three different elevation types for each model (1- and 2-story units, Spanish, Farmhouse, and Craftsman architectural styles).

- Homeowners Association (HOA) for maintenance of common open space areas, amenities, and landscaping.

The project is proposed in two phases described as follows:

Phase 1:

- Construction of Lots 1 through 42 (42 lots on west side of Wabash Avenue)
- Creation of three drainage basins (Lots A through C)
- Natural and landscaped open space Lot D
- Construction of streets “E” through “F”
- Construction of Wabash Avenue

Phase 2:

- Construction of Lots 43 through 67 (25 lots on east side of Wabash Avenue)
- Creation of a drainage basin (Lot E)
- Natural and landscaped open space Lots F, H, and J
- Natural and landscaped open space area and basin drainage (Lot G)
- Construction of streets “G” through “I”

BACKGROUND

Project Site History: The project site was most recently entitled in 2004 with the approval of Zone Change No. 394, Tentative Tract Map No. 16586 and Conditional Use Permit No. 815 which changed the zoning designation of approximately 66.2 acres from the Agricultural District (A-1) to the Residential Estate District (R-E); a Tentative Tract Map for the subdivision of approximately 66.2 acres into 76 residential lots and five common lots and Conditional Use Permit No. 815 which approved a Planned Residential Development for the development of 76 single-family homes on the subdivided residential lots. The previous tentative tract maps and conditional use permit for the site have expired, requiring the submittal of new applications for the proposed development.

ANALYSIS

The Analysis section below is organized into the following sub-sections for discussion: General Plan; Zoning and Development Standards; Conditional Use Permit No. 1148; Tentative Tract Map; and Socio-Economic Cost/Benefit Study.

A) General Plan

General Plan Land Use Designation: The 64.56-acre site is currently located in the “Very Low Density Residential” land use designation of the City’s General Plan (Attachment C – General Plan Land Use Map).

General Plan Policies: Chapter 4 of the City’s General Plan, *Livable Community*, indicates that the City strives to “Promote livability through managed, balanced and quality growth in keeping with the City’s scale, services, and environment, and directing growth to infill areas. Furthermore, the Very Low Density Residential designation within Chapter 4 of the General Plan indicates that the intent of this designation is to “encourage limited, low-density residential development that preserves hillsides, limiting grading and vegetation removal, and allows beneficial agricultural use.” The concept for the proposed project, that of a lower-density infill residential project, is consistent with many Policies and Actions contained in the 2035 General Plan. Those General Plan policies applicable with implementation of the proposed project are

as follows:

4-P.2: Provide for the expansion of housing and employment opportunities while ensuring that a high quality of life is maintained in Redlands.

4-P.16: Promote a variety of housing types to serve the diverse needs of the community.

4-A-.3: Ensure that infill development complements existing development in use, design, and scale, and that it supports the cohesion and integration of the City's development pattern.

4-A.7: Promote a range of residential densities to encourage a mix of housing types in varying price ranges and rental rates.

In addition, the Housing Element of the General Plan (both 5th Cycle and 6th Cycle Housing Element) has identified the project site as a Housing Opportunity Site that would provide appropriate additional housing in Redlands. This also demonstrated the proposed project's consistency with the General Plan and the City's long-term housing plan.

B) Zoning and Development Standards

The Project site has a zoning designation of Residential Estate (R-E). Surrounding properties to the north are within the R-E zoning district as well as the Agricultural (A-1) zoning district, while properties to the east are within the R-E district and unincorporated San Bernardino County areas. Properties to the west are also designated as R-E and the southern portion of the project site is bounded by Reservoir Road. See Attachment D – Zoning Map)

With the proposed Planned Residential Development application, the proposed project will be consistent with the applicable development standards for the Planned Residential Development, Residential Estate (PRD-R-E) Zoning standards and the Redlands Municipal Code (see Attachment E – Table of Development Standards). Applicable development standards pertain to lot area, lot dimensions, density of development, maximum coverage, building height, building setbacks and other standards. Further discussion is provided below in Section C.

C) Conditional Use Permit No. 1148 (Planned Residential Development)

A Planned Residential Development is located on a site approved as a subdivision and provides greater flexibility in the design of residential developments in order to promote a more desirable use of land. Planned Residential Developments include project design review and site plan approval, including architectural design review as well. The Commission may approve the proposed plan, impose essential conditions regarding the layout, circulation and methods of operation and maintenance of the proposed development and, in addition, the Commission may require that appropriate and enforceable deed restrictions acceptable by the City be filed with the County Recorder. Elements of the project's design are discussed below.

Site Design: The location and distribution of the dwelling units shall be approved by the commission. Particular attention is given to those units to be located on the perimeter of the site, taking into consideration the relationship and compatibility of such dwelling to the character and future development of surrounding properties. The site has been designed with consideration for the surrounding residential communities and to take advantage of the rolling topography and natural setting of the project site. Natural and landscaped open space areas

provide a buffer between the proposed residential lots and Reservoir Road as well as between the project site and properties to the west, northwest and east. In addition, lot sizes maintain a minimum lot size of 14,000 square feet, consistent with the R-E zone and surrounding properties. Many natural open space areas will be maintained and improved for use by the public including opportunities for view overlooks and two park settings with amenities throughout the site.

Retaining Walls: Section 18.212 of the Redlands Municipal Code limits the maximum allowable height of proposed retaining walls to six feet (6”). The project proposes multiple retaining walls throughout the project site that range from 4 feet (4’) to 16 feet (16’) in height which is not consistent with the code’s standard (see Attachment H – Grading Plan). Therefore, the project will be conditioned to apply for a Minor Exception Permit approval in accordance with RMC Section 18.212.060 the additional retaining wall height.

Access and Frontage Improvements: Primary access into the proposed project site would be via two (2) main entry points located at the northernmost and southernmost ends of the project site from Wabash Avenue. This segment of Wabash would be widened to 72’ in width. In addition, Wabash Avenue will be realigned as a result of the project and improved to just north of the project site.

The project proposes an additional five feet (5’) of public sidewalk along local roadways interior to the project and six-foot (6) sidewalks along Reservoir Road which would cause the parkways along these roadways to range from 10 feet (10’) to 12 feet (12’) in width. Wabash Avenue parkways will be improved with 5’ of decomposed granite trails and 5’ of landscaping. Each roadway would also be improved with eight-inch (8”) curbs and 24-inch (24”) gutters.

Lot Area and Dimensions: Within the R-E zoning district, a minimum lot area of 14,000 square feet is required and minimum lot dimensions of 100 feet (100’) in width and 120 feet (120’) in depth are required. However, as the project proposes a PRD, individual lot areas and dimensions are allowed to be reduced below the minimum standards required for the underlying zone. Therefore, the project proposes individual lots that range in size from 14,017 square feet to 38,393 square feet and lot widths that are a minimum of 100 feet and greater. Lot depths are a minimum of 120 feet and greater.

Density of Development: The R-E zone allows a maximum population density of one (1) dwelling per lot. The project is consistent with this regulation as only one (1) dwelling unit has been proposed per lot. PRD standards for the R-E District allow a density of 3.0 units per acre, with which the project is consistent as it proposes a density of 0.96.

Building Height: The proposal includes three (3) different residential floor plans with each proposed floor plan having three (3) elevation types. The proposed dwelling units would range from one (1) to two (2) stories and would range in height from 21’1” to 29’. Proposed building heights would be consistent with R-E development standards which allow a maximum of two and a half stories, or 35’.

Proposed Architectural Design: The proposed elevations have been designed to be compatible with architectural styles commonly found throughout the City for similar development projects. As shown on Attachment F, the proposed elevations are intended to reflect Spanish, Farmhouse and Craftsman architectural styles. Exterior wall planes are articulated, and rooflines have been broken up by a variety of architectural features such as varied roof planes, roof pitches, etc. Recessed windows and doorways, porches and a variety of architectural

enhancements have also been used for the proposed elevations in an effort to add architectural interest.

A variety of materials have been proposed for the dwelling units and the materials used will vary by plan type. Overall, materials consist of stucco, concrete tile roofing, stone and brick veneer, decorative shutters and pipes, siding, window trim, window mullions, board and batten and other architectural design features and accents.

Open Space: As the project proposes a PRD, Section 18.144.200 of the Redland's Municipal Code requires that not less than 20 percent (20%) of the gross land area be developed in common, landscaped, recreational open space. The project proposes two parks located in the western portion of the project site as well as additional natural and landscaped areas, planted basins and trails throughout the entire project site. In addition, new decomposed-granite and dirt trails are proposed throughout the project site that will complement the existing trail system located on-site. Natural and landscaped open space areas total approximately 27.6 acres. These functional open spaces account for approximately 43% of the project site, thereby maintaining consistency with required open space regulations.

Landscaping: Front yard landscaping would include a variety of trees, shrubs and groundcover located on actual parcels as well as street trees. Front yard trees are inclusive of Chinese Fringe, Australian Willow, Crape Myrtle and Brisbane trees. The front yard trees will be inclusive of 24-inch box trees as well as 15-gallon trees. Front yard shrubs include, but are not limited to, Dwarf Bottlebrush, Fortnight Lily, Red Yucca, Blue Rug Juniper and Powis Castle Artemsia shrubs. Front yard shrubs will range in size from one gallon to 5 gallons.

Proposed parkway landscaping for the project includes, but is not limited to, Sweetshade, Strawberry, Purple Orchid and Goldenrain trees as well as a variety of shrubs and groundcover as well. Parkway trees range are all proposed as 15-gallon trees. See Attachment G – Conceptual Landscaping

High Fire Hazard Area: The project site is located within a High Fire Hazard Area, and therefore, additional subdivision design and construction standards will apply. Two main routes (directions) of ingress and egress are provided with the construction of Wabash Avenue through the project site. The completion of this segment of Wabash Avenue (northerly of Interstate 10) will also provide an additional means of evacuation for the existing residential neighborhoods on the south side of Interstate 10 that are likewise within the High Fire Hazard Area of Redlands. The houses will be constructed with fire-resistant materials and construction methods as required by RMC Chapter 15.30; also, side and rear setbacks that exceed the minimum requirements are provided between structures for greater separation distances (see Attachment B - Site Plan). The grading plan includes slopes that can be designed and treated with fire-resistant landscape and irrigation systems. A fuel modification plan is included in the Landscape Plan using fire-resistant foliage and vegetation.

D) Tentative Tract Map

The proposed Tentative Tract Map No. 20320 (Attachment I) would allow the subdivision of an existing 64.56-acre parcel into 67 single-family residential lots. The proposed lot sizes for the residential lots would range from 14,017 square feet to 38,393 square feet and conform to development standards of the R-E zoning district, as well as those standards and allowances associated with PRDs in the City. The tentative tract map will also include ten lettered lots for open space areas inclusive of active and passive parks, natural and landscaped open space,

trails, and detention basins.

The project site contains hilly topography and is subject to the Hillside Development standards of RMC Chapter 18.138. The average cross slope for the project site is not more than 15% and may be developed according to the General Plan and zoning. RMC Section 18.138.050(C) states, “Maximum dwelling unit density on portions of land parcels with a cross slope of less than fifteen percent (15%) shall be as determined by the general plan and zoning standards.” Further discussion is provided in Attachment J – Planned Residential Development Design Review Analysis.

E) Street Vacation

The applicant has filed an application to vacate a portion of public right-of-way approximately 1,317.5 linear feet of public right-of-way (of varying widths) along the project site’s frontage along the Reservoir Road right-of-way adjacent to the project site. The half-width of the existing street varies from approximately 33.32 feet to 82.29 feet (i.e., from street centerline to the property line of the subject property). The proposal would reduce the half-width to 32 feet along the project site’s frontage on Reservoir Road. The legal description and associated exhibit showing the proposed vacation areas is provided in Attachment K - Street Vacation Exhibit. With this street vacation, the Reservoir Road right-of-way would be 64 feet wide. Collector roads are two-lane roads with 64 feet dedicated to the right-of-way, and the proposal would be consistent with the General Plan.

General Plan chapter 5, "Connected City," contains Figure 5-5 "Roadway Classifications" and designates Reservoir Road as a Collector Road, and the proposal would be consistent with this designation. A "Collector Road" has the important function of collecting traffic from residential and commercial areas and channeling it to arterials. The surrounding land uses (primarily residential to the north and west) take their access further to the west of the project site from Reservoir Road (and not near the proposed project site).

California Government Code Section 65402(a), the State Planning and Zoning Laws, requires that prior to considering a vacation or abandonment of any public right-of-way, the planning agency (Planning Commission) shall review the matter and render its report as to the proposed vacation and quit claim conformity with the City’s General Plan.

F) Socio-Economic Cost/Benefit Study

A Socio-Economic Cost/Benefit Study (Attachment L) was prepared for the project as required by Measure U. According to the Cost/Benefit Model used by the City, this project will ultimately provide the City approximately $129,812 in annual revenue and annual costs of $58,448, resulting in a positive balance of $71,364 (or a positive Cost/Benefit Ratio of +2.22) over the period between 2028-2034.

ENVIRONMENTAL REVIEW

Initial Study/Mitigated Negative Declaration: The Initial Study/Mitigated Negative Declaration (IS/MND) (Attachment M-1) prepared for the Project is based on Appendix G of the CEQA Guidelines, and includes all the standard topics of analysis including: aesthetics; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services; transportation; tribal cultural resources; public utilities

and service systems; and wildfire. The document was prepared using the appropriate criteria and thresholds for an IS/MND in compliance with CEQA. An Errata to the IS/MND was subsequently completed for the project for inclusion of the proposed street vacation (see Attachment M-2 – Errata)

Public Review & Comment Period: The required 30-day public review and comment period began on August 25, 2022, and ended on October 3, 2022. The Notice of Intent was published in a local newspaper as well as posted to OPR's State Clearinghouse website for CEQA documents (SCH No. 2022080548). The Initial Study and related documents are also posted on the City's webpage for environmental documents at https://www.cityofredlands.org/post/environmental-documents.

Mitigation Measures: The Mitigation Monitoring/Reporting Program (Attachment M-3) includes mitigation measures pertaining to Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Noise, and Tribal Cultural Resources. All mitigation measures and project design features pertain to the construction phases of the project and will ensure that the environmental effects of the project will remain less than significant. No mitigation measures are necessary for any operational aspects of the project or will need future monitoring. After mitigation, no potentially significant impacts were identified as a result of the project, and the mitigation measures will be incorporated into the project as mandatory Conditions of Approval.

Public Comments: To date, a total of six public comments were received from interested residents and the South Coast Air Quality Management District (SCAQMD). The majority of the comments from members of the public were related to concerns with the circulation in and around the project site. More specifically, a number of residents had concerns with circulation along Old Wabash Avenue, Panorama Drive and Opal Avenue. Commenters requested restricted access along Old Wabash Avenue from Panorama Drive to Reservoir Road while the majority of the commenters expressed concern regarding, noise, dust and safety concerns related to the circulation of the area and construction traffic. SCAQMD comments requested additional technical documents and modeling information related to air quality, health risks and greenhouse gas analyses. There is no information or evidence identifying any potentially significant impacts as a result of the project, and the city's environmental consultant has provided a written Response to Comments document (see Attachment M-4). The proposed Initial Study/Mitigated Negative Declaration is the appropriate environmental determination for this project.

FINDINGS

The relevant Findings for each requested entitlement are included in Resolution Nos. 1610 (Attachment N-1) and 1611 (Attachment O) attached to this staff report.

RECOMMENDATIONS

Based on the findings in the attached Resolution and analysis in the above staff report, staff recommends that the Planning Commission: adopt a resolution to adopt the environmental document (Mitigated Negative Declaration) for the project; approve Conditional Use Permit No. 1148 for a Planned Residential Development; approve Tentative Tract Map No. 20320; and make a determination of General Plan conformity for Street Vacation No. 191 and recommend approval of the street vacation to the City Council.

If the Commission wishes to continue the matter for any reason (e.g., revisions to project plans, or requests for further information, etc.), staff recommends continuing the public hearing to a date certain and take action on the project at the subsequent meeting date.

MOTIONS

If the Planning Commission deems it appropriate, staff recommends the following motion.

“I move to adopt Resolution No. 1610 to:

a. Adopt a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program prepared for the proposed project in accordance with the California Environmental Quality Act;
b. Approve the Socio-Economic Cost/Benefit Study prepared for the proposed project;
c. Approve Tentative Tract Map No. 20320; and,
d. Approve Conditional Use Permit No. 1148 for a Planned Residential Development.”

“I move to adopt Resolution No. 1611 to make a determination of General Plan conformity for Street Vacation No. 191 and recommend approval of the Street Vacation to the City Council.

Attachments

Attachment A: Location and Aerial Map
Attachment B: Site Plan
Attachment C: General Plan Land Use Map
Attachment D: Zoning Map
Attachment E: Table of Development Standards
Attachment F: Architectural Elevations and Materials
Attachment G: Landscape Plan
Attachment H: Conceptual Grading Plan
Attachment I: Tentative Tract Map 20320
Attachment J: PRD Design Review Analysis
Attachment K: Street Vacation exhibits
Attachment L: Socio-Economic Cost/Benefit Study
Attachment M-1: Initial Study/Mitigated Negative Declaration
Attachment M-2: Errata
Attachment M-3: Mitigation Monitoring and Reporting Program
Attachment M-4: Comments and Responses
Attachment N-1: Resolution No. 1610 (TTM No. 20320 and CUP No. 1148)
Attachment N-2: Engineering Conditions of Approval
Attachment O: Resolution No. 1611 (Street Vacation)

RESOLUTION NO. 1610

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING TENTATIVE TRACT MAP NO. 20320 AND CONDITIONAL USE PERMIT NO. 1148 (PLANNED RESIDENTIAL DEVELOPMENT) TO CONSTRUCT A SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A TOTAL OF 67 SINGLE-FAMILY LOTS AND HOUSES, THE ASSOCIATED SOCIO-ECONOMIC COST/BENEFIT STUDY, AND ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION. THE PROJECT SITE IS LOCATED ON THE EAST AND WEST SIDES OF WABASH AVENUE, AND NORTHERLY OF RESERVOIR ROAD, IN THE RESIDENTIAL ESTATE (R-E) ZONING DISTRICT.

WHEREAS, Terracina Recovery, LLC ("Applicant"), has filed applications for Tentative Tract Map No. 20320, Conditional Use Permit No. 1148, and Street Vacation No. 191 for a residential subdivision and Planned Residential Development (referred to herein as the "Project" or "Project Entitlements"). The proposed project includes 67 single-family lots and ten (10) lettered lots for open space and landscape, and a total of 67 detached homes (one primary dwelling unit per lot) on approximately 64.56 gross acres. The project site is located on the east and west sides of Wabash Avenue (APN: 0174-281-13-0000, 0299-213-11-0000, 0299-213-12-0000, 0299-213-13-0000, 0299-213-14-0000, and 0299-213-21-0000), on the north side of Reservoir Road and northerly of Interstate 10; and

WHEREAS, the applicant, Terracina Recovery, LLC, is authorized to represent the legal owner(s) of record to proceed on their behalf to pursue the Project Entitlements; and

WHEREAS, the proposed project is subject to the California Environmental Quality Act (CEQA) and an Initial Study has been prepared in accordance with the State CEQA Guidelines; and

WHEREAS, the Notice of Intent for the Initial Study was filed and posted at the County Clerk of the Board on August 24, 2022, with a revised Notice of Intent extending the review period being posted at the County Clerk of the Board on September 2, 2022; and

WHEREAS, the Notice of Intent for the Initial Study was filed and posted at the State Clearinghouse online on August 24, 2022, with a revised Notice of Intent extending the review period being posted at the State Clearinghouse online on September 2, 2022; and

WHEREAS, the Notice of Intent for the Initial Study and declaring the City's intent to adopt a Mitigated Negative Declaration for the Project was published for general circulation in the Redlands Daily Facts on August 24, 2022 with a revised Notice of Intent extending the review period being published for general circulation in the Redlands Daily Facts on September 7, 2022; and

WHEREAS, an Initial Study and Mitigated Negative Declaration was prepared for the project and circulated for public review for a period of at least thirty (30) days beginning on August 25, 2022, and ending on October 3, 2022; and

WHEREAS on January 13, 2023, notice of the Planning Commission's public hearing for the Project and the related Project Entitlements was published in the Redlands Daily Facts; and

WHEREAS, on January 24, 2023, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant, and by members of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposed project is subject to the California Environmental Quality Act (CEQA), the City has prepared an Initial Study and the City has exercised its own independent judgment and analysis, there is no substantial evidence that the proposed project may have a significant effect on the environment, and a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program has been prepared in accordance with the State CEQA Guidelines. The custodian of records is the Planning Division of the Development Services Department.

SECTION 2. SOCIO-ECONOMIC COST/BENEFIT STUDY. The Socio-Economic Cost/Benefit Study prepared by City staff found that the proposed project would result in a positive cost/benefit ratio of 2.22 (exceeding 1.0), and the proposed project will not create or result in any significant unmitigable physical blight or overburden public services in the community.

SECTION 3. FINDING OF CONSISTENCY WITH THE GENERAL PLAN. The Planning Commission hereby finds that the proposed project is consistent with the existing land use designation of Very Low Density Residential in the 2035 General Plan land use map and related General Plan policies, as well as consistent with the existing zoning designation as Residential Estate (R-E) for Very Low Density Residential development.

SECTION 4. FINDINGS FOR APPROVAL OF TENTATIVE TRACT MAP NO. 20320. The proposed Tentative Tract Map No. 20320 is hereby approved based upon the following findings, and subject to the Conditions of Approval attached hereto as Exhibit "A" and Exhibit "B":

1. *The proposed map is consistent with the City's General Plan and Municipal Code.*

   The proposed project site is designated for Very Low Density Residential on the General Plan land use map, and the subject property is within the Residential Estate (R-E) zoning district. The project, as designed, meets applicable General Plan policies for residential development, and is consistent with the development standards of the R-E zone as well as the Planned Residential Development provisions of the Zoning Code.

2. *The site is physically suitable for the type of development.*

The site is physically suitable for the proposed type of residential subdivision. The project site is designated on the General Plan land use map for development as Very Low Density Residential, which allows for single-family residential development projects. The project site has rolling topography elevations that vary, with the highest point located on the eastern side of the project site at approximately 1,990 feet above mean sea level (MSL) and the lowest point located on the western side of the site at 1,750 feet above MSL, and proposed grading for the project would be balanced with no net import or export of soil. All on-site and off-site improvements proposed as part of the project's design will meet all City design standards and will provide a safe environment for the residents. As proposed, the project will have 67 single-family lots plus ten lettered lots (for landscaping, open space, and drainage improvements), is consistent with the provisions of the City's General Plan and Municipal Code, and the project site will be developed in a manner that is physically suitable for the proposed type of development.

