** Revised **

CITY OF REDLANDS

PLANNING COMMISSION

A G E N D A

June 23, 2026

KARAH SHAW
CHAIR

EMILY ELLIOTT
COMMISSIONER

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 884 6352 1324 ,** 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 884 6352 1324**

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 May 12, 2026 Planning Commission Meeting Minutes

B. Extension of Time No. 1 for Commission Review and Approval No. 955
PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER

Consideration of a request for Extension of Time No. 1 – A request for a one-year extension to the expiration date for Commission Review and Approval No. 955, an approved project to construct a 4-story hotel with 52 guest rooms, totaling approximately 35,963 square feet, and related on-site improvements including parking lot, landscape, lighting, and utilities. The project site is a 0.77-acre vacant parcel located at the northeast corner of Plum Lane and Idaho Street (APN: 0292-341-26-0000) in the Office/Industrial District of Specific Plan No. 25.

4. OLD BUSINESS

None

5. NEW BUSINESS

A. Commission Review and Approval No. 823, Revision No. 2
PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER

1. PUBLIC HEARING to consider a Socio-Economic Cost/Benefit Study prepared for the project proposed by Commission Review and Approval No. 823, Revision No. 2.

2. Consideration of Revision No. 2 to Commission Review and Approval No. 823 - A request to demolish 2,742 square feet of an existing automobile dealership service facility, and construct 16 new service bays within an 8,178 square foot addition as well as construct a 2,902 square-foot detached carwash/detail building. The subject property is located at 921 New York Street (APN: 0169-011-37-0000) within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan. The proposal is exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

B. PUBLIC HEARING to consider and make a recommendation to the City Council on the following matters concerning a proposed ordinance revising the alcohol beverage sales regulations under Redlands Municipal Code Title 18:

1. A determination that the proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(5); and

2. Ordinance Text Amendment No. 373 - A proposal to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code, Chapter 18.190 (Alcohol Beverage Sales Establishment Regulations), to amend the definition of Alcohol Beverage Sales Activity and to establish the allowable hours for serving alcohol beverages for on-site consumption to between 6:00 a.m. to 12:00 a.m. (midnight) of the same day.

(This item is to be continued to a date uncertain)

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

7. DIRECTOR'S UPDATES

8. ADJOURN TO THE

July 14, 2026 Planning Commission Meeting.

Date Posted: June 18, 2026

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

DATE: June 23, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Approval of May 12, 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 May 12, 2026."

RECOMMENDATION:

Staff recommends approval of May 12, 2026, Planning Commission Meeting Minutes.

SUBMITTED BY:

Katherine Coleson,
Secretary to the Planning Commission

Attachments

Attachment_A_-_PC_Minutes_51226.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, May 12, 2026 at 5:00 P.M.

Present:	Emily Elliott, Vice Chair
	Rich Smith, Commissioner
	Mark Stanson, Commissioner
	Alicia Gyllenhammer, Commissioner
	Kawa Shwaish, Commissioner
	Rosa Dominguez, Commissioner
Staff:	Sean Reilly, Director
	Brian Foote, Planning Manager
	Jazmin Serrato, Associate Planner
	Nylsen Escajeda, Assistant Planner

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

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

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

2. PRESENTATIONS

None.

3. CONSENT CALENDAR

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

Vote: 6 Yes, 0 No, Absent 1, Motion Passed to approve the 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

C. Tentative Tract Map 20320, Time Extension No. 1

4. OLD BUSINESS

None.

5. NEW BUSINESS

A. Conditional Use Permit No. 1220

Vice Chair Elliott inquired if the Commissioners had any ex-parte communication with the applicant. There were no comments forth coming.

Nylsen Escajeda, Assistant Planner, gave an overview and presentation on the item.

Vice Chair Elliott asked if the Commissioners had any questions for staff. There were no comments forth coming.

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

Commissioner Smith stated that the proposal was straightforward, that he liked the location, and was in support of moving forward. Commissioner Stanson agreed and noted he had no concerns with the proposal.

On motion of Commissioner Shwaish, seconded by Commissioner Smith 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 Condition of Approval.
Vote: 6 Yes, 0 No, 1 Absent, Motion Passed

B. Ordinance Text Amendment No. 372 and Specific Plan Amendments to update the warehouse ordinance.

Vice Chair Elliott inquired if the Commissioners had any ex-parte communication. There were no comments forth coming.

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

Vice Chair Elliott asked if the Commissioners had any questions for staff.

Commissioner Shwaish noted that during the previous discussion there had been mention of increasing the number of docks. He stated that one of the slides listed limitations such as building height and square footage but did not explicitly reference docks, even though docks are a critical component due to their environmental and traffic impacts. He asked where this provision was addressed.

Mr. Foote responded that the draft ordinance specifically includes previously existing height, square footage, building footprint, and the previously existing number of truck docks. He stated this is located in Section 970, subsection B of the draft ordinance.

Commissioner Gyllenhammer requested clarification on the provision allowing up to 15 percent additional height. She asked whether it should be interpreted as up to 15 percent above the existing interior ceiling height, not to exceed the

maximum building height permitted in the applicable land-use district. She noted that, based on her review of the six parcels, five are zoned EV/IC with a maximum height limit of 50 feet. The sixth parcel is zoned IP, which does not specify a maximum height, and she asked for clarification on that distinction.

Mr. Foote explained that the IP-zoned property has a pre-existing entitlement, including a conditional use permit for a new warehouse facility. He stated that the approved plans limit the building height to 39 feet, and any construction must comply with that entitlement. While the IP zoning district itself does not impose a maximum height and instead limits development by a 50 percent lot-coverage standard, in this case the entitlement effectively caps the allowable height at 39 feet.

Commissioner Gyllenhammer stated that she raised the issue because the five EV/IC parcels have a maximum height of 50 feet, while the IP-zoned parcel is limited to 39 feet under its entitlement. She suggested that, rather than focusing solely on the 15 percent allowance, the ordinance should clarify that height increases cannot exceed the 50-foot maximum where applicable.

Commissioner Stanson noted that the ordinance already specifies that any height increase cannot exceed the current maximum height allowed. He stated that, for example, if a building were already at 49 feet, it could not increase an additional 15 percent.

Vice Chair Elliott stated that, to summarize, language should be added to the criteria to address any applicable project entitlements.

Commissioner Shwaish stated that when the topic was first introduced, it had been revisited multiple times since last year. He noted that property owners wishing to rebuild could still do so without the proposed provisions. He explained that, while the Commission wants to further deliberate and consider additional items, he questioned whether it may be beneficial to move the ordinance forward now and revisit it later if necessary. He expressed concern about the issue continuing to be delayed.

Commissioner Gyllenhammer asked for clarification within the alterations section, specifically regarding the definition of “existing structure.” She questioned whether this referred to the inside of the building, the outside, or the entire property.

Commissioner Stanson stated that he would interpret it as referring to the property.

Mr. Foote clarified that the definition pertains to the building itself. He explained that the intent is to allow for normal maintenance. If a property owner were to completely demolish and rebuild a structure, that would fall under alterations to some extent. However, simple maintenance activities, such as re-striping, are not the focus of this definition or the intent of the ordinance.

Mr. Foote confirmed this interpretation was correct.

Mr. Foote stated that if the definition is proving to be problematic, it may not be necessary to include it in the ordinance, as this definition already exists within the building code.

Commissioner Shwaish asked whether the intent of the provision was specific to warehouse facilities. He noted that if the definition applies only to the building itself, then the word “facility” and related elements that do not apply could be removed. He added that some warehouses contain interior circulation paths, which may present a challenge, and suggested that the definition could be made clearer.

Mr. Foote stated that, if it would simplify the language, the definition could be revised to specify “interior,” such as “resurfacing of interior circulation paths or vehicular ways.”

Vice Chair Elliott opened the Public Comment period for in-person attendees, Zoom participants, and written comments.

Bill Blankenship, a Redlands resident representing the NAIOP Inland Empire Chapter, the association representing the logistics industry, stated that he applauds the Commission for seeking to incentivize the industry through the proposed 15 percent allowance and for working to clarify the ordinance language, noting that certainty is important for applicants during the review process. He stated that the City’s maximum building height of 50 feet is generally sufficient, and that older,

undersized buildings would likely be the primary candidates for modernization. However, he expressed concern that a 15 percent increase may not be enough for the City to remain competitive and encouraged consideration of additional flexibility to support modernization efforts.

Mr. Foote summarized the written comments received, noting a total of six submissions. These included one email from Nicole Torstvet providing suggested revisions; one comment form from resident John James offering various comments on the logistics industry; and four comments submitted through the Planning Commission web form, all of which expressed opposition to the ordinance or to allowing increased building height.

There were no other comments forthcoming, Vice hair Elliott closed the Public Comment period.

Vice Chair Elliott asked staff to clarify the logistics of how items that the Planning Commission “may require” of an applicant would be implemented.

Mr. Foote responded that the wording “may require” is intended to be optional, and that the language can be modified if the Commission prefers stronger direction. He added that these requirements could also be incorporated through a conditional use permit if the Commission chooses to proceed in that manner.

Commissioner Shwaish stated that he wanted to revisit the 15 percent provision. He noted that during the previous meeting, the intention was to allow facilities to modernize as long as such upgrades did not increase traffic or warehouse capacity. He expressed concern that allowing increases in both building height and the number of truck docks, as referenced in Item D, could be used as a workaround by submitting applications specifically for additional docks. He stated he is not in favor of increasing truck docks at this time. He added that if a future study demonstrates that strategically increasing logistical capacity would have minimal environmental impact, the Commission could revisit the issue then.

Commissioner Stanson stated that he disagreed, noting that the City needs flexibility to work with tenants and applicants seeking to modernize their facilities. He expressed concern that restricting such improvements could result in problem buildings that cannot be leased or updated. He stated that any proposed changes would still come before the Commission for review and expressed support for moving forward with the provision as written.

Commissioner Gyllenhammer stated that without an increase in square footage, she did not see how additional truck docks could be accommodated.

Commissioner Stanson responded that any such proposal would still be required to come before the Commission for approval. He stated that he supports leaving the provision in place to allow staff some flexibility to work with applicants.

Vice Chair Elliott summarized the Commission’s deliberations, noting two specific changes the Commission would like to see: adding a reference to applicable entitlements within the alteration provisions, and clarifying in the alterations definition that it applies to interior circulation rather than exterior circulation.

She then shared her own comments, stating that she felt mixed regarding the issue of additional dock doors and could understand the perspectives expressed by both commissioners. She noted that the likelihood of seeing an increase in dock doors was low given that building footprints cannot change, and that any such proposal would still be subject to a conditional use permit and reviewed by the Commission.

Vice Chair Elliott questioned whether the Commission would rely on the existing conditional use permit findings or whether a tailored set of findings should be developed for these circumstances. She observed that there are occasions when the Commission is uncomfortable with a project but the project meets the existing findings, making it difficult to support a denial. She suggested the Commission may need more nuanced findings specific to these types of decisions.

On motion of Commissioner Stanson, seconded by Commissioner Gyllenhammer 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, which will include a reference to applicable entitlement heights and limitation of the alteration definition to interior circulation.

Vote: 5 Yes, 1 No - Commissioner Rich Smith, 1 Absent, Motion Passed

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

None.

7. DIRECTOR'S UPDATES

None.

8. ADJOURN TO THE

Vice Chair Elliott adjourned the meeting at 5:04 pm to the May 26, 2026, Planning Commission Meeting.

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

DATE: June 23, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Extension of Time No. 1 for Commission Review and Approval No. 955 (Development Services Director Reilly)

APPLICANT: 1750 PLUM LANE HOSPITALITY, LLC
(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

Consideration of a request for **Extension of Time No. 1** – A request for a one-year extension to the expiration date for **Commission Review and Approval No. 955**, an approved project to construct a 4-story hotel with 52 guest rooms, totaling approximately 35,963 square feet, and related on-site improvements including parking lot, landscape, lighting, and utilities. The project site is a 0.77-acre vacant parcel located at the northeast corner of Plum Lane and Idaho Street (APN: 0292-341-26-0000) in the Office/Industrial District of Specific Plan No. 25.

BACKGROUND:

On July 23, 2024, the Planning Commission adopted Resolution No. 1664 and approved Commission Review & Approval No. 955 as well as a socio-economic cost/benefit study for the project. An application requesting the time extension was submitted on June 3, 2026.

SUMMARY:

The applicant requests approval of a one-year Extension of Time for Commission Review & Approval No. 955 to construct a 35,963 square-foot, 4-story extended stay hotel on a 33,582 square-foot (0.77 acre) vacant parcel, including related on-site improvements such as parking lot, landscape, lighting, perimeter walls, and utilities.

Approval of the Extension of Time would provide a new expiration date of July 23, 2027, for the entitled project subject to the original conditions of approval. The additional year will allow the applicant more time to prepare engineering and building plans for submittal into plan check. The developer has also submitted a separate application for a formal revision to the approved project, which will be considered by the Planning Commission at a later date (i.e., not a part of this Extension of Time request).

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. 955.

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. 1752 to approve a one-year Extension of Time for Commission Review & Approval No. 955.

MOTION:

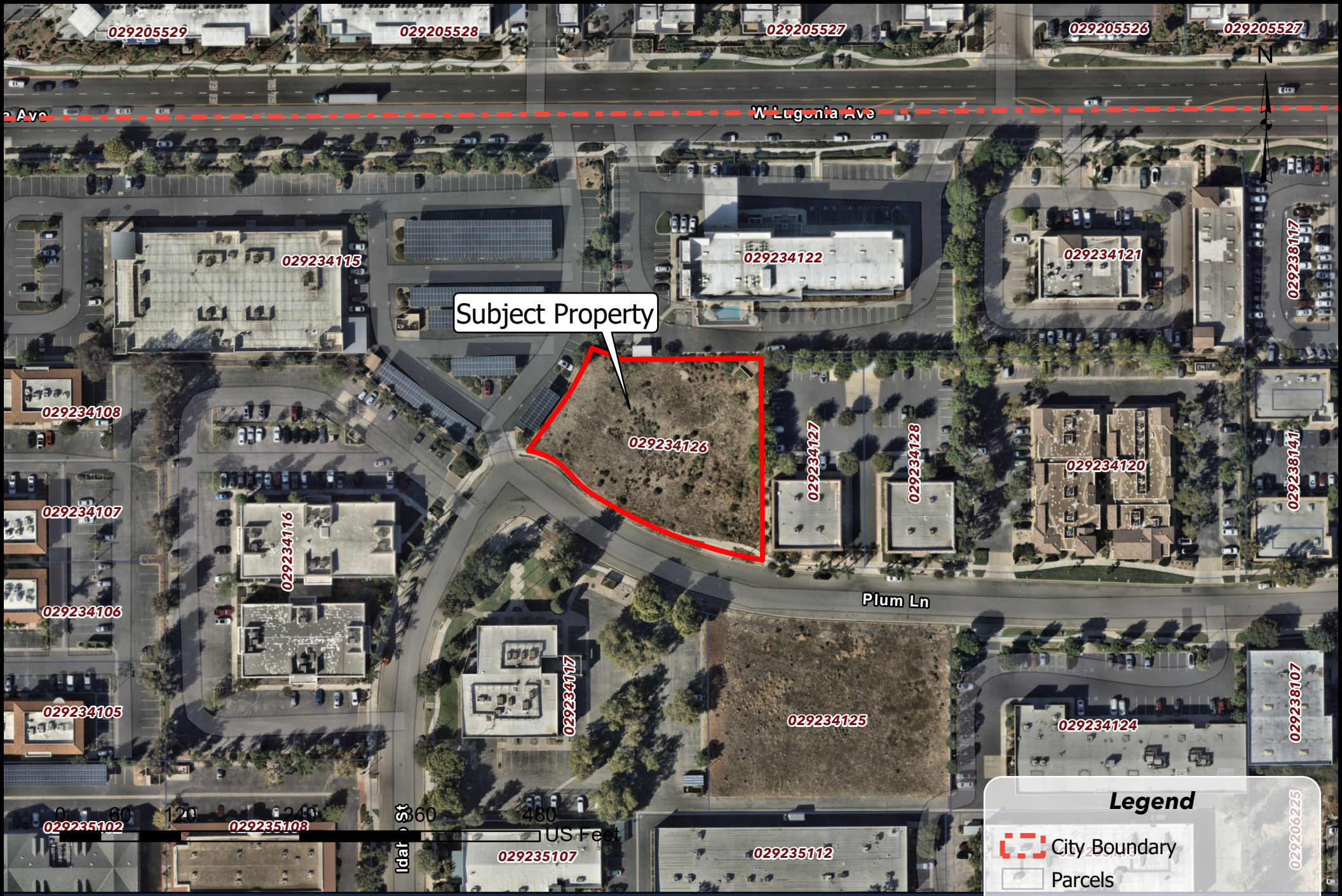
If the Planning Commission deems it appropriate, staff recommends the following motion:

“I move to adopt Resolution No. 1752 and approve a one-year Extension of Time for Commission Review and Approval No. 955.”

PREPARED BY:
Jazmin Serrato, Associate Planner

Attachments

Attachment_A_-_Location_Map_and_Aerial.pdf
Attachment_B-1_-_Approved_Site_Plan.pdf
Attachment_B-2_-_Approved_Floor_Plans.pdf
Attachment_B-3_-_Approved_Landscape_Plan.pdf
Attachment_B-4_-_Approved_Elevations.pdf
Attachment_C_-_PC_Staff_Report_of_July_23_2024.pdf
Attachment_D_-_Resolution_No_1664_with_Conditions_of_Approval.pdf
Attachment_E_-_Resolution_No_1752_Extension_of_Time.pdf



City of Redlands

Attachment A - Location Map and Aerial

Author: Redlands GIS **Date:** June 2026

NEW CONSTRUCTION OF 4-STORY BRANDED EXTENDED STAY HOTEL DEVELOPMENT (52 ROOMS)

NORTHEAST CORNER OF PLUM LANE AND IDAHO ST., REDLANDS, CA 91764

Project Directory

DEVELOPER:
AMAR PATEL
114 MONTERO
IRVINE, CA 92618
TEL.: (909) 263-2333

OWNER:
RALPH PACINI
1227 DARLENE CT.,
REDLANDS, CA 92374
TEL.: (909) 560-3606

ARCHITECT & CIVIL ENGINEER:
W&W LAND DESIGN CONSULTANTS INC.
WINSTON LIU P.E., TOM LAU, AIA
2335 W. FOOTHILL BLVD., SUITE 1
UPLAND, CA 91786
TEL.: (909) 608-7118
FAX.: (909) 946-1137

LANDSCAPE ARCHITECT:
PHILMAY LANDSCAPE ARCHITECT
PHILMAY / ROSALIO
2532 WALLACE AVE.,
FULLERTON, CA 92831
TEL.: (909) 373-1959
FAX.: (909) 373-1958

Abbreviations

&	AND	F.F.	FLOOR FINISH	PL.	PLATE
L	ANGLE	FDN.	FOUNDATION	P.LAM.	PLASTIC LAMINATE
@	AT	FIN.	FINISH	PLAS.	PLASTER
℄	CENTERLINE	FL.	FLOOR	PLYWD.	PLYWOOD
ø	DIAMETER OF ROUND	FLASH'G	FLASHING	PR.	PAIR
#	POUND OR NUMBER	FLUOR.	FLUORESCENT	PT.	POINT
(E)	EXISTING	F.O.C.	FACE OF CONCRETE	PTN.	PARTITION
(R)	RELOCATED	F.O.F.	FACE OF FINISH		
(N)	NEW	F.O.S.	FACE OF STUDS	Q.T.	QUARRY TILE
		FPRF.	FIREPROOF	QSR	QUICK SERVE RESTAURANT
A.F.F.	ABOVE FINISH FLOOR	F.S.	FLOOR SINK		
A.D.	AREA DRAIN	FT.	FOOT OR FEET	R/RAD.	RADIUS
ADJ.	ADJUSTABLE	FTG.	FOOTING	R.D.	ROOF DRAIN
AGGR.	AGGREGATE	FURR.	FURRING	REF.	REFERENCE
AL.	ALUMINUM	FUT.	FUTURE	REFR.	REFRIGERATOR
APPROX.	APPROXIMATE			RGTR.	REGISTER
ARCH.	ARCHITECTURAL	G.A.	GAUGE	REINF.	REINFORCED
ASB.	ASBESTOS	GALV.	GALVANIZED	REQ'D	REQUIRED
ASPH.	ASPHALT	GL.	GLASS	RESIL.	RESILIENT
		GR.	GRADE	RM.	ROOM
BD.	BOARD	GSM	GALVANIZED SHEET METAL	R.O.	ROUGH OPENING
BITUM.	BITUMINOUS	GYP.	GYPSUM	RWD.	REDWOOD
BLDG.	BUILDING	GYP. BD.	GYPSUM BOARD	R.W.L.	RAIN WATER LEADER
BLKG.	BLOCKING				
BM.	BEAM	H.B.	HOSE BIBB		
BOT.	BOTTOM	H.C.	HOLLOW CORE		
		HCP	HANDICAP	S.C	SOLID CORE
CAB.	CABINET	HDWD.	HARDWOOD	SCHED.	SCHEDULE
CEM.	CEMENT	HDWE.	HARDWARE	S.D.	SOAP DISPENSER
CER.	CERAMIC	H.M.	HOLLOW METAL	SECT.	SECTION
C.I.	CAST IRON	HORIZ.	HORIZONTAL	SH.	SHELF
CLG.	CEILING	HR.	HOUR	SHR.	SHOWER
CLKG.	CAULKING	HGT.	HEIGHT	SHT.	SHEET
CLO.	CLOSET			SIM.	SIMILAR
CLR.	CLEAR	I.D.	INSIDE DIAMETER	SL.	SLOPE
C.O.	CASED OPENING	INSUL.	INSULATION	SPEC.	SPECIFICATION
COL.	COLUMN	INT.	INTERIOR	SQ.	SQUARE
CONC.	CONCRETE			S.ST.	STAINLESS STEEL
CONN.	CONNECTION	JT.	JOINT	STD.	STANDARD
CONSTR.	CONSTRUCTION			STL.	STEEL
CONT.	CONTINUOUS	KIT.	KITCHEN	STOR.	STORAGE
CTSK.	COUNTERSUNK			STRL.	STRUCTURAL
CNTR.	COUNTER	LAMINATE	LAM.	SYM.	SYMMETRICAL
CTR.	CENTER	LAV.	LAVATORY		
		LT.	LIGHT	T.B.S.	TO BE SPECIFIED
DBL.	DOUBLE			TRD.	TREAD
DEPT.	DEPARTMENT	MAX.	MAXIMUM	T.B.	TOWEL BAR
DET.	DETAIL	M.C.	MEDICINE CABINET	T.C.	TOP OF CURB
DIA.	DIAMETER	MECH.	MECHANICAL	TEL.	TELEPHONE
DIM.	DIMENSION	MEMB.	MEMBRANE	TER.	TERRAZZO
DISP.	DISPENSER	MET.	METAL	T.& G.	TONGUE & GROOVE
DN.	DOWN	MFR.	MANUFACTURER	THK.	THICK
D.O.	DOOR OPENING	MIN.	MINIMUM	T.P.	TOP OF PAVEMENT
DR.	DOOR	MIR.	MIRROR	T.P.D.	TOILET PAPER DISPENSER
DWR.	DRAWER	MISC.	MISCELLANEOUS		
D.S.	DOWNSPOUT	M.O.	MASONRY OPENING	T.V.	TELEVISION
DWG.	DRAWING	MTD.	MOUNTED	T.W.	TOP OF WALL
		MUL.	MULLION	TYP.	TYPICAL
				UNF.	UNFINISHED
E.	EXISTING	N.	NEW	U.O.N.	UNLESS OTHERWISE NOTED
EA.	EACH	N.I.C.	NOT IN CONTRACT		
E.J.	EXPANSION JOINT	NO./#	NUMBER	VERT	VERTICAL
EL.	ELEVATION	NOM.	NOMINAL		
ELEC.	ELECTRICAL	N.T.S.	NOT TO SCALE	W.	WEST
E.P.	ELECTRICAL PANELBOARD			W/	WITH
		O.A.	OVERALL	W.C.	WATER CLOSET
EQ.	EQUAL	OBS.	OBSCURE	WD.	WOOD
EQPT.	EQUIPMENT	O.C.	ON CENTER	W/O	WITHOUT
EXST.	EXISTING	O.D.	OUTSIDE DIAMETER	WP	WATERPROOF
EXP.	EXPANSION	OFF.	OFFICE	WSCT.	WAINSCOT
EXT.	EXTERIOR	OPNG.	OPENING	WT.	WEIGHT
		OPP.	OPPOSITE		

Legal Description

PARCEL 1 OF PARCEL MAP 16164, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 210, PAGES 17-18, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

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A1.02	FIRE MASTER SITE PLAN
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A2.02	PROPOSED SECOND FLOOR PLAN
A2.03	PROPOSED THIRD PLAN
A2.04	PROPOSED FOURTH FLOOR PLAN
A2.05	PROPOSED ROOF PLAN
A3.01	PROPOSED BUILDING ELEVATIONS (SOUTH & WEST)
A3.02	PROPOSED BUILDING ELEVATIONS (NORTH & EAST)
A4.01	BUILDING SECTIONS
A4.02	BUILDING SECTIONS
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L-2	PRELIMINARY LANDSCAPE PLAN
L-3	PLANTING PLAN
L-4	IRRIGATION PLAN
L-5	IRRIGATION DETAILS
C-1	CONCEPTUALLY GRADING & DRAINAGE PLAN
C-2	CONCEPTUAL UTILITY PLAN
C-3	PRELIMINARY WQMP SITE AND DRAINAGE PLAN

Project Data

ADDRESS: NORTHEAST CORNER OF PLUM LANE AND IDAHO ST., REDLANDS, CA 91764
APN#: 0292-341-26-0000
ZONING: SP 25
LAND USE: OFFICE/INDUSTRIAL
PROPOSED OCCUPANCY: R-1 (HOTEL > 10 PERSON) 32,400 S.F.
B (OFFICE) 5,700 S.F.
(E) SITE AREA (GROSS): 33,866 S.F. (0.777 ACRE)
SITE AREA (NET): 33,582 S.F. (0.771 ACRE)
PROPOSED BUILDING: 35,963 S.F. (4-STORY)
TYPE OF CONSTRUCTION: VB (1/F TO 4/F)
SPRINKLER: FULLY SPRINKLERED (NFPA 13) (UNDER SEPARATE PERMIT)
FIRE ALARM: YES, (NFPA 72) (UNDER SEPARATE PERMIT)
BUILDING HEIGHT: 43'-4" (4 STORY) T.O. MAIN ROOF
53'-4" T.O. STAIR TOWER
PARKING AREA: 17,019 S.F. (AREA NOT UNDER BUILDING)
PARKING AREA: 6,981 S.F. (AREA UNDER BUILDING)

GROSS PARKING AREA: 24,000 S.F.
REQUIRED PARKING LANDSCAPE: 7% + 30S.F. x 8 = 1,680S.F.+30S.F.x8 = 1,920 S.F.
PROVIDED PARKING LANDSCAPE: 3,013 S.F./17,019 S.F. = 17.70% PROVIDED

REQUIRED LANDSCAPE AREA (20% MAX.) = 6,716 S.F. MAX.
5,249 S.F./33,582 S.F. = 15.63% PROVIDED

LOT COVERAGE (50% MAX.) 10,433 S.F. (BUILDING COVERED)
882 S.F. (CANOPY & 2/F DECK)
(10,433 + 882 S.F.)/33,582 S.F. = 33.69%

A) SETBACK REQUIREMENTS:

	PARKING SETBACK REQUIRED	PARKING SETBACK PROVIDED	BUILDING SETBACK REQUIRED	BUILDING SETBACK PROVIDED
FRONT	= 12'	= 12'	= 12'	= 12'
SIDE	= 0'		= 0'	
REAR	= 0'		= 0'	

B) PARKING COMPUTATION

	REQUIRED	(PROVIDED)
52 ROOMS (1.1 PER RM.)	57 STALLS	57 STALLS
TOTAL	57 STALLS	57 STALLS (INCL. 3 HCP, 8 COMPACT & 3 EV)
(57 - 25) x 0.25 MAX. =	8 COMPACT STALLS MAX.	

C) GUESTROOM TYPE & FLOOR AREA

	D.Q.	ADA QQ	ADA KING	KING	RM. COUNT	FLOOR AREA
ROOF						600 S.F.
4/F	2	1	0	16	(19)	10,541 S.F.
3/F	1	0	1	17	(19)	10,266 S.F.
2/F	0	1	1	12	(14)	10,266 S.F.
1/F						2,445 S.F.
	2	3	3	44	TOTAL 52 RMS	35,963 S.F.

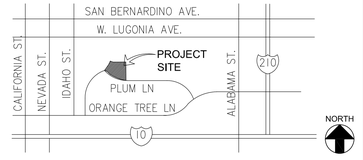
ADA ROOMS: 203 (ROLL-IN SHOWER), 205, 309 & 407
COMMUNICATION FEATURES ROOMS: 203, 210, 303, 314, 403, 404 & 414

D) AMENITY AREA BREAKDOWN SUMMARY

BREAKFAST (2/F)	1,696 S.F.		
SNACK MARKET (1/F)	500 S.F.		
FITNESS (1/F)	376 S.F.		
AMENITY SUB-TOTAL	2,572 S.F.		
SPA	702 S.F.		
FIRST FLOOR BREAKDOWN			
LOBBY	943 S.F.	OFFICE	182 S.F.
RECEPTION	120 S.F.	ELEC/MECH RM.	122 S.F.
PUBLIC RESTROOM	69 S.F.	ELEV.	68 S.F.

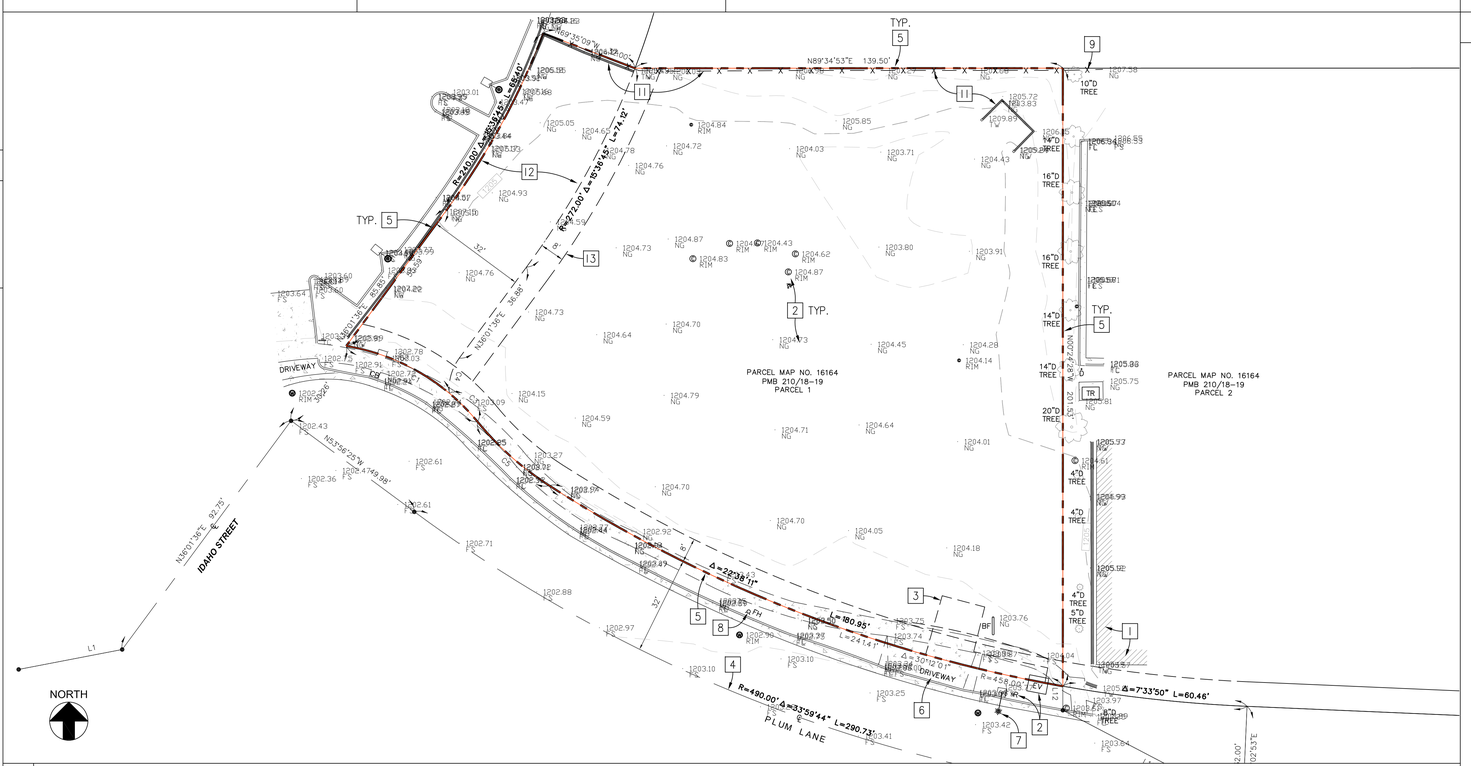
Vicinity Map

SCALE: N.T.S.



Project Description

NEW DEVELOPMENT OF 4-STORY 52 ROOMS EXTENDED STAY/ HOTEL, 57 ON-SITE PARKING SPACES (INCL. 3 HCP & 3 EV).
TOTAL BUILDING AREA IS 35,963 S.F.
HOTEL SIGNAGE UNDER SEPARATE APPLICATION.
HOURS OF OPERATION: 24x7
NUMBER OF EMPLOYEE: 6 EMPLOYEES (FULL & PART TIME)
3 @ DAY/2 @ NIGHT/1 GRAVE YARD SHIFT



1 Existing Site Plan/Survey SCALE: 1"=20'-0"

Reference Notes

1. (E) COMMERCIAL BUILDING, NOT A PART.
2. (E) UNDERGROUND UTILITY, SEE CIVIL PLAN.
3. (E) UTILITY EASEMENT, SEE CIVIL PLAN.
4. (E) CENTER LINE OF STREET.
5. (E) PROPERTY LINE.
6. DEMO (E) 26'-0" DRIVEWAY APPROACH, SEE CIVIL PLAN.
7. (E) STREET LIGHT TO REMAIN.
8. (E) FIRE HYDRANT TO REMAIN.
9. (E) METAL FENCE TO REMAIN, NOT A PART.
10. (E) FENCE WALL TO REMAIN.
11. DEMO & DISPOSE (E) FENCE & BLOCK WALL.
12. 32'-0" WIDE PREVIOUSLY VACATED EASEMENT A PART OF IDAHO STREET PER INSTRUMENT 20040244039, RECORDED APRIL 8, 2004. SAID VACATION DOCUMENT RESERVES AN EASEMENT WITHIN THE AREA OF VACATED IDAHO STREET, FOR PUBLIC UTILITY PURPOSES. AS SHOWN ON PARCEL MAP NO. 16164, SEE CIVIL PLAN.
13. (E) 8'-0" WIDE SIDEWALK EASEMENT TO BE VACATED, SEE CIVIL PLAN.

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PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: NEW DEVELOPMENT OF 4-STORY HOTEL (52 ROOMS)
ADDRESS: NORTH SIDE OF PLUM LANE, REDLANDS, CA 92374
CLIENT: AMAR PATEL, 114 MONTERO, IRVINE, CA 92618, TEL.: (909) 263-2333

SHEET TITLE: PROJECT DATA, DIRECTORY, VICINITY MAP, ABBREVIATIONS, OVERALL SITE DIMENSION PLAN & REFERENCE NOTES

KEY MAP:

SEAL/STAMP

JOB NO.	2210AR
DRAWN BY:	CL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

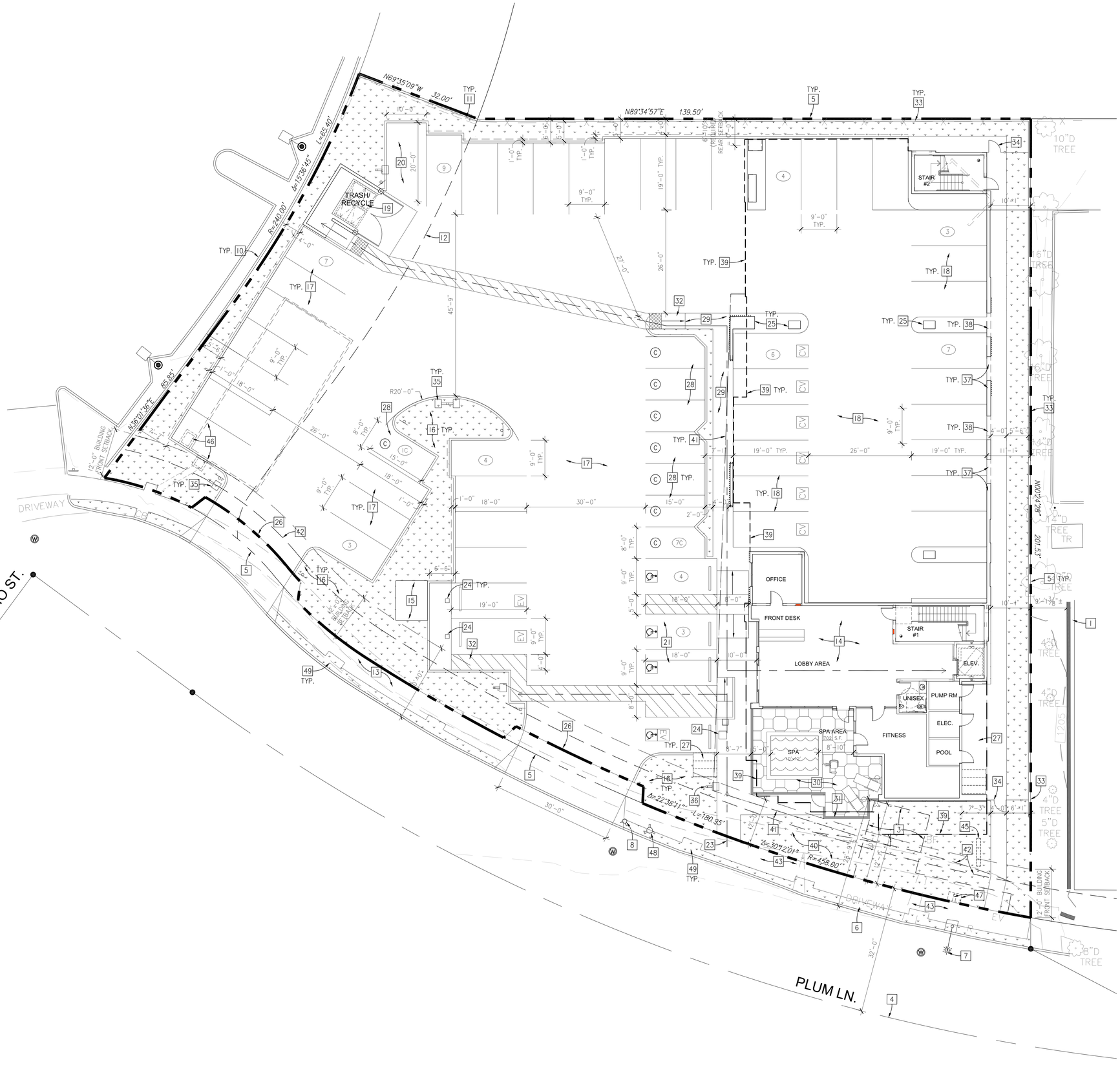
REVISIONS

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	OWNER REVIEW	FEB 20, 2023
1	PLANNING RE-SUBMITTAL	MAR 28, 2023
2	PLANNING RE-SUBMITTAL	JUL 11, 2023
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	PLANNING RE-SUBMITTAL	MAY 14, 2024
1	OWNER MEETING	MAY 28, 2024
	DESIGN REVISION	JUN 3, 2024

SHEET NO: T

OF SHEETS

SHEET



Reference Notes

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2. (E) UNDERGROUND UTILITY, NOT A PART.
3. (E) UTILITY EASEMENT, SEE CIVIL PLAN.
4. (E) CENTER LINE OF STREET.
5. (E) PROPERTY LINE.
6. DEMO (E) 26'-0" DRIVEWAY APPROACH, SEE CIVIL PLAN.
7. (E) STREET LIGHT TO REMAIN.
8. (E) FIRE HYDRANT TO RELOCATE.
9. (E) METAL FENCE TO REMAIN, NOT A PART.
10. (E) CMU WALL TO REMAIN. NOT A PART
11. REMOVE & DISPOSE (E) METAL FENCE AND CMU BLOCK WALL.
12. (E) 32'-0" WIDE SIDEWALK EASEMENT VACATED, SEE CIVIL PLAN.
13. (E) CONC. PAVED SIDE WALK TO REMAIN.
14. PROPOSED NEW HOTEL BUILDING, SEE A2.01 FLOOR PLAN.
15. PROPOSED TRANSF. PAD (8'x10').
16. PROPOSED LANDSCAPE AREA.
17. PROPOSED ASPHALT PAVED DRIVEWAY & PARKING AREA.
18. PROPOSED CONC. PAVED DRIVEWAY & PARKING AT COVERED AREA.
19. PROPOSED TRASH ENCLOSURE PER CITY STD., SEE 2/A4.02
20. PROPOSED LOADING/UNLOADING (12'-0"x18'-0").
21. PROPOSED ADA PARKING & LOADING AT THREE LOCATIONS. 9'-0"x18'-0" PER CBC 2019 11B-502.2
22. NOT USED.
23. PROPOSED PATH OF TRAVEL CONNECTING FROM PUBLIC SIDEWALK TO ADA PARKING SPACE, TRASH ENCLOSURE, ENTRY DOOR, ADA PUBLIC RESTROOM AND ELEVATOR.
24. EV CHARGING STATION AT 4 LOCATIONS. 9'-0"x18'-0" PER CBC 2022 11B-812.6
25. PROPOSED BUILDING COLUMN.
26. PROPOSED PROPERTY LINE, SEE CIVIL PLAN.
27. PROPOSED BIKE PARKING/STORAGE AT 6 LOCATIONS. (5% LONG-TERM + 5% SHORT-TERM)
28. PROPOSED COMPACT PARKING, 8'-0" x 15'-0".
29. 4' WIDE POURED IN PLACE CONC. WALKWAY, SCORE EVERY 4' TO 6', BROOM-SWEPT FINISH.
30. PROPOSED SPA AND DECK.
31. 3'-0" HT. GLASS PANEL O/ 2'-0" HT. SPLIT FACE CMU GARDEN WALL W/ 3' EGRESS GLASS PANEL GATE.
32. PROPOSED CURB RAMP W/ TRUNCATED DOMES.
33. PROPOSED 6'-0" HT. SPLIT FACE CMU FENCE WALL, 1" AWAY FROM REAR AND SIDE PROPERTY LINE AND STOP AT 25'-0" BUILDING FRONT SETBACK. COLOR: BLACK 250 BY ORCO BLOCK & HARDSCAPE.
34. PROPOSED 6'-0" HT. W.I. SECURITY GATE W/ PANIC HARDWARE.
35. PROPOSED 16'-0" H. POLE MOUNTED PARKING LOT LIGHT WITH SHIELD.
36. PROPOSED 12'-0" H. POLE MOUNTED SIDEWALK LIGHT WITH SHIELD.
37. PROPOSED FULL HEIGHT EXTERIOR WALL.
38. PROPOSED OPENING, SEE BUILDING ELEVATIONS ON A3.01 & A3.02.
39. DASH LINE INDICATE FACE OF WALL ABOVE.
40. LIGHTEN DASH LINE INDICATE (E) CONC. PAVED SIDE WALK TO DEMO.
41. LONG DASH LINE INDICATE CANOPY ABOVE.
42. (E) SIDEWALK EASEMENT TO REMAIN, SEE CIVIL PLAN.
43. PROPOSED CONC. PAVED SIDE WALK TO MATCH (E).
44. RELOCATE (E) UTILITY, SEE CIVIL PLAN.
45. PROPOSED LOCATION FOR (E) UTILITY, SEE CIVIL PLAN.
46. PROPOSED UNDERGROUND STORM DRAIN, SEE CIVIL PLAN.
47. PROPOSED LOCATION FOR WATER METER, SEE CIVIL PLAN.
48. PROPOSED LOCATION FOR FIRE HYDRANT, SEE CIVIL PLAN.
49. PROPOSED STREET TREE AT 30'-0" O.C., SEE LANDSCAPE PLAN.

Legend

- PATH OF TRAVEL
- (E) FIRE HYDRANT
- FIRE DEPT. CONNECTION
- (N) FIRE HYDRANT & CONNECTION
- (E) CHAIN LINK FENCE
- 16'-0" HT. PARKING LOT LIGHT
- LANDSCAPE AREA

1 Proposed Site Plan SCALE: 1"=10'-0"

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PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: NEW DEVELOPMENT OF 4-STORY HOTEL (52 ROOMS)
ADDRESS: NORTH SIDE OF PLUM LANE, REDLANDS, CA 92374
CLIENT: AMAR PATEL, 114 MONTERO, IRVINE, CA 92618, TEL.: (949) 260-2333

SHEET TITLE: PROPOSED SITE PLAN

KEY MAP:

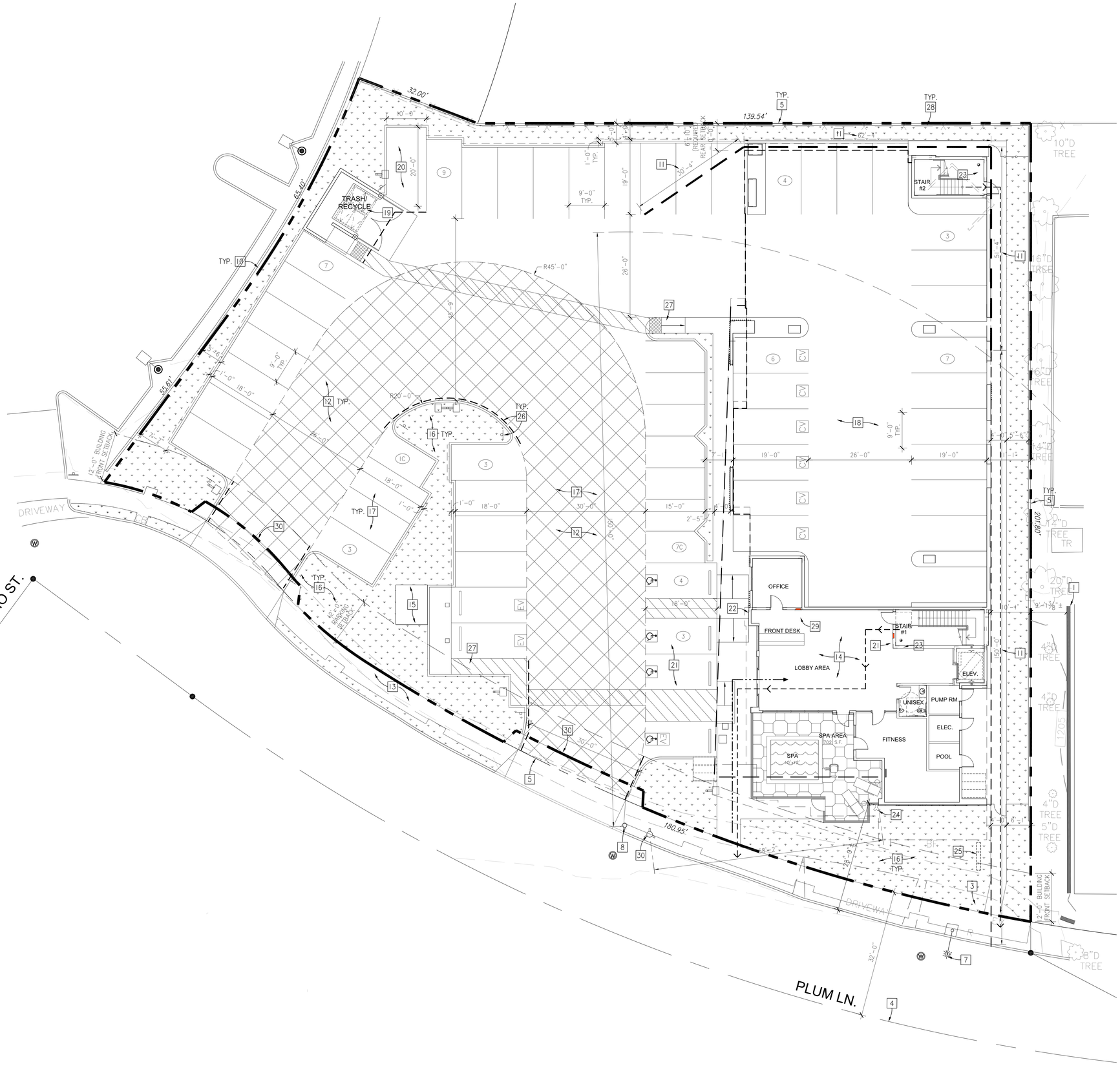
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PLAN CHECK	__/__/____
PERMIT SET	__/__/____
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1	PLANNING RE-SUBMITTAL	MAR 28, 2023
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	PLANNING RE-SUBMITTAL	MAY 14, 2024
	OWNER MEETING	MAY 28, 2024
	DESIGN REVISION	JUN 3, 2024

SHEET NO:
A1.01
SHEET OF SHEETS



Reference Notes

1. (E) COMMERCIAL BUILDING, NOT A PART.
2. (E) UNDERGROUND UTILITY, NOT A PART.
3. (E) UTILITY EASEMENT, SEE CIVIL PLAN.
4. (E) CENTER LINE OF STREET.
5. (E) PROPERTY LINE.
6. (E) 26'-0" DRIVEWAY APPROACH TO REMAIN.
7. (E) STREET LIGHT TO REMAIN.
8. (E) FIRE HYDRANT TO RELOCATE.
9. (E) METAL FENCE TO REMAIN, NOT A PART.
10. (E) CMU WALL TO REMAIN.
11. DASH LINE INDICATE MAX. 150'-0" DISTANCE OF FIRE ACCESS MEASURED FROM DRIVEWAY/FACE OF CURB TO PERIMETER OF BUILDING 1/F.
12. 26'-0" FIRE LANE W/ 30'-0" IN FRONT OF BLD'G.
13. (E) CONC. PAVED SIDE WALK TO REMAIN.
14. PROPOSED NEW HOTEL BUILDING, SEE A2.01 FLOOR PLAN.
15. PROPOSED TRANSF. PAD (8'x10').
16. PROPOSED LANDSCAPE AREA.
17. PROPOSED ASPHALT PAVED DRIVEWAY & PARKING AREA.
18. PROPOSED CONC. PAVED DRIVEWAY & PARKING AT COVERED AREA.
19. PROPOSED TRASH ENCLOSURE PER CITY STD.
20. PROPOSED LOADING/UNLOADING (12'-0"x18'-0").
21. PROPOSED LOCATION FOR THE FACP.
22. PROPOSED LOCATION FOR KNOX BOX PER FIRE DEPT. STD. AND INSTALL LOCATION REQUIRED BY THE FIRE INSPECTOR.
23. FIRE RISER.
24. PROPOSED LOCATION FOR FDC.
25. PROPOSED LOCATION FOR DCDA, SEE CIVIL PLAN.
26. THICKENED DASH LINE INDICATE FIRE LANE RED STRIPING. PROVIDE FIRE LANE POST MOUNTED SIGNAGE PER FIRE DEPT. STANDARD.
27. PROPOSED CURB RAMP W/ TRUNCATED DOMES.
28. PROPOSED 6'-0" HT. SPLIT FACE CMU FENCE WALL.
29. PROPOSED WALL MOUNT AED UNIT.
30. PROPOSED LOCATION FOR FIRE HYDRANT, SEE CIVIL PLAN. AED UNIT.

Legend

- PATH OF TRAVEL
- (E) FIRE HYDRANT
- FIRE DEPT. CONNECTION
- (N) FIRE HYDRANT & CONNECTION
- (E) CHAIN LINK FENCE
- 16'-0" HT. PARKING LOT LIGHT
- FIRE DEPARTMENT ACCESS
- MEANS OF EGRESS
- LANDSCAPE AREA
- 26'-0" WIDE FIRE LANE

1 Fire Master Site Plan — SCALE: 1"=10'-0"

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ADDRESS: NORTH SIDE OF PLUM LANE, REDLANDS, CA 92374
CLIENT: AMAR PATEL, 114 MONTERO, IRVINE, CA 92618, TEL.: (949) 260-2333

SHEET TITLE: FIRE MASTER SITE PLAN

KEY MAP:

SEAL/STAMP

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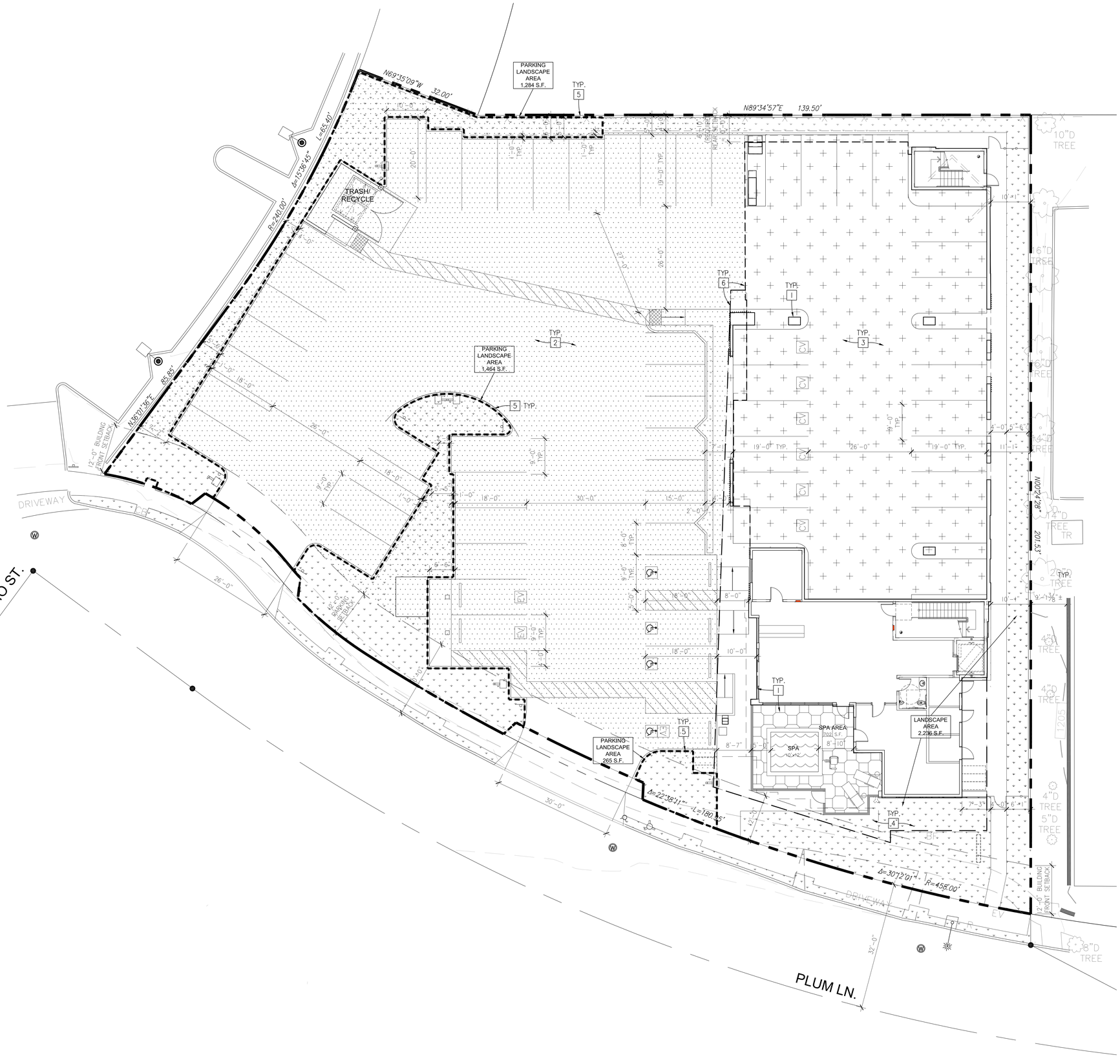
REVISIONS

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	PLANNING RE-SUBMITTAL	MAY 14, 2024
	OWNER MEETING	MAY 28, 2024
	DESIGN REVISION	JUN 3, 2024

SHEET NO:

A1.02

SHEET OF SHEETS



Reference Notes

1. THICK LINE INDICATE BUILDING WALL OR COLUMN.
2. DOTTED AREA INDICATE PARKING AREA NOT UNDER BUILDING.
3. "+" HATCHED AREA INDICATE PARKING AREA UNDER BUILDING
4. PROPOSED LANDSCAPE AREA.
5. THICKEN DASH LINE INDICATE PARKING LANDSCAPE AREA.
6. DASH LINE INDICATE CANOPY OR 2/F DECK ABOVE.

Legend

- PARKING AREA NOT UNDER BUILDING (17,019 S.F.)
- PARKING AREA UNDER BUILDING (7,056 S.F.)
- COUNTABLE LANDSCAPE AREA >=5'-0" (5,349 S.F.)
- PARKING LANDSCAPE AREA (3,031 S.F.)
- LANDSCAPE AREA <5'-0" (392 S.F.)