3. *The site is physically suitable for the density of the development.*

The site is physically suitable for the proposed density of residential development. The project site is designated on the General Plan land use map for development as Very Low Density Residential, which allows a maximum density of 2.7 dwelling units per gross acre. The project site is within an area of gently sloping terrain, and the design of the subdivision will generally follow the grade of the site with grading activities resulting in balanced earthwork within the project site. In addition, the Planned Residential Development provisions of the Zoning Code allow a maximum residential density in the Residential Estate (R-E) zone to not exceed 3.0 dwelling units per net acre. As proposed, the project will have a density of 0.96 dwelling units per acre and will comply with code requirements. Therefore, the project site is physically suitable for the proposed density of development.

4. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife.*

The design of the subdivision or the proposed improvements will not cause substantial environmental damage, or substantially and avoidably injure fish or wildlife. The City retained an environmental consultant to prepare and Initial Study and fully analyze the project as required by the California Environmental Quality Act. A Mitigated Negative Declaration is recommended for the project, mitigation measures are included in the proposed project, and there are no environmental factors that cannot be mitigated to a level of less than significant. Mitigation measures have been included as Conditions of Approval for the project.

5. *The design of the subdivision or type of improvements is not likely to cause serious*

public health problems.

The proposed residential subdivision and is not likely to cause any serious public health problems, as the project is designed with improvements that meet all City design and engineering standards. The project and development will comply with all applicable California Building Code and Fire Code requirements, as well as local design standards for a High Fire Hazard Area. The project will not create any objectionable emissions or odors as a result of low density residential development, and the project will be constructed and operated in accordance with the City's noise ordinance.

In addition, the project will construct and complete a section of Wabash Avenue northerly of Reservoir Road which will serve the proposed project as well as existing residential developments in the vicinity of the project site. By completing the segment of Wabash Avenue through the project site, the development will complete the connection of Wabash Avenue (between its existing disconnected roadway sections to the north and south of the project site) thereby improving emergency access and public safety to future occupants of the subdivision as well as others in the immediate area. The design of the subdivision and related site improvements is not likely to cause or result in serious public health or safety problems.

6. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

There are no easements for public access or acquired by the public at large for access through or use of the property within the proposed subdivision. Existing roadways for Reservoir Road, Wabash Avenue, and Old Wabash Avenue are adjacent to the project site and will be fully improved along the project site's frontage(s) in accordance with the City of Redlands General Plan and applicable construction design regulations.

7. *That pursuant to California Government Code Section 66474.4, of the Subdivision Map Act the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.*

The subject property is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 or a Williamson Act Contract.

SECTION 5. FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT NO. 1148 (PLANNED RESIDENTIAL DEVELOPMENT). Conditional Use Permit No. 1148 for a Planned Residential Development is hereby approved based upon the following findings, and subject to the Conditions of Approval attached hereto as Exhibit "A" and Exhibit "B":

1. *That the proposed development will not adversely affect the applicable land use*

plans of the city.

The proposed subdivision will not adversely affect the land use plans of the City, as the property has been designated Very Low Density Residential on City maps dating back to at least the early 2000s and the proposed subdivision is consistent with the General Plan's land use designation as Very Low Density Residential as well as the prescribed density. The site is zoned Residential Estate (R-E) consistent with the General Plan designation. The proposed development meets all applicable development standards of the R-E zone and RMC Chapter 18.144 for Planned Residential Developments. The proposed project will provide one- and two-story homes which are similar in scale to those of the surrounding neighborhoods, and the project will not adversely affect the land use plans of the City.

2. *That the proposed development will not be detrimental to the public health, safety and welfare.*

The proposed subdivision will not be detrimental to the public health, safety, and welfare. The proposed use will provide new single-family housing that is consistent with existing single family housing developments in the surrounding area. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to fully analyzed potential environmental impacts as a result of the proposed project, and all potential impacts are either considered less than significant or can be mitigated to a level that will be less than significant. The MND contains a total of sixteen (16) mitigation measures that have been recommended to reduce potential impacts associated with Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Noise, and Tribal Cultural Resources. With the implementation of these mitigation measures, impacts are reduced to a level that is less than significant, and a Mitigated Negative Declaration is recommended.

The project will construct and complete a section of Wabash Avenue northerly of Reservoir Road, which will serve the proposed project as well as existing residential developments in the vicinity of the project site. By constructing the segment of Wabash Avenue through the project site, the development will complete the connection of Wabash Avenue (between its existing disconnected roadway sections to the north and south of the project site) thereby improving emergency access and public safety in the immediate area. Wabash Avenue will be able to provide an important route of emergency ingress and egress (i.e., evacuation route) to the existing residential neighborhoods in the vicinity, and particularly to the areas of south Redlands that are within a High Fire Hazard Area.

3. *That the proposed development will comply to the maximum extent feasible with the regulations of the city's general plan, the applicable zoning district and the city's development standards.*

The proposed development complies, to the maximum extent feasible, with the City's General Plan and zoning regulations. The proposal is consistent with the

densities prescribed in the General Plan as well as the Redlands Municipal Code pertaining to Planned Residential Developments, as explained in the staff report.

In addition, the project will meet all applicable development standards in the R-E, Residential Estate District, RMC Chapter 18.144 for Planned Residential Developments, and other applicable provisions of the Redlands Municipal Code. The open space that is provided in the form of natural and landscaped open space for passive open lawn areas as well as two park areas located throughout the project site to be owned and maintained by the Homeowner's Association will comply with the open space requirements of RMC Chapter 18.144.200(A) by providing 20% of the total acreage of the PRD as open space that can be easily accessed and enjoyed by residents of the PRD.

4. *That the proposed development is appropriate at the proposed location.*

The proposed subdivision is appropriate at the proposed location because the development provides a single-family residential development consistent with existing residential uses within the vicinity. The site is designated Very Low Density Residential by the General Plan and zoned as R-E, Residential Estate. These designations at the project site date back to the early 2000s, therefore, the site has been envisioned to be developed with single family residential development since at least that time. The project site is a 64.56 gross acre site located near several residential developments and incorporates improvements that will be similar to the surrounding residential neighborhoods, utilities and services in the area are adequate to serve the proposed development, and adjacent roadways have capacity to provide adequate vehicular access to the development.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

ADOPTED, SIGNED AND APPROVED this 24th day of January, 2023.

Steven Frasher, Chair
Planning Commission

ATTEST:

Linda McCasland,
Planning Commission Secretary

I, Linda McCasland, Secretary to the Planning Commission, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 24th day of January, 2023.

AYES: 7
NOES: 0
ABSENT: 0
ABSTAINED: 0

Linda McCasland,
Planning Commission Secretary

EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL

1. This permit/approval is for Tentative Tract Map No. 20320 for a residential subdivision and Conditional Use Permit No. 1148 for a Planned Residential Development with sixty-seven (67) single-family lots, ten (10) lettered lots for open space and landscape, a total of 67 detached homes (one house per lot) on approximately 64.56 gross acres. The project site is located on the east and west sides of Wabash Avenue (APN: 0174-281-13, 0174-281-33, 0174-281-34, 0174-281-35, 0299-213-11, 0299-213-12, 0299-213-13), northerly of Reservoir Road and Interstate 10.

2. This permit/approval shall expire two (2) years from the date of project approval (shall expire on January 24, 2025), unless construction has commenced pursuant to a building or engineering permit(s), or a time extension is granted in accordance with the Redlands Municipal Code pursuant to RMC Sections 17.07.110 and 17.07.120 (Subdivision Regulations) and RMC Section 18.192.090 (Conditional Use Permits).

3. Any application(s) for an Extension of Time must be submitted to the Planning Division at least ninety (90) days prior to the expiration date. Upon application by the subdivider prior to the expiration of the approved or conditionally approved tentative map, the tentative map shall be automatically extended in accordance with the Subdivision Map Act.

4. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.

5. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars ($300,000), to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of

the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

6. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.

7. All plans submitted to the City shall reflect the Planning Commission approval and any other changes required by the Commission and/or staff. This condition applies to the site plan, landscape plans, building elevations and materials, and all other illustrations, text, or plans submitted to the City in connection with this project.

8. A copy of the approved Conditions of Approval shall be included on the cover page(s) of the construction plans submitted to the Building Division.

9. No final inspection or Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

10. The applicant shall record the subdivision by a final tract map. No Final Map may be approved unless and until Street Vacation No. 191 has been approved and completed.

11. The Final Map shall substantially conform to the tentative tract map as approved by the City Council.

12. With the exception of model homes approved subject to a model home agreement, no building permits shall be issued until a final tract map has been recorded.

13. Prior to map recordation, the developer may apply for financing of the construction of Wabash Avenue (per the approved project plans) through the Statewide Community Infrastructure Program (SCIP), as administered by the California Statewide Communities Development Authority (CSCDA). The administration of the SCIP program as it relates to this project will be handled solely by the CSCDA.

    If the developer fails to apply for the SCIP program or if the developer's SCIP application is rejected, the cost of fully improving Wabash Avenue (per the approved project plans and conditions of approval) shall be the responsibility of the developer.

14. Any common open space and recreational areas, natural open space areas, drainage/detention basins, trails, landscaping, and amenities on the common lots shall be maintained by a Homeowners Association.

15. The applicant shall establish a Homeowners Association (HOA) for the care and maintenance of common open space and all other property improvements held in common ownership of the subdivision (Lots A through H). The HOA shall be formed for the

property, and Covenants, Conditions, and Restrictions (CC&R's) shall be prepared, submitted for review and approval by the City Attorney, **prior to approval of the Final Map**. The HOA and the CC&R's shall cover the care and maintenance of all property and improvements held in common ownership of the subdivision and shall also cover the care and maintenance of parkways, basins, common open space areas, and all lettered lots within the development.

16. Covenants, Conditions, and Restrictions ("CC&Rs") shall be prepared by the applicant and approved by the City for the project. The CC&Rs shall contain the following:

    a. A provision which reads substantially as follows: "The City shall have the right to review and approve any proposed amendment or termination of [the CC&Rs] when such termination or amendment would alter, amend, terminate or otherwise impair the rights of the City under those provisions of [the CC&Rs] which satisfy the conditions of approval imposed by the City for the project. All proposed amendments shall be submitted to the City's Development Services Director and shall be approved in writing by the City Attorney as a precondition of and prior to the recordation of such amendment."

    b. A provision which reads substantially as follows: "[The CC&Rs] shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and the favor of, and enforceable by the City of Redlands. Although the City of Redlands shall be a beneficiary of [the CC&Rs], and shall have a right to enforce [them], the City of Redlands shall not be obligated hereunder to exercise such rights of enforcement."

    c. The project shall provide CC&Rs detailing the prohibition of recreational vehicle parking within side yards, based on the requirements of Section 18.144.160(B) of the Redlands Municipal Code.

    d. CC&Rs shall detail the ownership and maintenance requirements for Lots A through I stating that the required open space areas for the project shall be owned and maintained by the Home Owners Association for the project in perpetuity. If the HOA fails to satisfactorily maintain Lots A through I, then the City in its sole discretion may activate the CFD for required maintenance to ensure landscaping within all open space ares shall remain alive, healthy, disease-resistant, and will provide the required 20% open space for the related Planned Residential Development in Tract 20320.

17. Any conditions of approval determined by the City to not be completed prior to Final Map approval shall be included within the Subdivision Improvement Agreement entered into by the developer with the City.

18. Any slopes greater in height than three feet (3') shall be provided with irrigation systems and planted with groundcover, shrubs, and trees as approved by the Development Services

Department and Municipal Utilities and Engineering Department, to prevent erosion.

19. Design and construction of the project shall meet the requirements listed in the current edition of the California Building Code and California Fire Code in effect at the time of permit issuance, with special adherence to code sections related to properties located in a High Fire Hazard Area, including all local ordinances and structural design standards which are in effect at the time of plan check submittal (including RMC Title 15, Chapter 15.30 – International Wildland-Urban Interface Code).

20. All utilities shall be placed underground. Plans shall be submitted that detail the undergrounding of all off-site and on-site utilities, subject to review and approval by the Municipal Utilities and Engineer Director and the Development Services Director, prior to issuance of building permits.

21. All walls facing public areas or existing development to be built using split-face CMU block, or equivalent decorative block or treatment subject to review and approval by the Development Services Director (see also Mitigation Measure NOI-7).

22. Prior to the issuance of a building permit for any walls over three feet (3'0") in height or open fences over four feet (4'0") in height within the front yard setback(s), the developer shall obtain a Minor Exception Permit. Prior to the issuance of a building permit for any walls over six feet (6'0") in height, the developer shall obtain a Minor Exception Permit.

23. Roof and ground-mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director, prior to the issuance of building permits.

24. The applicant shall be required to submit a lighting plan to the Development Services Director for review and approval prior to the issuance of any building permits. The plan must include details such as beam spreads and/or photometric calculations that do not exceed the value one-half (0.5) foot candle of illumination at the property line, location and type of fixtures, exterior colors, details on the foundation, and arrangement of exterior lighting.

25. Second-story windows on side and rear elevations shall receive the same window treatments as the front elevation when such side or rear elevation faces a public street.

26. Landscaping within the front yard (and street-side yard, if applicable) for each lot shall be planted and installed prior to occupancy of the unit.

27. Park improvements for active open space areas shall be installed and completed by the developer, and accepted by the City, prior to occupancy of the 43rd dwelling unit (i.e., prior to Phase II of the project).

28. All construction activities shall comply with the City's Noise Ordinance (RMC Chapter 8.06). Operating or causing the operation of any tools or equipment used in construction,

drilling, repair, alteration, or demolition work between weekday hours of six o'clock (6:00) P.M. and seven o'clock (7:00) A.M., including Saturdays, or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line. All mobile or stationary internal combustion engine powered equipment or machinery shall be equipped with exhaust and air intake silencers in proper working order, or suitable to meet the standards set forth herein.

CEQA Mitigation Measures:

29. AQ-1: Residential dwelling units within 950 feet of the I-10 freeway shall be required to install high efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV 13 or better as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE)) Standard 52.2, in the intake of ventilation systems. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit power designed to force air through the MERV 13 filter. To ensure long-term maintenance and replacement of the MERV 13 filters, the following shall occur: i) The developer shall provide notification to all affected future residents of the Project site of the potential health risk from the I-10 freeway for all affected dwelling units, ii) the property owner shall inform residents of increased risk of exposure to diesel particulates from the freeway when windows are open and when outside.

30. BIO-1: Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, the Developer shall hire a qualified Avian Biologist who will conduct preconstruction Nesting Bird Surveys (NBS) prior to project-related disturbance (e.g., grading, construction, etc.) to nestable vegetation to identify any active nests. If no active nests are found, the Developer will provide a written report to the Planning Division, and no further action will be required.

    If an active nest is found, the biologist will notify the Planning Division and set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity and duration of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive. The Developer will provide a final written report to the Planning Division prior to proceeding with project-related disturbance (e.g., grading, construction, etc.) to the subject nestable vegetation.

31. CUL-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease, the City shall be notified, and a qualified archaeologist meeting Secretary of Interior Standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the Consulting

Tribe(s) for this Project shall be contacted, as detailed within MM TCR-1, and be provided information after the archaeologist makes his/her initial assessment of the nature of the find.

32. CUL-2: If significant cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the City for review and comment. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly.

33. CUL-3: If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.

34. GEO-1: In the event of an inadvertent discovery of paleontological and/or archaeological resources are made during construction and grading activities that occur at depths greater than five feet within native soil, the following measures shall apply:

    a. Upon discovery of tan unearthed fossil, all earthwork within the vicinity of the discovery (within 50 feet) shall be immediately halted, notification made to the Development Services Department of the City of Redlands, and the paleontologist or archaeologist shall evaluate the discovery. Earthwork shall be diverted until the significance of the fossil discovery can be assessed by the qualified paleontologist.
    b. The Project developer shall retain a qualified archaeologist or paleontologist to assess the nature and significance of the find and make recommendations prior to further disturbance.
    c. The paleontologist shall develop a paleontological resources impact mitigation plan to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense.
    d. All recovered and salvaged resources shall be prepared, identified, cataloged to the point of identification and permanent preservation by the paleontologist.
    e. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource."

35. NOI-1: During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

36. NOI-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

37. NOI-3: Equipment shall be shut off and not left to idle when not in use.

38. NOI-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

39. NOI-5: Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.

40. NOI-6: The use of vibratory rollers, or other similar vibratory equipment, within 20 feet or a large bulldozer within 12 feet of existing structures at 1760 Camelot Drive (to the north of the project site) and 731 Buckingham Drive (located to the west of the Project site) is prohibited.

41. NOI-7: Barriers ranging between six and fifteen feet high along southern lot lines and lot lines adjacent to Wabash Avenue shall be constructed as shown on Exhibit 11, Future Traffic Noise Levels with Mitigation (65 dBA CNEL). The barriers shall reach the ground surface and be solid with no holes or cracks. The wall material shall provide at least 20 dB in sound transmission loss. Concrete block walls typically provide this amount of transmission loss.

42. NOI-8: At the time final grading is completed, the developer shall prepare a final noise study to verify barrier mitigation and determine needed sound transmission class (STC) rating. The final report shall be submitted to the Planning Division and Building Division for review and acceptance prior to issuance of any building permits.

43. TCR-1: The San Manuel Band of Mission Indians shall be contacted, as detailed in Mitigation Measure CR-1, of any pre-contact and/or historic-era cultural resources discovered during Project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the San Manuel Band of Mission Indians, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents the San Manuel Band of Mission Indians for the remainder of the Project, should the San Manuel Band of Mission Indians elect to place a monitor on-site.

44. TCR-2: Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians. The Lead Agency and/or applicant shall, in good faith, consult with the San Manuel Band of Mission Indians throughout the life of the Project.

Facilities & Community Services Department:

45. A recycling plan shall be required if demolition and construction activity is occurring, pursuant to RMC Section 13.66.020. Prior to issuance of any demolition or building permits, Developer shall prepare and provide a recycling plan for review and approval by the Facilities & Community Services Department.

Other City Departments/Divisions:

46. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:

    a. Land Use Engineering Division (Exhibit B)

_____

Brian Desatnik
Development Services Director

EXHIBIT B
LAND USE ENGINEERING DIVISION
CONDITIONS OF APPROVAL

[Attached]

REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
TENTATIVE TRACT NO. 20320 AND CONDITIONAL USE PERMIT NO. 1148

Date of P.C. Meeting:	**January 24, 2023**
Applicant:	**Terracina Recovery, LLC**
Location:	**North Side of Reservoir Road at Wabash Avenue**
Project Description:	**Subdivide 64.56 Acres and construct a Planned Development with 67 Single Family Residential Lots and 10 Lettered Lots**

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the General Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.

2. Plans required to be submitted include:
   a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
   b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
   c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

   All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6)

copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
   a. Hydrology Report and Hydrologic Calculations; (RMC 17.07.030)
   b. Geotechnical Report; (RMC 17.07.040)
   c. Easement Documents. (RMC 17.09.050)

5. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.

6. Cash cleanup deposit shall be submitted ($3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)

7. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

   NOTE: Cash cleanup deposit and truck route permit submitted during the grading process could be transferred to be used during building construction or off-site improvement construction if it is within the time limit specified in the truck route permit, otherwise a new truck route permit must be issued.

8. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107. (RMC 13.54)

9. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:

a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.

10. Provide proof of resolution of the Crafton Water Main relocation construction documents and label on grading plan.

B. The following items are required prior to RECORDATION OF TRACT MAP.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal. (City Resolution No. 7671)

2. Plans required to be submitted shall include (RMC 17.17.060):
   a. Tract Map;
   b. Street Improvement;
   c. Storm Drain Construction;
   d. Pavement Striping and Signage Plans (including reflectorized pavement markers);
   e. Street Tree Installation – Street trees shall be provided as per the approved Street Tree List;
   f. Street Light Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company;
   g. Potable Water Main Installation including relocation of a portion of the existing 20" steel water main (High Line) as necessary; and
   h. Sewer Main Installation.

   All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Three (3) copies of each are required. After final review, plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All support documentation shall be submitted with the plans to be checked. Submission shall include (RMC 17.09.060):
   a. Title Reports and backup documents for the property;
   b. All record maps and deeds referenced on the Tract/Parcel Map;
   c. Easement Documents;
   d. Boundary and Lot Closure Calculations; and
   e. Record plans, maps and documents.

5. Finalize and obtain all necessary onsite and offsite permissions, permits, easements, right-of-way, and properties in order to satisfy the conditions of approval for this project. Such items may include:
   a. Signed/notarized Offsite letter of permission to conduct certain work.
   b. Offsite/onsite easement to construct/install/maintain certain improvements.
   c. Offsite/onsite right-of-way to construct/install/maintain certain improvements.
   d. Encroachment Permits from Caltrans, County, and other agencies.

6. In the event the applicant lacks sufficient title or interest, including an easement or license, at the time the final map is filed with the City, to construct the required improvements for Wabash Avenue, granting that the City has exercised its obligation to enforce the existing easements and agreements to construct the offsite portion of Wabash Avenue, the applicant has requested the City accept its voluntary waiver of any rights it may have pursuant to Government Code section 66462.5 and agrees that the City shall have no obligation, pursuant to such section, to take any action with respect to the final map, unless and until the City determines in its sole and absolute, but reasonable, discretion that the applicant has such sufficient title or interest. Through the imposition of this condition, the City's accepts and relies upon the applicant's aforementioned request and waiver in approving this tentative map.

7. Pay the required development impact fees per ordinance in effect at time of approval of Final Tract Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
   - Water Source Acquisition Charge (RMC 13.40);
   - Water/Sewer/Recycled Water Frontage Charges; (RMC 13.44 and 13.12) and
   - Remaining Development Impact Fees will be due at time of building permit issuance or water meter installation (RMC 13.48.030 and Redlands Ordinance No. 2830).

8. All off-site improvements shall be designed by a Civil Engineer licensed in the State of California. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking (RMC 17.17.060).

9. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the design Engineer assume no liability as to the exact location of said lines where locations are not shown.

10. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.

11. Requirements for Reservoir Road (RMC 17.15 and 17.17):

    a. Construct standard curb and gutter 20 feet north side of street centerline;
    b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
    c. Construct standard curb adjacent sidewalk along the entire street frontage and ramps at all curb returns;
    d. Install LED ornamental street light(s) [(GE 29W Type IV Gray Cobrahead) or approved equal], with the equivalent illumination of a 100 watt sodium vapor street light. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
    e. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval;
    f. Construct underwalk drain, if necessary;
    g. Use traffic index of 8.0;
    h. Install residential fire hydrants as required by the Redlands Fire Department; and
    i. Install a minimum an 8 inch diameter sewer main with manholes and appurtenances.