Fire Master Site Plan

SCALE: 1"=10'-0"

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SHEET TITLE: AREA AND DIMENSION PLAN

KEY MAP:

SEAL/STAMP

JOB NO.	2210AR
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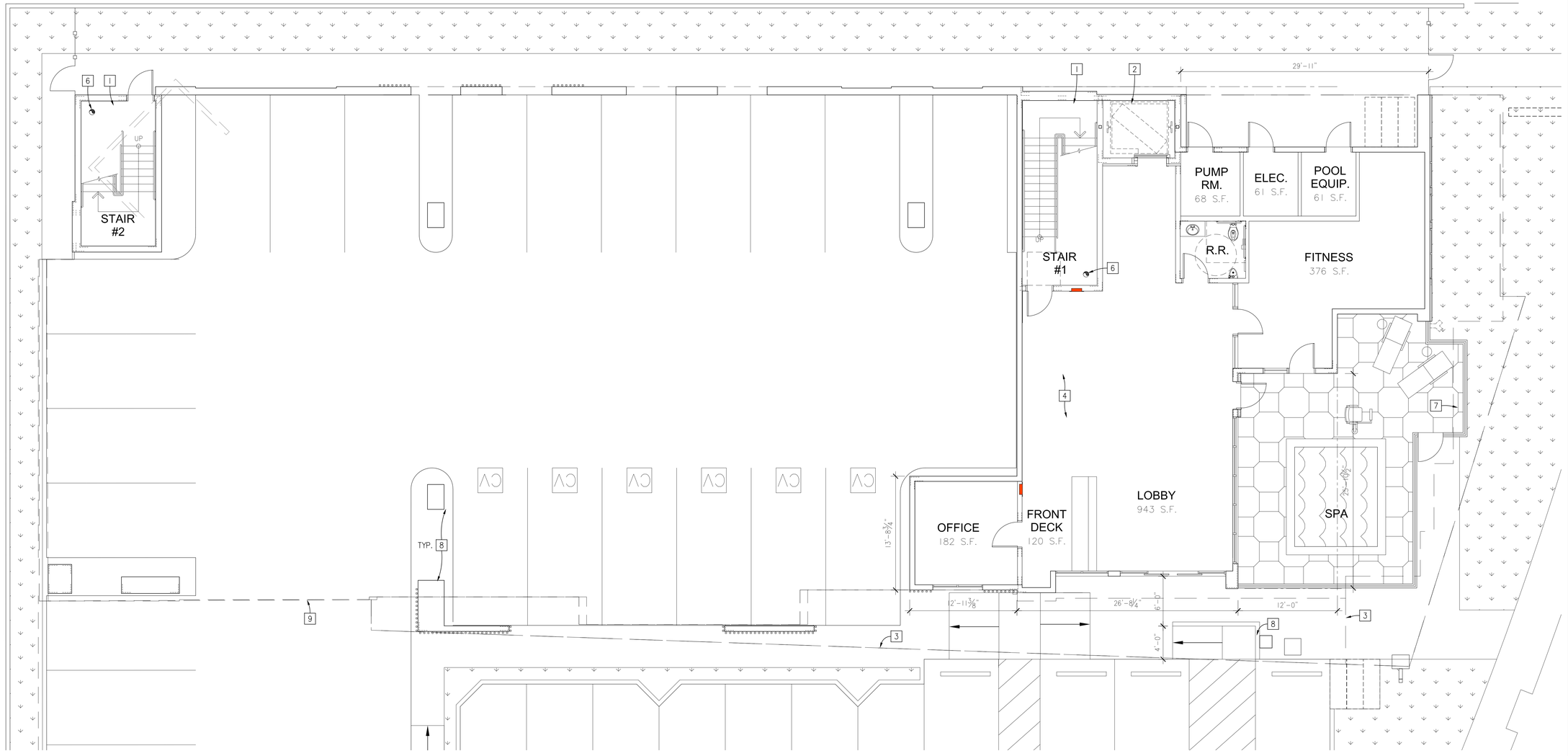
A1.03

OF SHEETS

SHEET

Reference Notes

1. 2 HR RATED EGRESS STAIR.
2. 2 HR RATED ELEV. SHAFT.
3. DASH LINE INDICATE CANOPY ABOVE.
4. SNACK MARKET AREA.
5. REFUGE AREA.
6. STANDPIPE PER FIRE DEPT. STANDARD.
7. 5'-0" H. POOL FENCE, SEE SITE PLAN.
8. COLUMN.
9. DASH LINE INDICATE FACE OF WALL ABOVE.



Proposed First Floor Plan

SCALE: 3/16"=1'-0"

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114 MONTERO,
IRVINE, CA 92618
TEL.: (949) 269-2333

SHEET TITLE: PROPOSED FIRST FLOOR PLAN

KEY MAP:

SEAL/STAMP

JOB NO.	2210AR
DRAWN BY:	CL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

	COMMISSION REVIEW PLANNING SUBMITTAL	OCT 19, 2022
	OWNER REVIEW	FEB 20, 2023
1	PLANNING RE-SUBMITTAL	MAR 28, 2023
2	PLANNING RE-SUBMITTAL	JUL 11, 2023
3	PLANNING RE-SUBMITTAL	OCT 2, 2023
	OWNER REVISION	MAY 9, 2024
	PLANNING RE-SUBMITTAL	MAY 14, 2024
	OWNER MEETING	MAY 28, 2024
	DESIGN REVISION	JUN 3, 2024

SHEET NO:

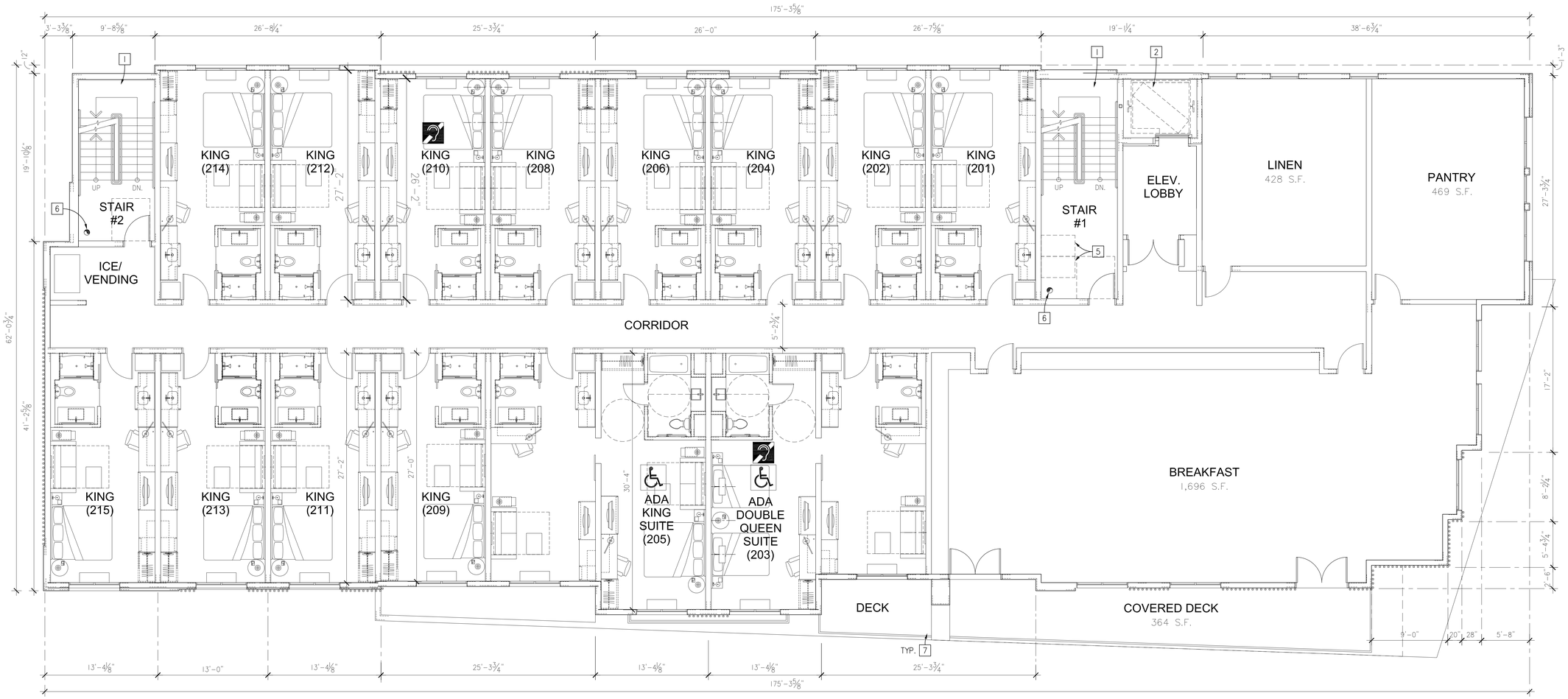
A2.01

OF SHEETS

SHEET

Reference Notes

1. 2 HR RATED EGRESS STAIR.
2. 2 HR RATED ELEV. SHAFT.
3. DASH LINE INDICATE CANOPY ABOVE.
4. VENDING/ICE AREA.
5. REFUGE AREA.
6. STANDPIPE PER FIRE DEPT. STANDARD.
7. 42" HT. W.I. RAILING.



NORTH

1

Proposed Second Floor Plan

SCALE: 3/16"=1'-0"

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

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PROJECT: NEW DEVELOPMENT OF 4-STORY HOTEL (52 ROOMS)

ADDRESS: NORTH SIDE OF PLUM LANE, REDLANDS, CA 92374

CLIENT: AMAR PATEL
114 MONTERO,
IRVINE, CA 92618
TEL.: (949) 269-2333

SHEET TITLE: PROPOSED SECOND FLOOR PLAN

KEY MAP:

SEAL/STAMP

JOB NO.	2210AR
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PERMIT SET	__/__/____
BID SET	__/__/____

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	PLANNING RE-SUBMITTAL	MAY 14, 2024
	OWNER MEETING	MAY 28, 2024
	DESIGN REVISION	JUN 3, 2024

SHEET NO:

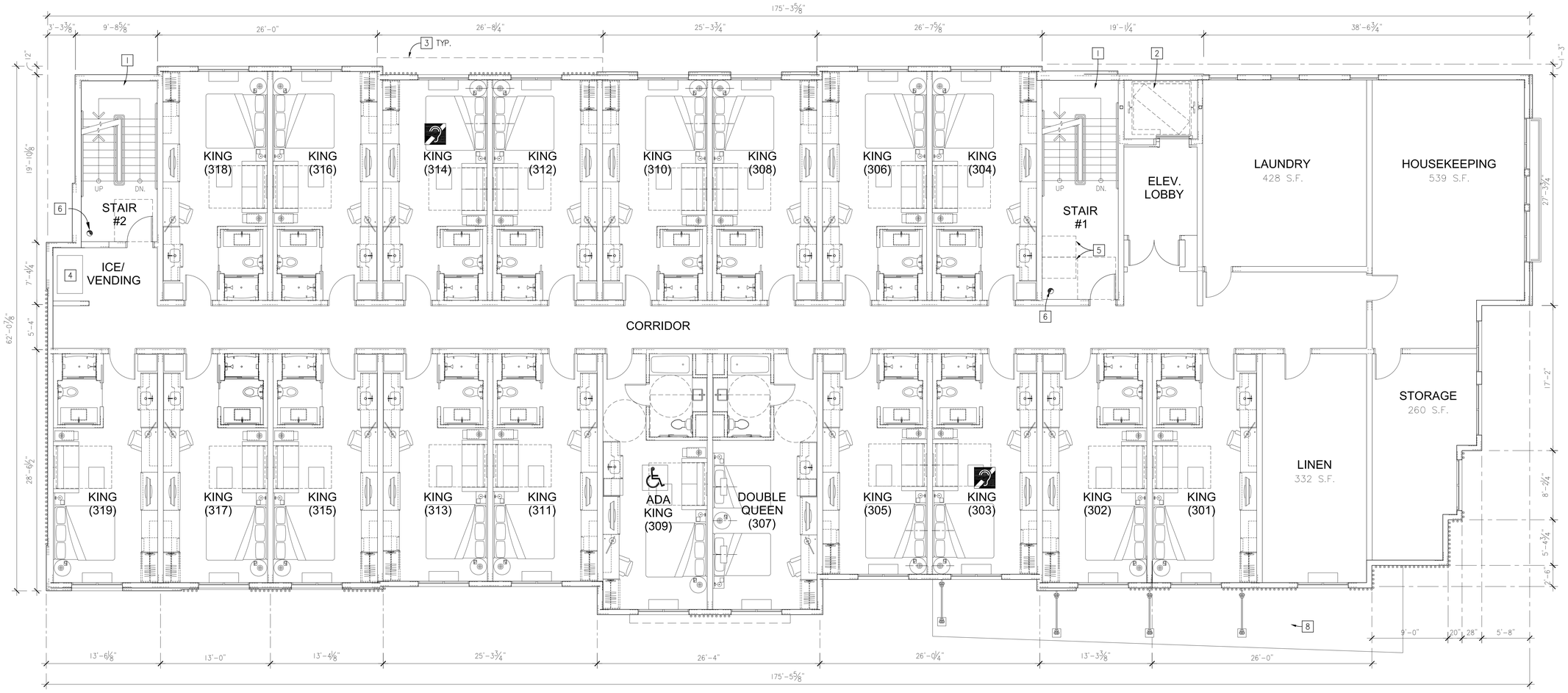
A2.02

OF SHEETS

SHEET

Reference Notes

1. 2 HR RATED EGRESS STAIR.
2. 2 HR RATED ELEV. SHAFT.
3. DASH LINE INDICATE CANOPY ABOVE.
4. VENDING/ICE AREA.
5. REFUGE AREA.
6. STANDPIPE PER FIRE DEPT. STANDARD.
7. 42" HT. W.I. RAILING.
8. CANOPY BELOW.



NORTH

Proposed Third Floor Plan

SCALE: 3/16"=1'-0"

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ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: NEW DEVELOPMENT OF 4-STORY HOTEL (52 ROOMS)

ADDRESS: NORTH SIDE OF PLUM LANE, REDLANDS, CA 92374

CLIENT: AMAR PATEL
114 MONTERO,
IRVINE, CA 92618
TEL.: (949) 269-2333

SHEET TITLE: PROPOSED THIRD FLOOR PLAN

KEY MAP:

SEAL/STAMP

JOB NO.	2210AR
DRAWN BY:	CL
SUPERVISED BY:	TL
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PLAN CHECK	__/__/____
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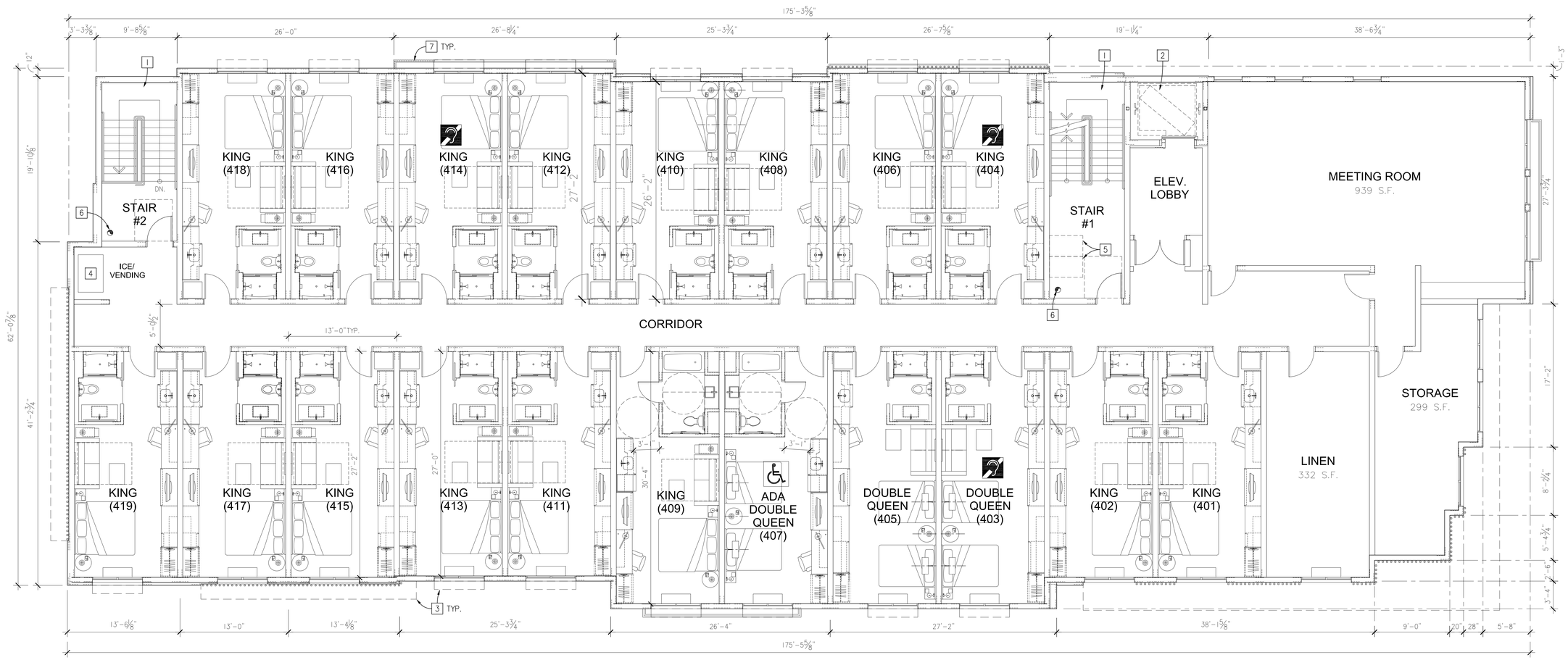
A2.03

OF SHEETS

SHEET

Reference Notes

1. 2 HR RATED EGRESS STAIR.
2. 2 HR RATED ELEV. SHAFT.
3. DASH LINE INDICATE CANOPY ABOVE.
4. VENDING/ICE AREA.
5. REFUGE AREA.
6. STANDPIPE PER FIRE DEPT. STANDARD.
7. 42" HT. W.I. RAILING.



NORTH

1 Proposed Fourth Floor Plan SCALE: 3/16"=1'-0"

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
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PROJECT: NEW DEVELOPMENT OF 4-STORY HOTEL (52 ROOMS)

ADDRESS: NORTH SIDE OF PLUM LANE, REDLANDS, CA 92374

CLIENT: AMAR PATEL
114 MONTERO,
IRVINE, CA 92618
TEL.: (949) 269-2333

SHEET TITLE: PROPOSED FOURTH FLOOR PLAN

KEY MAP:

SEAL/STAMP

JOB NO.	2210AR
DRAWN BY:	CL
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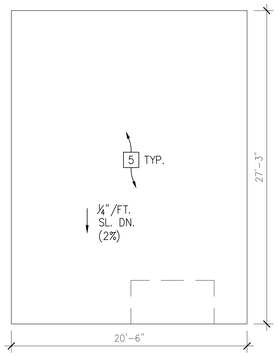
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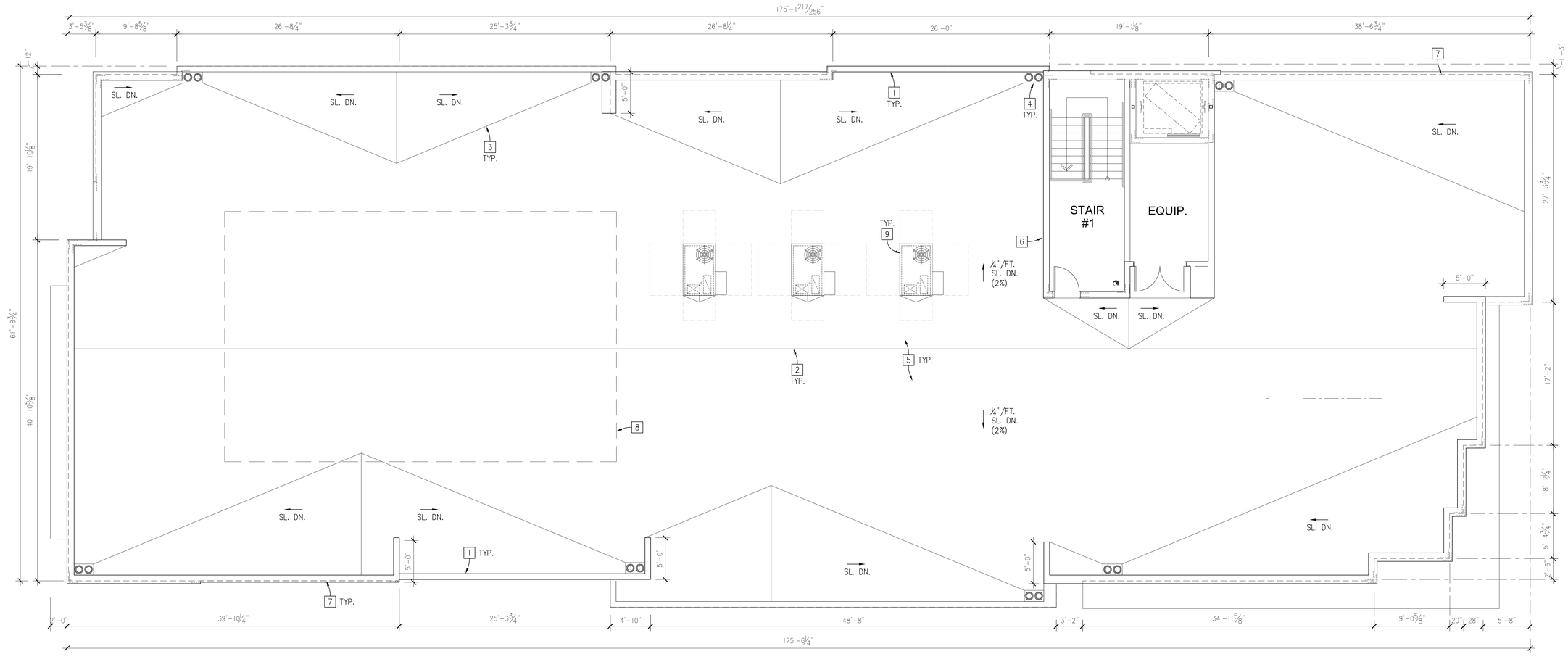
OF SHEETS

SHEET

Reference Notes

1. PARAPET WALL.
2. ROOF RIDGE.
3. ROOF CRICKET.
4. ROOF DRAIN & OVERFLOW.
5. BUILT-UP ROOF AT ¼" PER FOOT SLOPE TO DRAIN.
   FLINTLASTIC SA CAP FR COOLSTAR
   REF.: 0.71; AGED REF. (3 YEAR): 0.62
   EMI: 0.90; AGED EMI (3 YEAR): 0.90
   SRI: 87; AGED SRI (3 YEAR): 75
   CRRC 0668-0146
6. ACCESS STAIR TOWER.
7. DASH LINE INDICATE FACE OF WALL BELOW.
8. PROPOSED SOLAR ZONE (MIN. 15%)
   HOTEL TOWER
   TOTAL ROOF AREA = 8,933 S.F.
   REQUIRED SOLAR ZONE (MIN. 15%)
   = 8,933 S.F. x 0.15 = 1,340 S.F.
   PROVIDED AREA = 1,400 S.F.
9. PROPOSED ROOFTOP A/C CONDENSER UNIT.
10. EQUIPMENT ROOM.





NORTH

Proposed Roof Plan

SCALE: 3/16"=1'-0"

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
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PROJECT: NEW DEVELOPMENT OF 4-STORY HOTEL (52 ROOMS)
ADDRESS: NORTH SIDE OF PLUM LANE, REDLANDS, CA 92374
CLIENT: AMAR PATEL
114 MONTERO,
IRVINE, CA 92618
TEL.: (909) 269-2333

SHEET TITLE: PROPOSED ROOF PLAN

KEY MAP:

SEAL/STAMP

JOB NO.	2210AR
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	DESIGN REVISION	JUN 3, 2024

SHEET NO:

A2.05

OF SHEETS

SHEET

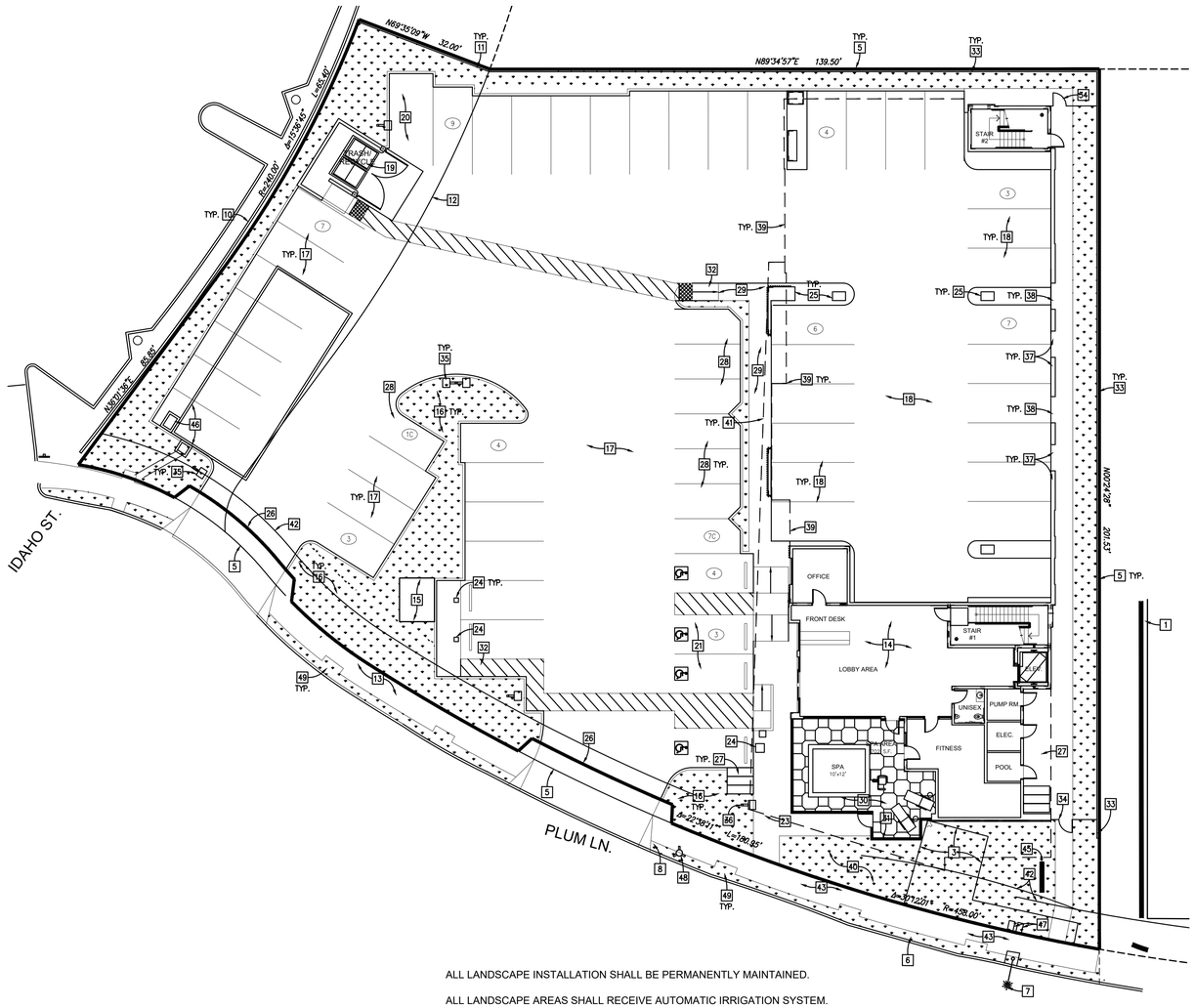
1

LANDSCAPE ARCHITECTURAL PLANS

FOR

NEW CONSTRUCTION OF 4-STORY BRANDED EXTENDED STAY HOTEL DEVELOPMENT (52 ROOMS)

NORTHEAST CORNER OF PLUM LANE AND IDAHO ST., REDLANDS, CA 91764



ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY OF REDLANDS DESIGN GUIDELINES, CODES AND REGULATIONS.

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

COMPLIANCE STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE WATER EFFICIENT LANDSCAPE REGULATIONS OF THE CITY OF REDLANDS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS, I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

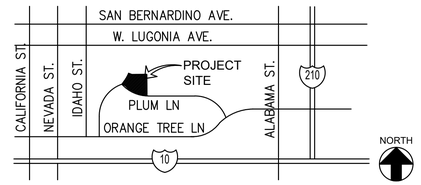
REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY — 2615 — SIGNATURE — 05-31-2025 — RENEWAL DATE — 06-01-2024 — DATE — STATE OF CALIFORNIA

Reference Notes

1. (E) COMMERCIAL BUILDING, NOT A PART.
2. (E) UNDERGROUND UTILITY, NOT A PART.
3. (E) UTILITY EASEMENT, SEE CIVIL PLAN.
4. (E) CENTER LINE OF STREET.
5. (E) PROPERTY LINE.
6. DEMO (E) 26'-0" DRIVEWAY APPROACH, SEE CIVIL PLAN.
7. (E) STREET LIGHT TO REMAIN.
8. (E) FIRE HYDRANT TO RELOCATE.
9. (E) METAL FENCE TO REMAIN, NOT A PART.
10. (E) CMU WALL TO REMAIN. NOT A PART
11. REMOVE & DISPOSE (E) METAL FENCE AND CMU BLOCK WALL.
12. (E) 32'-0" WIDE SIDEWALK EASEMENT VACATED, SEE CIVIL PLAN.
13. (E) CONC. PAVED SIDE WALK TO REMAIN.
14. PROPOSED NEW HOTEL BUILDING, SEE A2.01 FLOOR PLAN.
15. PROPOSED TRANSF. PAD (8'x10').
16. PROPOSED LANDSCAPE AREA.
17. PROPOSED ASPHALT PAVED DRIVEWAY & PARKING AREA.
18. PROPOSED CONC. PAVED DRIVEWAY & PARKING AT COVERED AREA.
19. PROPOSED TRASH ENCLOSURE PER CITY STD.
20. PROPOSED LOADING/UNLOADING (12'-0"x18'-0").
21. PROPOSED ADA PARKING & LOADING AT THREE LOCATIONS. 9'-0"x18'-0" PER CBC 2019 11B-502.2
22. PROPOSED METAL ENTRY CANOPY.
23. PROPOSED PATH OF TRAVEL CONNECTING FROM PUBLIC SIDEWALK TO ADA PARKING SPACE, TRASH ENCLOSURE, ENTRY DOOR, ADA PUBLIC RESTROOM AND ELEVATOR.
24. EV CHARGING STATION AT 4 LOCATIONS. 9'-0"x18'-0" PER CBC 2022 11B-812.6
25. PROPOSED BUILDING COLUMN.
26. PROPOSED PROPERTY LINE, SEE CIVIL PLAN.
27. PROPOSED BIKE PARKING/STORAGE AT 6 LOCATIONS. (5% LONG-TERM + 5% SHORT-TERM)
28. PROPOSED COMPACT PARKING, 8'-0" x 15'-0".
29. 4' WIDE POURED IN PLACE CONC. WALKWAY, SCORE EVERY 4' TO 6', BROOM-SWEPT FINISH.
30. PROPOSED SPA AND DECK.
31. 3'-0" HT. GLASS PANEL O/ 2'-0" HT. SPLIT FACE CMU GARDEN WALL W/ 3' EGRESS GLASS PANEL GATE.
32. PROPOSED CURB RAMP W/ TRUNCATED DOMES.
33. PROPOSED 6'-0" HT. SPLIT FACE CMU FENCE WALL, 1" AWAY FROM REAR AND SIDE PROPERTY LINE AND STOP AT 25'-0" BUILDING FRONT SETBACK. COLOR: BLACK 250 BY ORCO BLOCK & HARDSCAPE.
34. PROPOSED 6'-0" HT. W.I. SECURITY GATE W/ PANIC HARDWARE.
35. PROPOSED 16'-0" H. POLE MOUNTED PARKING LOT LIGHT WITH SHIELD.
36. PROPOSED 12'-0" H. POLE MOUNTED SIDEWALK LIGHT WITH SHIELD.
37. PROPOSED FULL HEIGHT EXTERIOR WALL.
38. PROPOSED OPENING, SEE BUILDING ELEVATIONS ON A3.01 & A3.02.
39. DASH LINE INDICATE FACE OF WALL ABOVE.
40. LIGHTEN DASH LINE INDICATE (E) CONC. PAVED SIDE WALK TO DEMO.
41. LONG DASH LINE INDICATE CANOPY ABOVE.
42. (E) SIDEWALK EASEMENT TO REMAIN, SEE CIVIL PLAN.
43. PROPOSED CONC. PAVED SIDE WALK TO MATCH (E).
44. RELOCATE (E) UTILITY, SEE CIVIL PLAN.
45. PROPOSED LOCATION FOR (E) UTILITY, SEE CIVIL PLAN.
46. PROPOSED UNDERGROUND STORM DRAIN, SEE CIVIL PLAN.
47. PROPOSED LOCATION FOR WATER METER, SEE CIVIL PLAN.
48. PROPOSED LOCATION FOR FIRE HYDRANT, SEE CIVIL PLAN.
49. PROPOSED STREET TREE AT 30'-0" O.C., SEE LANDSCAPE PLAN.

Vicinity Map

SCALE: N.T.S.



SHEET INDEX	
L-1	TITLE SHEET
L-2	PRELIMINARY LANDSCAPE PLAN

Landscape area = 5,349 s.f.

Project Description

NEW DEVELOPMENT OF 4-STORY 52 ROOMS EXTENDED STAY/ HOTEL, 57 ON-SITE PARKING SPACES (INCL. 3 HCP & 3 EV).
TOTAL BUILDING AREA IS 29,820 S.F.
HOTEL SIGNAGE UNDER SEPARATE APPLICATION.
HOURS OF OPERATION: 24x7
NUMBER OF EMPLOYEE: 6 EMPLOYEES (FULL & PART TIME)
3 @ DAY/2 @ NIGHT/1 GRAVE YARD SHIFT

Project Directory

DEVELOPER:
AMAR PATEL
114 MONTERO
IRVINE, CA 92618
TEL.: (909) 263-2333

ARCHITECT & CIVIL ENGINEER:
W&W LAND DESIGN CONSULTANTS INC.
WINSTON LIU P.E., TOM LAU, AIA
2335 W. FOOTHILL BLVD., SUITE 1
UPLAND, CA 91786
TEL.: (909) 608-7118
FAX.: (909) 946-1137

LANDSCAPE ARCHITECT:
PHIL MAY LANDSCAPE ARCHITECTURE
PHIL MAY
215 N 2ND AVE, SUITE C
UPLAND, CA 91786
TEL.: (909) 373-1959
FAX.: (909) 373-1958

Project Data

ADDRESS:	NORTHEAST CORNER OF PLUM LANE AND IDAHO ST., REDLANDS, CA 91764	
APN#:	0292-341-26-0000	
ZONING:	SP 25	
LAND USE:	OFFICE/INDUSTRIAL	
PROPOSED OCCUPANCY:	R-1	(HOTEL > 10 PERSON) 32,400 S.F.
	B	(OFFICE) 5,700 S.F.
(E) SITE AREA (GROSS):	33,866 S.F. (0.777 ACRE)	
SITE AREA (NET):	33,582 S.F. (0.771 ACRE)	
PROPOSED BUILDING:	29,820 S.F. (4-STORY)	
TYPE OF CONSTRUCTION:	VB (1/F TO 4/F)	
SPRINKLER:	FULLY SPRINKLERED (NFPA 13) (UNDER SEPARATE PERMIT)	
FIRE ALARM:	YES, (NFPA 72) (UNDER SEPARATE PERMIT)	
BUILDING HEIGHT:	43'-4" (4 STORY) T.O. MAIN ROOF 53'-4" T.O. STAIR TOWER	
PARKING AREA:	17,019 S.F. (AREA NOT UNDER BUILDING)	
PARKING AREA:	7,056 S.F. (AREA UNDER BUILDING)	
GROSS PARKING AREA:	24,075 S.F.	
REQUIRED PARKING LANDSCAPE:	7% + 30S.F. x 8 =1,685S.F.+30S.F.x8 =1,925 S.F.	
PROVIDED PARKING LANDSCAPE:	3,031 S.F./17,019 S.F. = 17.81% PROVIDED	
REQUIRED LANDSCAPE AREA (20% MAX.) = 6,716 S.F. MAX.	5,349 S.F./33,582 S.F.	= 15.93% PROVIDED
LOT COVERAGE (50% MAX.)	8,925 S.F. (BUILDING COVERED) 1,055 S.F. (CANOPY & 2/F DECK)	
	(8,925 + 1,055 S.F.)/33,582 S.F.	= 29.72%

NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

REVISIONS	BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton, CA 92831
Phone:(909) 373-1959
pmay@philmaydesign.com
www.philmaydesign.com

TITLE SHEET

STAY HOTEL
NORTHEAST CORNER OF
PLUM LANE & IDAHO ST.
REDLANDS, CA 91764

DRAWN R.S.
CHECKED R.S.
DATE 06-01-2024

L-1

OF 2 SHEETS

JOB NO. 22116

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Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo)		56.4	Redlands				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Low water use plants	0.2	Drip	0.81	0.247	3,889	960.25	33,578
2) Medium water use	0.4	Overhead Spray	0.75	0.533	1,360	725.33	25,363
							0
							0
							0
			Totals		5,249	1,685.58	58,941
Special Landscape Areas (SLA): Recycled Water							
				1	0	0	0
				1	0	0	0
				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**58,941**
						Maximum Allowed Water Allowance (MAWA)	**82,596**

Plant Water Use Type	Plant Factor	method	Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landspape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1,686
Total Area	5,249
Average ETAF	**0.32**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

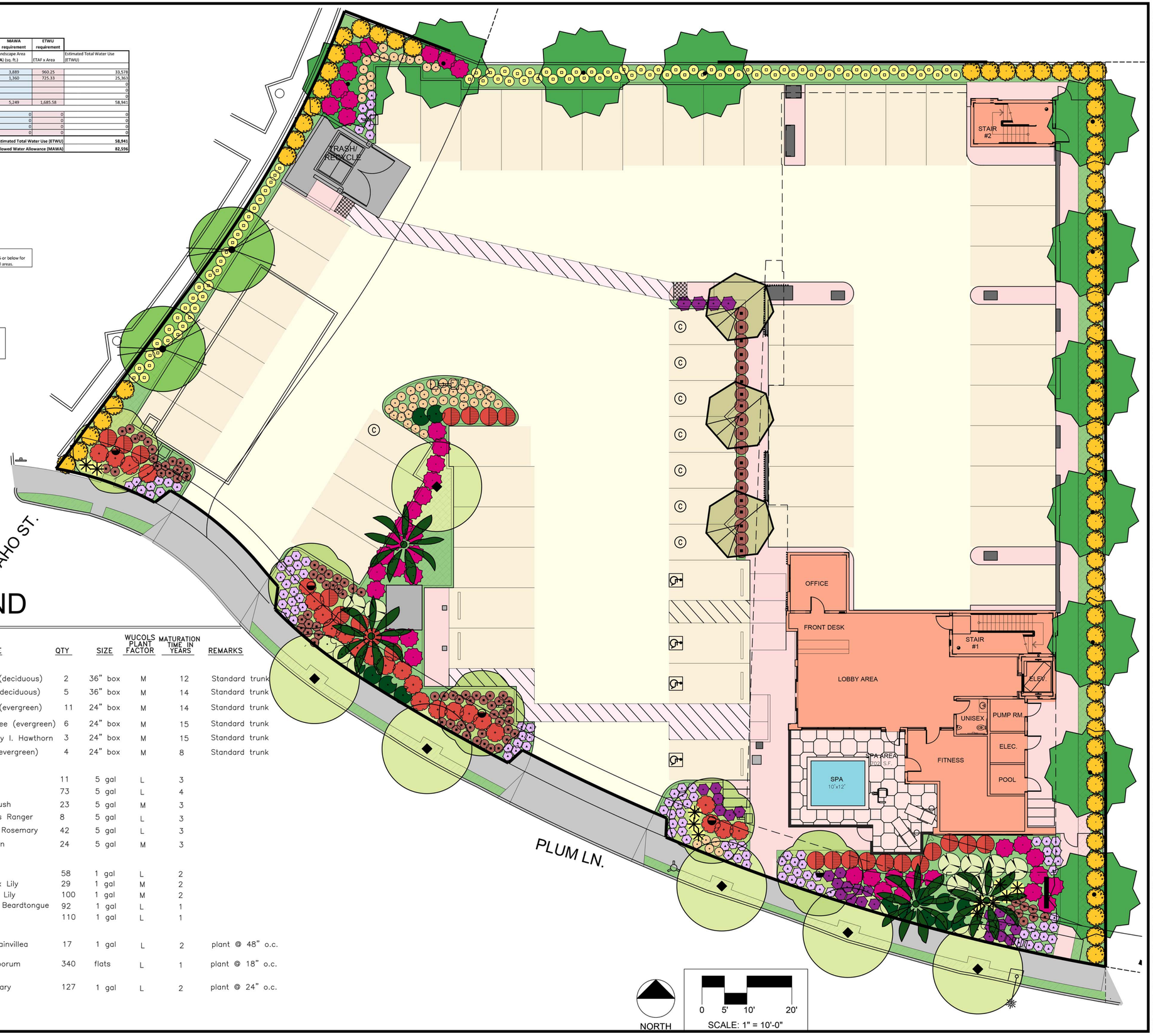
All Landscape Areas

Total ETAF x Area	1,686
Total Area	5,249

TREE CALCULATIONS

EVERGREEN TREES PROVIDED = 22 (73%)

36" BOX TREES PROVIDED = 8 (27%)



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS PLANT FACTOR	MATURATION TIME IN YEARS	REMARKS
	TREES						
	Cercis o. 'Forest Pansy'	Forest Pansy (deciduous)	2	36" box	M	12	Standard trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle (deciduous)	5	36" box	M	14	Standard trunk
	Lophostemon confertus	Brisbane box (evergreen)	11	24" box	M	14	Standard trunk
	Hymenosporum flavum	Sweetshade Tree (evergreen)	6	24" box	M	15	Standard trunk
	Raphiolepis 'Majestic Beauty'	Majestic Beauty I. Hawthorn	3	24" box	M	15	Standard trunk
	Syagrus romanzoffianum	Queen Palm (evergreen)	4	24" box	M	8	Standard trunk
	SHRUBS						
	Agave attenuata	Foxtail Agave	11	5 gal	L	3	
	Ligustrum j.'Texanum'	Texas Privet	73	5 gal	L	4	
	Callistemon 'Little John'	Dwarf Bottlebrush	23	5 gal	M	3	
	Leucophyllum f. 'Compacta'	Compact Texas Ranger	8	5 gal	L	3	
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	42	5 gal	L	3	
	Raphiolepis indica 'Jack Evans'	Indian Hawthorn	24	5 gal	M	3	
	PERENNIALS						
	Aloe striata	Coral Aloe	58	1 gal	L	2	
	Dianella t. 'Variegata'	Variegated Flax Lily	29	1 gal	M	2	
	Dianella r. 'Little Rev'	Little Rev Flax Lily	100	1 gal	M	2	
	Penstemon h.'Margarita BOP'	Margarita Bop Beardtongue	92	1 gal	L	1	
	Sesleria autumnalis	Moor Grass	110	1 gal	L	1	
	GROUNDCOVER						
	Bougainvillea 'Rosenka'	Rosenka Bougainvillea	17	1 gal	L	2	plant @ 48" o.c.
	Myoporum parvifolium	Prostrate Myoporum	340	flats	L	1	plant @ 18" o.c.
	Rosmarinus o. 'Prostratus'	Trailing Rosemary	127	1 gal	L	2	plant @ 24" o.c.

REVISIONS	BY

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REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3114
SIGNATURE
05-31-2025
RENEWAL DATE
06-01-2024
DATE
STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

STAY HOTEL
NORTHEAST CORNER OF
PLUM LANE & IDAHO ST.
REDLANDS, CA 91764

DRAWN R.S.
CHECKED R.S.
DATE 06-01-2024

L-2

OF 2 SHEETS

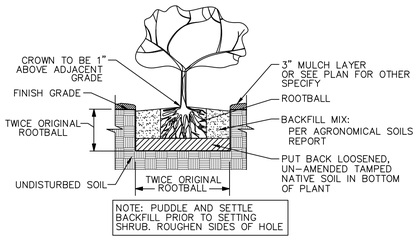
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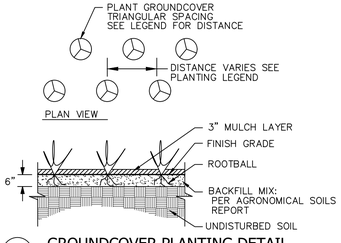
MULCH INSTALLATION

After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

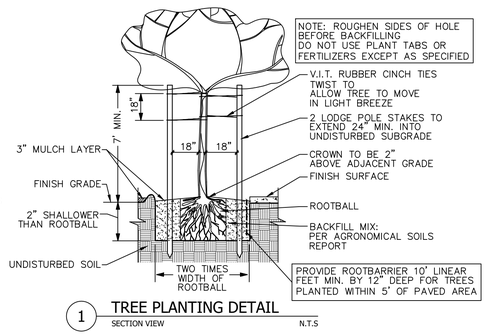
NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.



2 SHRUB PLANTING DETAIL
SECTION VIEW N.T.S



3 GROUNDCOVER PLANTING DETAIL
SECTION VIEW N.T.S



1 TREE PLANTING DETAIL
SECTION VIEW N.T.S

Linear Style Planting with DeepRoot Barriers

Determine the correct number of panels to be used. Depending upon the actual planting plan and the number of trees involved the length of linear barrier will vary, but as a general rule of thumb take the anticipated mature canopy diameter of the tree and add 2 feet (61cm). This will be the number of feet necessary for a Linear style planting application. (See chart below.)

A. Dig the trench to the depth based upon the particular barrier chosen.

B. Install the barrier. When using DeepRoot Linear Barriers simply pull the appropriate number of panels out of the box (they come preassembled) and separate the joiner at the correct length. When installing DeepRoot Universal Barriers in a linear fashion you will need to join the appropriate number of panels together.

C. Next place the barrier in the trench with the vertical ribs facing toward the tree and align in a straight fashion. It is helpful to place the barrier against the hardscape. Use the hardscape as a guide and backfill against the barriers to promote a clean smooth fit to the hardscape. Be sure to keep the barrier's double top edge at least 1/2" (13mm) above grade to ensure roots do not grow over the top.

D. Plant the tree(s). The Linear style offers a more expansive rooting growth area, however adverse soil and drainage conditions may exist in the actual planting area. Take steps to ensure healthy growth of the tree at planting. Consult with a local Arborist for planting tips and recommendations.

E. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which is placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents.

For additional information please consult the 16 page DeepRoot Product Selection and Installation Guidelines.

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with difficult drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

For a simple formula to determine the quantity of panels required for a Linear application use:

Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

As little as one side of the tree may need barrier for root direction as there may be no hardscape elsewhere requiring protection.

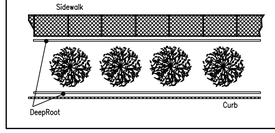
For One Side of Tree: Expected Tree Canopy at Maturity	Number of Feet of Linear Barrier (LB 12 or LB 18)	Optional Universal Barrier (UB) in number of Panels
12' (3.6m) Diameter +2' (61cm) =	14' (4.2m)	7 Panels
18' (5.5m) Diameter +2' (61cm) =	20' (6.1m)	10 Panels
24' (7.3m) Diameter +2' (61cm) =	26' (7.9m)	13 Panels

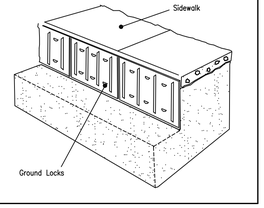
Note: Linear Barriers (LB 12-2 and LB 18-2) are packaged in 2' (61cm) long panels with pre-attached flexible joiners ready to pull out of the carton and install in one continuous line of up to:

LB 12-2	80' (24 m) per Carton
LB 18-2	52' (16 m) per Carton

Line can be separated at any two foot interval.

NOTE: ROOT BARRIERS SHALL BE 12" DEEP MAX. & LINEAR APPLICATION ONLY.





PLANTING NOTES

1. Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
2. The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
3. The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
4. The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flatted groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
5. The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
6. Contractor shall follow the soil's report recommendations, notes and shall uniformly broadcast amendments over planting areas only. See Report on Sheet L-4.
7. The planting pits for trees shall be dug twice the diameter of the root ball and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice the original root ball width, and one-and-a-half times as deep as the rootball. Planting pits for groundcovers shall be dug one-and-a-half times the original root ball size in all directions.
8. Provide root barriers to all new trees planted within five(5) feet of paved areas. The root barrier shall be installed per manufacture specifications. For trees planted in square or circular tree wells; the root barrier shall be install around entire perimeter edge of the well planter.
9. Provide jute netting on all slopes 4:1 or greater.
10. The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
11. The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthful appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan."

Phil May 03-01-2022

Phil May, Landscape Architect Date

NORTH

0 5' 10' 20'

SCALE: 1/10" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY JR. 5101
SIGNATURE
05-31-25
RENEWAL DATE
06-28-2023
DATE
STATE OF CALIFORNIA

PLANTING PLAN

STAY HOTEL
NORTHEAST CORNER OF
PLUM LANE & IDAHO ST.
REDLANDS, CA 91764

DRAWN R.S.
CHECKED R.S.
DATE 10-06-2022

L-3
OF 2 SHEETS

JOB NO. 22116

NOTES

1. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
2. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
3. An irrigation audit report shall be completed at the time of final inspection.
4. At the time of final inspection, the permit applicant must provide the owner property with a certificate of completion of installation, irrigation schedule of landscape and irrigation maintenance."
5. "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet or permeable area shall be incorporated to a depth of six inches into the soil."

IRRIGATION NOTES

1. It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
2. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
3. The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
4. The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
5. The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 7.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
6. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
7. Trenching within the dripline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1–1/2" in diameter and larger. Where roots 1–1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
8. All purple Main line piping, lateral line piping, and control wires under paving shall be installed in Purple Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
9. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
10. The Contractor shall flush and adjust all sprinkler heads, drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walks, streets, walls, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
11. All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. Drip tubing shall be installed in parallel rows (wherever possible) 18" apart on top the finish grade (unless stated otherwise on plan OR irrigation legend) and covered with 3" of specify groundcover material– see planting plan. Emitter around tight curves). In steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the circuit's major low points (verify in field). Install flush valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply line and exhaust manifolds where indicated on the plans.
13. All remote control valves, gate valves, flush valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Carson, Amtec, or approved equal, and shall be marked "G.V." for gate valves, "R.C.V." for remote control valves, etc. Provide expansion coils at each wire connection in valve box as per details.
14. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes. Final location of the backflow preventer and automatic controller shall be approved by the Owner.
15. 120 VAC electrical power source at controller location shall be provided by Electrician or General Contractor. The Contractor shall make the final connection from the electrical source to the controller.
16. Pressure test Mainline at 150 PSI per three(3) hours constant.
17. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARD UNIFORM BUILDING CODE.

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Phil May 03-01-2022

Phil May, Landscape Architect Date

Irrigation Schedule (Establishment Period)

Water Pressure at meter or at pressure reducer **79 PSI**

Irrigation Controller Brand **HUNTER**

Valve No.	Hydrozone type- high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons =(GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	HIGH	SPRAY	42	15	11.25	7	4
2	LOW	DRIP	.60	35	.35	7	4
3	HIGH	SPRAY	42	15	11.25	7	4
4	LOW	DRIP	.60	35	.35	7	4

Irrigation Schedule (Established - Mature Planting)

Water Pressure at meter or at pressure reducer **79 PSI**

Irrigation Controller Brand **HUNTER**

Valve No.	Hydrozone type- high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons =(GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	HIGH	SPRAY	42	15	11.25	4	2
2	LOW	DRIP	.60	35	.35	4	2
3	HIGH	SPRAY	42	15	11.25	4	2
4	LOW	DRIP	.60	35	.35	4	2

NOTE: SEE SHEET L-4 FOR IRRIGATION DETAILS

NORTH

0 5' 10' 20'

SCALE: 1/10" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT Phil S. May JOHN 2504 SIGNATURE 05-31-25 RENEWAL DATE 06-28-2023 DATE STATE OF CALIFORNIA

IRRIGATION PLAN

STAY HOTEL
NORTHEAST CORNER OF
PLUM LANE & IDAHO ST.
REDLANDS, CA 91764

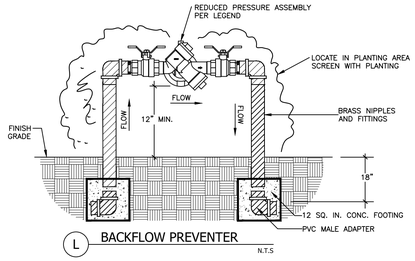
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DATE 10-06-2022

L-4

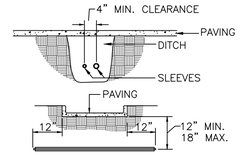
OF 2 SHEETS

JOB NO. 22116

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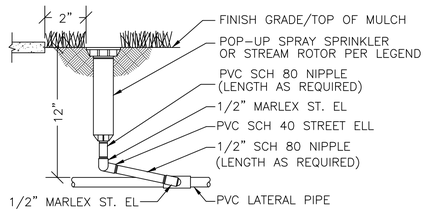


L BACKFLOW PREVENTER
N.T.S

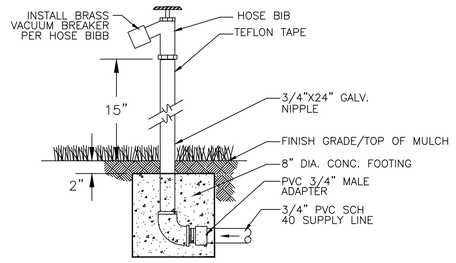


NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. SLEEVES TO BE AT LEAST TWICE THE LINE SIZE.
3. MECHANICALLY TAMP TO 90% COMPACTION.

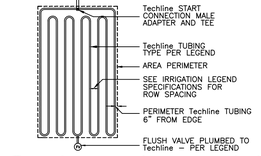
G SLEEVES
N.T.S



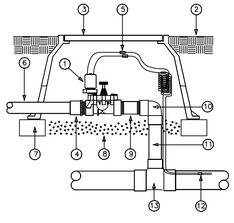
A POP-UP DETAIL
N.T.S



E HOSE BIBB
N.T.S



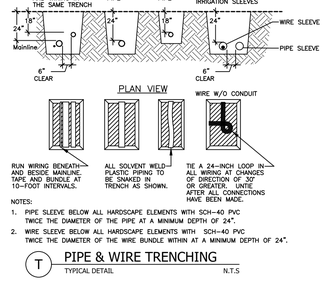
H TECHLINE DRIP (END FEED LAYOUT)
ON-SURFACE INSTALLATION N.T.S



1. INLINE CONTROL VALVE PER LEGEND
2. FINISH GRADE
3. VALVE BOX (HEIGHT ABOVE GRADE AS REQUIRED)
4. PVC MALE ADAPTER
5. WATERPROOF WIRE CONNECTORS
6. PVC LATERAL LINE-ANGLE TO PROPER DEPTH WITH 45O ELLS
7. COMMON RED BRICK (4 REQUIRED)
8. PEA GRAVEL-12" DEEP
9. PVC SCHEDULE 80 NIPPLE (6" LONG)
10. PVC SCHEDULE 40 S X T ELL
11. PVC SCHEDULE 80 PIPE
12. COMMON AND CONTROL WIRES TO CONTROLLER LOCATION
13. PRESSURE MAIN LINE PIPING WITH MAIN LINE FITTING (DEPTH AS REQUIRED)

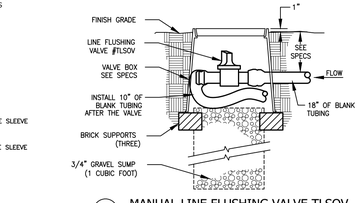
NOTE: REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION AND ADJUSTMENT INFORMATION.

I REMOTE CONTROL VALVE
N.T.S

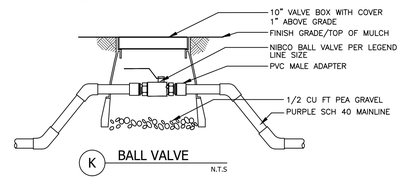


NOTES:
1. PIPE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH-40 PVC TWICE THE DIAMETER OF THE PIPE AT A MINIMUM DEPTH OF 24".
2. WIRE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH-40 PVC TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN AT A MINIMUM DEPTH OF 24".

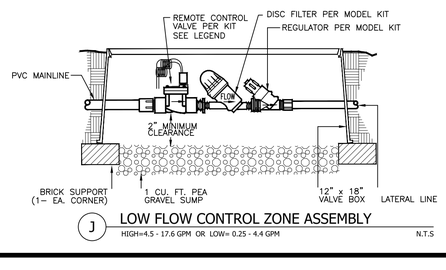
T PIPE & WIRE TRENCHING
TYPICAL DETAIL N.T.S



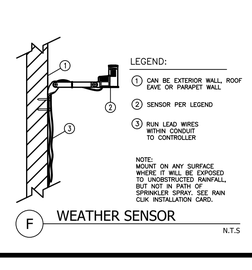
C MANUAL LINE FLUSHING VALVE TLSOV
(PLUMBED TO POLY) N.T.S



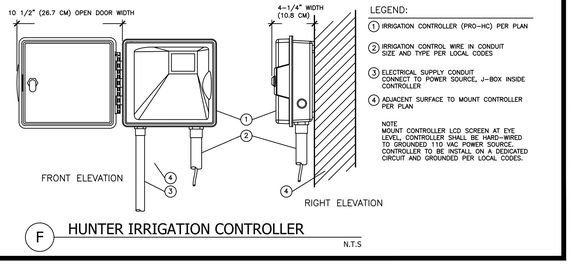
K BALL VALVE
N.T.S



J LOW FLOW CONTROL ZONE ASSEMBLY
HIGH=4.5 - 17.6 GPM OR LOW= 0.25 - 4.4 GPM N.T.S



F WEATHER SENSOR
N.T.S



F HUNTER IRRIGATION CONTROLLER
N.T.S

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REVISIONS	BY

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www.philmaydesign.com

PHILIP S. MAY 5101
REGISTERED LANDSCAPE ARCHITECT
SIGNATURE
05-31-25
RENEWAL DATE
06-28-2023
DATE
STATE OF CALIFORNIA

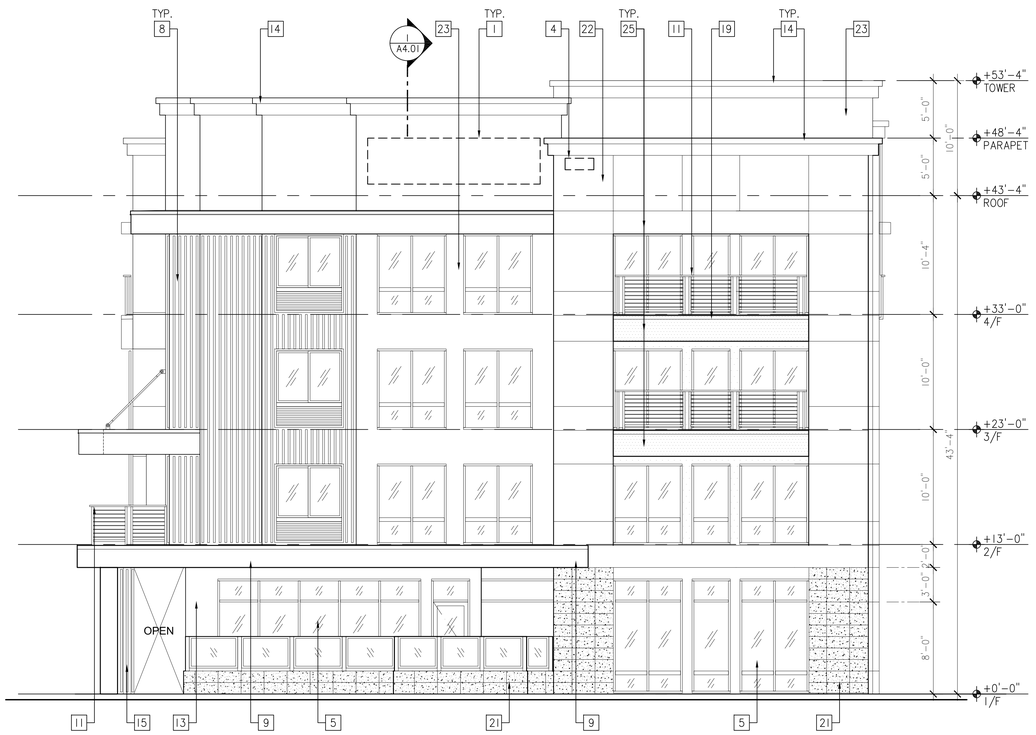
IRRIGATION DETAILS

STAY HOTEL
NORTHEAST CORNER OF
PLUM LANE & IDAHO ST.
REDLANDS, CA 91764

DRAWN
R.S.
CHECKED
R.S.
DATE
10-06-2022

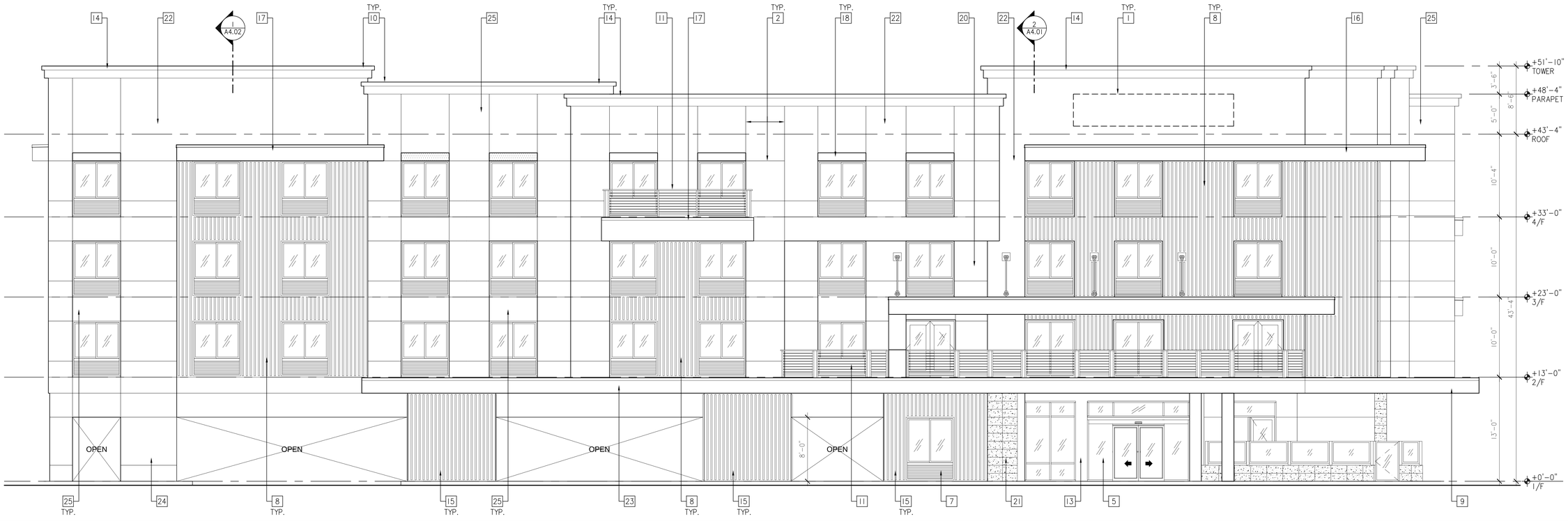
L-5
OF 2 SHEETS

JOB NO.
22116



2 Proposed South Elevation

SCALE: 3/16"=1'-0"