12. Requirements for Wabash Avenue from Reservoir Road to Approximately 300 Feet North of Street "C" (RMC 17.15 and 17.17):

    a. Dedicate to provide for a 72 foot street right-of-way width including a corner cutoff at the property line return to accommodate a 35 foot radius curb return and pedestrian ramp;
    b. Construct standard curb and gutter 26 feet both sides of street centerline;
    c. Provide full depth construction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
    d. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
    e. Install LED ornamental streetlight(s) [(GE 46W Type IV Gray Cobrahead) or approved equal], the equivalent illumination of a 150 watt sodium vapor street light. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for

guidance. Prepare and submit a separate street lighting plan for City approval;

f. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
g. Construct underwalk drain, if necessary;
h. Use traffic index of 9.0;
i. Install a minimum 12 inch diameter potable water main including necessary valves and appurtenances;
j. Install residential fire hydrants as required by the Redlands Fire Department;
k. Install a minimum 8 inch diameter sewer main with manholes and appurtenances from Reservoir Road to Street "G".

13. Requirements for Wabash Avenue from Approximately 300 Feet North of Street "C" to existing pavement (RMC 17.15 and 17.17):

a. Construct 8 inch asphalt berm both sides of street centerline per the approved tentative tract map and as accepted by the City Engineer;
b. Provide full depth construction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new asphalt berm to the street centerline verified through a geotechnical report;
c. Construct pavement transition based on design speed of the street as accepted by the City Engineer
d Construct underwalk drain, if necessary;
e. Use traffic index of 9.0; and
f. Install residential fire hydrants as required by the Redlands Fire Department.

14. Requirements for (Old) Wabash Avenue North of Lot 43 (RMC 17.15 and 17.17):

a. Construct street terminus as accepted by the City Engineer and County of San Bernardino.

15. Requirements for Streets "A", "B", "C", "D", "E", "F", "H" and "I" (RMC 17.15 and 17.17):

a. Dedicate to provide for 52 foot radius cul-de-sacs;
b. Dedicate to provide for a 60 foot street right-of-way width including radii at the property line returns to accommodate 30 foot radius curb returns and pedestrian ramps;
c. Construct standard curb and gutter 18 feet both sides of street centerline;
d. Provide full depth construction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;

e. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
f. Install LED ornamental streetlight(s) [(GE 29W Type IV Gray Cobrahead) or approved equal], with the equivalent illumination of a 100 watt sodium vapor street light. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
g. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
h. Construct cul-de-sac at street termini;
i. Construct underwalk drain, if necessary;
j. Use traffic index of 5.0;
k. Install a minimum 8 inch diameter potable water main including necessary valves and appurtenances;
l. Install residential fire hydrants as required by the Redlands Fire Department. Provide fire flow calculations; and
m. Install a minimum 8 inch diameter sewer main with manholes and appurtenances.

16. Requirements for Street "G" (RMC 17.15 and 17.17):

a. Dedicate to provide for 64 foot street right-of-way width including radii at the property line returns to accommodate 30 foot radius curb returns and pedestrian ramps;
b. Construct standard curb and gutter 20 feet both sides of street centerline;
c. Provide full depth construction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
d. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
e. Install LED ornamental streetlight(s) [(GE 29W Type IV Gray Cobrahead) or approved equal], with the equivalent illumination of a 100 watt sodium vapor streetlight. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
f. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
g. Construct cul-de-sac at street terminus;
h. Construct underwalk drain, if necessary;
i. Use traffic index of 6.0;
j. Install a minimum 8 inch diameter potable water main including necessary valves and appurtenances;

k. Install residential fire hydrants as required by the Redlands Fire Department; and

l. Install a minimum 8 inch diameter sewer main with manholes and appurtenances.

17. Provide for adequate drainage facilities. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual (RMC 17.17).

18. Conditions, Covenants and Restrictions ("CC&Rs") shall be prepared by the applicant and approved by the City for the project which address cross lot drainage, Water Quality Management Plan requirements, sewer usage, water service, and solid waste disposal, which are shared by the property owners. The CC&Rs shall contain the following:

a. A provision which reads substantially as follows: "The City shall have the right to review and approve any proposed amendment or termination of [the CC&Rs] when such termination or amendment would alter, amend, terminate or otherwise impair the rights of the City under those provisions of [the CC&Rs] which satisfy the conditions of approval imposed by the City for the project. All proposed amendments shall be submitted to the City's Development Services Director and shall be approved in writing by the City Attorney as a precondition of and prior to the recordation of such amendment."

b. A provision which reads substantially as follows: "[The CC&Rs] shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and the favor of, and enforceable by the City of Redlands. Although the City of Redlands shall be a beneficiary of [the CC&Rs], and shall have a right to enforce [them], the City of Redlands shall not be obligated hereunder to exercise such rights of enforcement."

19. The CC&Rs shall be subject to a joint review by all affected City Department Directors and the City Attorney's Office. The applicant shall be required to pay for the review of the CC&Rs by the affected Department Directors and the City Attorney's Office at such persons' hourly billing rates.

20. The CC&Rs shall be submitted to the City at least thirty (30) days prior to the submission of any request for approval of the final map. The CC&Rs shall subsequently be recorded, in the form approved by the City, prior to or at the same time as the final map.

21. As a condition of and prior to the final tract map approval, the applicant shall (1) petition the City for annexation of the property comprising Tentative Tract Map No. 20320 to the City's Community Facilities District No. 2004-1, or a similar

City community facilities district, as designed by the City; (2) take actions reasonable or necessary to annex such property to community facilities district; and (3) pay the reasonable and actual costs incurred by the City in annexing the property to the community facilities district; all for the purpose of maintenance of street trees and community trails within public right-of-ways/easements. It is the intent that the CFD will remain dormant for the community trails with no assessments to individual property owners provided the Home Owner's Association maintains the community trails. (California Community Facilities Act)

22. All off-site utilities shall be placed underground. The undergrounding shall include power poles located along the project site's street frontage(s) and may include power poles beyond the site's boundary as determined by Southern California Edison. Those power poles that are 66KV or greater will not be required to be undergrounded. Any power pole(s) that contain a streetlight will be required to install a standard streetlight, in accordance with the Municipal Utilities and Engineering Department's standards. Plans shall be submitted that detail the undergrounding of all off-site utilities, subject to review and approval by the City Engineer (RMC 17.17.020). This requirement may be waived per RMC Section 17.17.020 G(2) through payment of an in lieu fee provided that the approving body makes the finding described in RMC Section 17.17.20 G(3).

23. Construct Community Trails within the development as shown on the approved tentative tract map and accepted by the City Engineer. Dedicate a minimum 10 foot public access easements for all trails within the development located outside of street right-of-way. Community Trails to be maintained by the Home Owner's Association. (RMC 17.17.020)

24. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)

25. Dedication documents shall be prepared by a licensed land surveyor or registered civil engineer (registered prior to January 1982) in the State of California and must be submitted for review and approval before recordation. (California B&P Code 8761 and CCR 4411)

26. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 17.17.080):

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified

bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

27. Survey and Monumentation cash bond must be posted.

28. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

29. Execute Subdivision Improvement Agreement (RMC 17.17.070).

C. The following items are required prior to issuance of the BUILDING PERMIT

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal. (City Resolution No. 7671)

2. Provide pad certification and compaction report to the Building and Safety Department.

3. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
   - Transportation Facilities; (RMC 3.54)
   - Fire Facilities; (RMC 3.60)
   - General Government Facilities; (RMC 3.60)
   - Library Facilities; (RMC 3.60)
   - Open Space/Park; (RMC 3.32)
   - Police Facilities; (RMC 3.60)
   - Storm Drain Facilities; (RMC 3.56)
   - Water Capital Improvement Charge; (RMC 3.48)
   - Recycled Water Capital Improvement Charge; (RMC 3.53)
   - Water Source Acquisition Charge *; (RMC 13.40)
   - Sewer Capital Improvement Charge; (RMC 3.44)
   - Solid Waste Capital Improvement Charge; (RMC 3.70) and
   - Water/Sewer Water Frontage Charges *. (RMC 13.44 and 13.12.)

   * These charges are required for building permit issuance if Final or Parcel Map was not required for the project or charges were not paid with the Final or Parcel Map approval.

4. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)

5. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.

6. Tract map shall be recorded and proof of recordation provided.

D. The following items are required prior to approval of APPLICATION FOR WATER SERVICE CONNECTION and prior to WATER METER INSTALLATION.

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)

2. Pay the Water Source Acquisition Charge; (RMC 13.40)

3. Water/Sewer Frontage Charges; (RMC 13.44 and 13.12.)

4. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

E. The following items are required prior to issuance of the ENCROACHMENT PERMIT.

1. Cash cleanup deposit shall be submitted ($3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)

2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)

4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

5. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)

6. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.

7. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours,

delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.

8. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

9. Execute Subdivision Improvement Agreement. (RMC 17.17.070).

10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.

2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.

3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.

4. Provide a copy of the as-built Crafton Water main relocation plan.

5. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]

6. One mylar copy of recorded tract map shall be furnished to the Municipal Utilities and Engineering Department.

7. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)

8. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.

9. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.

10. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.

11. Contractors will be required to pave new streets in two (2) phases with last phase being delayed until 95 percent of construction has been completed, or on approval of the City Engineer.

12. Owner/Developer shall provide recycling receipts as required by the recycling plan.

G. The following items are required prior to release of SECURITIES/WARRANTIES/DEPOSITS.

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.

2. A recorded mylar copy of the Tract map shall be submitted.

3. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.

4. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.

Donald P. Young

DONALD YOUNG, P.E., P.M.P.
One Stop Permit Center Manager

Initial

RESOLUTION NO. 1611

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS DETERMINING THAT STREET VACATION NO. 191, TO VACATE EXCESS PUBLIC RIGHT-OF-WAY ON THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF RESERVOIR ROAD AND WABASH AVENUE, IS IN CONFORMITY WITH THE CITY'S GENERAL PLAN

WHEREAS, the applicant, Terracina Recovery, LLC, has submitted an application for Street Vacation No. 191 to vacate an approximately 1,317.49 foot (varying widths) portion of street frontage and excess public right-of-way on the north side of Reservoir Road at the Wabash Avenue intersection (APN: 0174-281-13-0000); and,

WHEREAS, the applicant, Terracina Recovery, LLC, is authorized to represent the legal owner(s) of record to proceed on their behalf to pursue the Project Entitlements; and

WHEREAS, the proposed project is subject to the California Environmental Quality Act (CEQA) and an Initial Study has been prepared in accordance with the State CEQA Guidelines; and

WHEREAS on January 13, 2023, notice of the Planning Commission's public hearing for the Project and the related Project Entitlements was published in the Redlands Daily Facts; and

WHEREAS, on January 24, 2023, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant, and by members of the public.

WHEREAS, pursuant to Public Resources Code §15061(b)(3), the proposed Street Vacation is exempt from the California Environmental Quality Act as an activity covered by the general rule exemption, as the project will not have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and,

WHEREAS, following the hearing, the Planning Commission considered if the requested Street Vacation is in conformance with the City of Redlands 2035 General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposed Street Vacation is exempt from environmental review in accordance with the California Environmental Quality Act Section 15061(b)(3), as there is no possibility of the Street Vacation having a significant effect on the environment.

SECTION 2. FINDING OF GENERAL PLAN CONFORMITY. The proposed Street Vacation will be in conformity with the City's 2035 General Plan including the Connected City Chapter and policies and exhibits contained therein.

SECTION 3. RECOMMENDATION FOR APPROVAL. It is deemed advisable and desirable to vacate an approximately 1,317.49 linear foot (of varying widths) of excess public right-of-way on the property located at the northeast corner of Reservoir Road and Wabash Avenue (0174-281-13-0000), and is hereby recommended for approval.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 24th day of January, 2023.

Steve Frasher,
Planning Commission Chair

ATTEST:

Linda McCasland, Planning Commission Secretary

I, Linda McCasland, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 24th day of January, 2023, by the following vote:

AYES: 6
NOES: 0
ABSENT: 1
ABSTAIN: 0

Linda McCasland, Secretary to the Planning Commission

ENVIRONMENTAL CHECKLIST FORM

BACKGROUND

1. **Project Title:** Extension of time for Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148

2. **Project Location:** East and west sides of Wabash Avenue, and northerly of Reservoir Road and Interstate 10.

DETERMINATION

On the basis of this initial evaluation:

X I find that there are no substantial changes associated with this project, pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, to warrant further analysis and certification of a subsequent Negative Declaration because all potentially significant effects associated with this project have been: (a) analyzed adequately in the Mitigated Negative Declaration adopted and certified on January 24, 2023; and, (b) avoided or mitigated pursuant to that earlier Mitigated Negative Declaration, including mitigation measures that are imposed as conditions of approval upon the project.

Signed: _____

Nylsen Escajeda
Assistant Planner
May 12, 2026

EVALUATION OF ENVIRONMENTAL IMPACTS

Issues and Supportive Information Sources	YES	NO
1. LAND USE AND PLANNING. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
2. POPULATION AND HOUSING. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x

Issues and Supportive Information Sources	YES	NO
3. GEOLOGIC PROBLEMS. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
4. WATER. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
5. AIR QUALITY. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
6. TRANSPORTATION/CIRCULATION. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
7. BIOLOGICAL RESOURCES. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
8. HAZARDS. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
9. NOISE. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
10. PUBLIC SERVICES. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x

Issues and Supportive Information Sources	YES	NO
11. UTILITIES AND SERVICE SYSTEMS. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
12. AESTHETICS. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
13. CULTURAL RESOURCES. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x
14. RECREATION. Have any substantial changes occurred in the project or the surrounding area that may alter potential impacts since the last review.		x

CONCLUSION

Based on the above analysis and findings and pursuant to Section 15162 of the California Environmental Quality Act Guidelines, the following is concluded:

1. No substantial changes are proposed in the project which will require major revisions of the previously certified Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. No substantial changes have occurred with respect to circumstances under which the project was undertaken which will require major revisions of the previously certified Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was certified, has been identified.

RESOLUTION NO. 1749

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF TIME TO THE EXPIRATION DATE FOR TENTATIVE TRACT MAP NO. 20320 AND CONDITIONAL USE PERMIT NO. 1148 FOR THE SUBDIVISION OF 64.5 ACRES FOR RESIDENTIAL DEVELOPMENT AND CONSTRUCTION OF 67 SINGLE-FAMILY HOMES, LOCATED ON THE EAST AND WEST SIDES OF WABASH AVENUE, AND NORTHERLY OF RESERVOIR ROAD.

WHEREAS, the applicant, Terracina Recovery, LLC., has submitted an application for Extension of Time No. 1 for the project to subdivide 64.56 gross acres into 67 single-family lots and ten (10) lettered lots for open space and landscape, and a total of 67 detached homes (one primary dwelling unit per lot), located on the east and west sides of Wabash Avenue (APN: 0174-281-13-0000, 0299-213-11-0000, 0299-213-12-0000, 0299-213-13-0000, 0299-213-14-0000, and 0299-213-21-0000), on the north side of Reservoir Road and northerly of Interstate 10; and

WHEREAS, on January 24, 2023, the Redlands Planning Commission adopted Resolution No. 1610 and approved Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148; and

WHEREAS, the approved project met the applicable criteria of Assembly Bill No. 2729 of 2024, and AB 2729 automatically extended the entitlements by 18 months to June 24, 2026;

WHEREAS, Redlands Municipal Code section 17.07.120 permits an applicant to request an extension of the expiration date of an approved or conditionally approved tentative map provided the total number of such one-year extensions do not exceed six; and

WHEREAS, Redlands Municipal Code section 18.192.090 permits an applicant to request a one-year extension of time to extend the expiration date for a Conditional Use Permit, provided the total number of such one-year extensions do not exceed three; and

WHEREAS, the applicant intends to develop the project, and requests the extension to allow more time to secure financing, obtain SCIP approval, obtain grading permit approval, and submit construction plans for plan check; and

WHEREAS, following the consideration for the extension of time to Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148, the Planning Commission determined that the approval of the requested one-year extension of time is in the best interests of the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. California Environmental Quality Act. Approval of this Resolution is exempt from further environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act, as there is no possibility of any potentially

significant environmental effects as a result of the Extension of Time. In accordance with the California Environmental Quality Act (CEQA), the City Council previously adopted a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the project. No subsequent environmental review is required pursuant to CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and 15164 (Addendum to an EIR or Negative Declaration), as no substantial changes to the project or surrounding circumstances have occurred and no new information of substantial importance has been identified.

SECTION 2. Approval of Extension of Time. The proposed one-year extension of time for Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148 is hereby approved in accordance with Redlands Municipal Code Sections 17.07.120 and 18.192.090.

SECTION 3. Expiration Date. The new expiration date for Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148 shall be June 24, 2027. The project shall remain subject to all original Conditions of Approval (contained in Planning Commission Resolution No. 1610).

SECTION 4. Effective Date. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 12th day of May, 2026.

_____

Karah Shaw, Chair
Planning Commission

ATTEST:

_____
Katherine Coleson
Secretary to the Planning Commission

I, Katherine Coleson, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 12th day of May, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Katherine Coleson
Secretary to the Planning Commission

Planning Commission **AGENDA ITEM NO. EA.**

DATE: May 12, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Conditional Use Permit No. 1220 (Development Services Director Reilly)

APPLICANT:
JEFFERY MAYES, JR.
(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Conditional Use Permit No. 1220** – A request to establish a tattoo arts studio in an approximately 1,365 square-foot suite within a multi-tenant business center located at 922 New York Street, Unit A (APN: 0169-022-27-0000) in the Village General (TVSP/VG) District of the Transit Villages Specific Plan. The proposal qualifies for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

SYNOPSIS:

1. General Plan Designation	Transit Village
2. Existing Zoning	Village General (TVSP/VG) District of the Transit Villages Specific Plan
3. Surrounding Zoning	North: Village General (TVSP/VG) District of the Transit Villages Specific Plan East: Neighborhood General 1 (TVSP/NG1) District of the Transit Villages Specific Plan South: Village Corridor (TVSP/VC) District of the Transit Villages Specific Plan West: Village General (TVSP/VG) District on-site; and General Commercial (EV/CG) across New York Street
4. Existing Land Use	An existing commercial site, with two multi-tenant buildings, and a recreational use building (“Empire Bowl”)
5. Surrounding Land Use	North: Multi-tenant building with commercial, services, and office uses (Tune Time Stereo and Alarm, Gracie Humaita Redlands, C&F Concrete Inc.) East: Industrial/commercial building (U-Stor-It Self Storage); South: Commercial/office building (Pink Hammer Construction) West: Toyota of Redlands
6. Area / Topography	The site is 4.72 acres, flat in topography, and fully improved
7. Environmental Determination	The project qualifies for exemption from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines

8. Socio-Economic Cost / Benefit Study	The project is exempt from Measure U and a Socio-Economic Cost/Benefit Study is not required
9. Planning Commission Submittal Dates	(A) Date Submitted: March 2, 2026 (B) Date Accepted as Complete: April 2, 2026 (C) Planning Commission Meeting: May 12, 2026

PROPOSAL:

The applicant proposes establishing a tattoo studio in an existing 1,365 square-foot tenant space, within an existing multi-tenant plaza at the address of 940 W. Colton Avenue. The applicant does not intend to make any interior tenant improvements and is not proposing any exterior modifications to the site or structure. The proposed hours of operation are Tuesday through Thursday from 12:00 p.m. to 8:00 p.m., and Friday and Saturday from 12:00 p.m. to 9:00 p.m. The proposed business is located at 922 New York Street, Unit A, in the Village General (VG) District of the Transit Villages Specific Plan (see Attachment A – Location Map and Aerial).

BACKGROUND:

The proposed tattoo studio is located in a multi-tenant center with three buildings and several different uses. There are three buildings on the subject site. Two are multi-tenant buildings on the northerly portion of the subject property, which are similarly sized and were approved in 1974 with Commission Review & Approval No. 302. The third and largest use on the subject property, Empire Bowl (located to the south), was first entitled in 1958 and has been modified with approved entitlements. In 1989, Conditional Use Permit No. 533 granted expansion of the bowling alley and facilities, for a total of nearly 38,000 square feet and a subsequent revision in 1991 to construct the onsite improvements including parking lots.

The tattoo studio will be within the northeastern building. Currently, the two northern buildings have several different businesses including a café (Popclutch Coffee), retail (Paws pet supply store, yarn store, motorcycle lifestyle supplies store), and auto services (Legacy Automotive Repair).

ANALYSIS:

A) General Plan Policies

The subject site has a General Plan Land Use designation of “Transit Village” (see Attachment B – General Plan Land Use Map) which supports future transit-oriented development. At the time of original development, the prior zoning designation was Light Industrial (M-1). The proposed tattoo studio is consistent with the intent of the Transit Village designation and with the uses found in the surrounding area. The proposed use is consistent with the applicable policies and actions of the General Plan, including the following:

Policy 4-P.7: Promote a diversity of compatible land uses throughout the city, providing opportunities for the development of a range of businesses, services, residential types, and public facilities to meet the needs of the community.

Policy 4-P.20: Provide for the concentration of office, industrial, and commercial uses in appropriate locations near transportation corridors to encourage the development of employment centers and reduce the potential for land use conflicts with sensitive uses.

Policy 2-P.32: Promote arts and culture as a means to stimulate economic development.

Policy 2-P.25: Encourage a variety of uses and activities, such as a mix of commercial, office, restaurant, specialty retail, and residential uses, and civic, cultural, and entertainment activities to attract visitors and residents from across the community by creating a lively, interesting social environment.

B) Transit Villages Specific Plan

The project site is located within the Village General (VG) District of the Transit Villages Specific Plan (see Attachment C – Zoning Map) which is intended to accommodate a variety of retail, office, and personal service uses. The site was originally developed under the Light Industrial (M-1) zoning development standards. The proposed tattoo studio would be consistent with the intent of the Village General (VG) District. Personal services such as body art (tattooing, body piercing, and/or permanent cosmetics) are permitted subject to approval of a Conditional Use Permit. The proposal does not require any improvements, or changes to the site or the suite itself.

C) Conditional Use Permit

Floor Plan: The proposal consists of a main entrance area that leads to the booths, lobby, and the employee bathroom. The booth or "main floor" area has three booths for three tattoo artists. The main area leads to a sink and storage space (see Attachment D – Site Plan and Floor Plan). The business will share an ADA-accessible restroom with the abutting business, Good Trouble Supply Co.

Operational Characteristics: The proposed business will have a total of three booths to provide primarily tattoo services, and the booths would be rented to individual tattoo service providers. The business would be operational Tuesday through Thursday, 12:00 p.m. to 8:00 p.m., and Friday and Saturday from 12:00 p.m. to 9:00 p.m. All services would be offered by appointment. At full capacity, the applicant estimates that no more than 15 people would occupy the suite if all booths were scheduled for appointments at the same time.

Table 1: Proposed Days and Hours of Operation

Days	*Hours of Operation*
Tuesday-Thursday	Noon - 8:00 p.m.
Friday & Saturday	Noon - 9:00 p.m.
Sunday & Monday	Closed

Off Street Parking: The proposed tenant space is located within a multi-tenant center located on a 4.72-acre parcel. The parcel containing the shopping center was developed with 249 parking spaces. The most recent parking count was established in 1989 by CUP No. 533 (along with a 1991 revision), which required 248 spaces. The subject property presently has 254 striped spaces that are evident on current aerial photos.

Due to the frequency, expected time spent at the location by each customer, and client visitation rates for the tattoo studio, the nearest applicable parking ratio would be office uses, or a parking requirement of 1 space for every 250 square feet of suite space (per RMC Section 18.164.240 that was originally applicable to the site development). Therefore, the existing floor area of 1,365 square feet for the proposed business would require not more than 6 parking spaces, which would be consistent with code requirements and the amount of parking currently provided on-site.

Other tenant spaces generally operate during daytime hours, typically from 8:00 a.m. at the earliest to no later than 6:30 p.m. at the latest. Empire Bowl is the largest use by square-footage and their regular business hours are 11:00 a.m. to 11:00 p.m. daily (open until Midnight on Fridays). Table 2 summarizes the parking demand as observed by staff during multiple site visits. There is sufficient on-site parking to serve all businesses and uses (plus any currently vacant suites) including the proposed tattoo studio.

Table 2: Parking Demand

Time of Visit	*Occupied Spaces*	*Available Parking*
Wednesday 12:30 p.m.	58 (23%)	196
Thursday 2:30 p.m.	91 (36%)	163
Thursday 4:00 p.m.	85 (20%)	169
Thursday 6:00 p.m.	105 (41%)	149

Staff conducted site visits to assess the actual use of parking on-site, and parking demand within the shopping center is never at or near 100% capacity (see Attachment F – Site Photographs). Therefore, the proposed use is not be expected to detrimentally affect the availability of off-street parking for other businesses within the shopping center.

The applicant will be responsible for ensuring that the customers are able to park off-street, and within the available spaces located on the subject property. Condition of Approval No. 8 prohibits the applicant from reserving or marking any parking spaces solely for their own business, and all parking must remain shared within the development.

ENVIRONMENTAL REVIEW:

The proposal is exempt from environmental review under the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, which applies to the operation, repair, maintenance, permitting, or minor alterations of existing facilities. The proposal will establish a tattoo studio within an existing 1,365 square-foot commercial tenant space and is consistent with the exemption criteria under Section 15301.

FINDINGS:

RMC Section 18.192.060 requires the following findings for approval of a Conditional Use Permit.

1. That the proposed development will not adversely affect the applicable land use plans of the city.

The proposed tattoo studio will not adversely affect the applicable land use plans of the city. The existing zoning designation as Village General (VG) within the Transit Villages Specific Plan allows personal service uses. The building in which the proposed business will operate was developed in accordance with the City's General Plan land use policies. As such, the proposed use with approval of a Conditional Use Permit will be in conformance with the land use plans of the City and with the existing uses at the site.

2. That the proposed development will not be detrimental to the public health, safety, and welfare.

The proposed tattoo studio will not be detrimental to the public health, safety, and welfare. Conditions of Approval are included to ensure that the proposal complies with the applicable provisions of the Transit Villages Specific Plan, Redlands Municipal Code, California Building Code, and California Fire Code. The proposed use will be located within an enclosed multi-tenant building and conditions of approval will ensure that there will be no detrimental effects to public health, safety, and welfare.

3. That the proposed development will comply to the maximum extent feasible with the regulations of the city's general plan, the applicable zoning district and the city's development standards.

The proposal is consistent with the regulations of the City's General Plan and the Village General (VG) district of the Transit Villages Specific Plan and requires a conditional use permit for the proposed use. The site is adequate in size and shape to accommodate the proposed use and is located within an established multi-tenant office and retail center that was designed to comply with the General Plan and applicable regulations and development standards when the subject property was developed, including sufficient on-site parking.

4. That the proposed development is appropriate at the proposed location.

The proposed location is appropriate as it is in a retail/commercial area, and the site is adequate in size and shape to accommodate the use. The building in which the proposed use will operate was designed to comply with the previous applicable property development standards of the Light Industrial (M-1) district. The proposed use is similar to a personal services business, will occur within a completely enclosed building, and is not expected to generate or result in any detrimental effects on any adjacent businesses or nearby sensitive receptors due to toxic chemicals, air quality emissions, noise or vibration, or any other pollutants. The proposed business will be located within an existing tenant space and no expansion or modifications to the exterior of the building are proposed. The existing multi-tenant center accommodates a range of commercial and retail uses, and the on-site parking is adequate to accommodate the proposed use as well as the existing businesses plus future businesses.

RECOMMENDATIONS:

Staff recommends the Planning Commission adopt Resolution No. 1750 to approve Conditional Use Permit No. 1220, based on the analysis and findings in this staff report, and subject to the attached Conditions of Approval.

MOTION:

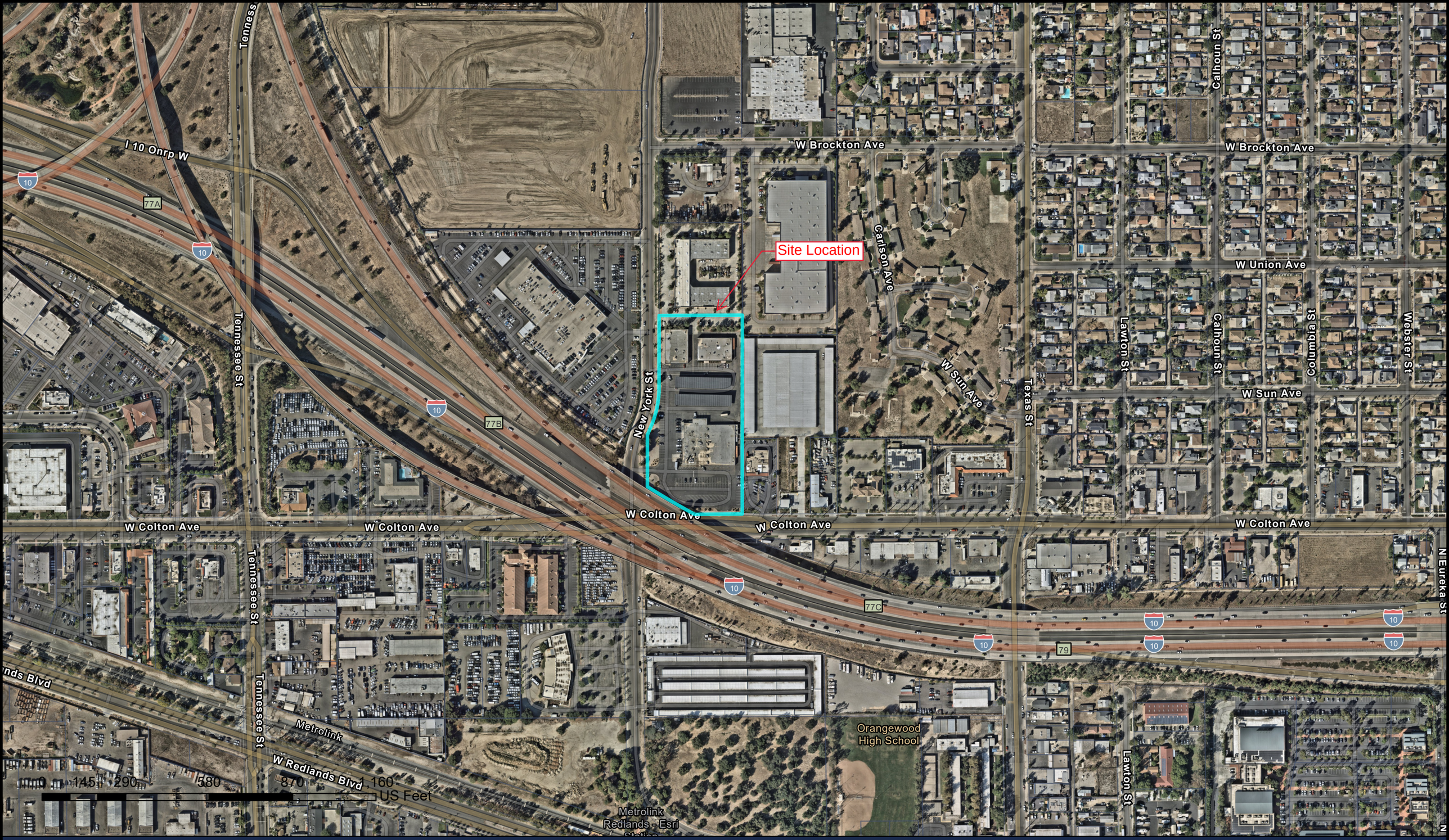
If the Planning Commission deems it appropriate, staff recommends the following motion:

"I move that the Planning Commission adopt Resolution No. 1750 approving Conditional Use Permit No. 1220, based on the findings contained in the staff report, and subject to the attached Conditions of Approval."

PREPARED BY:
Nylsen Escajeda, Planner

Attachments

Attachment_A_-_Location_Map_and_Aerial.pdf
Attachment_B_-_General_Plan_Land_Use_Map.pdf
Attachment_C_-_Zoning_Map.pdf
Attachment_D_-_Site_Plan.pdf
Attachment_E_-_Suite_Photos.pdf
Attachment_F_-_Site_Photos.pdf
Attachment_G_-_Resolution_1750.pdf



City of Redlands

Attachment A1 - Location Map and Aerial

Author: Redlands GIS **Date:** 4/22/2026

City of Redlands

Attachment A2 - Location Map and Aerial

Author: Redlands GIS **Date:** 4/22/2026

CI

TV

LDR

0 60 120 240 360 480
US Feet

Legend

- City Boundary
- Parcels

General Plan 2035

DESCRIPTIO

- Hillside Conservation
- Rural Living
- Resource Preservation
- Very Low Density Residential
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Commercial/Industrial
- Light Industrial
- Public/Institutional
- Agriculture
- Parks/Golf Courses
- Open Space

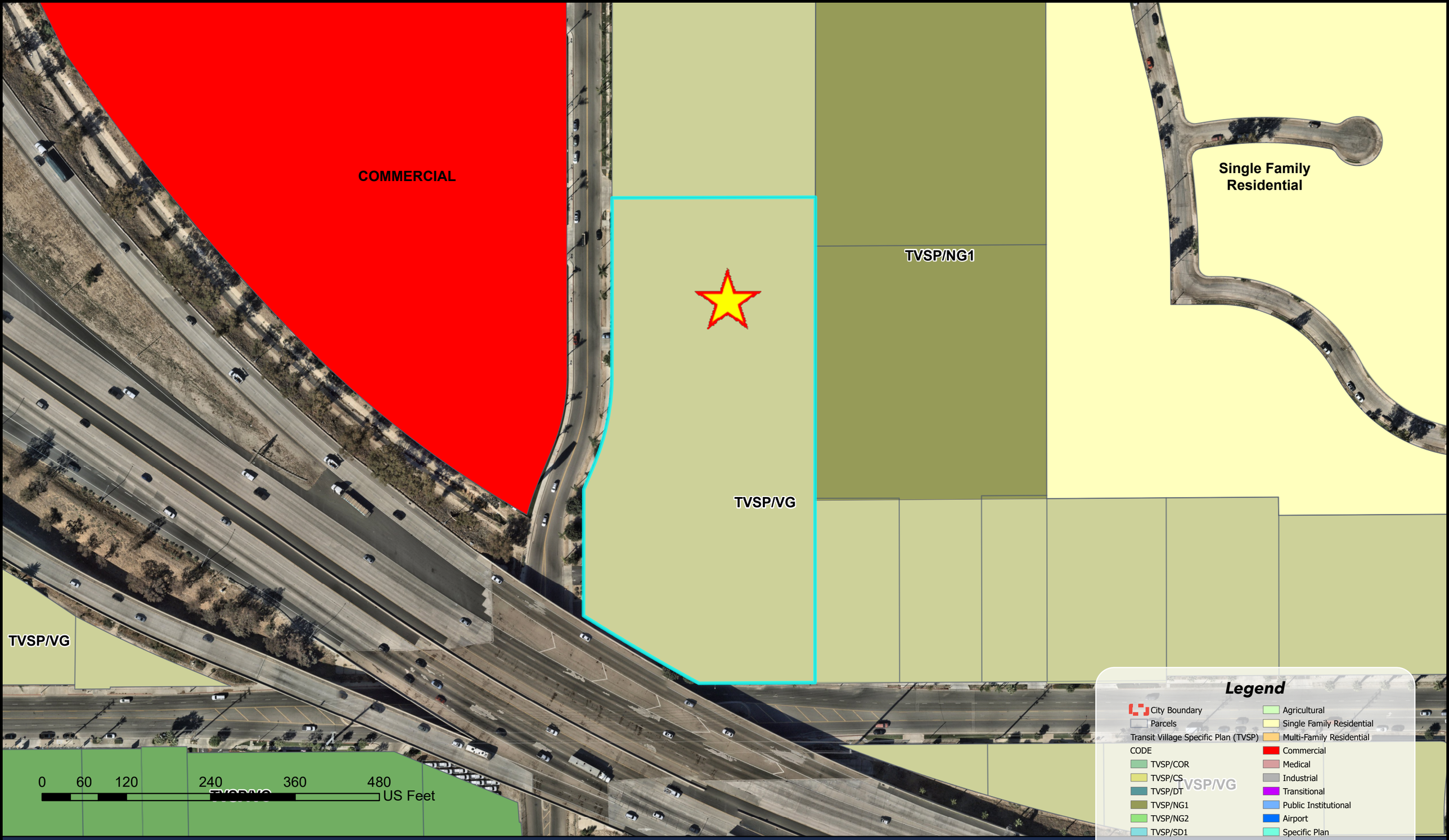
DESCRIPTION

- Transit Village

City of Redlands

Attachment B - General Plan Land Use Map

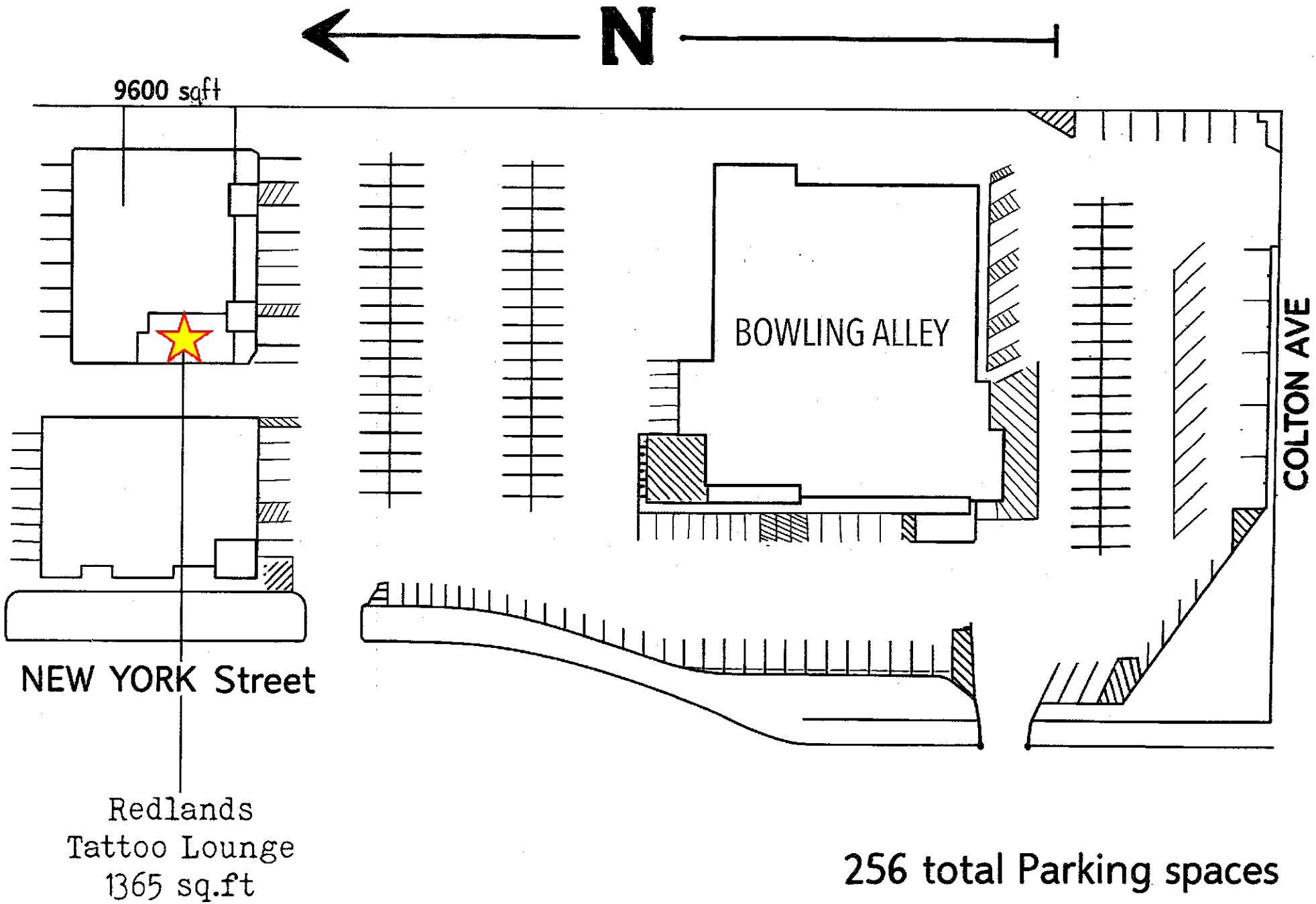
Author: Redlands GIS **Date:** 4/22/2026