1 Proposed West Elevation

SCALE: 3/16"=1'-0"

Legend

- SMOOTH STUCCO W/ PAINTED FINISH, COLOR: PPG 1005-1 DUSKY DAWN
- SMOOTH STUCCO W/ PAINTED FINISH, COLOR: PPG 1097-4 DUSTY TRAIL
- SMOOTH STUCCO W/ PAINTED FINISH, COLOR: PPG 1065-7 CEDAR CHEST
- SMOOTH STUCCO W/ PAINTED FINISH, COLOR: PPG 1004-6 PHANTON HUE
- INSULFOAM MOLDING W/ STUCCO COATING PAINT FIN. COLOR: PPG 1013-7 NAPOLEON.
- ALUM. BATTEN SYSTEM BY KNOTWOOD O/ EXT. WALL. 2"X2" W/ 4" SPACING. COLOR: LIGHT OAK
- ALUM. BATTEN SYSTEM BY KNOTWOOD O/ EXT. WALL. 2"X2" W/ 4" SPACING. COLOR: WESTERN RED CEDAR
- STONE VENEER BY CORONADO STONE SERIES: CLASSIC, STYLE: FRENCH LIMESTONE COLOR: BLACK FOREST

Reference Notes

1. SIGNAGE UNDER SEPARATE PERMIT BY OTHERS.
2. 1" REVEAL CHANNEL (PCS-75-100) BY FRY REGLET W/ PAINT FINISH TO MATCH ADJ. WALL.
3. 2" REVEAL CHANNEL BY FRY REGLET W/ PAINT FINISH TO MATCH ADJ. WALL.
4. ADDRESS NUMBER PER FIRE DEPT REQUIREMENTS.
5. ALUM. STOREFRONT SYSTEM W/ TINTED GREEN REFLECTIVE DUAL GLAZING WITH CLEAR ANODIZED FRAME.
6. ALUM. WINDOW SYSTEM W/ TINTED GREEN REFLECTIVE DUAL GLAZING WITH CLEAR ANODIZED FRAME.
7. ALUM. WINDOW W/ METAL A/C LOUVER, TYP. COLOR TO MATCH WINDOW FRAME.
8. ALUM. BATTEN SYSTEM BY KNOTWOOD O/ EXTERIOR WALL. 2"X2" W/ 4" SPACING. COLOR: LIGHT OAK
9. STEEL CANOPY W/ PAINT FINISH, COLOR: PPG 1004-6 PHANTOM HUE
10. METAL COPING W/ COLOR TO MATCH ADJ. MOLDING COLOR.
11. STEEL RAIING W/ PRIME & PAINTED FINISH. COLOR: PPG 1013-7 NAPOLEON
12. EXT. METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL.
13. ALUM. CLADDING, COLOR & FINISH TO MATCH ADJ. STOREFRONT.
14. 18" INSULFOAM CORNICE W/ STUCCO COATING & PAINT FINISH, COLOR: PPG 1013-7 NAPOLEON
15. ALUM. BATTEN SYSTEM BY KNOTWOOD O/ EXTERIOR WALL. 2"X2" W/ 4" SPACING. COLOR: WESTERN RED CEDAR
16. 36" FUR-OUT CANOPY W/ STUCCO & PAINTED FINISH, COLOR: PPG 1013-7 NAPOLEON
17. 24" FUR-OUT CANOPY W/ STUCCO & PAINTED FINISH, COLOR: PPG 1004-6 PHANTOM HUE
18. 12" FUR-OUT CANOPY W/ STUCCO & PAINT FINISH, COLOR: PPG 1004-6 PHANTOM HUE
19. 12" FUR-OUT BALCONY W/ 42" HT. MTL. RAILING. COLOR: PPG 1004-6 PHANTOM HUE
20. WALL MOUNTED STEEL RAILING W/ PAINT FINISH. COLOR: PPG 1013-7 NAPOLEON
21. STONE VENEER BY CORONADO STONE PRODUCT OR MATCH EQ. SERIES: CLASSIC, FRENCH LIMESTONE, COLOR: BLACK FOREST
22. SMOOTH FINISHED STUCCO BY LA HABRA W/ PAINT FINISH OR APPROVED EQ., COLOR: PPG 1005-1 DUSKY DAWN
23. SMOOTH FINISHED STUCCO BY LA HABRA W/ PAINT FINISH OR APPROVED EQ., COLOR: PPG 1004-6 PHANTOM HUE
24. SMOOTH FINISHED STUCCO BY LA HABRA W/ PAINT FINISH OR APPROVED EQ., COLOR: PPG 1097-4 DUSTY TRAIL
25. SMOOTH FINISHED STUCCO BY LA HABRA W/ PAINT FINISH OR APPROVED EQ., COLOR: PPG 1065-7 CEDAR CHEST

W&W LAND DESIGN CONSULTANTS INC.
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PROJECT: NEW DEVELOPMENT OF 4-STORY HOTEL (52 ROOMS)
ADDRESS: NORTH SIDE OF PLUM LANE, REDLANDS, CA 92374
CLIENT: AMAR PATEL
114 MONTERO,
IRVINE, CA 92618
TEL.: (949) 293-2333

SHEET TITLE:
PROPOSED BUILDING ELEVATIONS (SOUTH & WEST)

KEY MAP:

SEAL/STAMP

JOB NO.	2210AR
DRAWN BY:	CL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

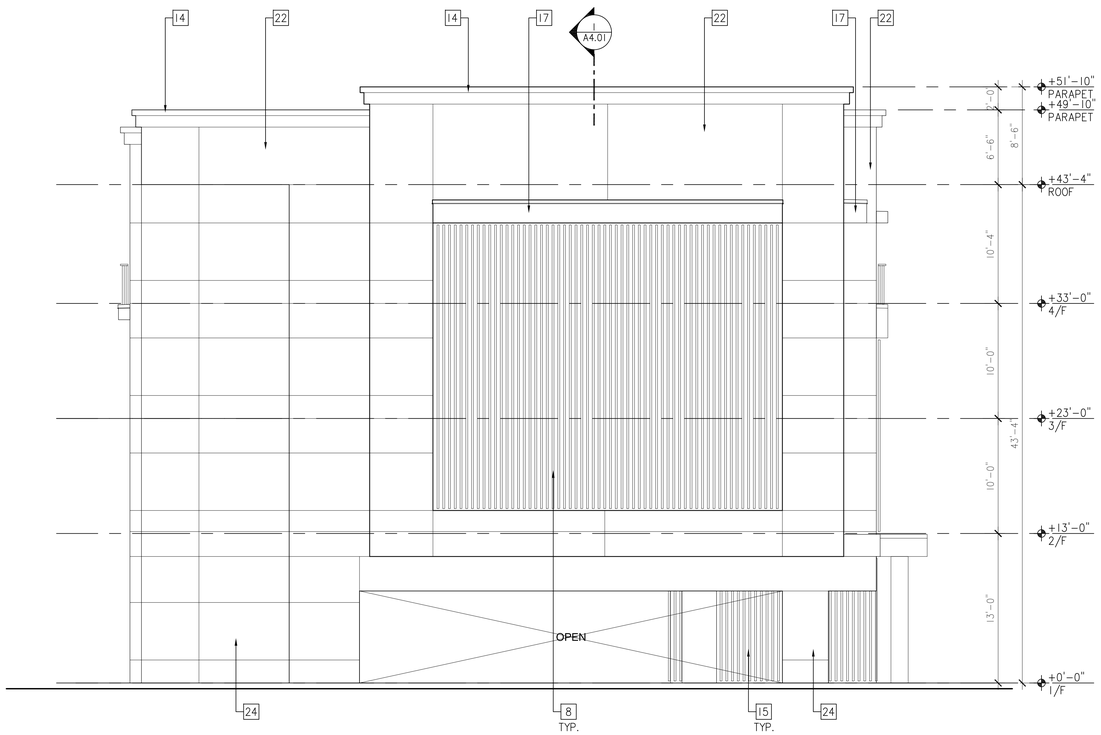
REVISIONS

	COMMISSION REVIEW PLANNING SUBMITTAL	OCT 19, 2022
	OWNER REVIEW	FEB 20, 2023
1	PLANNING RE-SUBMITTAL	MAR 28, 2023
2	PLANNING RE-SUBMITTAL	JUL 11, 2023
3	PLANNING RE-SUBMITTAL	OCT 2, 2023
	OWNER REVISION	MAY 9, 2024
	PLANNING RE-SUBMITTAL	MAY 14, 2024
	OWNER MEETING	MAY 28, 2024
	DESIGN REVISION	JUN 3, 2024

SHEET NO:

A3.01

SHEET OF SHEETS



2 Proposed North Elevation

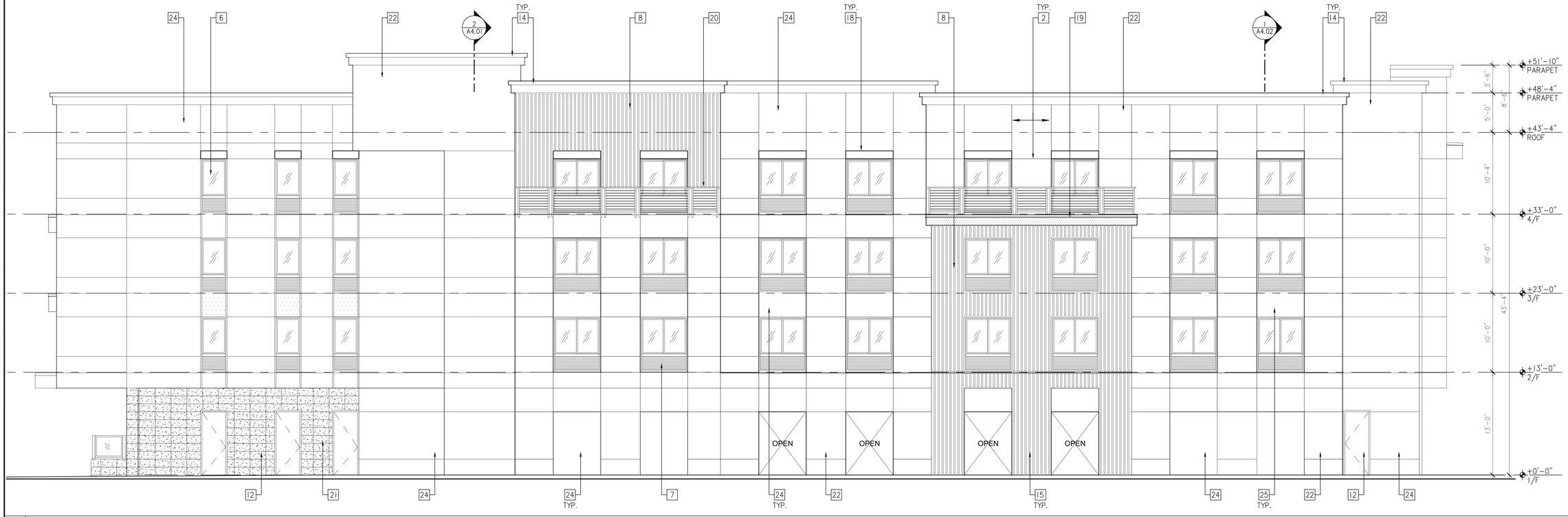
SCALE: 3/16"=1'-0"

Legend

- SMOOTH STUCCO W/ PAINTED FINISH, COLOR: PPG 1005-1 DUSKY DAWN
- SMOOTH STUCCO W/ PAINTED FINISH, COLOR: PPG 1097-4 DUSTY TRAIL
- SMOOTH STUCCO W/ PAINTED FINISH, COLOR: PPG 1065-7 CEDAR CHEST
- SMOOTH STUCCO W/ PAINTED FINISH, COLOR: PPG 1004-6 PHANTON HUE
- INSULFOAM MOLDING W/ STUCCO COATING PAINT FIN. COLOR: PPG 1013-7 NAPOLEON.
- ALUM. BATTEN SYSTEM BY KNOTWOOD O/ EXT. WALL. 2"X2" W/ 4" SPACING. COLOR: LIGHT OAK
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Reference Notes

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3. 2" REVEAL CHANNEL BY FRY REGLET W/ PAINT FINISH TO MATCH ADJ. WALL.
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25. SMOOTH FINISHED STUCCO BY LA HABRA W/ PAINT FINISH OR APPROVED EQ., COLOR: PPG 1065-7 CEDAR CHEST



1 Proposed East Elevation

SCALE: 3/16"=1'-0"

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PHONE: (909) 608-7118 FAX: (909) 946-1137

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PROJECT: NEW DEVELOPMENT OF 4-STORY HOTEL (52 ROOMS)
ADDRESS: NORTH SIDE OF PLUM LANE, REDLANDS, CA 92374
CLIENT: AMAR PATEL
114 MONTERO,
IRVINE, CA 92618
TEL.: (909) 260-2333

SHEET TITLE:
PROPOSED BUILDING ELEVATIONS (NORTH & EAST)

KEY MAP:

SEAL/STAMP

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JOB NO.	2210AR
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CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

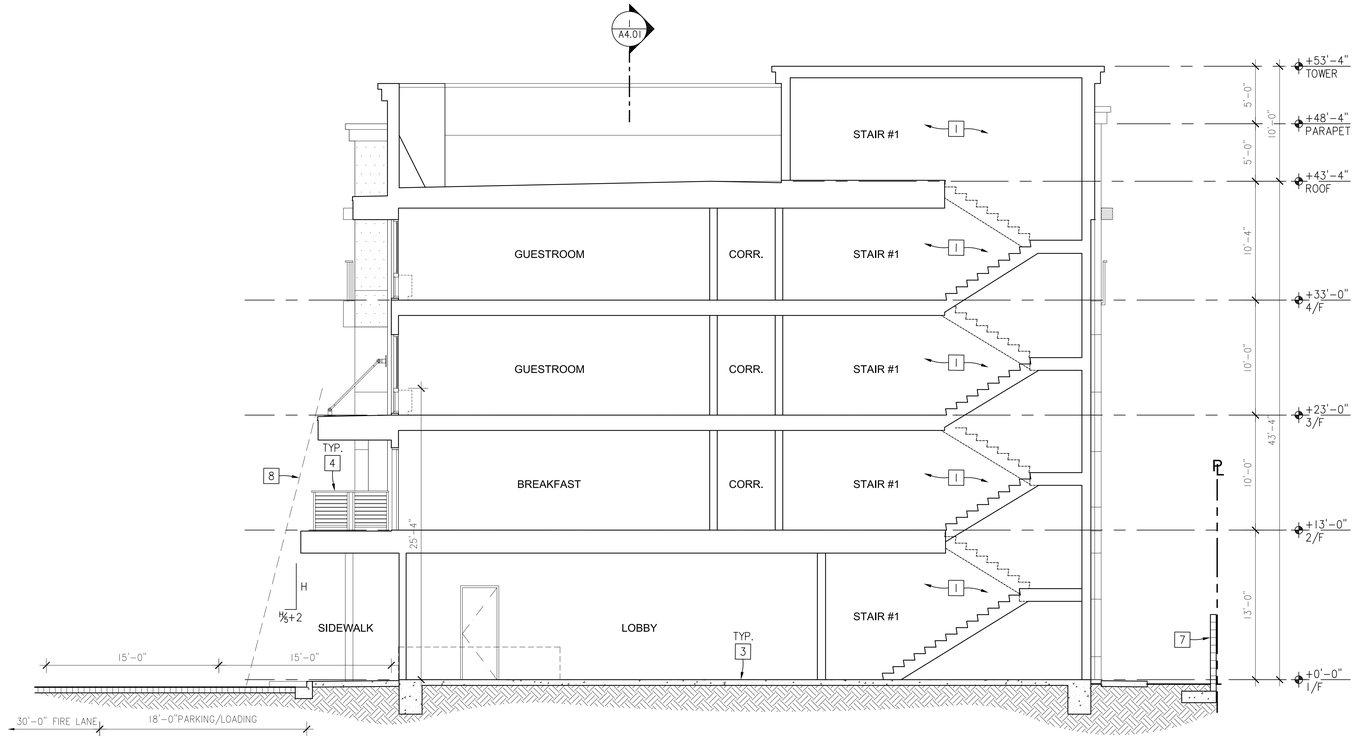
REVISIONS

	COMMISSION REVIEW PLANNING SUBMITTAL	OCT 19, 2022
	OWNER REVIEW	FEB 20, 2023
1	PLANNING RE-SUBMITTAL	MAR 28, 2023
2	PLANNING RE-SUBMITTAL	JUL 11, 2023
3	PLANNING RE-SUBMITTAL	OCT 2, 2023
	OWNER REVISION	MAY 9, 2024
	PLANNING RE-SUBMITTAL	MAY 14, 2024
	OWNER MEETING	MAY 28, 2024
	DESIGN REVISION	JUN 3, 2024

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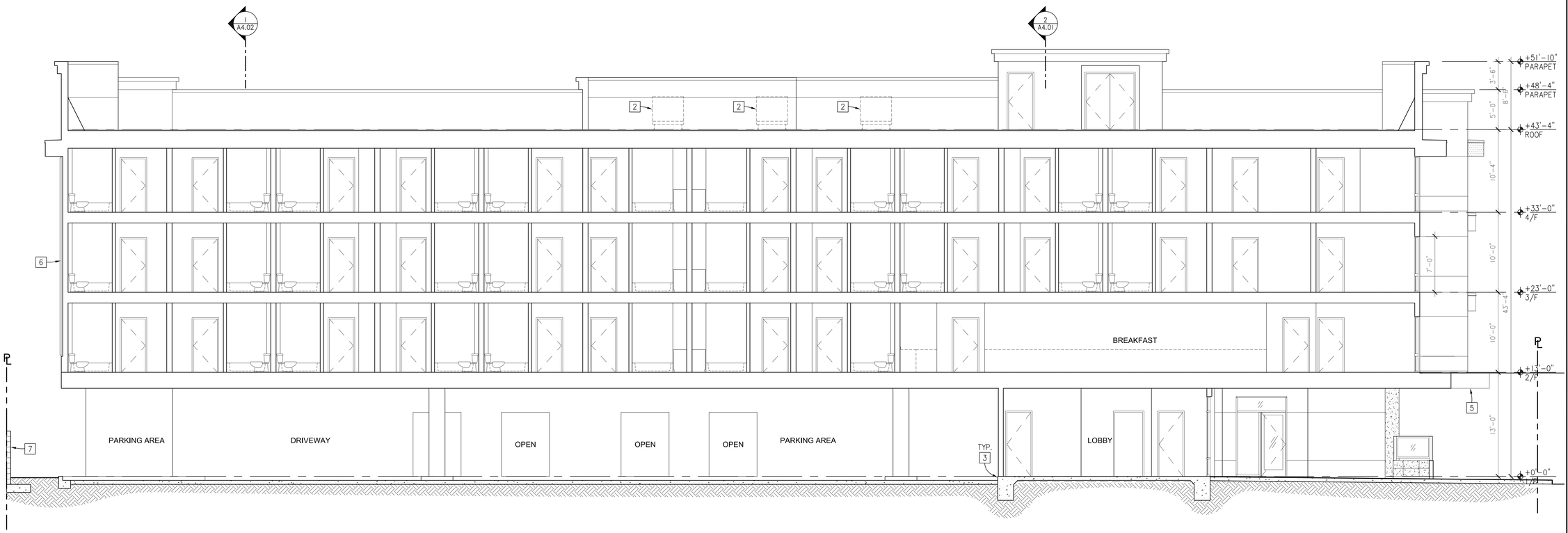
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SHEET OF SHEETS



2 Section 'B'

SCALE: 3/16"=1'-0"



1 Section 'A'

SCALE: 3/16"=1'-0"

Reference Notes

1. 2 HR RATED STAIR.
2. ROOFTOP EQUIPMENT.
3. CONC. SLAP & FOOTING.
4. METAL GUARD RAIL.
5. STEEL CANOPY.
6. ALUM. CLADDING.
7. 6'-0" HT. CMU FENCE WALL.
8. DASH LINE INDICATE CLIMBING ANGLE UP TO 3/F EGRESS WINDOW SHILL AT H:H/5+2 RATIO.

W&W LAND DESIGN CONSULTANTS INC.
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ADDRESS: NORTH SIDE OF PLUM LANE, REDLANDS, CA 92374

CLIENT: AMAR PATEL
114 MONTERO,
IRVINE, CA 92618
TEL.: (949) 269-2333

PROPOSED BUILDING SECTIONS

SHEET TITLE:

KEY MAP:

SEAL/STAMP

JOB NO.	2210AR
DRAWN BY:	CL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

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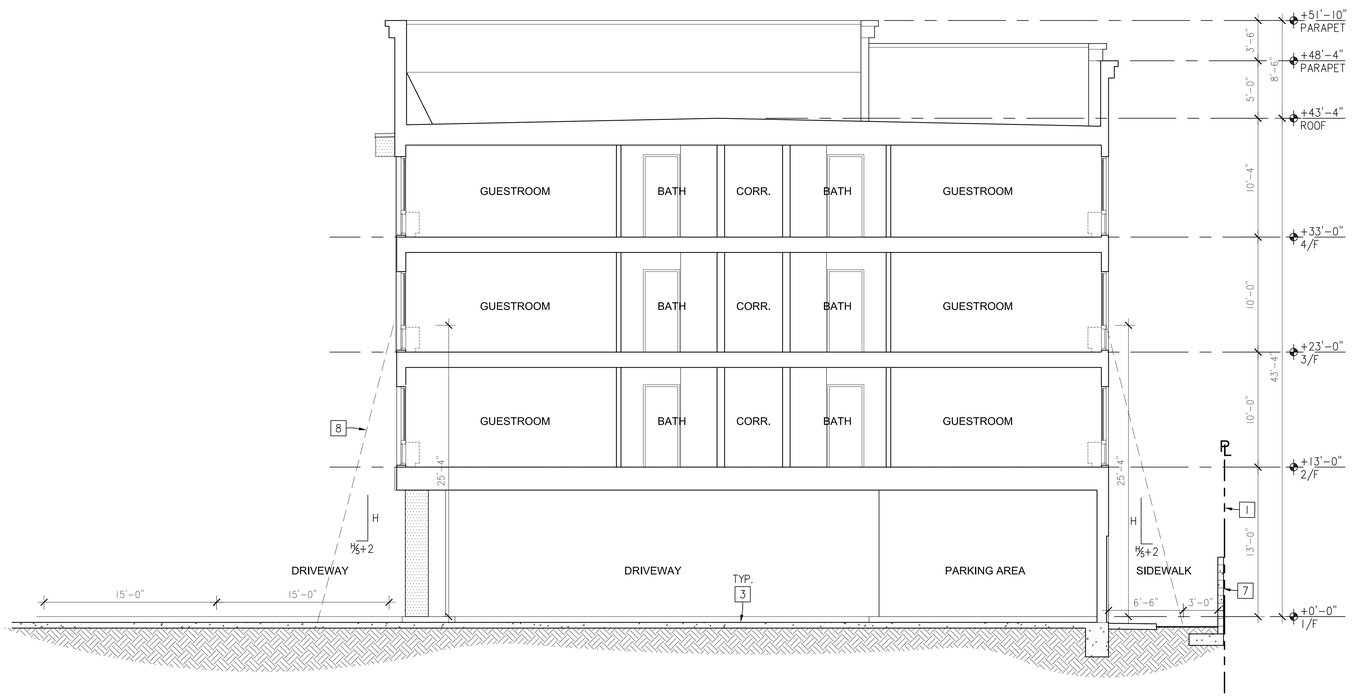
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SHEET NO:

A4.01

OF SHEETS

SHEET

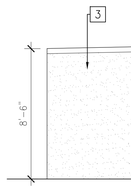


1 Section 'C'

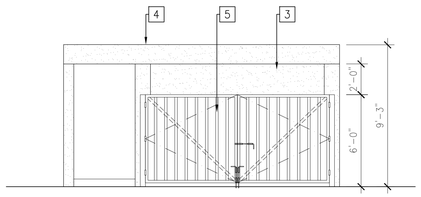
SCALE: 3/16"=1'-0"

Reference Notes

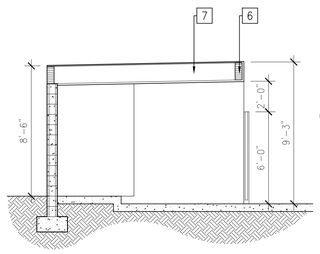
1. (E) PROPERTY LINE.
2. ROOFTOP EQUIPMENT.
3. CONC. SLAP & FOOTING.
4. METAL GUARD RAIL.
5. STEEL CANOPY.
6. ALUM. CLADDING.
7. 6'-0" HT. CMU FENCE WALL.
8. DASH LINE INDICATE CLIMBING ANGLE UP TO 3/F EGRESS WINDOW SHILL AT H:H/5+2 RATIO.



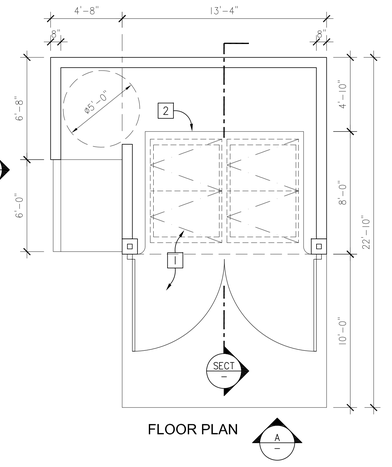
ELEVATION 'B'



ELEVATION 'A'



SECTION

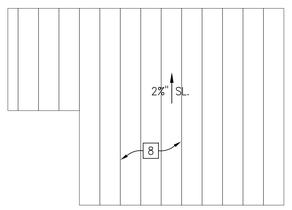


FLOOR PLAN

A

REFERENCE NOTES

1. 6" CONC. SLAB.
2. 6" CONC. CURB.
3. SOLID GROUTED CMU WALL W/ STUCCO & PAINT FINISH. COLOR TO MATCH BLD'G. COLOR: PPG 1097-4 DUSTY TRAIL
4. CLASS 'A' ROOFING OVER PLYWOOD.
5. 6'-0" METAL GATE W/ PAINT FINISH.
6. WOOD BEAM.
7. WOOD RAFTER.
8. METAL ROOFING BY AEP SPAN VERTICAL SEAM OR APPROVED EQUAL, COLOR: MIDNIGHT BRONZE, CRRC # 0818-0055 SRI: 27, SRI 3YR AGED: 22, LRV: 7



ROOF PLAN

2 Trash Enclosure Plans, Elevations and Section

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

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TEL.: (909) 263-2333

SHEET TITLE:
PROPOSED BUILDING SECTIONS AND TRASH ENCLOSURE PLANS, ELEVATIONS & SECTION

KEY MAP:

SEAL/STAMP

JOB NO.	2210AR
DRAWN BY:	CL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

	COMMISSION REVIEW PLANNING SUBMITTAL	OCT 19, 2022
	OWNER REVIEW	FEB 20, 2023
1	PLANNING RE-SUBMITTAL	MAR 28, 2023
2	PLANNING RE-SUBMITTAL	JUL 11, 2023
3	PLANNING RE-SUBMITTAL	OCT 2, 2023
	OWNER REVISION	MAY 9, 2024
	PLANNING RE-SUBMITTAL	MAY 14, 2024
	OWNER MEETING	MAY 28, 2024
	DESIGN REVISION	JUN 3, 2024

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SHEET NO:

A4.02

OF SHEETS

SHEET

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission **Agenda Item NO. 5. B.**
Meeting Date: 07/23/2024

APPLICANT:
AMAR PATEL
(PROJECT PLANNER: RYAN MURPHY, SENIOR PLANNER)

1. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for the project proposed by Commission Review and Approval No. 955.