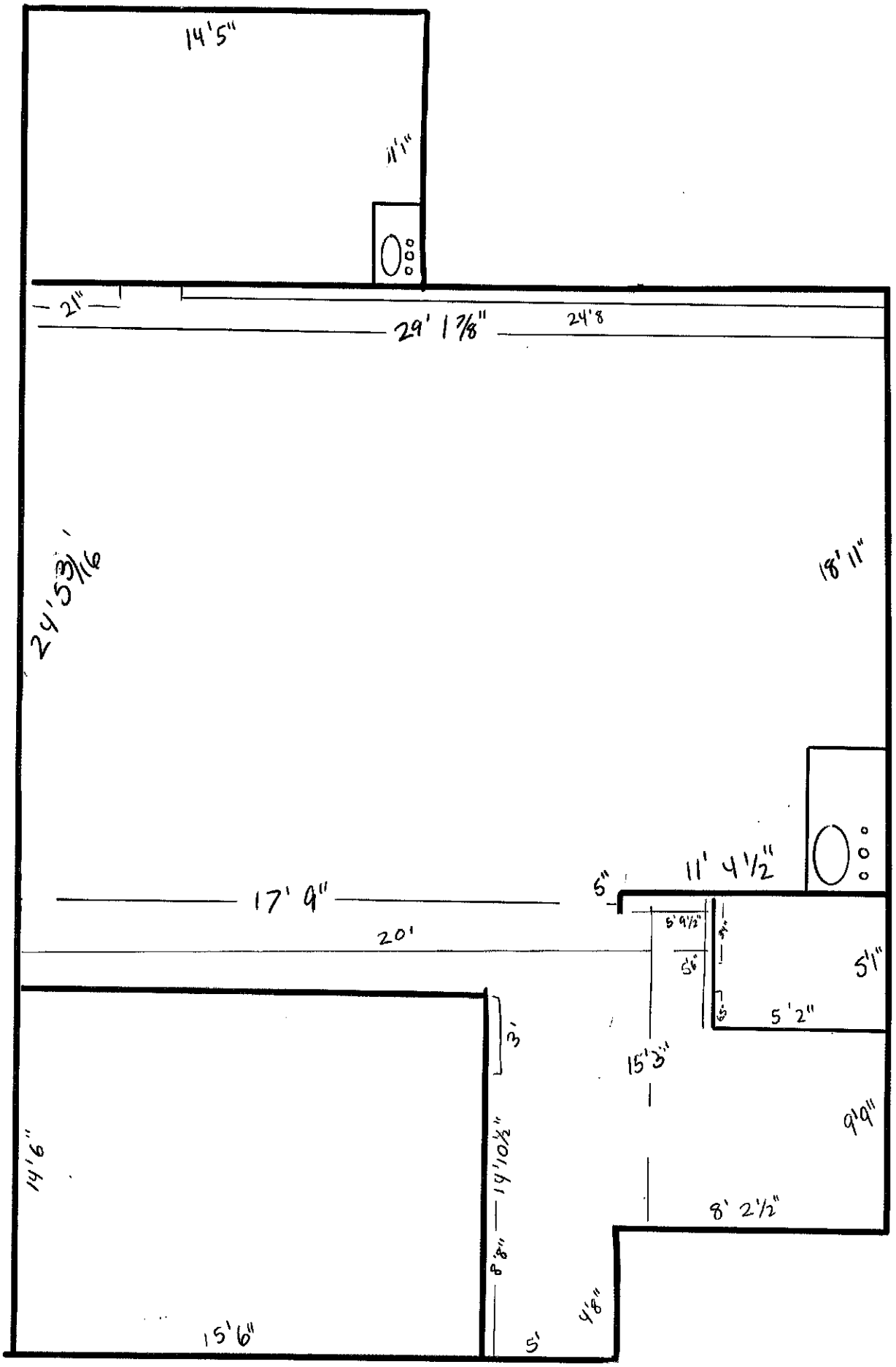


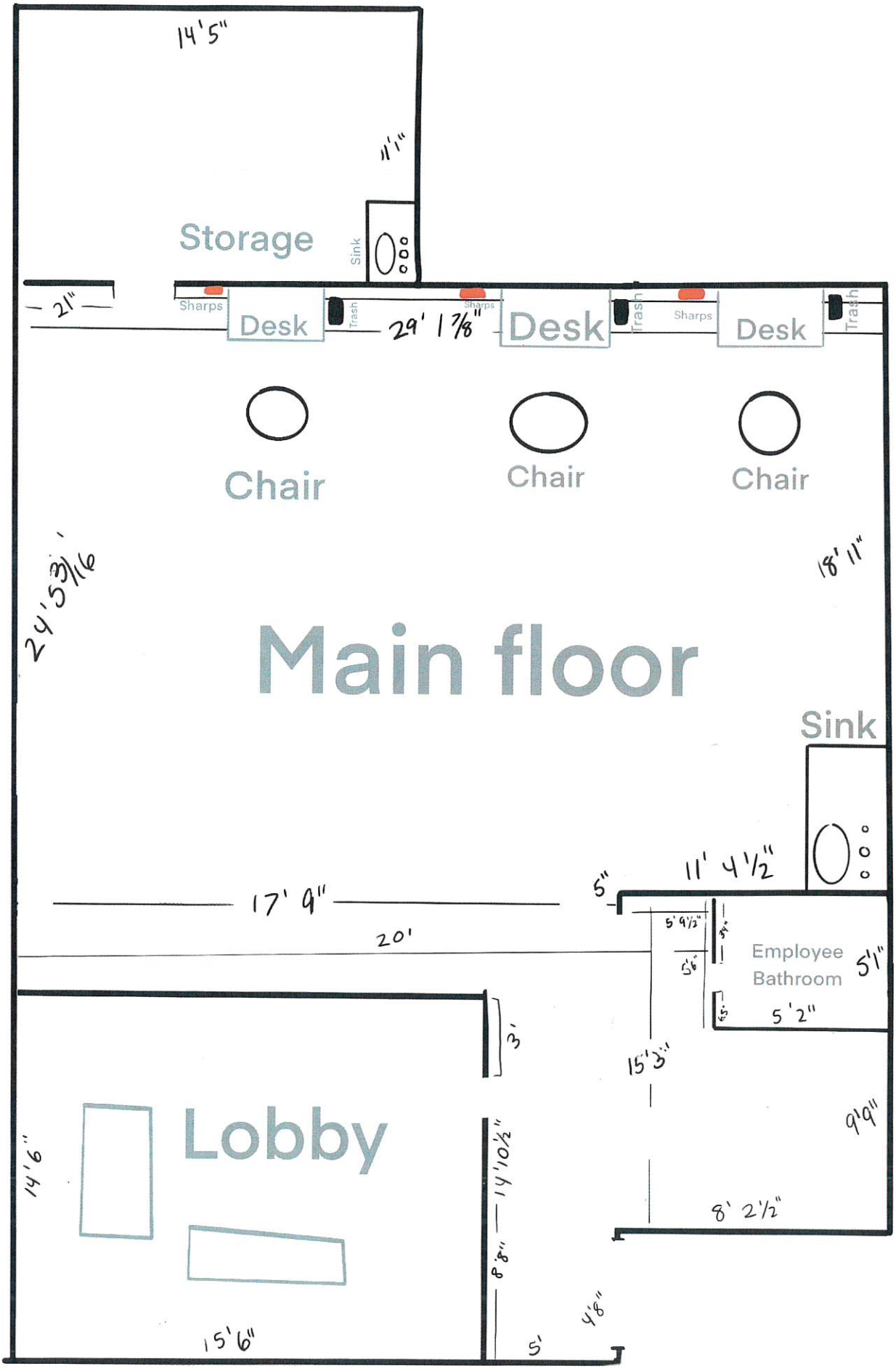
City of Redlands

Attachment C - Zoning Map

Author: Redlands GIS **Date:** 4/22/2026


N
9600 sqft
BOWLING ALLEY
COLTON AVE
NEW YORK Street
Redlands
Tattoo Lounge
1365 sq.ft
256 total Parking spaces


14'5"
11'1"
21"
29' 1 7/8"
24'8
24'5 3/16"
18' 11"
17' 9"
5"
11' 4 1/2"
20'
5' 9 1/2"
5'6"
5'1"
5' 2"
3'
15'3"
9'9"
14'6"
14'10 1/2"
8' 2 1/2"
8'8"
4'8"
15'6"
5'


14'5"
11'1"
Storage
Sink
21"
Sharps
Desk
Trash
29' 1 7/8"
Sharps
Desk
Trash
Sharps
Desk
Trash
Chair
Chair
Chair
24'5 3/16"
18' 11"
Main floor
Sink
11' 4 1/2"
5"
17' 9"
20'
5' 9 1/2"
5' 6"
Employee Bathroom
5'1"
5' 2"
3'
15' 3"
9'9"
Lobby
14'6"
8' 8"
14' 10 1/2"
8' 2 1/2"
15' 6"
5'
4'8"

922-A
GOOD TROUBLE SUPPLY CO
MOTORCYCLE

922-A

922-A
GOOD TROUBLE SUPPLY CO.
REDLANDS CA
MOTORCYCLE
LEATHER APPAREL
PATCHES
ACCESSORIES
LIFESTYLE GOODS
QUALITY PATCH SEWING
CUSTOM MOTORCYCLE ART
& MORE
@GOODTROUBLESUPPLYCO
SMILE
YOU'RE ON CAMERA

MOTO GOODS
COFFEE
EVENTS

9 FT. 0 IN.

RESOLUTION NO. 1750

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING CONDITIONAL USE PERMIT NO. 1220 TO ESTABLISH A TATTOO ARTS STUDIO IN AN APPROXIMATELY 1,365 SQUARE-FOOT SUITE WITHIN A MULTI-TENANT BUSINESS CENTER LOCATED AT 922 NEW YORK STREET, UNIT A.

WHEREAS, the Applicant, Jeffery Mayes Jr., has submitted an application for Conditional Use Permit No. 1220 to establish a tattoo arts studio in an approximately 1,365 square-foot suite within a multi-tenant business center located at 922 New York Street, Unit A, in the Village General (TVSP/VG) District of the Transit Villages Specific Plan (APN: 0169-022-27-0000); and

WHEREAS, notice of this Planning Commission public hearing was duly published in a newspaper of general circulation by the Secretary to the Planning Commission; and

WHEREAS, on May 12, 2026, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, the California Environmental Quality Act (CEQA) Guidelines Section 15301 provides for exemption from environmental review pertaining to existing facilities; and

WHEREAS, following the hearing for Conditional Use Permit No. 1220, the Planning Commission determined that approval of the requested Conditional Use Permit with conditions of approval will not detrimentally affect the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposal is exempt from environmental review in accordance with the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

SECTION 2. FINDINGS FOR CONDITIONAL USE PERMIT. The proposed Conditional Use Permit No. 1220 is hereby approved based upon the following Findings, and subject to the Conditions of Approval attached hereto as Exhibit "A."

1. That the proposed development will not adversely affect the applicable land use plans of the city.

The proposed tattoo studio will not adversely affect the applicable land use plans of the city. The existing zoning designation as Village General (VG) within the Transit Villages Specific Plan allows personal service uses. The building in which the proposed business will operate was developed in accordance with the City's General Plan land use policies. As such, the proposed use with approval of a Conditional Use Permit will be in conformance with the land use plans of the City and with the existing uses at the site.

2. That the proposed development will not be detrimental to the public health, safety, and welfare.

The proposed tattoo studio will not be detrimental to the public health, safety, and welfare. Conditions of Approval are included to ensure that the proposal complies with the applicable provisions of the Transit Villages Specific Plan, Redlands Municipal Code, California Building Code, and California Fire Code. The proposed use will be located within an enclosed multi-tenant building and conditions of approval will ensure that there will be no detrimental effects to public health, safety, and welfare.

3. That the proposed development will comply to the maximum extent feasible with the regulations of the city's general plan, the applicable zoning district and the city's development standards.

The proposal is consistent with the regulations of the City's General Plan and the Village General (VG) district of the Transit Villages Specific Plan and requires a conditional use permit for the proposed use. The site is adequate in size and shape to accommodate the proposed use and is located within an established multi-tenant office and retail center that was designed to comply with the General Plan and applicable regulations and development standards when the subject property was developed, including sufficient on-site parking.

4. That the proposed development is appropriate at the proposed location.

The proposed location is appropriate as it is in a retail/commercial area, and the site is adequate in size and shape to accommodate the use. The building in which the proposed use will operate was designed to comply with the previous applicable property development standards of the Light Industrial (M-1) district. The proposed use is similar to a personal services business, will occur within a completely enclosed building, and is not expected to generate or result in any detrimental effects on any adjacent businesses or nearby sensitive receptors due to toxic chemicals, air quality emissions, noise or vibration, or any other pollutants. The proposed business will be located within an existing tenant space and no expansion or modifications to the exterior of the building are proposed. The existing multi-tenant center accommodates a range of commercial and retail uses, and the on-site parking is adequate to accommodate the proposed use as well as the existing businesses plus future businesses.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 12th day of May 2026.

_____

Karah Shaw, Chair
Planning Commission

ATTEST:

_____
Katherine Coleson, Secretary to the Planning Commission

I, Katherine Coleson, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 12th day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Katherine Coleson,
Secretary to the Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL
Conditional Use Permit No. 1220

1. This permit/approval authorizes establishing a tattoo arts studio in an approximately 1,365 square-foot suite within a multi-tenant business center located at 922 New York Street, Unit A (APN: 0169-022-27-0000)

2. Unless the use is initiated or construction has commenced pursuant to a building permit or a time extension is granted in accordance with Redlands Municipal Code, this approval shall automatically expire two (2) years from the date of Planning Commission approval.

3. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.

4. The property owner and applicant and their successors and assigns, shall defend, by paying for the defense costs of the City of Redlands (for counsel retained by the City), indemnify and hold harmless the City of Redlands, and its elected officials, officers, employees, and agents, from and against any and all claims, actions, and proceedings (collectively "Claims") to attack, set aside, void or annul the approval of this Conditional Use Permit by the City, or Claims brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of costs or attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days following notice of such action from the City, the applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City (the "Security") in a form satisfactory to the City, and in the amount of $300,000, to ensure applicant's performance of its defense and indemnity obligations under this condition. The Security amount shall not limit the total indemnity obligation of the applicant pursuant to this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

5. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code. All plans submitted to the City shall reflect the Planning Commission's approval and any other changes required by the Commission and/or staff.

6. The applicant shall not make any modifications or changes during construction that are in conflict with or contrary to the project's approved plans without first consulting with the

Development Services Director or designee.

7. The approved use shall be operated in substantial conformance with the approved plans. The Development Services Director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions. Expansion of the facility into adjacent suite(s) may require a Revision to be approved by the Planning Commission prior to any such expansion or addition to floor area.

8. Parking for the multi-tenant business center is shared among all tenants and shall remain open and able to be used in common by all tenants. The applicant and/or property owner shall not reserve any parking spaces for use by the tattoo studio facility.

9. The business operator shall maintain a valid restroom sharing agreement with one or more other business(es) within the same building, subject to review and approval by the Development Services Department. Upon request from the City of Redlands, the business operator shall provide a copy of the current restroom sharing agreement within five (5) business days.

10. The applicant shall be responsible for submitting necessary construction plans and obtain a building permit(s) for any tenant improvements.

11. All signs shall comply with the applicable provisions of the Transit Villages Specific Plan (Section 4.9) and Chapter 15.36 (Sign Code) of Redlands Municipal Code. Installation of signs may require a separate building permit.

12. A Certificate of Occupancy shall not be issued and/or building permit shall not receive final sign-off until all applicable Conditions of Approval have been satisfied.

<u>Other City Departments/Divisions</u>

13. The attached conditions of approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:

    a. Land Use Engineering Division (Exhibit B)

End of Conditions of Approval

Exhibit B

Land Use Engineering Division
Conditions of Approval

[Attached]

REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
CONDITIONAL USE PERMIT NO. 1220

Date of P.C. Meeting:	**May 12, 2026**
Applicant:	**Jeffery Mayes, Jr.**
Location:	**922 New York Street, Suite A**
Project Description:	**Establish an Approximately 1,365 Square Foot Tattoo and Body Art Establishment in an Existing Suite**

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the East Valley Corridor Specific Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

No requirements at this time.

DONALD YOUNG, P.E., P.M.P.
One Stop Permit Center Manager

AKC
Initial

FILE: CUP 1220

Planning Commission **AGENDA ITEM NO. EB.**

DATE: May 12, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Ordinance Text Amendment No. 372 and Specific Plan Amendments to update the warehouse ordinance. (Development Services Director Reilly)

APPLICANT:

CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT
(PROJECT PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

1. Public Hearing to consider a recommendation to the City Council regarding Ordinance Text Amendment No. 372 to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code to prohibit new warehouses and logistics distribution facilities, as defined, and allow existing warehouses to remain as permitted or conditionally permitted uses. In addition, review a proposed amendment to Chapter 18.156, Article XII (Warehouses and Logistics Distribution Centers) to add new Section 18.156.970 for new rebuilding provisions for existing warehouses and logistics distribution centers.

2. Public Hearing to consider a recommendation to the City Council regarding a Resolution to amend the commercial and industrial Specific Plans of the City of Redlands to prohibit new warehouses and logistics distribution facilities, as defined, and allow existing warehouses to remain as permitted or conditionally permitted uses.

3. Consideration of a Notice of Exemption from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines.

BACKGROUND:

The Planning Commission reviewed the draft ordinance on April 14, 2026, and suggested changes and additions to the proposed text. The discussion by the Commissioners included: allow an existing warehouse to potentially increase building height by up to fifteen percent (15%); consider allowing a potential increase to the number of previously existing truck docks; include definitions for “alteration” and “repair”; add a provision to clarify that a valid land use entitlement (for a warehouse not yet been constructed) has the same rights and responsibilities as an existing warehouse structure, as defined; and provisions to evaluate and consider the environmental effects of increasing building height or increasing the number of truck docks to an existing facility. The Commission continued the matter to make revisions to the draft ordinance.

The Planning Commission staff report of April 14, 2026, is attached for additional background information (Attachment A). The City's existing warehouse ordinance adopted in 2023 is also attached for additional information (Attachment B).

SUMMARY:

The proposed revisions to the draft ordinance (Attachment C) are the following:

1. Definitions

The revised ordinance includes definitions for the terms “alteration” and “repair.” *Alteration* and *Repair* will have the same meaning as defined in the California Building Code (Chapter 2, as amended, of the California Building Code), summarized below.

Exhibit A: Definition of “Alteration” from the California Building Code.

> [A] Alteration
>
> Any construction or renovation to an existing structure other than repair or addition. [DSA-AC] A change, addition or modification in construction, change in occupancy or use, or structural repair to an existing building or facility. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

Exhibit B: Definition of “Repair” from the California Building Code.

> [A] Repair
>
> The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

2. Provision for Increased Building Height

The revised ordinance now includes a provision to allow for an increase to existing building height, for up to 15% additional height to the existing interior ceiling height (but not to exceed the maximum building height in the applicable land use district) for the purpose of incorporating technology upgrades, energy efficiency improvements, or other justifiable economic or environmental reasons, subject to approval of a Conditional Use Permit. The proposed criteria for an applicant that may request additional building height and/or truck dock positions would include:

a. The subject property meets all applicable criteria in Section 18.156.970(B).

b. The subject property obtains a Conditional Use Permit issued pursuant to the provisions of Chapter 18.192 of this title.

c. Construction or redevelopment of a building involving additional height shall include the feasible provisions of Section 18.156.930 through 18.156.960 of this article, as determined by the Planning Commission (the location requirements of Section 18.156.920(A) shall not apply). For purposes of this article, “feasible” has the same meaning as California Code of Regulations Title 14, § 15364.

d. Complete an environmental review process, if applicable, in accordance with the California Environmental Quality Act for a proposed project that will increase building height, increase the number of truck docks, or change non-refrigerated space to refrigerated space.

e. The commission may require one or more of the following in instances where the proposed redevelopment, rebuild, or alteration appears to create impacts to traffic, landscaping, or economic feasibility:

i. Circulation studies, prepared by a traffic engineer, showing the movement of vehicular and truck traffic to and from the subject property, and to and from existing thoroughfares. Special engineering features and/or traffic regulation devices needed to facilitate or ensure safety of circulation may be required;

ii. A landscaping and tree planting plan, prepared by a landscape architect;

iii. An economic feasibility report or market analysis, prepared by a qualified economist, justifying the need to increase the building height and/or increase the number of truck docks.

As listed in the proposed criteria above, a property owner may request additional height to the building (up to 15% increase and not to exceed the otherwise applicable maximum building height within the applicable district) and/or additional truck docks if: 1) the property owner applies for a Conditional Use Permit (which would be a discretionary decision by the Planning Commission); 2) the proposal undergoes environmental review pursuant to the California Environmental Quality Act, if applicable; and 3) the subject property otherwise satisfies the applicable criteria above.

Any potential construction project proposing to increase building height and/or truck docks would also be required to incorporate any feasible provisions of the City's warehouse ordinance to retrofit the property (such as installing energy efficiency improvements, cool surface treatments, landscape screening or trees, buffering from any adjacent sensitive receptors, a truck routing plan, etc.) as determined by the Planning Commission. This provision would be consistent with the requirement for a CUP application to be reviewed by the Planning Commission in any case. Furthermore, the prospect for property owners to potentially increase their existing building height and/or the number of truck docks could act as an incentive for some existing businesses to consider voluntarily retrofitting their properties to meet the requirements of RMC Chapter 18.156, Article XII, concurrently with their construction project.

3) Vesting with a Land Use Entitlement

The revised ordinance would include a separate statement regarding vesting of land use rights for valid unexpired entitlements for development projects that have not yet been constructed (i.e., new warehouse or logistics distribution center), and therefore, may not be in existence as of the Effective Date of the new ordinance. RMC Section 18.156.910, Applicability, would include the following provision (note that a similar provision is already included in the lists of permitted or conditionally permitted uses under the affected zones):

"C. A property with a valid unexpired land use entitlement for a new warehouse or logistics distribution facility that has not yet been constructed or established as of the effective date of Ordinance No. XXXX shall have the same land use rights as if the structure had been existing on the effective date of Ordinance No. XXXX."

ENVIRONMENTAL REVIEW:

The proposed code amendment is exempt from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment and specific plan amendment(s) may have a significant effect on the environment. Furthermore, even if the proposal is considered a project, the proposed zoning code amendment and specific plan amendment(s) are categorically exempt under CEQA Guidelines Section 15308, because it is clear that they will not create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations and development standards on such warehouse and distribution facilities. Accordingly, no further environmental review is necessary.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No.1745 (Attachment E) and recommend that the City Council approve Ordinance Text Amendment No. 372 and the related Specific Plan Amendments.

MOTION:

If the Planning Commission deems it appropriate, staff recommends the following motion:

"I move that the Planning Commission adopt Resolution No. 1745 and recommend that the City Council adopt Ordinance Text Amendment No. 372 and the related Specific Plan Amendments."

PREPARED BY:
Brian Foote, City Planner

Attachments

Attachment_A_PC_Staff_Report_of_April_14_2026.pdf
Attachment_B_RMC_Ch_18156_Article_XII.pdf
Attachment_C_draft_Ordinance_OTA_372.pdf
Attachment_D_draft_Council_Reso_Specific_Plans.pdf
Attachment_E_PC_Resolution_No_1745.pdf

Planning Commission **AGENDA ITEM NO. FB.**

DATE: April 14, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Ordinance Text Amendment No. 372 (Development Services Director Reilly)

APPLICANT: CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT
(PROJECT PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

1. Consideration of a recommendation to the City Council regarding Ordinance Text Amendment No. 372 to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code to prohibit new warehouses and logistics distribution facilities, as defined, and allow existing warehouses to remain as permitted or conditionally permitted uses. In addition, review a proposed amendment to Chapter 18.156, Article XII (Warehouses and Logistics Distribution Centers) to add new Section 18.156.970 for new rebuilding provisions for existing warehouses and logistics distribution centers.

2. Consideration of a recommendation to the City Council regarding a Resolution to amend the commercial and industrial Specific Plans of the City of Redlands to prohibit new warehouses and logistics distribution facilities, as defined, and allow existing warehouses to remain as permitted or conditionally permitted uses.

3. Consideration of a Notice of Exemption from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines.

BACKGROUND:

The City Council has asked for an ordinance to amend the City zoning regulations that would prohibit the construction or establishment of new warehouses, while allowing existing warehouses to remain as permitted or conditionally permitted uses. Existing warehouses may receive ordinary repairs, maintenance, or alterations (for example, to improve energy efficiency) but may not be expanded. Similarly, if an existing warehouse were to be rebuilt, it may only be reconstructed to its previously existing floor area (square-footage) and building height.

Zoning Regulations (RMC Title 18): The City's current zoning regulations applicable to warehouses are contained in RMC Chapter 18.156, Article XII, titled Warehouses and Logistics Distribution Centers. The section includes the following definition of a "Warehouse" for purposes of the City's zoning regulations, which states such facilities are 50,000 square-feet or more in gross floor area or contain six (6) or more truck docks or dock high loading doors (see Table 1). Additional development standards also apply to Warehouses, as defined, as listed in Article XII (Attachment A).

Table 1: Warehouse definitions (RMC Section 18.156.900).

Warehouse:	Warehouse/distribution facilities primarily used for the storage and/or consolidation of manufactured goods before their distribution to retail locations or other warehouses. Warehouse/distribution centers are fifty thousand (50,000) square-feet or more in gross floor area or contain six (6) or more truck docks or dock high loading doors. They are characterized by dock high loading doors and could be on opposing sides of the building (cross dock facility); may include grade-level loading doors; interior clear heights a minimum of 28 to 36 feet to ceiling for the warehousing floor area; significant movement and storage of products, materials, or equipment; may include receiving, sorting, re-packaging, and/or re-distribution; truck activities frequently outside of the peak hour of the adjacent street system; and need freeway access. This definition excludes facilities owned and operated by a government agency or any public or private utilities. Warehousing and distribution facilities include, but are not limited to, the following types of uses: A. Warehousing distribution/high cube distribution centers. B. Parcel delivery terminals or truck terminals. C. Parcel sorting and distribution facilities. D. Package allocation for delivery drivers or independent delivery contractors. E. Parcel hub or high cube fulfillment center. F. Freight yards or forwarding terminals. G. Moving agencies. H. Shipping/receiving yards.
Warehousing, Ancillary:	The use of a portion of a building for the related storage of goods of any type by one or two businesses and used for the sale or distribution of those goods directly to their customers. A manufacturing, assembly, service commercial, or other type of commercial or industrial use (i.e., primary use) manufactures and/or stores and distributes the goods or components that are produced or contained on-site, and therefore includes the related storage of those goods or items. Ancillary storage or warehousing is subordinate and incidental to the primary land use (e.g., manufacturing, assembly, service commercial, or other type of primary commercial or industrial use). Ancillary storage or warehousing may include ground level loading doors on one or more sides of the building, or not more than five (5) dock high loading doors on one side of the building only.