2. **PUBLIC HEARING** to consider **Commission Review and Approval No. 955 -** A request to construct a 4-story hotel with 52 guest rooms and a total floor area of approximately 35,963 square-feet, parking lot with 57 spaces, and related on-site improvements such as driveways, landscape, lighting, walls and fences, and utilities. The proposal includes a minor modification to reduce the width of specified parking lot planters as permitted by RMC Section 18.196.130. The project site is a 0.77-acre vacant parcel located at the northeast corner of Plum Lane and Idaho Street (APN: 0292-341-26-0000) in the Office/Industrial District of Specific Plan No. 25. The 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:	Commercial	
2. Existing Zoning:	Office/Industrial District of Specific Plan No. 25	
3. Surrounding Zoning:	All Sides: Specific Plan No. 25, Office/Industrial District	
4. Existing Land Use:	The project site is currently vacant and unimproved.	
5. Surrounding Land Use:	North: Hotel (SpringHill Suites by Marriott); retail and office uses along Lugonia Ave. South: Office uses (Girl Scouts of the USA), office buildings East: Medical office; office buildings West: Office uses (Human Services Building for the County of San Bernardino), office buildings	
6. Area/Topography:	The site is currently vacant with generally flat topography.	
7. Environmental Assessment:	The project qualifies for exemption 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 per the requirements of Measure 'U,' and the project has a positive Cost/Benefit ratio of +9.76	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete:	October 20, 2022 March 29, 2023

	(C) Planning Commission Meeting:	April 9, 2024 (continued); July 23, 2024

PROPOSAL

The Applicant is requesting the approval to construct a 4-story hotel with 52 guest rooms and a parking lot with 57 spaces, including related on-site improvements such as driveways, landscape, lighting, utilities, walls and fences, etc. The proposal includes a minor modification to reduce the width of specified parking lot planters as permitted by RMC Section 18.196.130. No specific tenant has been identified for the proposed building. The proposed hotel includes a breakfast room with an indoor dining area, a snack market, a fitness room, and an outdoor spa with a small seating area, as well as other on-site amenities. The hotel rooms are each approximately 350 square-feet in size and include a desk with chair, nightstand, and flat screen television, among other standard amenities. The average nightly rate would be expected to be $130 or more, and guests may stay nightly, weekly, or long-term. The project site is located at the northeast corner of Plum Lane and Idaho Street (see Attachment A – Location Map; Attachment B – Project Plans).

Floor Plan: The first floor has the lobby with a front desk area, an office, small snack market, electrical room, and a pump room (for the outdoor spa). The second, third, and the fourth floors provide the guest rooms (see attachment B-2 – Floor Plan). A breakfast room with a small balcony is also on the second floor, which is visible on the west elevation.

BACKGROUND

The project site is currently vacant and unimproved with sparse natural groundcover. Historic aerial images show the project site was an orchard in 1938. The citrus grove on the project site was removed sometime between 1968 and 1980. There is no relevant entitlement history for the subject property.

On April 9, 2024, the Planning Commission reviewed this proposed project and provided suggestions for changes to the exterior architectural treatment. The comments included:

- Clarify that proposed batten siding colors (darker color on the ground floor, and lighter color on the upper floors).
- Add more trees along the east property line for screening (for the adjacent commercial building to the east).
- Cornice would be preferred along the roofline for decorative treatment.
- Use concrete (rather than asphalt) for the surface parking located underneath the building footprint.
- Remove the proposed wall along the west side property line (where an existing 3’ to 4’ high block wall is located on the abutting property, and eliminate any gap between walls).

The applicant has provided revised plans (Site Plan, Landscape Plan, and Elevations) that respond to the comments/suggestions and are now being brought back to the Commission for consideration and approval. The project changes are discussed in further detail in the Analysis section.

ANALYSIS

A) General Plan

The subject property is located in the Commercial land use designation (Attachment C - General Plan Land Use Map). The 2035 General Plan describes the Commercial land use category as an area that "provides land for retail stores, hotels, motels, automobile sales and services, offices, and entertainment facilities." The project proposes a hotel and therefore, it will be consistent with the General Plan land use designation.

The adjacent parcels are also within Specific Plan No. 25 which allows for commercial, retail, professional, and industrial uses. The subject property is surrounded by offices on the east, west, and south sides. Directly to the north, a Springhill Suites by Marriott hotel recently opened, and other retail and office uses are along Lugonia Avenue. The project would be consistent with the surrounding developments.

The proposed use is consistent with the applicable goals, policies, and actions of the General Plan, including:

Policy 3-P.4: Attract business and manufacturing by providing a wide range of urban amenities and services throughout the city.

Policy 3-P.12: Promote Redlands as a destination where visitors can shop, dine, play, and stay, and help create opportunities for increased visitation, hotel stays, sales tax generation, and employment.

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.

Action 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.

B) Zoning

The project site is located within the Office/Industrial District of Specific Plan No. 25, also known as the East Valley Complex. The Office/Industrial District allows uses permitted in the C-M, Commercial Industrial zoning district elsewhere in the City (and hotels are permitted by right in the C-M District).

The project will comply with all applicable development standards for the Office/Industrial District of Specific Plan No. 25. See Attachment E for a detailed table of the zoning standards and the project's compliance with the standards. Table 1 below (next page) summarizes the project's compliance with key development standards:

Table 1. Summary of Development Standards

Development Standards	***Requirement***	***Proposal***	***Complies***
Maximum Coverage	50% of lot area	29.7%	Yes
Building Height	4 stories	4 stories	Yes
Setback – front	12 ft. minimum	25 ft.	Yes
Setback – side, internal	0 ft.	East: 10 ft. West: 50+ ft.	Yes
Setback – rear	0 ft.	6'10"	Yes
Parking	57 spaces minimum 8 compact maximum	57 spaces 8 compact	Yes
Loading Zone	1 minimum	1 proposed	Yes
Parking Lot Landscaping	7.0% minimum	17.8%	Yes

Parking: The project complies with on-site parking requirements, *as well as the landscaping requirements within the parking lot.* Redlands Municipal Code (RMC) Section 18.164.240 requires 1.1 spaces per sleeping unit for hotels/motels. A total of 52 guest rooms are provided (requiring 57 parking spaces) and the site provides a total of 57 parking spaces, of which 8 are Compact spaces and 49 are Standard spaces. The proposed parking stalls meet the required dimensions for standard and compact spaces.

The stall depth and width comply with the Redlands Municipal Code requirements for 9 feet wide and 19 feet deep (for 90-degree parking). Although the code does not require concrete paving for all parking lot areas, the applicant has revised the Proposed Site Plan to include concrete paving for the portion of covered parking lot underneath the hotel (note #18 states, “Proposed Conc. Paved Driveway & Parking at Covered Area”). The uncovered portions of the surface lot will be standard asphalt paving.

RMC Section 18.164.280(B) allows the stall depth to be reduced by one foot (1’0”) where the parking space is adjacent to a 6’0” or wider sidewalk, or adjacent to a 5’0” wide landscape planter. The project is proposing 18’0” deep parking stalls (1 foot of reduction) at several locations on the property (along the north, west, and middle of the property), where the landscape planters are an average of 5’0” wide (note the property lines are irregular and therefore averaging is used). The proposed design meets the intent of the code requirement.

RMC Section 18.164.260(B) allows the use of compact spaces on properties that provide more than 25 off-street parking spaces. The first 25 spaces must be standard stalls, and up to 25% of the remaining spaces may be compact. For each compact space, the site plan must also provide an additional 30 square-feet of landscaping (above the minimum requirements) for parking areas. Based on this calculation, the applicant is allowed a maximum of 8 compact parking spaces, and the project proposes 8 compact spaces. Also, the project must provide an additional 240 square feet of landscaping, which will be provided on the site. Approximately 3,000 square feet (or 17.8%) of landscaping is provided overall in the parking lot, which significantly exceeds the requirement to provide a minimum of 7.0% landscaping within the parking area.

Loading Space: In addition, one (1) loading space is proposed towards the northwest side of the property as required per RMC Section 18.164.340 (Table 18.164.340), and three bicycle racks have been provided at the southwest side of the building as required per RMC Section 18.224.020.

Site Access & Circulation: There will be two access points along Plum Lane from two-way driveways (measuring 26 feet wide and 30 feet wide). A portion of the available parking spaces will be located at ground level, underneath the building (note the rear portion of the building is elevated above ground level), and a larger surface parking lot is placed to the west of the building. Two-way drive aisles provide access to all parking spaces.

Specific Plan No. 25 requires a meandering sidewalk along Plum Lane. A condition of approval has been included that requires the project to provide a meandering sidewalk consistent with City standards.

Traffic: In accordance with Measure 'U,' a traffic study (Attachment F) was prepared to evaluate the potential transportation impacts resulting from development of the proposed project. The study analyzed existing conditions without the project, existing conditions with the project, and recommended the following off-site improvements:

Nevada Street / Orange Tree Lane:

- Striping modification for the northbound approach to provide a separate left turn lane and a shared through/right lane.
- Striping modification for the southbound approach to provide a separate left turn lane and a shared through/right lane.

The addition of the proposed project with the above improvements does not degrade the Levels of Service below the current Levels of Service Grade. Therefore, the proposed project is forecast to result in no substantial transportation effects at the study intersections, and complies with Measure 'U.'

Parking Lot Landscape: The project complies with the landscape area requirement of a minimum of 7% landscaping within the parking lot. A detailed description of Code requirements is provided in Attachment E, and the Conceptual Landscape Plan is provided in Attachment G. The proposal consists of a combination of trees, shrubs, perennials, and ground cover. Conditions of approval are included that will ensure that the tree size and species mix comply with code requirements.

Along the west and north (rear) sides of the parking lot, the irregular lot lines result in some areas of planters being less than 5’0” wide (excluding 6” curbs and wall widths). Narrow planter areas are shown at 4’0” wide on the north side and interior dual parking row, and as little as 3’0” wide at one portion on the west side (although the average is still 5’0” overall). RMC Section 18.196.130 allows for modifications to certain development standards, such as yard requirements and planter widths, for up to a 20% reduction as an administrative act by the Commission (i.e., without needing a variance). The Commission may approve the Site Plan as proposed if in the Commission’s judgment, the shape of the individual building site, topography of the site, or other conditions make strict compliance impossible without practical difficulties or

personal hardships.

Fences & Walls: The proposed spa area (at the front of the parcel) will be enclosed with a 5-foot-high barrier consisting of a 2-foot-high split face CMU garden wall coupled with a 3-foot-high glass panel on top. A 6-foot split face masonry wall is proposed at the rear and side property lines and will not extend within the 25-foot front yard setback area. All required walls and fences are provided, and conditions of approval are included as well.

C) Architectural Design

The proposed project includes the construction of a four-story building with a contemporary architectural style (see Attachment B-3 and B-4 – Building Elevations). Siding and finish materials include stone veneer, smooth stucco, aluminum batten-boards, etc., all with subdued earth-tone colors. Following the Planning Commission meeting on April 9, 2024, the applicant has slightly modified the exterior architectural design to incorporate the Commission's suggestions (to more clearly show the wood colors for the aluminum batten systems). The elevations and color renderings now include additional notes showing "Aluminum Batten System by Knotwood," 2 inches by 2 inches with 4-inch spacing, and colors noted as "Light Oak" and "Western Red Cedar." The light-color batten is placed on the upper floors, and the darker-color batten is placed along the ground floor (as discussed in the previous Commission hearing). These are now more clearly depicted on the renderings.

On April 9, 2024, there was brief discussion of the Brisbane Box 24" box trees along the easterly (interior side) property to help screen the abutting commercial building. Brisbane Box (*Lophostemon confertus*) has moderate to fast growth up to 30 – 45 ft. tall and 25 ft. wide, which is an appropriate screen tree. The Landscape Plan now shows two additional trees along the east side property line (spaced 30 ft. apart on-center, whereas previously they were spaced 40 ft. apart). The proposed use (including intensity of use and building height) is Permitted by Specific Plan 25 and there are no obvious land use compatibility conflicts. In addition, a new 4-story hotel (Marriott SpringHill Suites) was constructed in 2021 on the abutting property to the north, a 4-story Extended Stay America hotel was recently constructed 600 feet to the southeast, and no land use compatibility conflicts have been found.

On April 9, 2024, a public comment was submitted concerning the open design of the trash enclosure (in terms of access and security). The revised elevations in Attachment B-3 now include an exhibit showing a solid cover up to 9'3" high constructed over the trash enclosure so that it will be secure and only accessible by the tenant.

The design will meet the requirements of the City's architectural design guidelines (see attachment H – Table of Architectural Guidelines). Vertical and horizontal articulation of the wall planes are provided, as well as a mixture of siding materials and colors to create the appearance of sections or massing, for architectural interest and to provide exterior differentiation for the building that would otherwise appear boxy. The roofline features a cornice, and is also offset vertically and horizontally to aid the appearance of distinct sections. Parapet walls on the roof will provide screening of the rooftop equipment. Small stucco awnings are proposed at various locations of all elevations, especially above the main entrance (west elevation) to provide shade and visual interest. Faux Julliette balconies have been included at

several locations to further break-up the flat planes of the exterior walls and provide additional ornamentation.

D) 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 a Commission Review & Approval. The Planning Commission reviews the project to determine whether the proposed development is in conformity with RMC Section 18.12.170, Architectural Review Criteria, and if approval of the site 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 site layout, building orientation, and location of the structure are physically suitable in size and shape to the subject property to support the development. The subject property is an irregular shape lot that results in certain constraints to developing the lot (such as parking lot design and landscaping, discussed above). The site will have access from Plum Lane and Idaho Street, and the proposed projects meets all applicable development standards and zoning requirements.

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

The project site is surrounded by commercial development to the north, east, south, and west. There are no sensitive receptors or single-family residences that abut the project site. The project site is located within the Office/Industrial District of Specific Plan 25, and the proposed use is Permitted and compatible with the existing zoning designation and with the surrounding commercial and office uses.

3. Maximum height, area, setbacks and overall mass of building, as well as other structures such as walls, screens, towers or signs, and effective concealment of all mechanical equipment.

The proposed project meets all applicable development standards of the Office/Industrial District of Specific Plan 25, including building setbacks, building height, lot coverage, parking and landscaping, etc. The proposed building will have a height of approximately 43’4” to the roof, 48’4” to top of parapet, and 53’4” to the highest point of the building. The proposed rooftop mechanical equipment will be screened from the public right-of-way through the incorporation of parapet walls.

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

The proposed architectural design of the building includes high-quality materials and

finished including smooth-finish stucco, stone veneer, aluminum batten board, aluminum window frames, and reflective window systems. The proposed design includes cream, beige, dark red, gray, and other accent colors. The design includes balconies and popouts with vertical and horizontal articulation of the wall planes. The proposed hotel provides additional architectural detailing and elements on the areas that are visible from the public right-of-way (such as awnings as well as a spa area with screen wall and glass).

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

Landscaping throughout the project site will be provided. The proposed landscaping will consist of *a total of 331 new trees and a variety of 1-gallon and 5-gallon shrubs and groundcovers that will be planted throughout the site. There are no specimen trees on-site. The proposed project exceeds the minimum 7% landscaping requirement for the parking lot and provides 17% of landscaping adjacent to the parking areas.* Overall, the landscape plan complies with the Specific Plan 25 landscaping requirements.

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

No signs are proposed as part of this application. Any future wall signs would be reviewed administratively and would require a sign permit. In addition, any future monument signs would be processed with a Commission Sign Review and would require separate approval by the Planning Commission.

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.

The project proposes anodized aluminum window systems with tinted green dual reflective glazing. A standard condition of approval is included that requires glazing or image reflective surfaces (specular reflectance) to be limited to a maximum reflectance of 25%.

E) Socio-Economic Cost/Benefit Study

Measure U requires a Socio-Economic Cost/Benefit Study for projects involving structures larger than 5,000 square feet. A Socio-Economic Cost/Benefit Study has been prepared for this project (see Attachment I). According to the cost/benefit model used by the City, the proposed project will result in an annual revenue totaling $183,672 and annual costs totaling $18,824; therefore, annual revenue generated by the project is anticipated to be approximately $164,848 and results in a positive cost/benefit ratio of +9.76. The proposed project will not create any physical blight or overburden public services in the community, and no additional information or evaluation is needed.

In addition, customers and guests will also contribute additional revenue to the City’s General

Fund through local sales tax generation, including the new 1.0% local sales tax (Measure T) approved by Redlands voters, that is not included in the current cost/benefit model.

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. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

(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 is consistent with the applicable General Plan designation, the applicable General Plan policies, and with the Specific Plan development standards. The proposed project is within city limits on a project site that is not more than five acres that is completely surrounded by urban uses. The project site has no value as habitat for endangered, rate, or threatened species. The project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site is adequately serviced by all required utilities and public services. Therefore, the project qualifies for exemption from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.

FINDINGS

The applicable findings for a Commission Review & Approval are included in the attached Resolution (see Attachment J), and all three necessary findings contained in RMC Section 18.12.080(D) can be made in support of approval of the project.

RECOMMENDATIONS

The proposed project will be consistent with the General Plan, applicable Specific Plan development standards, surrounding land uses, the City's architectural design guidelines, and socio-economic cost/benefit study requirements. All applicable findings necessary for a Commission Review & Approval can be made. Based on the above analysis, staff recommends that the Planning Commission approve Commission Review & Approval No. 955 subject to the attached conditions of approval.

MOTIONS

If the Planning Commission deems staff's recommendation appropriate, the following motion has been provided:

“I move that the Planning Commission adopt Resolution No. 1664, approve the Socio-Economic Cost Benefit Study, and approve Commission Review & Approval No. 955, based on the findings in the staff report and subject to the attached Conditions of Approval.”

Attachments

Attachment A: Location Map & Aerial Photo
Attachment B-1: Site Plan
Attachment B-2: Floor Plans
Attachment B-3: Architectural Elevations
Attachment B-4: Color Renderings
Attachment B-5: Material & Color Sample Board
Attachment C: General Plan Land Use Map
Attachment D: Zoning Map
Attachment E: Table of Zoning Standards
Attachment F: Traffic Study
Attachment G: Preliminary Landscape Plan
Attachment H: Table of Architectural Guidelines
Attachment I: Socio-Economic Cost/Benefit Study
Attachment J: Resolution No. 1664

RESOLUTION NO. 1664

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION REVIEW & APPROVAL NO. 955 TO CONSTRUCT A 4-STORY HOTEL WITH 52 GUEST ROOMS, INCLUDING RELATED ON-SITE IMPROVEMENTS INCLUDING PARKING, LANDSCAPE, LIGHTING, AND UTILITES. THE PROJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF PLUM LANE AND IDAHO STREET.

WHEREAS, Amar Patel ("Applicant"), has submitted an application for Commission Review & Approval No. 955 to construct a 4-story hotel with 52 guest rooms and total floor area of 35,963 sq. ft., parking lot with 57 spaces, and related on-site improvements including driveways, landscape, lighting, utilities, stormwater treatment, walls and fences, etc. The project site is a 0.77-acre vacant parcel located at the northeast corner of Plum Lane and Idaho Street (APN: 0292-341-26-0000) in the Office/Industrial District of Specific Plan No. 25; 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, notice of the Planning Commission public hearings for Commission Review & Approval No. 955 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 9, 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, on April 9, 2024, the Planning Commission continued the public hearing to a future meeting date; and

WHEREAS, on July 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, following the hearing for Commission Review & Approval No. 955, 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 COMMISSION REVIEW & APPROVAL NO. 955. Commission Review & Approval No. 955 is hereby approved based upon the following findings, and subject to the Conditions of Approval attached hereto as Exhibit "A", Exhibit "B," and Exhibit "C".

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 project site will be developed with a 52-guest room hotel building, and the proposed use is permitted in the zoning district. The site is adequate in size and shape to accommodate the proposed use. The project meets the applicable development standards of the Office/Industrial District of Specific Plan 25 including setbacks and lot coverage. The proposed use will be compatible with the surrounding uses that are located in the vicinity of the project site, which consists of offices to the east, west, and south, and a hotel to the north. The project will not result in any substantial changes to the applicable land use plans of the City, and a hotel is a Permitted use in the subject zoning district. Operation of a new hotel on the subject property would be a useful revenue-generating business and would implement policies in the General Plan pertaining to economic development and tourism.

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 site is designed to carry the type and quantity of traffic generated by the proposed use. The site will provide two full access driveways (for ingress and egress) on Plum Lane. The proposed use is consistent with the General Plan land use designation of Commercial for the site. The site for the proposed use related to streets are properly designed and improved to carry the type and quantity of traffic that will be generated by the proposed hotel. Based on the traffic study prepared for the project in accordance with Measure U requirements, the proposed project will not generate substantial transportation effects at the study intersections.

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 general welfare. The project site will be developed in accordance with standard engineering design requirements as well as standard Building Code and Fire Code requirements. The project has been conditioned to comply with the applicable provisions of the Redlands Municipal Code, Specific Plan No. 25, as well as the applicable California Building Code, California Fire Code, and any other applicable regulations.

SECTION 3. 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 located within an area designated in the General Plan for commercial 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 $183,672.00 and have approximately $18,824.00 in costs. Therefore, the project will result a positive balance of $164,848.00 (or a positive cost/benefit ratio of 9.76). For every one dollar the City will spend in providing services to the project, the City will receive $9.76 in revenue. The project would provide revenue to the City through increased property tax assessment, sales tax 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. In addition, customers and guests will also contribute additional revenue to the City's General Fund through local sales tax generation, including the new 1.0% local sales tax (Measure T) approved by Redlands voters.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

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

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 July, 2024, by the following vote:

AYES: 6
NOES: 0
ABSENT: 1
ABSTAIN: 0

Linda McCasland
Secretary to the Planning Commission

EXHIBIT A
PLANNING CONDITIONS OF APPROVAL
COMMISSION REVIEW & APPROVAL NO. 955

Planning Division:

1. This permit/approval is for the construction of an approximately 35,963 square-foot, 4-story hotel with 52 guest rooms, parking lot with 57 spaces, and related on-site improvements such as driveways, walkways, landscape, lighting, walls, and utilities. The proposal includes a Commission minor modification for reduced planter widths in specified parking lot planters as permitted by RMC Section 18.196.130. The project site is a 0.77-acre vacant parcel located at the northeast corner of Plum Lane and Idaho Street (APN: 0292-341-26-0000) in the Office/Industrial District of Specific Plan No. 25.

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 **July 23, 2026**).

3. Any application(s) for Extension of Time for this entitlement shall be filed not less than **ninety (90) days** prior to the applicable 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, Specific Plan 25, and 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 smooth finish in the color Dusky Dawn) to be used in construction.

13. Wall and fence heights shall be clearly called out on the project plans. 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 issuance of a building permit the applicant shall vacate the 8 foot sidewalk easement adjacent to the previously vacated Idaho Street right-of-way.

15. Walls around the perimeter of the project site shall be decorative. 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 specifications on all plans submitted for Plan Check.

16. 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. Location of said equipment shall be coordinated with 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.

17. 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.

18. The proposed landscape screen (minimum 5-gallon shrubs) in front of the transformer shall be maintained at all times for screening purposes.

19. Ground-mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director or designee, prior to issuance of building permits.

20. 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.

21. 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.

22. 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.

23. Prior to issuance of building permits, the developer shall demonstrate that all parking stall dimensions are consistent with the requirements of Redlands Municipal Code Sections 18.164.100 & 18.164.280.

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. Landscaped berms, or a combination of berms, landscaping and/or wall treatments of sufficient height to substantially screen parking areas shall be provided between parking areas and right of way. The property owner shall be responsible for maintenance of the parking lot screening along Plum Lane. This screening shall be maintained at a minimum height of standard vehicle headlights (e.g., 3'0") at all times.

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 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.

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

30. Prior to the issuance of a building permit, the project plans shall indicate bomanite or similar textured paving material for drive approaches, as required by Section 3(B)(4)(g) of Specific Plan No. 25.

31. Prior to the issuance of a building permit, the project plans shall indicate a meandering sidewalk as detailed in Specific Plan No. 25, subject to review and approval in Plan Check prior to issuance of construction permits. The sidewalk shall meander within the existing

right-of-way and sidewalk easement along the entire Plum Lane frontage.

32. 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.

33. 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.

34. 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.

35. 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.

36. 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.

37. Prior to the issuance of the building permits, the site plan and grading plan shall not show any wheel stops within the parking area except when required for Building Code compliance.

Fire Department:

38. Project to provide a submit specific Fire Master Plan for Redlands Fire Department review prior Grading & Building permit applications. Sheets A1.02, A1.03, & A4.02 of this CRA packet to be used as the baseline, with more specific details included in the submittal.

39. Project shall coordinate landscaping plan with the Fire Master Plan to ensure the required ground ladder access is provided. Current landscape plan on Sheet L-2 reflects more trees on the east side of the building compared to Sheets A1.02 and A1.03.

40. Acknowledging the proposed elevations for the hotel, project should anticipate installing a fire pump and associated backup generator to meet the minimum required pressures for the fire sprinklers and fire hose standpipes. Specifics for Fire Pump room are reflected in Building Code Section 902. Determination of a fire pump is coordinated with the designer of the fire sprinkler & fire standpipe; calculations are reviewed by Redlands Fire Department.

Building & Safety Division

41. When the Entitlement Review is approved submit complete construction drawings including structural calculations, energy calculations and a soils report to Building & 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.

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

43. Accessible EVC parking spaces for future and required EVCS as per the California Green Code is required.

Other City Departments/Divisions

44. 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
COMMISSION REVIEW AND APPROVAL NO. 955

Date of P.C. Meeting:	**April 9, 2024**
Applicant:	**Amar Patel**
Location:	**1750 Plum Lane**
Project Description:	**Construct a 4-Story, 52-Room Hotel**

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 Specific Plan No. 25; 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 Elimination Discharge 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 Tree Installation – Street trees shall be provided as per the approved Street Tree List;

   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 off-site improvements shall be designed by owner's Licensed Professional in accordance with City Standard Specifications and Detail Drawings and Standard Specifications for Public Works Construction (Green Book) latest revision thereof. 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.

5. 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.

6. Submission of approved onsite potable and irrigations plans (pdf format) is required prior to connection to recycled water system. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water. City shall submit plans to Division of Drinking Water for approval prior to final approval and installation of irrigation meters.

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

8. 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)
    - 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/Recycled Water Frontage Charges. (RMC 13.44 and 13.12.)

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

9. 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)

10. Requirements for Plum Lane (RMC 18.12.080):

    a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. No altered, broken or substandard improvements observed at this time;
    b. Construct minimum 4 foot wide sidewalk per Specific Plan No. 25 within the street parkway and sidewalk easement along the entire street frontage;
    c. 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;
    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 8.0; and
    g. Install commercial fire hydrants as required by the Redlands Fire Department.

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. Applicant shall apply to the City Council for the vacation of any sidewalk easements adjacent to the previously vacated Idaho Street right-of-way.

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 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.

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. Pay the Recycled Water Capital Improvement Charge; (RMC 3.53.050)

4. Pay the Water/Sewer/Recycled Water Frontage Charges. (RMC 13.44 and 13.12.)

5. 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. 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.

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

7. 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 P. Young

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

Initial

FILE: CRA 955

RESOLUTION NO. 1752

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF TIME TO THE EXPIRATION DATE FOR COMMISSION REVIEW & APPROVAL NO. 955 TO CONSTRUCT A FOUR-STORY HOTEL AND RELATED ON-SITE IMPROVEMENTS LOCATED AT 1750 PLUM LANE.

WHEREAS, the applicant has submitted an application for Extension of Time No. 1 for Commission Review and Approval No. 955, an approved project to construct a 4-story hotel with 52 guest rooms, totaling approximately 35,963 square feet, and related on-site improvements including parking lot, landscape, lighting, and utilities, located at the northeast corner of Plum Lane and Idaho Street (APN: 0292-341-26-0000); and

WHEREAS, on July 23, 2024, the Redlands Planning Commission held a public hearing and adopted Resolution No. 1664 to approve Commission Review & Approval No. 955; 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 prepare construction plans as well as process a revision for the project; and

WHEREAS, following the consideration for the extension of time to Commission Review and Approval No. 955, 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. 1664 was adopted on July 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. 955 remain valid, and therefore, the proposed one-year extension of time for Commission Review and Approval No. 955 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. 955 shall be July 23, 2027. The project shall remain subject to all original Conditions of Approval contained in Planning Commission Resolution No. 1664.

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

ADOPTED, SIGNED AND APPROVED this 23rd day of June, 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 23rd day of June 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Katherine Coleson
Secretary to the Planning Commission

Planning Commission **AGENDA ITEM NO. EA.**

DATE: June 23, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Commission Review and Approval No. 823, Revision No. 2 (Development Services Director Reilly)

APPLICANT: DENNIS FLYNN ARCHITECTS
PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER

1. **PUBLIC HEARING** to consider a **Socio-Economic Cost/Benefit Study** prepared for the project proposed by Commission Review and Approval No. 823, Revision No. 2.

2. Consideration of **Commission Review and Approval No. 823, Revision No. 2** - A request to demolish 2,742 square feet of an existing automobile dealership service facility, and construct 16 new service bays within an 8,178 square foot addition as well as construct a 2,902 square-foot detached carwash/detail building. The subject property is located at 921 New York Street (APN: 0169-011-37-0000) within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan. The proposal is exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

SYNOPSIS:

1. General Plan Designation	Commercial/Industrial
2. Existing Zoning	Commercial General (EV/CG) District of the East Valley Corridor Specific Plan
3. Surrounding Zoning	North: EV/CG District East: Village General (VG) and Neighborhood General (NG1) districts of the Transit Villages Specific Plan South: Village General (VG) and Village Center (VC) districts of the Transit Villages Specific Plan West: Interstate 210 Freeway; EV/CG District
4. Existing Land Use	Existing 72,674 square-foot automobile dealership
5. Surrounding Land Use	North: CarMax (under construction), Home Depot East: Empire Bowl, multi-tenant office buildings, and single-family neighborhoods South: Interstate 10 Freeway; retail stores, restaurants, and Redlands Ford south of I-10 freeway West: Interstate 210 Freeway right-of-way
6. Area / Topography	The site is fully developed and is generally flat in topography.

7. Environmental Determination	The project qualifies for exemption from CEQA pursuant to Section 15301(e)(2) (Existing Facilities) of the CEQA Guidelines.
8. Socio-Economic Cost / Benefit Study	A Socio-Economic Cost/Benefit Study was prepared per the requirements of Measure 'U', and the project has a positive Cost/Benefit ratio of 5.84.
9. Planning Commission Submittal Dates	Submitted: April 7, 2026 Deemed Complete: May 6, 2026 Planning Commission: June 23, 2026

PROPOSAL:

The applicant is requesting to modify Commission Review and Approval No. 823 to demolish 2,742 square feet of an existing service facility at the Toyota dealership and construct 16 new service bays (totaling 8,178 square feet) as well as construct a 2,902 square-foot detached carwash/detail building. The project site is located at 921 New York Street within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan (see Attachment A – Location Map and Aerial). The proposed additions minus the demolition would result in a total net increase of 8,338 square-feet of new construction.

BACKGROUND:

The Toyota automobile dealership was established in 2006 with the approval of Commission Review and Approval (CRA) No. 823, constructed under the development standards of the General Commercial (EV/CG) district of the East Valley Corridor Specific Plan. The Planning Commission also approved a Variance from Section EV4.0140(b)(1) of the East Valley Corridor Specific Plan to allow a six-foot landscape setback along the west property line adjacent to the freeway right-of-way (where 25 feet minimum is usually required) as well as a Variance from Section EV4.0255(a)(7) to allow trees to be planted at a greater than 20-foot intervals along the west periphery planter.

On August 8, 2017, an application for Revision No. 1 was submitted; however, the application was deemed incomplete and was subsequently not pursued. Therefore, the current application is Revision No. 2 to CRA No. 823.

ANALYSIS:

A) General Plan Consistency

The project site is located within the Commercial/Industrial land use designation of the 2035 General Plan (see Attachment B – General Plan Land Use Map) which designates areas where certain types of commercial and light industrial uses may be compatibly located. Uses permitted in this category include auto services, commercial retail and services, and manufacturing. The proposal to expand the use of an existing automobile dealership is consistent with the Commercial land use designation, and the proposal is consistent with the applicable goals and policies of the General Plan listed below.

Action 3-A.3: Assist in the expansion and retention of existing businesses and industries.

Action 3-A.5: Promote revitalization and rehabilitation of older commercial and industrial areas to make them more competitive, accessible, aesthetically appealing, and economically viable.

Policy 3-P.11: Support businesses, both existing and new, as they seek to provide and expand gainful, long-term employment opportunities that strengthen local workforce participation.

B) Zoning

The project site is located in the Commercial General (EV/CG) district where the retail sale of automobiles and related auto repairs are a permitted use (see Attachment C – Zoning Map). The purpose of the EV/CG zone is to provide a variety of goods and services to a community or regional market. The proposed expansion of the existing business would provide additional automotive services, products, and parts to the community and regional market. The proposed expansion would be compatible with the intent of the EV/CG district and with the surrounding retail, commercial, and service-related businesses.

Additionally, the project will comply with all applicable development standards for the EV/CG District (see Attachment D – Table of Zoning Standards). The following table is a summary of the development standards:

Table 1: Summary of Commercial General (EV/CG) District Development Standards

Development Standard	*Requirement*	*Proposed*	*Complies*
Lot Size	None required	8 acres (no change)	Yes
Lot Coverage	None required	N/A	N/A
Front Setback	25 ft. minimum	111’10” (no change)	Yes
Side Setback	None required	Northwest side: 55’8”	Yes
Rear Setback	None required	West (rear): 52’1”	Yes
Building Height	N/A	22’8”	Yes
Floor Area Ratio	0.25 maximum	0.24	Yes
Landscaping	10% for auto dealerships	10% (no change)	Yes

C) COMMISSION REVIEW AND APPROVAL

Proposed Addition:

The scope of work includes the removal of an existing 1,075 square-foot carwash attached to the main building and a detached 1,667 square-foot canopy for detailing work, for a total demolition of 2,742 square feet in building area. The proposed 8,178 square foot addition will provide 16 service bays for the existing automobile dealership, and a new 2,902 square foot detached building is proposed for carwashes and detailing. The existing service department, parts department, showroom, service write-up and display areas will remain unchanged (see Attachment E – Site Plan and Floor Plans).

Parking and Circulation:

The original entitlement was approved with 163 parking spaces provided on the site. The site retains the existing parking lot layout, but has replaced display areas (which meet the required minimum dimensions) to provide for off-street parking. Egress and ingress to the property will be via two existing driveways on New York Street, and the proposal does not include any changes to these access points. The project will provide the required parking for automobile sales and office uses relative to the proportionate building square-footage. The total number of required parking spaces is 173, and 178 spaces are provided. Table 2 provides a summary of the proposed parking.

Table 2: Summary of Parking Requirements

Use	*Rate*	*Area*	*Required Stalls*
Automobile and machinery sales:	1 space/2,000 sq. ft. of open area devoted to display or sales; provided that where such area exceeds 10,000 sq. ft., 1 space shall be required per each 5,000 sq. ft. in excess of 10,000 sq. ft.; and 2 spaces/per auto service bay.	Display/sales open area: 51,261 sq. ft. Service Bays: 62	First 10,000 sq. ft./ 2,000 = 5 spaces Remaining 41,261 sq. ft./ 5,000 = 8.2 spaces Service bays: 62 x 2 = 124 spaces
Office	1 space/250 sq. ft. of gross floor area; minimum of 4 spaces	8,900 sq. ft.	8,900 sq. ft./ 250 = 35.6 spaces
			Total Required: 173 spaces **Total Provided: 178 spaces**

Landscaping:

The original approved entitlement allowed for two Variances related to: 1) a reduced landscape setback along the western property line adjacent to the freeway right-of-way; and 2) allow trees to be planted at greater than twenty-foot intervals along the west periphery planter. The project provided 10.67% of landscaping for the site within the parking areas. The landscaping provided exceeds the minimum requirements for landscaped areas (7% for parking areas and 10% for the overall site). The existing landscape area to be provided on-site after the additions will total 34,986 square feet (or 10%) which continues to meet the minimum requirement, and therefore, no additional landscaping is required for the site.

D) Architectural Review Criteria

The west and north building elevations (see Attachment F – Exterior Elevations) show the building facades of the addition to the main building will be constructed to match the existing building by incorporating split-face concrete block, a two-course precision concrete block band, and steel roll-up doors all painted “moonlight white.” The original approved entitlement allowed for the side and rear elevations to be constructed of split-face CMU block, and included steel roll-up doors due to the enhanced front elevation which incorporated an internally lit opaque glass entrance, silver aluminum composite panels along the building fascia, and a red accent band under the fascia composed of aluminum panels.

The proposal will retain the original main building facades for the south and east elevations, which are visible from the public right-of-way along New York Street. The proposed detached carwash and detail building will be cohesive to the main building addition and features the “moonlight white” split-face concrete block, a two-course precision concrete block band, and steel roll-up doors along the interior (south/east) elevation portion which is not visible from the public right-of-way along New York Street.

Although the proposed building additions and use are 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 & Approval. The Commission reviews the project to determine whether the proposed development is in conformity with RMC Section 18.12.170, Architectural Review Criteria, and if 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 additions to the existing building and site meet all applicable development standards of the General Commercial (EV/CG) district of the East Valley Corridor Specific Plan in terms of floor-area-ratio, building setbacks, and landscape requirements. The proposed main building addition and detached structure will be located at the northwestern portion of the site to be compatible with the existing building location, and are physically suitable in size and shape to support the existing development. The site’s existing layout, circulation, and orientation of the existing building will not be changed.

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

The project site is developed with an existing Toyota automobile dealership and the additions to the northwestern portion of the building will expand the existing use for automotive repair services and carwash/detailing. The surrounding uses consist of commercial/industrial uses including an incoming automobile dealership (CarMax), Home Depot, retail stores, restaurants, and another automobile dealership south of the I-10 (Redlands Ford). The existing adjoining developments consist of split-faced and smooth concrete masonry unit facades, painted in a majority of neutral colors. The architectural treatments applied to all building facades of the proposed additions will match the existing building and provide cohesiveness with adjoining developments which are similar in use, material, and color.

3. Maximum height, area, setbacks and overall mass of building, as well as other structures such as walls, screens, towers or signs, and effective concealment of all mechanical equipment.

The proposed additions will not increase the height of the existing structure and will conform to the development standards in terms of maximum height, area, setbacks, and overall mass of the building. The roofing plans provided for both additions do not propose additional roof-top equipment. All mechanical and noise producing equipment on-site is existing and was conditioned under the original entitlement to be screened appropriately. All original conditions of approval for the entitlement apply to the proposed revision and if any future mechanical equipment is proposed, it will be evaluated during building permit plan check for compliance.

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

The project does not propose changes to the main building facades for the south and east elevations that are visible from the public right-of-way along New York Street, and incorporate an internally lit opaque glass entrance, silver aluminum composite panels along the building fascia, and a red accent band under the fascia composed of aluminum panels. The proposed additions will be cohesive to the existing north and west elevations which feature split-face concrete block, a two-course precision concrete block band, and steel roll-up doors all painted in "moonlight white." All elevations including steel roll-up doors are oriented to limit visibility from the public right-of-way along New York Street.

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

The project does not modify existing landscaping throughout the project site. A minimum of 10% of landscaping is required and the project retains 34,986 square feet (10%) of existing landscaping which meets the requirement. The project includes the preservation of existing planters along the perimeters of the site and throughout the parking areas.

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

The proposed additions do not include additional signage. The project is located within the EV/CG district which references the Highway Commercial (C-4) district of the City's Sign Code (Title 15) and will utilize the sign code criteria for this zoning district. Any future wall signs will be reviewed administratively and would require a sign permit application. A Commission Sign Review application would be required for any future monument signs and would require separate Planning Commission approval. If an additional sign exceeds 120 square feet, then a Sign Conditional Use Permit with a 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.

The proposed additions do not include additional glass surfaces which would increase the glazing or image reflective surfaces of the building. The existing building incorporates glass along the west, south and east elevations which were reviewed for compliance under the original entitlement.

E) Socio-Economic Cost/Benefit Study

Measure U requires a socioeconomic cost/benefit study for projects involving structures larger than 5,000 square feet. A Socio-Economic Cost/Benefit Study was prepared under the originally approved entitlement and determined a positive cost/benefit ratio of 30.54. A separate Socio-Economic Cost/Benefit Study has been prepared solely for the proposed additions to the existing development (see Attachment G). According to the cost/benefit model, the proposed additions to the existing development will result in an annual non-residential revenue of $27,893.00 and annual cost to the City totaling $4,777.50. Annual revenue generated by the project is anticipated to be approximately $23,115.50 which will result in a positive cost/benefit ratio of 5.84 (i.e., for every $1.00 the City will spend providing services to the project, approximately $5.84 will become revenue to the City). The proposed project will not create a physical blight or overburden public services in the community, and no additional information or evaluation is needed.

ENVIRONMENTAL REVIEW:

The proposed project is exempt from environmental review under the California Environmental Quality Act pursuant to Section 15301(e)(2) (Existing Facilities) of the State CEQA Guidelines, which applies to additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if:

a. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and;
b. The area in which the project is located is not environmentally sensitive.

The proposed project can meet 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 existing site is adequate in size and shape to accommodate the proposed additions to the existing use. The proposed additions meet all required yards and setback requirements within the Commercial General (EV/CG) district of the East Valley Corridor Specific Plan, and the proposal does not intend to modify existing walls or fences, landscaping and other features in compliance with the original entitlement.

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 existing streets and highways are designed to carry the type and quantity of traffic generated by the existing use and the proposed additions are relatively minor in size in relation to the existing use. The site is adjacent to New York Street which is considered a minor arterial road in the City's General Plan and is designed to typically interconnect with and augment the major arterial system and serve trips of moderate length. The site has access along New York Street which interconnects to major arterials, West Lugonia Avenue and West Colton Avenue.

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 general welfare. The project site will be developed in accordance with standard Engineering design requirements as well as standard Building Code and Fire Code requirements. The project has been conditioned to comply with the applicable provisions of the Redlands Municipal Code, the Commercial General (EV/CG) district of the East Valley Corridor Specific Plan, as well as the applicable California Building Code, California Fire Code, and any other applicable regulations.

RECOMMENDATIONS:

Staff recommends the Planning Commission approve Commission Review and Approval No. 823, Revision No. 2, based on the analysis and findings in this staff report, and subject to the Conditions of Approval included in Resolution No. 1751.

MOTION:

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

"I move that the Planning Commission adopt Resolution No. 1751 to approve Revision No. 2 for Commission Review and Approval No. 823, based on the findings contained in the staff report, and subject to the attached Conditions of Approval."

PREPARED BY:
Jazmin Serrato, Associate Planner

Attachments

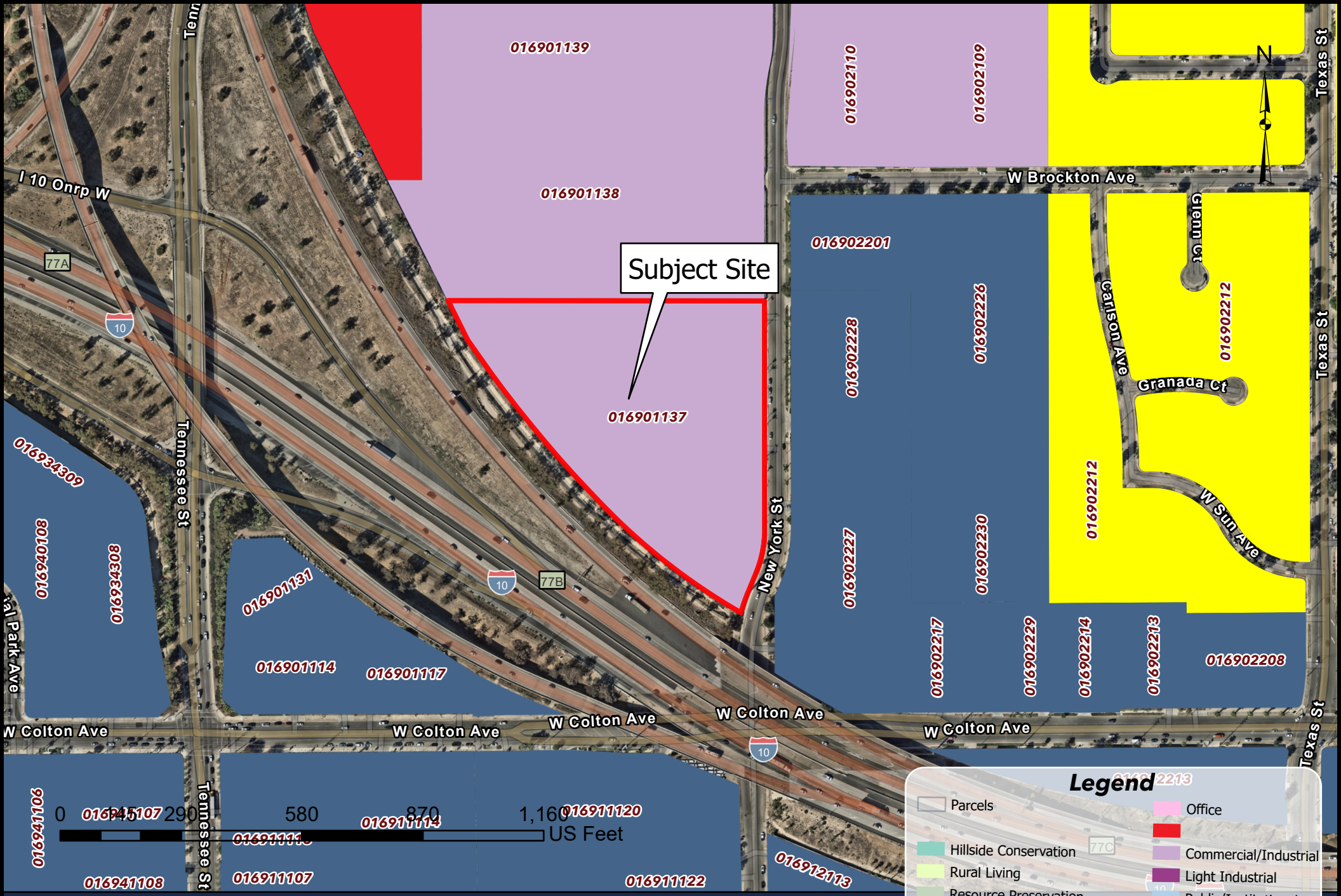
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Attachment_C_Zoning_Map.pdf
Attachment_D_Table_of_Zoning_Standards.pdf
Attachment_E_Site_Plan_and_Floor_Plans.pdf
Attachment_F_Exterior_Elevations.pdf
Attachment_G_Socio-Economic_Cost_Benefit_Study.pdf
Attachment_H_Resolution_No_1751.pdf



City of Redlands

Attachment A - Location Map & Aerial

Author: Redlands GIS **Date:** June 2026



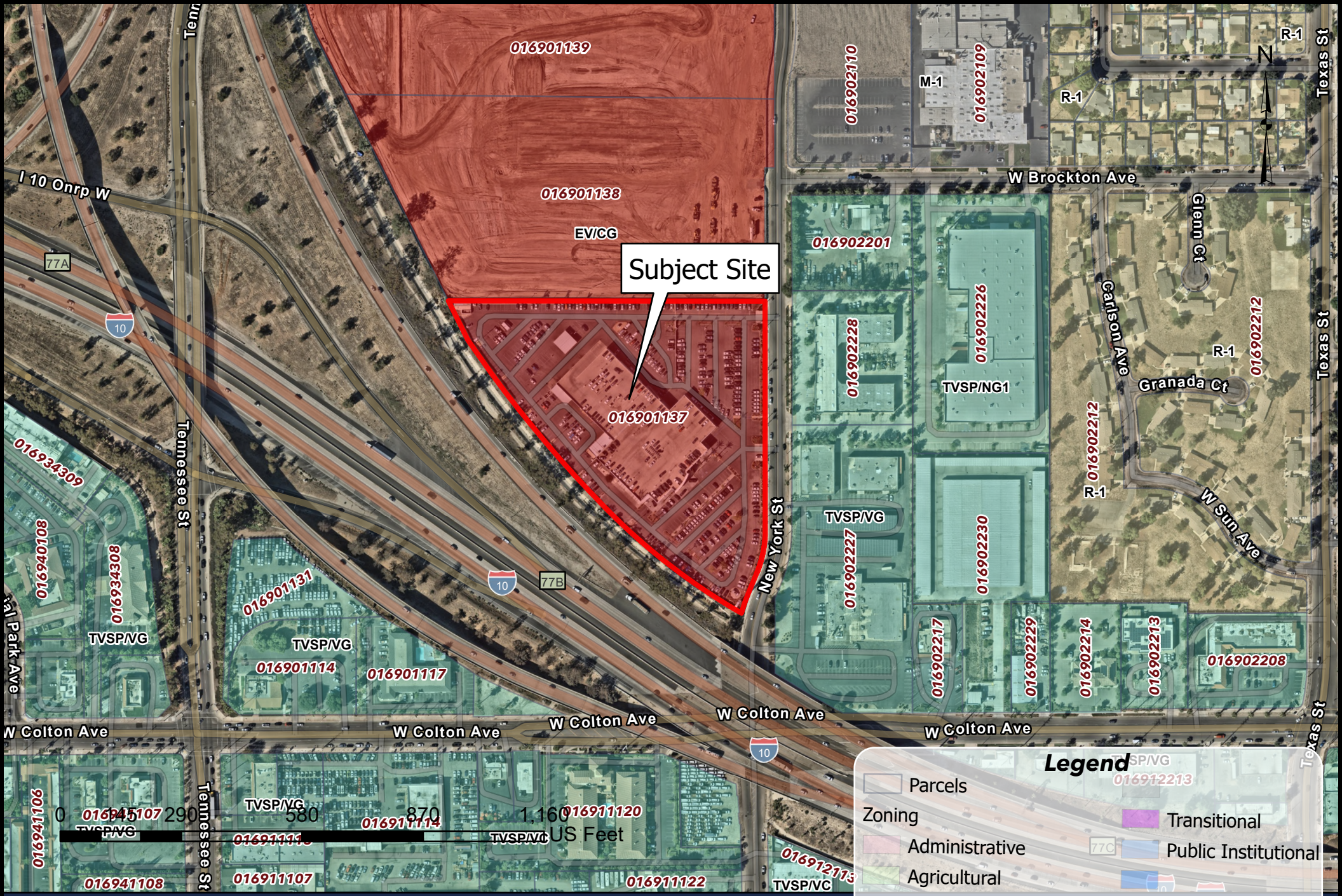
Legend

- Parcels
- 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/Industrial
- Light Industrial
- Public/Institutional
- Agriculture
- Parks/Golf Courses
- Open Space
- Transit Village

City of Redlands

Attachment B - General Plan Land Use Map

Author: Redlands GIS **Date:** June 2026



City of Redlands

Attachment C - Zoning Map

Author: Redlands GIS **Date:** June 2026

COMMERCIAL GENERAL (EV/CG) DISTRICT
(East Valley Corridor Specific Plan)

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Min. Lot Area 18.36.040	All lots shall have adequate width, depth, and area to accommodate all required parking, setbacks, landscaping, loading, trash enclosures, and access req.	No change, 8 acres	Yes
Max. Structure Height EV3.0720(b)	No height limit established. Must comply with FAA Part 77 regulations.	22'-8"	Yes
Floor Area Ratio EV4.0240	Office bldg.: 0.60 Retail/Commercial: 0.25 FAR Bonuses – see Section EV4.0240(b)	83,511/ 348,483 = 0.24 FAR	Yes
Front Yard EV3.0720(c)	25 ft. minimum	No change. 111'-10"	Yes
Side & Rear Yards EV3.0720(c)	None, except where adjoining residential district.	NW Side - 55'-8" West Rear – 52'-1"	Yes
Freeway Landscape Setback EV4.0140(b)	Minimum 25 ft. landscape setback adjacent to freeway rights-of-way. Within EV/SD District, may be reduced to 15 ft. when: - Freeway is elevated with steep slopes adjacent to the right-of-way; - An additional 10 ft. of landscape shall be provided on-site so as to be visible from the freeway; - A 25 ft. building setback shall be maintained (parking may be permitted if enhanced with canopy trees).	Variance 726 allowed for a 6' LS planter along the W PL adj. to FWY. No change.	Yes
Freeway Building Setback EV4.0140(c)	50 ft. building setback required	52'-1" setback	Yes
Freeway Special Open Space Edge Treatment EV4.0260(d)(3)	100 ft. building setback from freeway ROW line – For extra open space, unless it would severely constrain development of the site.	~145'	Yes
Pedestrian Circulation and Open Space EV4.0145	See Section EV4.0145 if applicable (a) Sidewalks shall be required on all public streets within the planning area. Sidewalks shall be constructed of concrete, with a minimum clear width of five (5) feet. Any sidewalk constructed adjacent to curb shall be a minimum of six (6) feet wide. Any sidewalk constructed within two and one half (2 1/2) feet of back of curb shall join to back of curb. Sidewalk shall be three (3) feet away from curb face except at curb returns and bus stops. (d) Curb cuts for handicapped access shall be provided on all roadways as required by State law.	6' wide sidewalks provided and pedestrian (ADA accessible) path of travels existing to all parts of development.	
Parking Requirements EV4.0201	Automobile and machinery sales: 1 space/2,000 square feet of open area devoted to display or sales; provided that where such area exceeds 10,000 square feet, 1 space shall be required per each 5, 000 square feet in excess of 10,000 square feet; and 2 spaces/auto service bay Office: 1 space/250 square feet of gross floor area; minimum of 4 spaces *Requirement: <u>173</u> spaces minimum*	Display/sales open area: 51,261 SF 1st 10,000/ 2,000 = 5 Remaining 41,261/ 5,000 = 8.2 Service bays: 62 x 2 = 124 Office area: 8,900/ 250 = 35.6	Yes, 178 provided.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
	**Previous entitlement indicates 163 spaces total under same req. listed above)*	Total required = 173	
Parking Standards EV4.0205	• Located on same lot which parking serves. • Dimensions: 9 ft. wide by 19 ft. deep (min.). • Parallel spaces: 8 ft. wide by 24 ft. deep (min.). • Compact spaces permitted (per Municipal Code). • Min. aisle widths – 0-degree: 13 ft. 45-degree: 14 ft. 60-degree: 17 ft. 90-degree: 26 ft. • No part of parking space area to be used for driveways, aisles, walkways, or other improvements. • Visitor parking shall be near visitor entrances. • Pedestrian walkways shall be provided. • Vehicles must not enter a street to circulate within the parking areas. • Vehicles must be able to maneuver forward onto a street. • Areas cannot be within ultimate street right-of-way. • Parking bumpers prohibited. • Parking structures: architect. treated like main bldg. • If change of use occurs, must meet req. for new use. • If addition or expansion, additional parking req'd. • If 2 or more uses, provide parking for both uses. • Min. 0.5 foot-candle uniform illumination.	Yes 9x19 NA NA 25 min. labeled Yes Yes Yes Yes Yes Yes Yes NA Yes, parking calc. req. Yes, office, display area, and service bays, No change to lighting.	Yes Yes NA NA Yes Yes Yes Yes Yes Yes Yes Yes NA Yes Yes Yes
Access ways EV3.0720(f)	Min. 75 ft. from intersection of any street lines. Where practical, exits shall be on a minor street. Min. 100 ft. intervals for access ways.	No change.	Yes
Loading Areas EV4.0210	• All industrial, commercial, institutional, hospitals. • Min. 10' wide, 20' deep, 14 ft. high clearance. • Number of LZ varies based on square-footage – see EV4.0210(a) = GFA: 75,001 – 105,000 = 4 LS req. • LZ only at rear or interior side areas (not front). • Loading areas must be screened from public view. • Parking areas separate from loading areas. • Trucks cannot back-out into street right-of-way (except at ends of cul-de-sacs). • Aisle width: 26 ft. (two way) or 16 ft. (one way). • Loading docks: min. 50 ft. wide drive aisle. • Adjacent to freeways, LZ to be oriented away from public view from fwy (from oncoming traffic). • Concrete pads for loading bays.	Yes 10x20x14 provided. 4 provided At interior and side. Yes Yes Yes >26' two-way No loading docks LS screening on fwy public right of way NA	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes
Commercial Building Design EV4.0240(d)	Architectural treatment on all sides equally. Architectural façade treatments on all visible sides. Changes in texture, relief, or materials. Varied roof lines; include roofline treatment. Minimize large, continuous treatments of 1 material.	Proposal matches the brick portions of the existing bldg.	Yes, but the carwash addition should consider

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
	Decorative windows and accent panel treatment. Encourage features such as planters and trellis. Accessory buildings to be treated similarly.		incorporating similar varying materials to that of the main bldg. for the northeast elevation.
Rooftop Treatment EV4.0240(f)	Screen rooftop equipment. Parapet walls or rooftop wells. Ducts, fans, vents shall be painted to match roof color. Reflective features should be placed to prevent glare and obstruction of views from surrounding uses/structures. Rooftop radio, TV, microwave antenna are prohibited unless approved by PC.	Rooftop is a display parking area.	Yes
Screening, Fencing, Walls EV4.0235	• Open fences 4 ft. max. within front yard (90% open). • Fences & Walls 6 ft. max. on side or rear P/L. • Not within corner cutoff area – see EV4.0120. • Screened if within 70 ft. of front P/L. • 6 ft. wall required around all open storage areas. • W.I. fence up to 6 ft. may be possible within street-side setback for security reasons (w/ City approval). • Minor Exception Comm.: over 6 ft. high in rear half of lot; except, may be up to 16 ft. high if not less than 10 ft. from any P/L. • Minor exceptions: see 18.168.040 to 18.168.100.	Existing fencing/walls labeled. No new walls or fences proposed.	Yes
Landscape Guidelines EV04.0250	• Shrubs – 5 gallon sizes (min.). • Trees – 15 gallon sizes (min.). • Incorporate furnishings & features: lighting, seating, paving, fountains, etc., are integral components. • Large scale bldgs. require large scale landscape treatments. • Existing mature trees should be incorporated. • Encourage L/S incorporated into bldg. design, such as trellises, arbors, planters, atriums, etc. • List of allowable trees in Tables 4-1 and 4-2 (additional trees may be used, subject to approval). • List of drought-tolerant shrubs & groundcover in Table 4-3. • Gravel or colored rock not permitted; except in functional activity areas such as patios or rear entry walks, or as groundcover up to 20% of L/S area.	No change in current landscaping.	Yes.
Planting Guidelines EV4.0265	• Commercial & Industrial areas: Min. 1 street tree per 30 ft. of street frontage • Areas of public view adjacent to structures: Min. 1 tree per 30 linear ft. of bldg. area. • Parkways: turf or groundcover (in addition to trees), and do not impede pedestrians moving across it. • Street tree placement:	No change in current landscaping.	Yes.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
	- 25 ft. back of beginning of curb returns; - 10 ft. from light standards, fire hydrants, meters, and underground utilities; - Min. 1" trunk diameter at 1 ft. above base; - Min. 15 gallon size; - Palm trees: 10 ft. min. brown trunk height. • L/S should define entrances and walkways.		
Parking Lot Landscape EV4.0255	• Min. 7% of total parking area must be landscaped. • Perimeter planters (side/rear): 5 ft. minimum • Interior planters: 5 ft. minimum • No L/S planter < 5 ft. wide may be counted. • Vehicles may overhang up to 2 ft. (with clear area). • One L/S island per 20 spaces. • Breaks or gaps may be allowed for pedestrian access and drainage purposes only. • Curbs, mow strips, etc., not included in dimensions. • Pedestrian walkways shall be provided to destin. pts. • Plant palette – maturity in 3 years. • Planters to include shrubs and groundcover. • Trees: 6 ft. trunk height; min. 50% evergreens. • Trees: 50% 15-gallon; 25% 24-inch box; 25% 36-inch box; and meet specified caliper sizes. • Trees: ends of aisles; at 3 space intervals in interior; at 20 ft. intervals around perimeter. • Trees may be clustered for natural appearance. • Mature trees should be preserved, where feasible. • State drought-tolerance requirements may modify these specifications, with water use calcs provided. • Parking areas not accessible to public & completely screened, these requirements may be modified.	No change in current landscaping. VAR 727 allowed tree to be planted at greater than 20' intervals.	Yes
Other Site Landscaping Requirements EV4.0260	• Minimum portion of site to be landscaped: Auto Dealership: 10% Industrial uses: 15% Commercial uses: 20% Research Park uses: 20% Residential uses: 35% • Significant L/S open space areas at entry/exit points. • L/S may be reduced with provision of public art, up to 5% max., see EV4.0260(e)	10% existing and maintained with proposal.	Yes
Refuse Areas EV4.0230	• Enclosed area & accessible to service vehicles. • 6 ft. high masonry wall on all sides. • Solid wood or metal doors. • Placed outside of front setback, and not between frontage street and bldg. line, or adjacent to or visible from freeways.	Proposed at northeast area and will incorporate split face concrete block wall screening.	Yes
Site Lighting EV4.0215	• Parking & driveway lighting: 0.5 foot-candle minimum uniform illumination. • Parking lot fixtures/poles: 30 ft. high maximum. • Lighting required for: pedestrian walkways & plazas;	No change in lighting.	NA