Existing Zoning Districts for Warehousing: Currently, the Zoning Regulations (Title 18 of the Redlands Municipal Code) requires approval of a Conditional Use Permit to construct or establish a new warehouse in the Commercial Manufacturing (C-M), Light Industrial (M-1), General Industrial (M-2), and Industrial (I-P) zones. In addition, several Specific Plans allow warehousing and distribution center uses, primarily within the East Valley Corridor Specific Plan area.

SUMMARY:

A) Zoning Code Amendment

The proposed amendment to RMC Title 18 (Attachment A) would prohibit any new warehouses in the City's commercial and industrial districts: Commercial Manufacturing (C-M), Light Industrial (M-1), General Industrial (M-2), and Industrial (I-P) zones. The proposed text amendment would allow only existing warehouses to remain as Permitted or Conditionally Permitted uses, as may be applicable, by adding the following text to the respective use lists for each zone.

Proposed text for the sections listing Permitted Uses would be:

> "Warehouses or logistics distribution centers, existing (as of the effective date of Ordinance No. XXXX) with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. XXXX. Such warehouse facilities shall be subject to the rebuild provisions contained in Section 18.156.970 of this title."

Proposed text for the Conditional Uses section (in the I-P, Industrial zone only):

> "Warehouses or logistics distribution centers, existing (as of the effective date of Ordinance No. XXXX) with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. XXXX (or the property has a valid conditional use permit approved prior to the effective date of Ordinance No. XXXX). Such warehouse facilities shall be subject to the rebuild provisions contained in Section 18.156.970 of this title."

Furthermore, the assemblage of parcels to enlarge or expand an existing warehouse or logistics distribution use would be prohibited. The existing warehouse development standards (RMC Chapter 18.156, Article XII) would be amended to add a new subsection of RMC Section 18.156.920 for Site Location Requirements:

> "B. Assemblage of Parcels Prohibited: No warehouse development project, or redevelopment or reconstruction of a property for warehouse use, may assemble or merge additional properties for the purpose of developing, enlarging, expanding, or intensifying the use of an existing warehouse or logistics distribution facility."

Rebuild Provisions

As existing warehouses would be allowed to remain as Permitted or Conditionally Permitted uses, the usual nonconforming provisions of the code contained in RMC Chapter 18.184 (Nonconforming Buildings and Uses) would not normally be applicable. Therefore, new provisions need to be created and inserted into RMC Chapter 18.156, Article XII, to allow existing warehouses to be fully rebuilt, repaired, renovated, etc., up to 100% of the previously existing gross floor area and building height (for the purpose of preserving the existing land use rights of the subject properties). The intent of the City Council is to allow existing warehouses to remain and be rebuilt, while not allowing such facilities to expand their floor area or increase the building height (i.e., existing floor area and building height as of the effective date of the ordinance).

A new section is proposed within the warehouse ordinance, which would be Section 18.156.970, as follows:

"18.156.970: REBUILDING PROVISIONS FOR EXISTING WAREHOUSES AND LOGISTICS DISTRIBUTION CENTERS:

A. Existing warehouses and logistics distribution facilities (as of the effective date of Ordinance No. XXXX) may be rebuilt only to the previously existing square-footage and previously existing height if the structure meets the following criteria:

   1. The warehouse or logistics distribution use was legally established prior to the effective date of Ordinance No. XXXX; or if not yet established, the subject property had a valid land use entitlement issued prior to the effective date of Ordinance No. XXXX.

   2. The Development Services Director has determined the existing business to be a permitted or conditionally permitted use.

   3. A change in ownership or tenancy without any change in use or occupancy shall not affect any of the rebuilding rights, privileges, and responsibilities provided pursuant to this section.

   4. It shall be the property owner's responsibility to provide evidence or information to justify the establishment of rebuilding rights.

B. Criteria for rebuilding, reconstruction, renovation, or improvements to an applicable structure or property.

   1. Ordinary repair and maintenance may be performed on a structure or property subject to these provisions, in accordance with applicable law (e.g., California Building Code, California Fire Code, etc.).

2. Improvements to the existing structure including technology upgrades (e.g., seismic strengthening, energy use efficiency, PV solar or re-roof, water use efficiency, reductions to greenhouse gas emissions, hazardous materials remediation, etc.) may be installed on a structure or property subject to these provisions, in accordance with applicable law.

3. Warehouses and logistics distribution facility buildings may be voluntarily rebuilt, reconstructed, renovated, or refurbished if the permitted square-footage (gross floor area) is not increased and building height is not increased, and subject to the provisions of this article.

4. If involuntary damaged or destroyed by a catastrophic event (fire, flood, earthquake or other calamity, by act of God, or by the public enemy), the entirety of the structure may be rebuilt to the previously existing permitted square-footage (gross floor area) and previously existing height."

B) Specific Plan Amendments

Similar amendments to commercial and industrial Specific Plans will adopt essentially the same provisions (see Attachment C). These include the following: East Valley Corridor Specific Plan (Specific Plan No. 40) including the EV/IC and EV/IR districts; East Valley Complex (Specific Plan No. 25); Redlands Aviation Park (Specific Plan No. 32); Centennial Commerce Park (Specific Plan No. 33); Redlands Research Park (Specific Plan No. 42); as well as the Concept Plans (CP-1 and CP-2) and Planned Developments (PD No. 1, PD No. 3, PD No. 4, and PD No. 7) within the East Valley Corridor Specific Plan.

ENVIRONMENTAL REVIEW:

The proposed code amendment is exempt from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment and specific plan amendment(s) may have a significant effect on the environment. Furthermore, even if the proposal is considered a project, the proposed zoning code amendment and specific plan amendment(s) are categorically exempt under CEQA Guidelines Section 15308, because it is clear that they will not create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations and development standards on such warehouse and distribution facilities. Accordingly, no further environmental review is necessary.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No.1745 and recommend that the City Council approve Ordinance Text Amendment No. 372 and the related Specific Plan Amendments.

MOTION:

If the Planning Commission finds that staff's recommendation is appropriate, the following motion is provided:

"I move that the Planning Commission adopt Resolution No. 1745 and recommend that the City Council adopt Ordinance Text Amendment No. 372 and the related Specific Plan Amendments."

PREPARED BY:
Brian Foote, City Planner

Attachments

Attachment_A_draft_Ord_XXXX_Title_18_4142026.pdf
Attachment_B_draft_Council_Reso_No_YYYY_Specific_Plans_4142026.pdf
Attachment_C_PC_Resolution_1745.pdf

ARTICLE XII. WAREHOUSES AND LOGISTICS DISTRIBUTION CENTERS

18.156.900: DEFINITIONS:

WAREHOUSE:	Warehouse/distribution facilities primarily used for the storage and/or consolidation of manufactured goods before their distribution to retail locations or other warehouses. Warehouse/distribution centers are fifty thousand (50,000) square-feet or more in gross floor area or contain six (6) or more truck docks or dock high loading doors. They are characterized by dock high loading doors and could be on opposing sides of the building (cross dock facility); may include grade-level loading doors; interior clear heights a minimum of 28 to 36 feet to ceiling for the warehousing floor area; significant movement and storage of products, materials, or equipment; may include receiving, sorting, re-packaging, and/or re-distribution; truck activities frequently outside of the peak hour of the adjacent street system; and need freeway access. This definition excludes facilities owned and operated by a government agency or any public or private utilities. Warehousing and distribution facilities include, but are not limited to, the following types of uses: A. Warehousing distribution/high cube distribution centers. B. Parcel delivery terminals or truck terminals. C. Parcel sorting and distribution facilities. D. Package allocation for delivery drivers or independent delivery contractors. E. Parcel hub or high cube fulfillment center. F. Freight yards or forwarding terminals. G. Moving agencies. H. Shipping/receiving yards.
WAREHOUSING, ANCILLARY:	The use of a portion of a building for the related storage of goods of any type by one or two businesses and used for the sale or distribution of those goods directly to their customers. A manufacturing, assembly, service commercial, or other type of commercial or industrial use (i.e., primary use) manufactures and/or stores and distributes the goods or components that are produced or contained on-site, and therefore includes the related storage of those goods or items. Ancillary storage or warehousing is subordinate and incidental to the primary land use (e.g., manufacturing, assembly, service commercial, or other type of primary commercial or industrial use). Ancillary storage or warehousing may include ground level loading doors on one or more sides of the building, or not more than five (5) dock high loading doors on one side of the building only. (Ord. 2955, 2023)

18.156.910: APPLICABILITY:

The provisions of this section shall apply to the following types of development projects:

A. New warehouse development projects that meet one of the following criteria (note: excludes government agency facilities and public or private utility facilities).

1. Gross floor area of fifty thousand (50,000) square-feet or more; or,

2. A structure with six (6) or more truck docks or dock high loading doors (does not include grade-level loading doors or loading spaces).

B. Development or redevelopment projects for existing or proposed warehouse facilities involving demolition, reconstruction, repairing, or rebuilding that exceed fifty percent (50%) of the reasonable replacement value of the existing structure or property.

1. Estimates for this purpose shall be reviewed and approved by the building official and the Development Services Director, or their respective designees, and shall be based on the minimum cost of construction in compliance with the California Building Code.

2. For the purpose of this section, "assessed value" shall mean the assessed value of the structure as shown on the County of San Bernardino property assessment roll in effect at the time of the occurrence of the casualty, or at the time the repair and maintenance is first conducted.

3. Redevelopment of a property and/or building shall include the feasible provisions of Section18.156.930 through 18.156.960 of this Article, as determined by the Planning Commission.

C. Required Compliance. No new warehouse development project shall be constructed, no redevelopment or reconstruction of a property for warehouse use, and no existing warehouse shall be moved, altered, or enlarged, except in accordance with the applicable development standards of this Article. (Ord. 2955, 2023)

18.156.920: SITE LOCATION REQUIREMENT:

No warehouses shall be located on a project site more than one mile (5,280 feet) from a freeway entrance/exit ramp to the Interstate Freeway System (Interstate 10 and Interstate 210). For purposes of this requirement, the linear distance shall be measured as a radius from a freeway ramp to any part of the subject property. (Ord. 2955, 2023)

18.156.930: SCREENING AND BUFFERING REQUIREMENTS:

A. Warehouse developments shall provide a solid decorative wall(s) of at least ten feet (10') in height when abutting any sensitive receptors. Sensitive receptors for purposes of this section shall be defined as any residence including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, in-home daycares, hospitals, long-term care facilities, retirement and nursing homes, community centers, places of worship, parks (excluding trails), and dormitories. The exterior treatment of the wall(s) shall be decorative or painted.

B. Unless physically impossible, loading docks and truck entries shall be oriented away from abutting sensitive receptors. To the greatest extent feasible, loading docks, truck entries, and truck drive aisles shall be located away from nearby sensitive receptors. In making feasibility decisions, the City must comply with existing laws and regulations and balance public safety and the site development's potential impacts to nearby sensitive receptors. Therefore, loading docks, truck entries, and drive aisles may be located nearby sensitive receptors at the discretion of the Planning Commission, but any such site design shall include measures designed to minimize overall impacts to nearby sensitive receptors.

C. Trees shall be used as part of the solid screen buffering treatment for any adjacent residential properties or properties with sensitive receptors. Trees used for this purpose shall be evergreen, drought-tolerant, minimum 36-inch box size, and shall be spaced no greater than forty (40)-feet on center. Palm trees shall not be used for screening purposes. The property owner and any successors in interest shall maintain these trees for the duration of ownership ensuring any unhealthy or dead trees are replaced timely as needed.

D. Trees shall be installed in automobile (passenger vehicle) parking areas to provide at least thirty five percent (35%) shade cover of parking areas within fifteen (15) years. This requirement is in addition to the applicable standard design requirements for parking lot landscape and related improvements. Trees shall be planted that are capable of implementing this requirement. (Ord. 2955, 2023)

18.156.940: TRAFFIC PATTERNS AND SIGN REQUIREMENTS:

A. Applicants for entitlements shall prepare and submit a Truck Routing Plan demonstrating the most direct route(s) to and from the Interstate Freeway System based on the city's latest Truck Route Map. Routes to or from freeway ramps shall not pass through any residential zones or districts.

B. A traffic impact assessment (TIA) report shall be prepared to evaluate a proposed warehouse project's compliance with the City's Measure U traffic system requirements, and shall include an evaluation of the City's streets and Truck Routes that provide vehicular access to the Interstate Freeway System, including, but not limited to: existing right-of-way width; roadway capacity to handle the proposed quantity of truck trips to be generated by the proposed use (including any road widening that may be necessary); roadway design and improvements to handle the weight and frequency of proposed truck trips; intersection operations to freeway ramps and level of service analysis to include the proposed truck trips; truck turn radii at intersections; and other operational elements of the City's street network to serve the proposed use. The TIA may be prepared by a qualified consultant selected and directed by the City (and all consultant costs to be reimbursed by the applicant), or by a qualified traffic consultant selected by the applicant (and all work subject to the direction, review, and approval by the City).

C. Entry gates into the loading dock/truck court area with more than twenty (20) loading docks shall be positioned after a minimum of one hundred forty (140) feet of total available stacking depth inside the property line (or alternatively, if one hundred forty (140) feet of depth is not feasible due to site constraints, then provide seventy (70) feet of available stacking depth for two trucks side-by-side as an alternative design). The stacking distance shall be increased by seventy (70) feet for every twenty (20) loading docks beyond 50 docks. Queuing, or circling of vehicles, on public streets immediately pre- or post-entry to an industrial commerce facility is strictly prohibited unless queuing occurs in a deceleration lane or right turn lane exclusively serving the facility.

D. Prior to entitlement approval, applicants shall submit to the City, and obtain approval of, all turning templates to verify adequate truck turning movements at entrance and exit driveways as well as street intersections adjacent to industrial buildings. Unless not physically possible, truck entries shall be located on Collector streets or streets of a higher commercial classification, and vehicle entries shall be designed to prevent truck access on streets that are not Collector Streets (or streets of a higher commercial classification), including but not limited to by limiting the width of vehicle entries.

E. Anti-idling signs indicating a five (5) minute restriction on engine idling for diesel trucks shall be posted at warehouses and industrial commerce facilities along entrances to the site and within the dock areas and shall be strictly enforced by the facility operator (13 CCR § 2480).

F. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan to be routed to the Interstate Freeway System.

G. Signs and drive aisle pavement markings shall clearly identify the onsite circulation pattern to minimize unnecessary on-site vehicular travel.

H. Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any Medium Heavy-Duty trucks, Heavy Heavy-Duty trucks, truck trailers or cabs, and other operations-related vehicles is strictly prohibited. City may require facility operator to post signs on adjacent and nearby surface or residential streets indicating that off-site truck parking is prohibited by City ordinance.

I. All signs under this Section shall be legible, durable, and weather-proof. (Ord. 2955, 2023)

18.156.950: SUSTAINABLE ENERGY:

A. A minimum of ninety percent (90%) of the on-site motorized operational equipment shall be zero emission (ZE).

B. All warehouse building roofs shall install photovoltaic (PV) solar collector system or other form of on-site renewable energy, provided such renewable energy source is recognized by the State of California as a renewable resource under the Renewable Portfolio Standard Program. The renewable energy system shall be metered separately from the nonrenewable metered power usage of the building (if not in conflict with other applicable regulations). The renewable energy system shall be built to generate an amount of electricity sufficient to meet the following criteria:

1. Annualized building demand based on the approved use or, if no use is proposed, then the demand for the most energy intensive use that could occupy the building; and

2. Annualized demand required to charge fully electric vehicles and trucks, assuming that all vehicles and trucks to the site are fully electric; and

3. A reasonable rate of efficiency loss over ten (10) years.

Note: Electricity demand that exceeds the generation capacity of the on-site renewable energy system may be obtained from off-site energy sources or suppliers.

C. The warehouse building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index (SRI) in accordance with current California Energy Code regulations. This material shall be the minimum solar reflective rating of the roof material for the life of the building.

D. The on-site passenger vehicle parking shall include electric vehicle (EV) ready parking spaces in accordance with current requirements of the California Building Code, and at least fifty percent (50%) of the required EV parking spaces shall be equipped with working Level 2 Quick Charge EV charging stations installed and operational, prior to building occupancy. Signage shall be installed indicating EV charging stations and specifying that spaces are reserved for clean air/EV vehicles. Unless superior technology is developed that would replace the EV charging units, facility operator and any successors in interest shall be responsible for maintaining the EV charging stations in working order for the life of the facility.

E. Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide chilled, cooled, or freezer warehouse space, a conduit shall be installed during construction of the building shell from the electrical room to all (100%) of the loading dock doors that have potential to serve the refrigerated space. When tenant improvement building permits are issued for any refrigerated warehouse space, electric plug-in units shall be installed at every dock door servicing the refrigerated space to allow transport refrigeration units (TRUs) to plug in. Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks. (Ord. 2955, 2023)

18.156.960: OPERATION AND CONSTRUCTION:

A. Cool surface treatments shall be added to all drive aisles and parking areas, or such areas shall be constructed with a solar-reflective cool pavement such as concrete. Solar collectors may be installed on support structures that provide shade over parking areas to achieve minimum requirements.

B. To ensure that warehouse electrical rooms are sufficiently sized to accommodate the potential need for additional electrical panels, either a secondary electrical room shall be provided in the building, or the primary electrical room shall be sized twenty-five percent (25%) larger than is required to satisfy the service requirements of the building or the electrical gear shall be installed with the initial construction with twenty-five percent (25%) excess demand capacity.

C. All exterior light fixtures (including but not limited to parking lot lighting, wall fixtures, roof fixtures, light poles, etc.) visible from public right-of-way or abutting properties shall have shielding affixed to contain illumination within the subject property and prevent light trespass and glare overspill.

D. The facility operator shall be required to perform regular maintenance of building structures, landscaping, and paved surfaces to ensure good physical condition and appearance.

E. For any sites with warehouses that are abutting or adjacent to any residential properties or properties containing sensitive receptors, any outdoor storage of materials, high-pile storage, or any other manner of storage or staging shall not exceed the height of the perimeter wall.

F. Additional operating conditions may be enacted for an individual Warehouse project pursuant to a Conditional Use Permit (RMC Chapter 18.192) for the purpose of avoiding or reducing potential off-site nuisance effects of the warehouse facility (including but not limited to traffic, parking, noise, vibration, air quality emissions, etc.) on nearby sensitive receptors or residential districts, or to protect the public health, safety, or general welfare. (Ord. 2955, 2023)

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 18 (ZONING REGULATIONS) OF THE REDLANDS MUNICIPAL CODE TO PROHIBIT NEW WAREHOUSING AND LOGISTICS DISTRIBUTION CENTERS, AS DEFINED, IN THE COMMERCIAL AND INDUSTRIAL ZONES, WHILE ALLOWING FOR EXISTING WAREHOUSES AND LOGISTICS DITRIBUTION USES TO REMAIN AS PERMITTED OR CONDITIONALLY PERMITTED USES SUBJECT TO NEW REBUILD PROVISIONS.

WHEREAS, the City Council of the City of Redlands has initiated Ordinance Text Amendment No. 372, in accordance with Chapter 18.204 (Amendments) of the Redlands Municipal Code, as the public necessity, convenience, or general welfare justifies such action; and

WHEREAS, over the past twenty years, Redlands has experienced the construction of numerous large warehouses and logistics distribution facilities in and around the City of Redlands including the unincorporated County jurisdiction located in northwest Redlands; and

WHEREAS, on September 29, 2024, the Governor of the State of California signed Assembly Bill (AB) 98 to add Section 65302.02 to, and to add Chapter 2.8 (commencing with Section 65098) to Division 1 of Title 7 of, the Government Code, and to add Sections 40458.5 and 40522.7 to the Health and Safety Code, relating to land use, and the "Warehouse Concentration Region" defined therein includes the City of Redlands among other nearby cities and counties; and

WHEREAS, two major transportation corridors (Interstate 10 and Interstate/S.R. 210 freeways) serve the Southern California region and are gateways to the Interstate Highway System, and both freeways pass through the City of Redlands, which contributes to a significant quantity of heavy-truck and other vehicular traffic to pass through the City to reach destinations located outside the City of Redlands as well as within the unincorporated "donut hole" area; and

WHEREAS, heavy-truck traffic that serves several million square feet of warehousing and logistics distribution uses located within the unincorporated County island area (surrounded by the City of Redlands) must pass through the City and utilize City streets on a daily basis at all hours of the day and night; and

WHEREAS, the residents and visitors of the City of Redlands may experience exposure to environmental effects (such as numbers of truck trips, vehicle miles traveled, greenhouse gas emissions affecting air quality, vehicular noise, etc.) and other externalities from such warehousing and logistics distribution uses; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about March 24, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by the Planning Commission; and

WHEREAS, on April 14, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about April 21, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by the Planning Commission; and

WHEREAS, on May 12, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, the proposed Ordinance No. XXXX is exempt from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, following the public hearing on May 12, 2026, the Planning Commission determined that Ordinance Text Amendment No. 372 would be in conformity with the 2035 General Plan, and would be consistent with goals of the General Plan for transportation, connectivity, compatibility and harmonious relationship of different land uses; and

WHEREAS, on May 12, 2026, the Planning Commission recommended approval of Ordinance Text Amendment No. 372 to the City Council; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about April 28, 2026, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by City Council; and

WHEREAS, on _____, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

SECTION 1. California Environmental Quality Act. The proposed Ordinance Text Amendment does not require environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment may have a significant effect on the environment, insofar as it would amend the lists of permitted land uses in the City of Redlands. Furthermore, even if the proposal is considered a project, the proposed zoning code amendment is categorically

exempt under CEQA Guidelines Section 15308, because it is clear that it will not create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations prohibiting new large new warehouses and logistics distribution facilities. Accordingly, no further environmental review is necessary.

SECTION 2. Redlands Municipal Code Section 18.100.040, entitled "Permitted Uses" for the Commercial Industrial (C-M) District, is hereby amended to read as follows:

"18.100.040: PERMITTED USES:

Principal permitted uses in the C-M zone include:

A. Auto services: No open service bays shall face a public street, or they shall be screened:

Brake relining.
Glass installation.
Muffler installation.
Painting.
Repair.
Upholstery.

B. Commercial sales and service:

Agricultural supplies and equipment.
Automobile equipment.
Automobile, new and used.
Bicycle, boat and motorcycle.
Building material and hardware.
Cabinet shop.
Camper and mobilehome.
Drive-in stores, such as milk and food, no alcohol beverage sales.
Electrical apparatus and equipment.
Furniture, appliances and carpeting.
Garden and farm supplies.
Interior decorator studios.
Machinery, equipment and supplies.
Nurseries; no outdoor display of merchandise other than plants.
Office equipment.
Paint.
Pet and pet supply.
Plumbing, heating, air conditioning and refrigeration equipment and supplies.
Radio, television and musical instruments.

C. Industrial:

Uses permitted in the M-P planned industrial district.

Recreation and entertainment: The following uses are subject to approval of a conditional use permit if within three hundred feet (300') of a residential area:

Bowling lanes, skating rinks, and sports arenas, no alcohol beverage sales.
Drive-in theaters.

D. Services:

Auction houses.
Auto rental.
Bus terminals and similar transit facilities.
Cleaning and dyeing plants, laundries, linen and towel service.
Furniture upholstery.
Governmental agencies.
Ice manufacture, cold storage, and frozen food lockers.
Mail order houses.
Motels and hotels.
Parcel delivery.
Pest control.
Public scales.
Radio and television broadcasting studios.
Restaurants.
Retreading of tires.
Sign painters.

E. Other uses:

Agricultural uses permitted in the M-P district.
Business, technical, trade or professional schools.
Clubs, lodges, and similar organizations.
Electric distribution substations, public utility buildings and service yards.
Van and storage.
Warehousing, ancillary to another primary use (see Redlands Municipal Code Chapter 18.156, Article XII).
Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors.
Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. XXXX. Such warehouse facilities shall be subject to the rebuild provisions contained in Section 18.156.970 of this title."

SECTION 3. Redlands Municipal Code Section 18.100.070, entitled "Conditional Uses" for the Commercial Industrial (C-M) District, is hereby amended to read as follows:

"18.100.070: CONDITIONAL USES:

The following uses may be permitted in the C-M zone subject to approval of a conditional use permit:

Uses listed in chapter 18.192 of this title.
Ambulance service.
Animal hospitals.
Bowling lanes, skating rinks, and sports arenas, with alcohol beverage sales.
Cocktail lounges and bars.
Drive-in stores, such as milk and food, with alcohol beverage sales.
Equipment rental.
Radio and television transmitter towers higher than fifty feet (50') above ground level.
Regional shopping center containing at least one department store and a minimum gross land area of thirty five (35) acres; uses permitted shall be limited to those contained in the C-3 zone.
Retail store containing a minimum gross leasable area of seventy five thousand (75,000) square feet, subject to the parking requirements for neighborhood commercial districts.
Service stations.
~~Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title~~."

SECTION 4. Redlands Municipal Code Section 18.108.030, entitled "Permitted and Accessory Uses" for the (M-1) Light Industrial District is hereby amended to read as follows:

"In the M-1 zone, principal permitted uses shall be as follows:

A. Uses permitted in the M-P, planned industrial district.

B. Accessory uses:

Commercial sales and service incidental to a principal permitted use.
Employee recreational facilities and play areas.
Storage buildings incidental to a permitted use.
Superintendent or caretaker dwelling. One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family.
Other accessory uses and buildings customarily appurtenant to a permitted use.

C. Manufacturing:

Manufacture and assembly of electrical equipment and supplies, such as coils, condensers, lamps, switches, wire and cable assembly.

Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, and provided that kilns are fired only by electricity or gas.

Manufacture of cutlery, hardware, hand tools and kitchen utensils.

Manufacture, processing or treatment of products other than those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration or hazard.

Manufacturing, assembling, compounding, packaging and processing of articles or products from the following previously prepared materials: asbestos, bristles, bone, feathers, hair, horns, leather, metal, paints (excluding any boiling process), paper, textiles.

Manufacturing, compounding, processing, canning or packaging of products such as bakery goods, candy and soft drinks, dairy products, food products (excluding fish and meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils).

Mattress manufacture, repair, rebuildings and recovering.

D. Other uses:

Agricultural supplies and equipment, sales and service.
Agricultural uses, but excluding dairies, stockyards, slaughter of animals, and manufacture of fertilizer.
Automobile accessory and parts sales.
Automobile repair services; no open service bays shall face a public street, or they shall be screened.
Automobile sales, new and used.
Barbershops.
Boat, mobilehome and camper sales and services.
Building material and hardware sales.
Catering services.
Cleaning and dyeing plants, laundries, linen and towel service.
Creameries.
Electric distribution substations, electric transmission substations, and public utility buildings and service yards.
Furniture upholstery.
Ice manufacture and storage, frozen food lockers, and cold storage plants.
Lumberyards (no planing mills).

E. Machine shops and such uses as the following:

Anodizing shops.
Blacksmith shops.
Cabinet or carpenter shops.
Die and pattern making shops.
Electroplating shops.

Grinding shops.
Metal engraving shops.
Metal finishing and plating shops.
Polishing shops.
Sheet metal shops.
Tinsmith shops.
Welding shops.
Parking lots, commercial.
Petroleum bulk plants.
Plumbing, heating or electrical shops.
Real estate, business and professional offices.
Repair and fix-it shops.
Repair garages, body and fender works and auto painting, providing all work is conducted within a completely enclosed structure.
Retreading and recapping of tires.
Service stations.
Sign painters.
Taxidermy shops.
Tree surgeons.
Volume sales outlets, such as furniture, appliances and carpeting.
Warehousing, ancillary to another primary use (see Redlands Municipal Code Chapter 18.156, Article XII).
Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors.
Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. XXXX. Such warehouse facilities shall be subject to the rebuild provisions contained in Section 18.156.970 of this title.
Wholesaling."

SECTION 5. Redlands Municipal Code Section 18.108.050, entitled "Conditional Uses" for the Light Industrial (M-1) District, is hereby amended to read as follows:

"The following uses may be permitted in the M-1 zone subject to approval of a conditional use permit:

Animal and pet hospitals, kennels and animal pounds.
Automobile wash, mechanical or self-service.
Building materials storage yards.
Business, technical, trade or professional schools.
Commercial recreation such as bowling lanes and skating rinks.
Contractors' storage yards.
Equipment rentals.
Feed and fuel yards.
Motels.
Outdoor vehicle storage and holding lot, with no dismantling or wrecking permitted.
Restaurants.

~~Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title.~~"

SECTION 6. Redlands Municipal Code Section 18.112.030, entitled "Permitted and Accessory Uses" for the Industrial (I-P) District, is hereby amended to read as follows:

"18.112.030: PERMITTED AND ACCESSORY USES:

Principal permitted uses in the I-P zone include:

A. Accessory uses:

Commercial sales and service incidental to a principal permitted use.

Employee recreational facilities and play areas.

One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family.

Storage buildings incidental to a permitted use.

Other accessory uses and buildings customarily appurtenant to a permitted use.

B. Manufacturing:

Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.

Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.

Manufacture of chemicals and chemical products, except those requiring a conditional use permit.

Manufacture of food products, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider, coffee, glucose, rice, flour, feed and grain, vegetable oils and yeast; but not including fish or meat products.

Manufacturing and processing of the following, conducted in an enclosed building, except that any outdoor manufacturing or processing operation in this group of uses shall be subject to approval of a conditional use permit:

Abrasives.

Aircraft and aircraft accessories.

Aluminum products.

Asbestos.

Automobiles, trucks and trailers.

Automotive accessories and parts.

Boats.

Candles.

Canvas.

Carpets and rugs.

Cellophane.

Cloth.

Composition wallboard.

Cork.

Felt.

Fiber.

Fur.

Glass, but excluding blast furnaces.

Glazed tile.

Hemp products.

Ink.

Jute products.

Leather.

Linter.

Metal foil.

Metal products.

Missiles and missile components, excluding explosive fuels.

Motors and generators.

Paper.

Plastics.

Porcelain products.

Pulp goods.

Putty.

Railroad equipment.

Rubber products.

Sisal products.

Starch and dextrine.

Structural steel products.

Textiles.

Tile.

Wire and wire products.

Yarns.

Metal fabricating, heat treating, pickling and stamping.

Transit and transportation terminals, repair and storage facilities.

C. Services:

Blueprinting, photocopying and film processing.

Business and research offices related to the administration and operation of the permitted industrial uses.

Electrical distribution substations, electrical transmission substations, public utility service yards and steam electric generating stations.

Laboratories.

Lumberyards.

Newspaper publishing.

Off street parking.

Offices, business and professional.

Petroleum bulk plants.

Printing, lithographing, publishing.

Public buildings.

Public utility offices.

Radio and television broadcasting.

Restaurants operated for employees on the premises.

Trade union halls.

Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. XXXX. Such warehouse facilities shall be subject to the rebuild provisions contained in Section 18.156.970 of this title.

Warehousing, ancillary to another primary use (see Redlands Municipal Code Chapter 18.156, Article XII).

Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors.

Wholesaling."

SECTION 7. Redlands Municipal Code Section 18.112.050, entitled "Conditional Uses" for the Industrial (I-P) District, is hereby amended to read as follows:

"The following uses may be permitted subject to approval of a conditional use permit:

A. Heliports.

B. Manufacturing of:

Acetylene.
Ammonia.
Aniline dyes.
Bleaching powder.
Breweries, distilleries and wineries.
Bronze, babbitt metal and similar alloys.
Carbide.
Carbolic, hydrochloric, picric and sulfuric acid.
Caustic soda.
Cellulose and celluloid.
Chlorine.
Coal, coke or coal tar products.
Exterminating agents.
Film.
Gas.
Lacquer, shellac, turpentine, varnish or calcimine (Kalsomine).
Linoleum or oilcloth.
Matches.
Nitrating of cotton and other materials.
Phenol.

Potash.
Pyroxylin.
Rubber (natural or synthetic).
Soap, tallow, grease and lard.
Radio transmitter towers higher than fifty feet (50') above ground level.

C. Storage of:

Oil or gas in amounts of two thousand five hundred (2,500) barrels or more.
Oil or gas within three hundred feet (300') of any residential zone, school or park.
Recreational vehicles and boats.

~~D. Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title.~~

D. Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. XXXX (or the property has a valid conditional use permit approved prior to the effective date of Ordinance No. XXXX). Such warehouse facilities shall be subject to the rebuild provisions contained in Section 18.156.970 of this title."

SECTION 8. Redlands Municipal Code Section 18.116.030, entitled "Permitted Uses" General Industrial (M-2) District, is hereby amended to read as follows:

"18.116.030: PERMITTED USES:

Principal permitted uses in the M-2 zone include:

A. Uses permitted in the M-1 industrial zone.

B. Contractors' yards and shops, including building, masonry, painting, concrete, electrical, plumbing, refrigeration, roofing, heating and air conditioning.

C. Electrical distribution substations, electrical transmission substations, nonnuclear electric generating stations, and public utility buildings, office, and service yards, and steam electric generating stations.

D. Food products manufacture, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider, coffee, glucose, rice, flour, feed and grain, vegetable oils and yeast; but not including fish or meat products.

E. Lumberyards, lumber processing and woodworking, including planing mills, plywood, veneering, wood preserving and laminating.

F. Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.

G. Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.

H. Manufacture of chemicals and chemical products, except those requiring a conditional use permit.

I. Manufacture, storage, reconditioning and exchange of such items as cans, containers, boxes, barrels, bottles and bags.

J. Manufacturing and processing of the following, conducted in an enclosed building, except that any outdoor manufacturing or processing operation in this group of uses shall be subject to approval of a conditional use permit:

Abrasives.
Aircraft and aircraft accessories.
Aluminum products.
Asbestos.
Automobiles, trucks and trailers.
Automotive accessories and parts.
Boats.
Bricks.
Burial vaults and caskets.
Candles.
Canvas.
Carpets and rugs.
Cement products.
Chalk.
Clay pipe and clay products.
Composition wallboard.
Glass, but excluding blast furnaces.
Glazed tile.
Graphite and graphite products.
Hemp products.
Ink.
Jute products.
Linter.
Metal foil.
Metal products.
Missiles and missile components, excluding explosive fuels.
Motors and generators.
Paraffin products.
Plastics.
Porcelain products.
Pulp goods.
Pumice.

Putty.
Railroad equipment.
Rubber products.
Sand and lime products.
Sisal products.
Starch and dextrine.
Steel products.
Stone products.
Structural steel products.
Tile.
Wire and wire products.

K. Metal fabricating, heat treating, pickling and stamping.

L. Storage facilities, except those requiring a conditional use permit.

M. Warehousing, ancillary to another primary use (see Redlands Municipal Code Chapter 18.156, Article XII).

N. Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors.

O. Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. XXXX (or the property has a valid land use entitlement approved prior to the effective date of Ordinance No. XXXX). Such warehouse facilities shall be subject to the rebuild provisions contained in Section 18.156.970 of this title."

SECTION 9. Redlands Municipal Code Section 18.116.050, entitled "Conditional Uses" General Industrial (M-2) District, is hereby amended to read as follows:

"In the M-2 zone, the following uses may be permitted subject to approval of a conditional use permit:

A. Airports, heliports and landing strips.

B. Animal, food or beverage processing of the following kinds:

Breweries, distilleries and wineries.
Meat or fish products packing, canning or processing.
Vinegar, yeast and sauerkraut.

C. Asphalt, concrete and earth products activities of the following kinds:

Asphalt batching plants.
Concrete mixing and batching plants.
Rock crushing plants and aggregate dryers.

Sandblasting plants.
Butane service and filling stations.

D. Commercial and service type uses which the commission, after study and deliberation, finds are needed to serve the M-2 district, and which will not interfere with the orderly development of the industrial area, and which will be compatible with industrial uses.

E. Distilling of:

Alcohol.
Bones.
Coal.
Coal tar.
Coke.
Wood.
Heavy metal works of the following kinds:
Blast furnaces.
Boiler works.
Drop forge industries.
Drop hammers.
Forges, foundries and forging works.
Metal and metal ore reduction or smelting.
Rolling mills.

F. Manufacturing of:

Acetylene.
Ammonia.
Aniline dyes.
Asphalt or asphalt products.
Bleaching powder.
Bronze, babbitt metal and similar alloys.
Carbide.
Carbolic, hydrochloric, picric and sulfuric acid.
Caustic soda.
Cellophane.
Cellulose and celluloid.
Cement, lime, gypsum or plaster of Paris.
Charcoal, lampblack or fuel briquettes.
Chlorine.
Coal, coke or coal tar products.
Creosote.
Exterminating agents.
Fertilizer.
Film.
Gas.
Lacquer, shellac, turpentine, varnish or calcimine (kalsomine).
Linoleum or oilcloth.

Matches.
Nitrating of cotton and other materials.
Phenol.
Potash.
Pyroxylin.
Rubber (natural or synthetic).
Soap, tallow, grease and lard.
Radio transmitter towers, higher than fifty feet (50') above ground level.

G. Refining of:

Fats and oils.
Metals and metal ores.
Petroleum and petroleum products.
Sugar.
Salvage, wrecking and disposal activities of the following kind:
Automobile wrecking and salvage.
Building wrecking and salvage.
Dumps, including garbage and trash disposal.
Industrial waste material salvage, waste metal, rag, clothing, glass and paper salvage operations.
Sewer farm or sewage disposal plants.

H. Storage of:

Automobiles and other vehicles purchased for wrecking operations.
Fertilizer or manure.
House movers' equipment and buildings moved from other locations.
Oil or gas in amounts of two thousand five hundred (2,500) barrels or more.
Oil or gas within three hundred feet (300') of any residential zone, school or park.
Sand, gravel, rock or decomposed granite in amounts of two thousand (2,000) tons or more.
Used building materials or secondhand buildings.

~~I. Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title.~~"

SECTION 10. Chapter 18.156 of the Redlands Municipal Code, entitled "Development Provisions for Specific Uses," Article XII entitled "Warehouses and Logistics Distribution Centers," is hereby amended as follows:

"ARTICLE XII. Warehouses and Logistics Distribution Centers

18.156.900: DEFINITIONS:

A. *Warehouse* means warehouse/distribution facilities primarily used for the storage and/or consolidation of manufactured goods before their distribution to retail locations or other warehouses. Warehouse/distribution centers are fifty thousand (50,000) square-feet or more in gross floor area or contain six (6) or more truck docks or dock high

loading doors. They are characterized by dock high loading doors and could be on opposing sides of the building (cross dock facility); may include grade-level loading doors; interior clear heights a minimum of 28 to 36 feet to ceiling for the warehousing floor area; significant movement and storage of products, materials, or equipment; may include receiving, sorting, re-packaging, and/or re-distribution; truck activities frequently outside of the peak hour of the adjacent street system; and need freeway access. This definition excludes facilities owned and operated by a government agency or any public or private utilities. Warehousing and distribution facilities include, but are not limited to, the following types of uses:

- Warehousing distribution/high cube distribution centers
- Parcel delivery terminals or truck terminals
- Parcel sorting and distribution facilities
- Package allocation for delivery drivers or independent delivery contractors
- Parcel hub or high cube fulfillment center
- Freight yards or forwarding terminals
- Moving agencies
- Shipping/receiving yards

B. *Warehousing, ancillary,* means the use of a portion of a building for the related storage of goods of any type by one or two businesses and used for the sale or distribution of those goods directly to their customers. A manufacturing, assembly, service commercial, or other type of commercial or industrial use (i.e., primary use) manufactures and/or stores and distributes the goods or components that are produced or contained on-site, and therefore includes the related storage of those goods or items. Ancillary storage or warehousing is subordinate and incidental to the primary land use (e.g., manufacturing, assembly, service commercial, or other type of primary commercial or industrial use). Ancillary storage or warehousing may include ground level loading doors on one or more sides of the building, or not more than five (5) dock high loading doors on one side of the building only.

C. *Alteration* has the same meaning as defined in the California Building Code (Chapter 2, as amended, California Building Code).

D. *Repair* has the same meaning as defined in the California Building Code (Chapter 2, as amended, California Building Code).

18.156.910: APPLICABILITY:

The provisions of this section shall apply to the following types of development projects:

A. New warehouse development projects that meet one of the following criteria (note: excludes government agency facilities and public or private utility facilities).

1) Gross floor area of fifty thousand (50,000) square-feet or more; or,
2) A structure with six (6) or more truck docks or dock high loading doors (does not include grade-level loading doors or loading spaces).

~~B. Development or r edevelopment projects for existing or proposed warehouse facilities involving demolition, reconstruction, repairing, or rebuilding that exceed fifty percent (50%) of the reasonable replacement value of the existing structure or property.~~

1. ~~Estimates for this purpose shall be reviewed and approved by the building official and the Development Services Director, or their respective designees, and shall be based on the minimum cost of construction in compliance with the California Building Code.~~
2. ~~For the purpose of this section, "assessed value" shall mean the assessed value of the structure as shown on the County of San Bernardino property assessment roll in effect at the time of the occurrence of the casualty, or at the time the repair and maintenance is first conducted.~~
3. ~~Redevelopment of a property and/or building shall include the feasible provisions of Section 18.156.930 through 18.156.960 of this Article, as determined by the Planning Commission (the location requirements of Section 18.156.920 shall not apply to redevelopment projects).~~

~~C.~~ B. Required Compliance. No new warehouse development project shall be constructed, no redevelopment or reconstruction of a property for warehouse use, and no existing warehouse shall be moved, altered, or enlarged, except in accordance with the applicable development standards of this Article and/or applicable State law. If any provisions of this article conflict or are inconsistent with applicable State law, then State law shall prevail.

C. A property with a valid unexpired land use entitlement for a new warehouse or logistics distribution facility that has not yet been constructed or established as of the effective date of Ordinance No. XXXX shall have the same land use rights as if the structure had been existing on the effective date of Ordinance No. XXXX.

18.156.920: SITE LOCATION REQUIREMENT:

A. No warehouses shall be located on a project site more than one mile (5,280 feet) from a freeway entrance/exit ramp to the Interstate Freeway System (Interstate 10 and Interstate 210). For purposes of this requirement, the linear distance shall be measured as a radius from a freeway ramp to any part of the subject property.

B. Assemblage of Parcels Prohibited: No warehouse development project, or redevelopment or reconstruction of a property for warehouse use, may assemble or merge additional properties for the purpose of developing, enlarging, expanding, or intensifying the use of an existing warehouse or logistics distribution facility.

18.156.930: SCREENING AND BUFFERING REQUIREMENTS:

A. Warehouse developments shall provide a solid decorative wall(s) of at least ten feet (10') in height when abutting any of the following land uses: any residence including private homes, condominiums, apartments, and living quarters; schools and preschools; daycare centers and in-home daycares; hospitals; long-term care facilities; retirement and nursing homes; community centers; places of worship; parks (excluding trails); and dormitories. The exterior treatment of the wall(s) shall be decorative or painted.

B. Unless physically impossible, loading docks and truck entries shall be oriented away from abutting sensitive receptors. To the greatest extent feasible, loading docks, truck entries, and truck drive aisles shall be located away from nearby sensitive receptors. In making feasibility decisions, the City must comply with existing laws and regulations and balance public safety and the site development's potential impacts to nearby sensitive receptors. Therefore, loading docks, truck entries, and drive aisles may be located nearby sensitive receptors at the discretion of the Planning Commission, but any such site design shall include measures designed to minimize overall impacts to nearby sensitive receptors.

C. Trees shall be used as part of the solid screen buffering treatment for any adjacent residential properties or properties with sensitive receptors. Trees used for this purpose shall be evergreen, drought-tolerant, minimum 36-inch box size, and shall be spaced no greater than 40-feet on center. Palm trees shall not be used for screening purposes. The property owner and any successors in interest shall maintain these trees for the duration of ownership ensuring any unhealthy or dead trees are replaced timely as needed.

D. Trees shall be installed in automobile (passenger vehicle) parking areas to provide at least thirty five percent (35%) shade cover of parking areas within fifteen (15) years. This requirement is in addition to the applicable standard design requirements for parking lot landscape and related improvements. Trees shall be planted that are capable of implementing this requirement.

18.156.940: TRAFFIC PATTERNS AND SIGN REQUIREMENTS:

A. Applicants for entitlements shall prepare and submit a Truck Routing Plan demonstrating the most direct route(s) to and from the Interstate Freeway System based on the city's latest Truck Route Map. Routes to or from freeway ramps shall not pass through any residential zones or districts.

B. A traffic impact assessment (TIA) report shall be prepared to evaluate a proposed warehouse project's compliance with the City's Measure U traffic system requirements, and shall include an evaluation of the City's streets and Truck Routes that provide vehicular access to the Interstate Freeway System, including, but not limited to: existing right-of-way width; roadway capacity to handle the proposed quantity of truck trips to be generated by the proposed use (including any road widening that may be necessary); roadway design and improvements to handle the weight and frequency of proposed truck trips; intersection operations

to freeway ramps and level of service analysis to include the proposed truck trips; truck turn radii at intersections; and other operational elements of the City's street network to serve the proposed use. The TIA may be prepared by a qualified consultant selected and directed by the City (and all consultant costs to be reimbursed by the applicant), or by a qualified traffic consultant selected by the applicant (and all work subject to the direction, review, and approval by the City).

C. Entry gates into the loading dock/truck court area with more than 20 loading docks shall be positioned after a minimum of 140 feet of total available stacking depth inside the property line (or alternatively, if 140 feet of depth is not feasible due to site constraints, then provide 70 feet of available stacking depth for two trucks side-by-side as an alternative design). The stacking distance shall be increased by 70 feet for every 20 loading docks beyond 50 docks. Queuing, or circling of vehicles, on public streets immediately pre- or post-entry to an industrial commerce facility is strictly prohibited unless queuing occurs in a deceleration lane or right turn lane exclusively serving the facility.

D. Prior to entitlement approval, applicants shall submit to the City, and obtain approval of, all turning templates to verify adequate truck turning movements at entrance and exit driveways as well as street intersections adjacent to industrial buildings. Unless not physically possible, truck entries shall be located on Collector streets or streets of a higher commercial classification, and vehicle entries shall be designed to prevent truck access on streets that are not Collector Streets (or streets of a higher commercial classification), including but not limited to by limiting the width of vehicle entries.

E. Anti-idling signs indicating a five (5) minute restriction on engine idling for diesel trucks shall be posted at warehouses and industrial commerce facilities along entrances to the site and within the dock areas and shall be strictly enforced by the facility operator (13 CCR § 2480).

F. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan to be routed to the Interstate Freeway System.

G. Signs and drive aisle pavement markings shall clearly identify the onsite circulation pattern to minimize unnecessary on-site vehicular travel.

H. Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any Medium Heavy-Duty trucks, Heavy Heavy-Duty trucks, truck trailers or cabs, and other operations-related vehicles is strictly prohibited. City may require facility operator to post signs on adjacent and nearby surface or residential streets indicating that off-site truck parking is prohibited by City ordinance.

I. All signs under this Section shall be legible, durable, and weather-proof.

18.156.950: SUSTAINABLE ENERGY:

A. A minimum of ninety percent (90%) of the on-site motorized operational equipment shall be zero emission (ZE).

B. All warehouse building roofs shall install photovoltaic (PV) solar collector system or other form of on-site renewable energy, provided such renewable energy source is recognized by the State of California as a renewable resource under the Renewable Portfolio Standard Program. The renewable energy system shall be metered separately from the nonrenewable metered power usage of the building (if not in conflict with other applicable regulations). The renewable energy system shall be built to generate an amount of electricity sufficient to meet the following criteria:

    1. Annualized building demand based on the approved use or, if no use is proposed, then the demand for the most energy intensive use that could occupy the building; and

    2. Annualized demand required to charge fully electric vehicles and trucks, assuming that all vehicles and trucks to the site are fully electric; and

    3. A reasonable rate of efficiency loss over ten years.

    Note: Electricity demand that exceeds the generation capacity of the on-site renewable energy system may be obtained from off-site energy sources or suppliers.

C. The warehouse building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index (SRI) in accordance with current California Energy Code regulations. This material shall be the minimum solar reflective rating of the roof material for the life of the building.

D. The on-site passenger vehicle parking shall include electric vehicle (EV) ready parking spaces in accordance with current requirements of the California Building Code, and at least fifty percent (50%) of the required EV parking spaces shall be equipped with working Level 2 Quick Charge EV charging stations installed and operational, prior to building occupancy. Signage shall be installed indicating EV charging stations and specifying that spaces are reserved for clean air/EV vehicles. Unless superior technology is developed that would replace the EV charging units, facility operator and any successors in interest shall be responsible for maintaining the EV charging stations in working order for the life of the facility.

E. Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide chilled, cooled, or freezer warehouse space, a conduit shall be installed during construction of the

building shell from the electrical room to all (100%) of the loading dock doors that have potential to serve the refrigerated space. When tenant improvement building permits are issued for any refrigerated warehouse space, electric plug-in units shall be installed at every dock door servicing the refrigerated space to allow transport refrigeration units (TRUs) to plug in. Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks.

18.156.960: OPERATION AND CONSTRUCTION:

A. Cool surface treatments shall be added to all drive aisles and parking areas, or such areas shall be constructed with a solar-reflective cool pavement such as concrete. Solar collectors may be installed on support structures that provide shade over parking areas to achieve minimum requirements.

B. To ensure that warehouse electrical rooms are sufficiently sized to accommodate the potential need for additional electrical panels, either a secondary electrical room shall be provided in the building, or the primary electrical room shall be sized twenty-five percent (25%) larger than is required to satisfy the service requirements of the building or the electrical gear shall be installed with the initial construction with 25% excess demand capacity.

C. All exterior light fixtures (including but not limited to parking lot lighting, wall fixtures, roof fixtures, light poles, etc.) visible from public right-of-way or abutting properties shall have shielding affixed to contain illumination within the subject property and prevent light trespass and glare overspill.

D. The facility operator shall be required to perform regular maintenance of building structures, landscaping, and paved surfaces to ensure good physical condition and appearance.

E. For any sites with warehouses that are abutting or adjacent to any residential properties or properties containing sensitive receptors, any outdoor storage of materials, high-pile storage, or any other manner of storage or staging shall not exceed the height of the perimeter wall.

F. Additional operating conditions may be enacted for an individual Warehouse project pursuant to a Conditional Use Permit (~~RMC~~ Redlands Municipal Code Chapter 18.192) for the purpose of avoiding or reducing potential off-site nuisance effects of the warehouse facility (including but not limited to traffic, parking, noise, vibration, air quality emissions, etc.) on nearby sensitive receptors or residential districts, or to protect the public health, safety, or general welfare."

SECTION 11. Redlands Municipal Code Chapter 18.156, Article XII entitled "Warehouses and Logistics Distribution Centers," is hereby amended to add Section 18.156.970 as follows:

"18.156.970: REBUILDING PROVISIONS FOR EXISTING WAREHOUSES AND LOGISTICS DISTRIBUTION CENTERS:

A. For warehouses and logistics distribution facilities existing as of the effective date of Ordinance No. XXXX, the criteria for alterations or repairs to the existing structure or property are as follows:

1. Ordinary repair and maintenance may be performed on a structure or property subject to the provisions of this article, and in accordance with applicable law (e.g., California Building Code, California Fire Code, etc.).

2. Improvements to the existing structure including technology upgrades (e.g., seismic strengthening, energy use efficiency, PV solar or re-roof, water use efficiency, reductions to greenhouse gas emissions, hazardous materials remediation, etc.) may be installed on a structure or property subject to the provisions of this article, and in accordance with applicable laws (e.g., California Building Code, California Fire Code, etc.).

3. Warehouses and logistics distribution facility buildings may be voluntarily rebuilt, reconstructed, or otherwise altered, subject to the provisions of this article, and in accordance with applicable laws (e.g., California Building Code, California Fire Code, etc.).

4. If the warehouse or logistics distribution facility building is involuntarily damaged or destroyed by natural disasters (i.e., fire, flood, earthquake or other calamity or acts of God), the entirety of the structure may be rebuilt subject to the provisions of this article, and in accordance with applicable laws (e.g., California Building Code, California Fire Code, etc.).

B. Existing warehouses and logistics distribution facilities (existing as of the effective date of Ordinance No. XXXX) may be rebuilt to the previously existing square-footage (building footprint), previously existing height, and previously existing number of truck docks if the subject property meets the following criteria:

1. The warehouse or logistics distribution use was legally established prior to the effective date of Ordinance No. XXXX; or if not yet established, the subject property had a valid land use entitlement issued prior to the effective date of Ordinance No. XXXX.

2. The Development Services Director has determined the existing business to be a permitted or conditionally permitted use.

3. An applicable building permit(s) shall be obtained for reconstruction, if required.

4. A change in ownership or tenancy without any change in use or occupancy shall not affect any of the rebuilding rights, privileges, and responsibilities provided pursuant to this section.

5. It shall be the property owner's responsibility to provide evidence or information to justify the establishment of rebuilding rights.

C. Existing warehouses and logistics distribution facilities (existing as of the effective date of Ordinance No. XXXX) may be altered and request an increase to the building height pursuant to the following criteria:

1. Interior ceiling height may be increased up to 15% (and overall building height not to exceed the maximum height allowable within the applicable land use district) to incorporate technology upgrades, energy efficiency improvements, or other justifiable economic or environmental reasons; and/or may increase the number of previously existing truck dock positions; provided the structure meets the criteria listed below.

a. The subject property meets all applicable criteria in Section 18.156.970(B).

b. The subject property obtains a Conditional Use Permit issued pursuant to Chapter 18.192 of this title.

c. Construction or redevelopment of a building involving additional height shall include the feasible provisions of Section 18.156.930 through 18.156.960 of this article, as determined by the Planning Commission (the location requirements of Section 18.156.920(A) shall not apply). For purposes of this article, “feasible” has the same meaning as California Code of Regulations Title 14, § 15364.

d. Complete an environmental review process, if applicable, in accordance with the California Environmental Quality Act for a proposed project that will increase building height, increase the number of truck docks, or change non-refrigerated space to refrigerated space.

e. The commission may require one or more of the following in instances where the proposed redevelopment, reconstruction, or alteration appears to create impacts to traffic, landscaping, or economic feasibility:

i. Circulation studies, prepared by a traffic engineer, showing the movement of vehicular and truck traffic to and from the subject property, and to and from existing thoroughfares. Special engineering features and/or traffic regulation devices needed to facilitate or ensure safety of circulation may be required;

ii. A landscaping and tree planting plan, prepared by a landscape architect;

iii. An economic feasibility report or market analysis, prepared by a qualified economist, justifying the need to increase the building height and/or increase the number of truck docks.”

SECTION 12. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 13. 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 a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the _____ day of _____, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

RESOLUTION NO. ____

A RESOLUTION OF THE CITY OF REDLANDS AMENDING NON-RESIDENTIAL SPECIFIC PLANS AND CONCEPT PLANS TO PROHIBIT NEW WAREHOUSES AND LOGISTICS DISTRIBUTION USES, AS DEFINED, IN ALL COMMERCIAL AND INDUSTRIAL DISTRICTS OF SPECIFIC PLANS, WHILE ALLOWING FOR EXISTING WAREHOUSES AND LOGISTICS DISTRIBUTION USES TO REMAIN AS PERMITTED OR CONDITIONALLY PERMITTED USES SUBJECT TO NEW REBUILD PROVISIONS CONTAINED IN REDLANDS MUNICIPAL CODE TITLE 18.

WHEREAS, the City Council of the City of Redlands has initiated Ordinance Text Amendment No. 372, in accordance with Chapter 18.204 (Amendments) of the Redlands Municipal Code, as the public necessity, convenience, or general welfare justifies such action; and

WHEREAS, over the past twenty years, Redlands has experienced the construction of numerous large warehouses and logistics distribution facilities in and around the City of Redlands including the unincorporated County jurisdiction located in northwest Redlands; and

WHEREAS, on September 29, 2024, the Governor of the State of California signed Assembly Bill (AB) 98 to add Section 65302.02 to, and to add Chapter 2.8 (commencing with Section 65098) to Division 1 of Title 7 of, the Government Code, and to add Sections 40458.5 and 40522.7 to the Health and Safety Code, relating to land use, and the "Warehouse Concentration Region" defined therein includes the City of Redlands among other nearby cities and counties; and

WHEREAS, two major transportation corridors (Interstate 10 and Interstate/S.R. 210 freeways) serve the Southern California region and are gateways to the Interstate Highway System, and both freeways pass through the City of Redlands, which contributes to a significant quantity of heavy-truck and other vehicular traffic to pass through the City to reach destinations located outside the City of Redlands as well as within the unincorporated "donut hole" area; and

WHEREAS, heavy-truck traffic that serves several million square feet of warehousing and logistics distribution uses located within the unincorporated County island area (surrounded by the City of Redlands) must pass through the City and utilize City streets on a daily basis at all hours of the day and night; and

WHEREAS, the residents and visitors of the City of Redlands may experience exposure to environmental effects (such as numbers of truck trips, vehicle miles traveled, greenhouse gas emissions affecting air quality, vehicular noise, etc.) and other externalities from such warehousing and logistics distribution uses; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about March 24, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by the Planning Commission; and

WHEREAS, on April 14, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about April 21, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by the Planning Commission; and

WHEREAS, on May 12, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, following the public hearing on May 12, 2026, the Planning Commission determined that Ordinance Text Amendment No. 372 would be in conformity with the 2035 General Plan, and would be consistent with goals of the General Plan for transportation, connectivity, compatibility and harmonious relationship of different land uses; and

WHEREAS, on April 14, 2026, the Planning Commission recommended to the City Council that the proposed Specific Plan Amendment(s) be approved; and

WHEREAS, this Resolution is exempt from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on _____, 2026, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which the proposed Resolution would be considered by City Council; and

WHEREAS, on _____, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Specific Plan Amendments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS RESOLVES AS FOLLOWS:

SECTION 1. Environmental Determination. The proposed Specific Plan Amendments do not require environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the specific plan amendment(s) may have a significant effect on the environment, insofar as it would amend the lists of permitted land uses in the City of Redlands. Furthermore, even if the proposal is considered a project, the proposed specific plan amendment(s) is categorically exempt under CEQA Guidelines Section 15308, because it is clear that it will not

create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations prohibiting new large warehouses and logistics distribution facilities. Accordingly, no further environmental review is necessary.

SECTION 2. Concept Plan No. 1 (CP-1), Section III entitled "Development Standards," subsection 'B' entitled "Commercial Industrial District," Part 1 entitled "Permitted Uses" thereof, is hereby amended as follows:

"g. Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade or professional schools
- Clubs, lodges and similar organizations
- Government buildings
- Warehouses, not to exceed ~~150,000~~ 50,000 square feet in any single building
- Wholesale trade of most consumer items including drugs, dry goods, apparel, groceries, building materials and paper products.
- Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. XXXX. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 3. Concept Plan No. 1 (CP-1), Section III entitled "Development Standards," subsection 'B' entitled "Commercial Industrial District," Part 2 entitled "Conditionally Permitted Uses" thereof, is hereby amended as follows:

"d. 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, no closer than two hundred fifty feet from California Street. Any warehouse-distribution building proposed for this area shall be subject to the review, approval and findings as required 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; and shall promote high employment by conforming to the code provisions for parking with a minimum ratio of one space per 1,000 square feet of gross floor area or one space per employee on the largest shift, whichever is greater. (Requirement may not be reduced.)~~

Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. XXXX. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 4. Concept Plan No. 2 (CP-2), Section 3.2 entitled "Regional Industrial District," subsection 'A' entitled "Permitted Uses," Part 3 thereof is hereby amended as follows:

"3. Wholesale trade:

Wholesale trade of durable and non-durable goods to commercial, industrial and professional business uses, including motor vehicles, sporting goods, electrical appliances, hardware, machinery and equipment for industry, construction, professional and service establishments.

~~Warehouse and distribution centers.~~

Warehouses and logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. XXXX. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 5. Specific Plan No. 40 (East Valley Corridor Specific Plan), Chapter 9 titled "Commercial Industrial District," Section EV3.0910 (Permitted Land Uses), part 7, is hereby amended as follows:

"(7) Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade, or professional schools
- Clubs, lodges, and similar organizations
- Government buildings
- ~~Warehouses and distribution centers~~ Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. XXXX (or the property has a valid land use entitlement approved prior to the effective date of Ordinance No. XXXX). Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.
- Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).
- Warehousing, ancillary to another primary use (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).

- Wholesale trade of most consumer items, including motor vehicles, drugs, dry goods, apparel, groceries, building materials and paper products."

SECTION 6. Specific Plan No. 40 (East Valley Corridor Specific Plan), Chapter 10 titled "Regional Industrial," Section EV3.1010 (Permitted Land Uses), part 4, is hereby amended as follows:

"(4) Wholesale Trade, such as:

- ~~Warehouses and distribution centers~~ Warehouses or logistics distribution with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. XXXX. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.

- Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).

- Wholesale trade of durable and non-durable goods to commercial, industrial and professional uses, including motor vehicles, sporting goods, electrical appliances, hardware, machinery and equipment for industry, construction, professional and service establishments."

SECTION 7. Specific Plan No. 25 (East Valley Complex), Section 3 titled "Property Development Standards," subsection (B) titled "Office/Industrial," part 3 (Uses Prohibited) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 8. Specific Plan No. 32 (Redlands Aviation Park), Section 3 titled "Property Development Standards," subsection (B) titled "Office/Industrial District," part 2 titled "Permitted Uses," subsection (c) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 9. Specific Plan No. 33 (Centennial Commerce Park), Section 3 titled "Development Standards," subsection (B) titled "Office/Industrial," part 2 titled "Permitted Uses," subsection (c) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 10. Specific Plan No. 42 (Redlands Research Park), Section 3 titled "Development Standards," subsection (A) titled "Office/Industrial Land Use," part 1 (Permitted Uses), is hereby amended as follows:

"1. Permitted Uses - No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged except for the following purposes:

a. Offices, including but not limited to:

Accounting, auditing, and bookkeeping services
Administrative headquarters
Architectural, planning andengineering offices
Business associations
Corporate headquarters
Banks and finance companies
Insurance offices
Law offices
Real estate offices
Such other office uses as deemed similar to the above.

b. Research and development, including but not limited to:

Biochemical and Chemical
Metallurgical Pharmaceutical
Medical and dental
Film and photographic
Electrical and Mechanical
Optical

c. Manufacturing, including but not limited to:

Establishments primarily engaged in manufacturing the following products:

Apparel, drapery, upholstery, millinery, and related cloth and clothing
Furniture and fixtures, including office furniture, store fixtures, blinds and shades, and shelving
Paper products, including envelopes, bags, wallpaper, containers, pressed and molded pulp goods
Publishing, including newspapers, business forms, typesetting, photoengraving, bookbinding, and printing
Fabricated plastic products
Fabricated metal products

Professional and scientific goods, including measuring instruments, clocks and watches, optical goods, surgical and medical instruments, photographic equipment, engineering, computers, and similar equipment and supplies

Miscellaneous manufactured goods, including jewelry, lapidary, precious metals, toys, sporting goods, musical instruments, and similar goods.

Warehouse and distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. XXXX. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.

Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors."

SECTION 11. The adopted Planned Development entitlements within the City of Redlands are hereby amended to prohibit the development or establishment of new warehouses and logistics distribution centers, as defined in Article XII of Chapter 18.156 of the Redlands Municipal Code, while allowing existing warehouses to remain as permitted or conditionally permitted uses within their respective Planned Development (PD) entitlements:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. XXXX. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

The applicable Planned Development entitlements are the following:

a. Planned Development No. 1 (PD 1);
b. Planned Development No. 3 (PD 3);
c. Planned Development No. 4 (PD 4);
d. Planned Development No. 7 (PD 7).

SECTION 12. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this resolution for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have adopted this resolution, each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 13. Effective Date. This Resolution shall become effective on the effective date of Ordinance No. XXXX.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at the regular meeting thereof, held on the _____ day of _____, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

RESOLUTION NO. 1745

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS RECOMMENDING APPROVAL TO THE CITY COUNCIL TO ADOPT ORDINANCE TEXT AMENDMENT NO. 372 AND THE RELATED SPECIFIC PLAN AMENDMENTS TO PROHIBIT NEW WAREHOUSES AND LOGISTICS DISTRIBUTION FACILITIES, AS DEFINED.

WHEREAS, the City Council has initiated Ordinance Text Amendment No. 372 in accordance with Chapter 18.204 of the Redlands Municipal Code; and

WHEREAS, the City has authority under its police power to impose land use regulations and development standards for the protection of the public health, safety, and general welfare; and

WHEREAS, on March 24, 2026, the Planning Division caused a public notice legal advertisement concerning the proposed zoning ordinance text amendment and related specific plan amendment(s) to be published in a newspaper of general circulation in the city, in accordance with Redlands Municipal Code Section 18.204.040; and,

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on March 24, 2026, the Planning Division caused a legal advertisement of the public hearing to be published in a newspaper of general circulation in the City of Redlands; and

WHEREAS, on April 14, 2026, the Planning Commission held a duly noticed public hearing and considered the staff report, oral report, the testimony and written evidence submitted by the City staff; and,

WHEREAS, on April 14, 2026, the Planning Commission held a duly noticed public hearing and considered the testimony and any written evidence submitted by members of the public and others interested in the proposed ordinance text amendment and related specific plan amendment(s); and,

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about April 21, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 and related Specific Plan Amendment(s) would be considered by the Planning Commission; and

WHEREAS, on May 12, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, adoption of the proposed ordinance and resolution are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines; and,

WHEREAS, after closing the public hearing and deliberating upon the matter, the Planning Commission finds that the proposed amendment to Title 18 (Zoning Regulations) of the Redlands Municipal Code and the related Specific Plan Amendment(s) will be consistent with the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. California Environmental Quality Act. The proposed Ordinance Text Amendment does not require environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment and specific plan amendment(s) may have a significant effect on the environment. Furthermore, even if the proposal is considered a project, the proposed zoning code amendment and specific plan amendment(s) are categorically exempt under CEQA Guidelines Section 15308, because it is clear that they will not create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations and development standards limiting such warehouses and logistics distribution facility uses. Accordingly, no further environmental review is necessary.

SECTION 2. Recommendation for Approval of Ordinance Text Amendment No. 372 and Specific Plan Amendments. The proposed text amendment to Title 18 of the Redlands Municipal Code and related Specific Plan Amendments as described in the draft ordinance and draft resolution are hereby recommended for approval.

SECTION 3. Expiration Date. The Planning Commission's recommendation shall automatically become null and void one year from the date of adoption of this Resolution, if the City Council has not adopted an applicable ordinance and/or resolution.

SECTION 4. Effective Date. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED, AND APPROVED this 12th day of May, 2026.

Karah Shaw, Chair
Planning Commission

ATTEST:

_____
Katherine Coleson,
Secretary to the Planning Commission

I, Katherine Coleson, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 12th day of May, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Katherine Coleson,
Secretary to the Planning Commission