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
	building entries, driveway entries, and parking areas' hazardous locations such as stairways & grade changes. • All light fixtures shall be concealed source fixtures. • Security lighting shall be shielded. • Exterior wall-mounted flood lights are prohibited. • Lighting of building faces is permitted. • Walkway fixtures: 12 ft. high maximum. • Prevent excessive light spillage over property lines. • All illuminated signs shall be internally lit.		
Site Utilities EV4.0220	• All utility appurtenances shall be placed behind the bldg. setback line where possible; and screened. • All Existing & New 12KV lines within project & along adjacent major arterials shall be installed underground. • Where possible, all overhead lines more than 12KV shall be along rear property line, away from major arterials. • All equipment for non-potable water shall be installed.	No utility appurtenances included in plan and no overhead lines.	NA
Automobile Sales Standards EV3.0720(g)	The following property development standards shall apply when they are more restrictive than the development standards for the particular zone in which new automobile sales are proposed to be conducted: (1) Site Area. Each site shall have a minimum area of 50,000 square feet. (2) Site Dimensions. The minimum lot width and depth dimensions shall be 200 feet. (3) Parking. Off-street parking shall be provided in accordance with the provisions of Chapter 18.164. (4) Landscaping. A minimum of ten percent of the site shall be landscaped. Landscaping shall be placed along the entire street frontage, except for driveway openings and walkways. Landscaping shall be oriented to enhance public views and accent on-site structures. (5) Architectural Treatment. It is the policy of the City to require high quality architectural treatment. The design of the facilities shall be harmonious with the character and quality of the neighborhood and community. (6) Service Areas and Facilities. Service areas and facilities shall be completely screened from view from the public right of way. Screening shall be by use of walls. Earth berms, landscaping or a combination thereof.	 No change, 348,483 SF Exceeds 200 ft. 178 spaces provided. 10% provided, mainly along frontage. Additions incorporate current design. Located at rear of bldg. and not visible from public ROW.	 Yes Yes Yes Yes Yes Yes
Sign Regulations – Buildings (see RMC 15.36.220)	EV/CG uses C-4 sign regulations (RMC 15.36.220):	No signs proposed in this plan set	NA

BUILDING TABULATIONS

PROPERTY ADDRESS: 921 NEW YORK ST.
REDLANDS, CA. 92374

APN: 0169-011-37

SITE AREA: 348,483 SQ.FT. (8.00 ACRES)
REQUIRED LANDSCAPE AREA 10%: 34,848 SQ.FT. (10%)
PROVIDED LANDSCAPE AREA 10%: 34,986 SQ.FT. (10%)

SCOPE:
ADDITION OF 16 SERVICE BAYS, CONSISTING OF 8,178 SQ.FT, AND CONSTRUCTION OF A NEW STAND ALONE CARWASH/DETAIL BUILDING TO BE 2,902 SQ.FT. TOTAL ADDITION = 11,080 SQ.FT. TOTAL PROPOSED BUILDING AREA TO BE 83,511 SQ.FT.

DESCRIPTION	SQ.FT.
EXISTING GROUND FLOOR	72,674
NEW ADDITION TO SERVICE SHOP	8,178
NEW CARWASH/DETAIL BUILDING	2,902
RAMP ON GRADE	814
AREA OF DEMOLITION	-2,742
TOTAL BUILDING AREA	83,511 SQ.FT.

PARKING TABULATION

CITY OF REDLANDS MUNICIPAL CODE 18.164.240 & 18.164.245
(AT TIER 4 CBC (VEGA) & NTBOA)

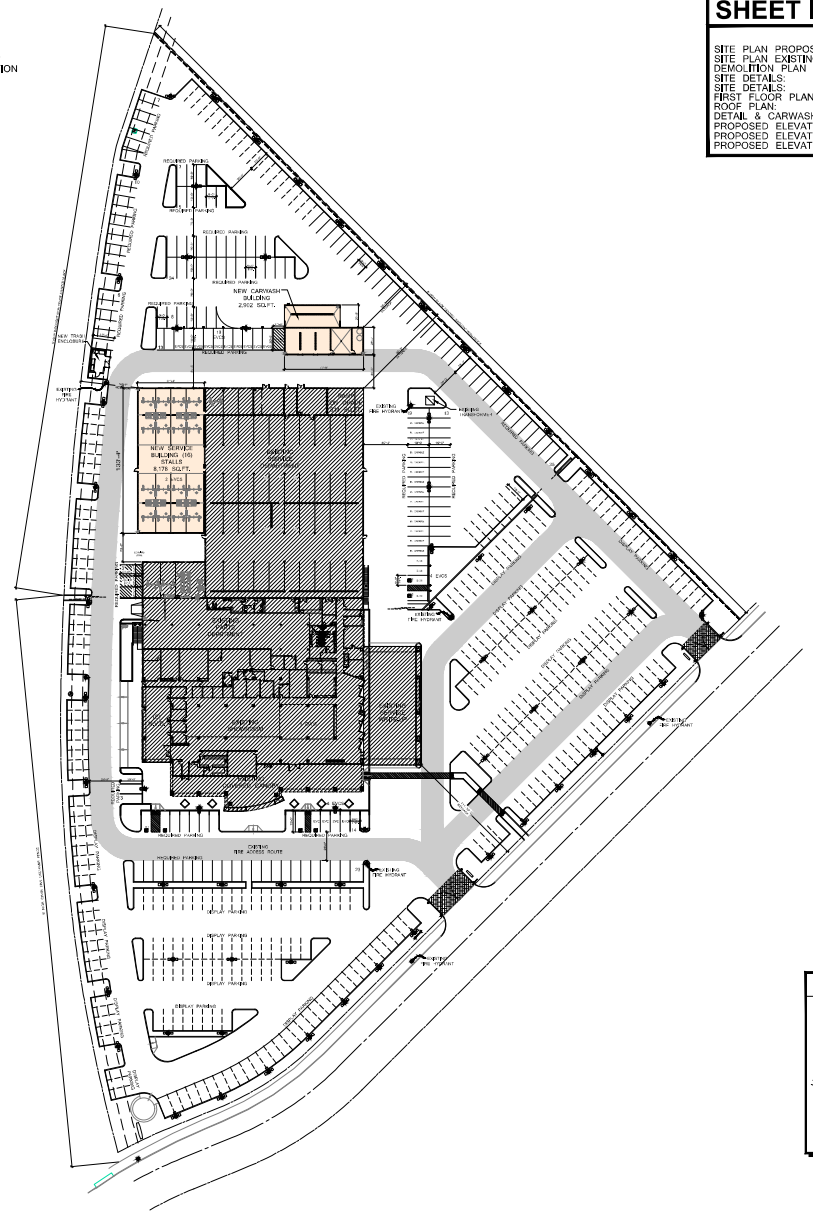
PARKING REQUIREMENTS	REQUIRED	PROVIDED
AUTOMOBILE SALES DIT DISPLAY: 51,201 SQ.FT.; (Area up to 10,000 sq.ft.) 10,000/2000 = 5 (Area exceeding 10,000 sq.ft.) 41,201/5000 = 8.2	13.2	14
AUTO SERVICE: 82 BAYS x 2 SPACES = 124	124	124
OFFICE (GROSS AREA) 8,000 SQ.FT. 8,000/250 SQ.FT. = 35.0	35.0	36
LOADING SPACES 10' X 20' X 14' HEIGHT 83,511 SQ.FT.; 75,001-100,000 = 4	4	4
TOTAL PARKING	176.8	178
TOTAL ACCESSIBLE PARKING (PER TABLE 11B-208 & 11B-208.2): 101-150 = 5 SPACES REQUIRED	5	5
ACCESSIBLE VAN PARKING (PER TABLE 11B-208 & 11B-208.2.4): 1 FOR EVERY 6 = 1 SPACES REQUIRED	1	1
ELECTRICAL CHARGING CAPABLE SPACES (PER CGB SEC. 5.106.5.3.1) 151-200 = 35	35+9H17	35+9H17
ELECTRICAL CHARGING SPACES (PER CGB SEC. 5.106.5.3.1) 151-200 = 18	18	18
ACCESSIBLE EVCS (EV CHARGING STATIONS) PER CBC TABLE 11B-228.3.2.1 5 TO 25 = 1 VAN ACCESSIBLE AND 1 STANDARD ACCESSIBLE. (THE 2 REQUIRED ACCESSIBLE STATIONS ARE PART OF THE TOTAL REQUIRED EVCS PER CBC 11B)	2	2
5.106.4.1.1 SHORT-TERM BICYCLE PARKING (CUSTOMER) 20% OF 14	3	3
5.106.4.1.2 LONG-TERM BICYCLE PARKING (EMPLOYEE) 10% OF 42	4	4

STANDARD STALLS SHALL BE 9'-0" X 19'-0" MINIMUM (25' WIDE DRIVE AISLES)

NOTE: PER CALGREEN 5.106.5.3.1: EV CAPABLE SPACES COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS.

LEGEND

- INDICATES PROPOSED BUILDING CONSTRUCTION
- INDICATES EXISTING BUILDING TO REMAIN
- INDICATES LANDSCAPE
- INDICATES REQUIRED PARKING
- INDICATES NON-REQUIRED PARKING



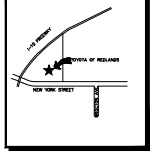
SITE PLAN SCALE: 1" = 40'-0"

NORTH

SHEET INDEX

SITE PLAN PROPOSED:	A1.01
SITE PLAN EXISTING (DEMOLTION):	D1.01
DEMOLITION PLAN (CARWASH):	D2.01
SITE DETAILS:	A1.02
SITE DETAILS:	A1.03
FIRST FLOOR PLAN:	A2.01
ROOF PLAN:	A2.02
DETAIL & CARWASH PLAN:	A2.03
PROPOSED ELEVATION SALE/SERV:	A3.01
PROPOSED ELEVATION SALE/SERV:	A3.02
PROPOSED ELEVATION DETAIL/WASH:	A3.03

VICINITY MAP



DENNIS J. FLYNN ARCHITECTS, INC.
9312 Tritt Circle
Villa Park, California 92861
(714) 602-9300 FAX(714) 602-9309

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03/10/26 PLANNING SUBMITTAL
05/20/2026 PLANNING RESUBMITTAL

TOYOTA

TOYOTA OF REDLANDS

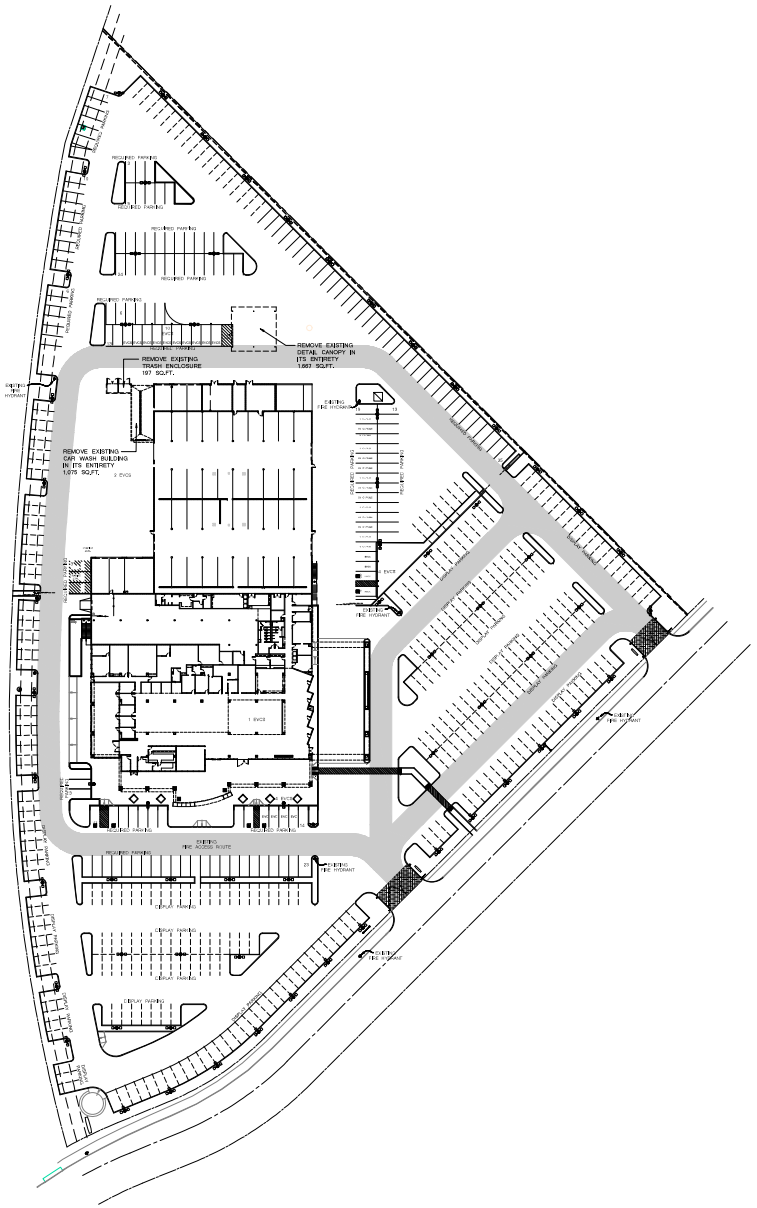
921 NEW YORK ST.
REDLANDS, CA. 92374

SITE PLAN

PROJECT NUMBER: 23009

LICENSED ARCHITECT DENNIS J. FLYNN No. C-17301 STATE OF CALIFORNIA

A1.01



SITE DEMOLITION PLAN SCALE 1" = 40'-0"

NORTH

DENNIS J. FLYNN ARCHITECTS, INC.

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TOYOTA

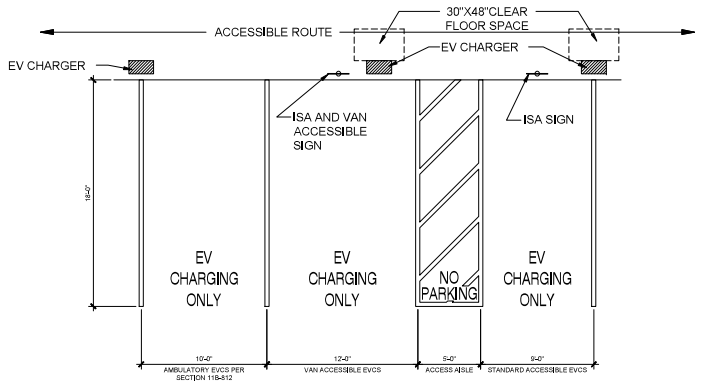
TOYOTA OF REDLANDS
921 NEW YORK ST,
REDLANDS, CA, 92374

SITE DEMOLITION PLAN

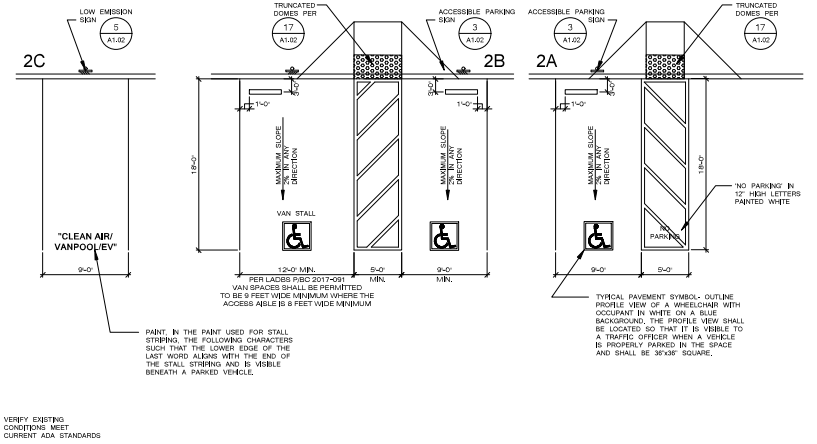
PROJECT NUMBER: 23099

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
Exp. 08/31/2027
STATE OF CALIFORNIA

D1.01



17



ACCESSIBLE PARKING STALLS PER 2016 CBC 11B-502 — 2

28

23

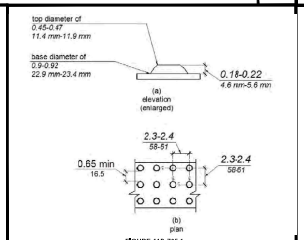


FIGURE 11B-705.1
SIZE AND SPACING OF TRUNCATED DOMES

11B-705 DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

11B-705.1.1 DOME SIZE. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF MEASURED BETWEEN 0.9 INCH (22 MM) MINIMUM AND 0.92 INCH (23 MM) MAXIMUM, A TOP DIAMETER OF MEASURED BETWEEN 0.45 INCH (11.4 MM) MINIMUM AND 0.47 INCH (11.9 MM) MAXIMUM, AND A HEIGHT OF 0.18 INCH (4.6 MM) MINIMUM AND 0.22 INCH (5.6 MM) MAXIMUM.

11B-705.1.2 DOME SPACING. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.5 INCHES (38 MM) MINIMUM AND 2.4 INCHES (61 MM) MAXIMUM, AND A SOLID-SURFACE SPACING OF 0.65 INCH (16.2 MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES IN A SQUARE GRID.

EXCEPTION: WHERE INSTALLED IN A RADIAL PATTERN, TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.5 INCHES (61 MM) MINIMUM TO 2.4 INCHES (61 MM) MAXIMUM.

11B-705.1.3 CONTRAST. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHTER OR DARKER, OR BOTH. WHERE THE DETECTABLE WARNING SURFACE IS PROVIDED AS AN INTEGRAL PART OF THE SURFACE, CONTRAST SHALL BE DETERMINED BY:

CONTRAST = (B1-B2)/B1) × 100 PERCENT WHERE
B1 = LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND
B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA.

EXCEPTION: WHERE THE DETECTABLE WARNING SURFACE DOES NOT ADEQUATELY CONTRAST WITH ITS SURROUNDINGS, A 3 INCH (76 MM) WIDE BLACK STRIP SHALL SEPARATE YELLOW DETECTABLE WARNINGS FROM ADJACENT SURFACES.

11B-705.1.4 RESILIENCY. DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

EXCEPTION: DETECTABLE WARNING SURFACES AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-705.1.4.

11B-705.1.5 COLOR. DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.

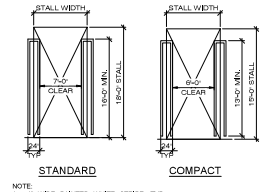
EXCEPTION: DETECTABLE WARNING SURFACES AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-705.1.5.

11B-705.1.6 LOCATIONS. DETECTABLE WARNINGS AT THE FOLLOWING LOCATIONS SHALL COMPLY WITH SECTION 11B-705.1.

11B-705.1.7 PLATFORM EDGES. DETECTABLE WARNING SURFACES AT PLATFORM BOARDING EDGES SHALL BE 24 INCHES (610 MM) WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PLATFORM EDGE.

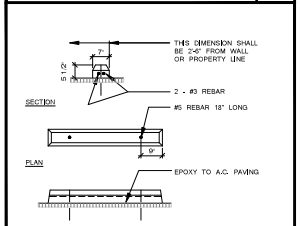
11B-705.1.8 CURB RAMPS. DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES (914 MM) IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES. DETECTABLE WARNINGS SHALL BE LOCATED SO THE SIDE NEAREST THE CURB IS 6 INCHES (152 MM) MINIMUM AND 8 INCHES (203 MM) MAXIMUM FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR SIDEWALK.

EXCEPTION: ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE PARKING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK.



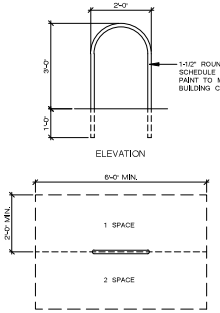
NOTE:
1. 4" WIDE PAINTED WHITE STRIPE, TYP.
2. DOUBLE STRIPING OF STALLS SHALL BE CITY STANDARDS

PARKING STALL STRIPING — 13

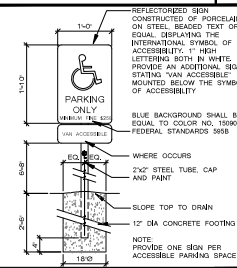


WHEEL STOP — 14

1. ALL REQUIRED BICYCLE PARKING SPACES SHALL INCLUDE A STATIONARY PARKING DEVICE WHICH ADEQUATELY SUPPORTS THE BICYCLE. IN ADDITION, AT LEAST HALF OF THE BICYCLE PARKING SPACES SHALL INCLUDE A STATIONARY DEVICE WHICH SECURELY LOCKS THE BICYCLE WITHOUT THE USE OF THE USER SUPPLIED CABLE OR CHAIN. DEVICES WHICH HOLD THE BICYCLE UPRIGHT BY WHEEL CONTACT MUST HOLD AT LEAST TWO DEGREES OF WHEEL ARC. SEC. 12.21A16(B).
2. EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM OF TWO FEET IN WIDTH AND SIX FEET IN LENGTH AND SHALL HAVE A MINIMUM OF SIX FEET OF OVERHEAD CLEARANCE. SEC. 12.21A16(C).
3. BICYCLE PARKING SPACES SHALL BE LOCATED NO FURTHER THAN THE DISTANCE FROM THE MAIN ENTRANCE OF THE BUILDING TO THE NEAREST OFF STREET AUTOMOBILE PARKING SPACE, SEC. 12.21A16(E).
4. BICYCLE PARKING SPACES SHALL BE SEPARATED FROM AUTOMOBILE PARKING SPACES OR AISLES BE A WALL, FENCE OR CURB AT LEAST FIVE FEET OF OPEN SPACE MARKED TO PROHIBIT PARKING. SEC. 12.21A16(F).
5. AISLE PROVIDING ACCESS TO THE BICYCLE PARKING SPACES SHALL BE AT LEAST FIVE FEET IN WIDTH. SEC. 12.21A16(G).
6. SIGNAGE WHICH IS CLEARLY LEISBLE UPON EVERY AUTOMOBILE ENTRANCE TO THE PARKING FACILITY SHALL BE DISPLAYED INDICATING THE AVAILABILITY AND LOCATION OF BICYCLE PARKING. SEC. 12.21A16(H).



BICYCLE RACK — 9

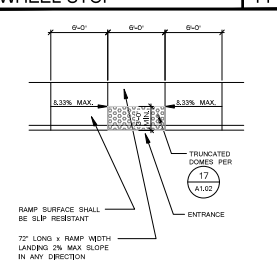


ACCESSIBLE SIGN PER 2013 CBC 11B-502.6 — 3

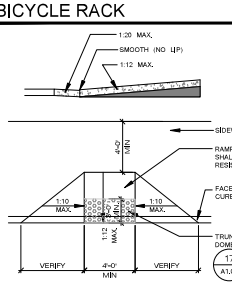
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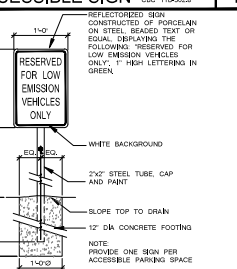
DETECTABLE WARNING — 19



RAMP DETAIL PER 2013 CBC 11B-406.3.2 — 15



ACCESSIBLE CURB RAMP PER 2013 CBC 11B-406.2.2 — 10



LOW EMISSION SIGN — 5

30

25

20

ACCESSIBLE SIGN PER 2013 CBC 11B-502.6 — 4

DFA DENNIS FLYNN ARCHITECTS
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10/31/25 OWNER/PLANNING
01/29/26 OWNER/PLANNING
03/10/26 PLANNING SUBMITTAL

TOYOTA

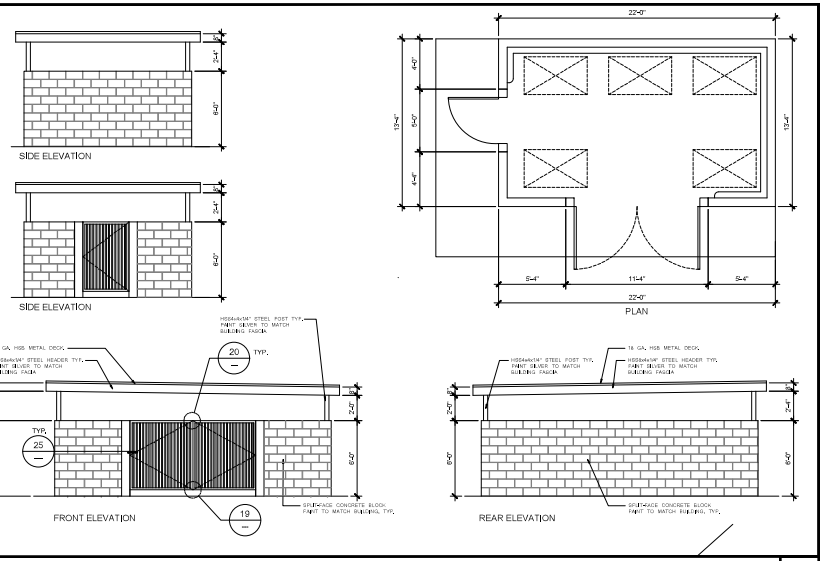
TOYOTA OF REDLANDS
921 NEW YORK ST,
REDLANDS, CA, 92374

SITE DETAILS

PROJECT NUMBER: 23099

LICENSED ARCHITECT DENNIS J. FLYNN No. C-17001 Renewal 08/31/2025 STATE OF CALIFORNIA

A1.02



TRASH ENCLOSURE PLAN AND ELEVATIONS 2

TRASH ENCLOSURE NOTES:

1. WALLS: SPLIT-FACE CONCRETE BLOCK, REINFORCED AND CAPPED. STRUCTURE TO BE APPROVED PRIOR TO CONSTRUCTION BY DEVELOPMENT SERVICES DEPARTMENT. PAINT TO MATCH BUILDING.
2. GATE: SHALL BE STEEL FRAMED WITH STEEL ANGLE BRACE TYPE METAL (18 GAUGE) AND STEEL MIN 1/4"BEAM PANEL. THE GATE SHALL BE HUNG ON A HEAVY DUTY BARREL HINGE WELDED 3/8" BENT ∠ AND GATE FRAME. REFER TO DETAIL #20 GATES SHALL NOT OPEN INTO DRIVING LANES OR PARKING SPACES. PAINT TO MATCH BUILDING.
3. SIZE: PER PLAN.
4. LOCATION: PER PLAN.
5. FLOOR: SHALL BE OF CONCRETE AND FLUSH WITH ADJOINING PAVEMENT.
6. LATCH: A LATCHING ASSEMBLY IS REQUIRED WITH CANE BOLTS ON ALL GATES TO HOLD IN OPEN AND CLOSED POSITIONS WITH 3/4" PIPE TO HOLD CANE BOLT.
7. ACCESSIBILITY: ENCLOSURE SHALL NOT BE PLACED WITHIN 5'-0" OF COMBUSTIBLE WALLS, OPENINGS OR ROOF EAVES UNLESS PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.

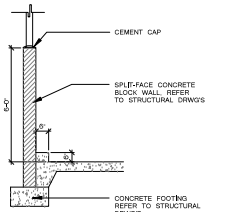
GATE NOTES:

1. ALL METAL SHALL BE HEAVY ZINC COATED.
2. PERIMETER FRAMES 3-1/2"X3-1/2"X1/4" STEEL ANGLES PROVIDE HORIZONTAL OR VERTICAL MEMBERS TO INSURE PROPER GATE OPERATION AND FOR ATTACHMENT OF HARDWARE AND ACCESSORIES.
3. PROVIDE DIAGONAL CROSS BRACING WHERE NECESSARY TO PROVIDE FRAME RIGIDITY. FOR ADDITIONAL INFO. REFER TO DETAIL #5. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

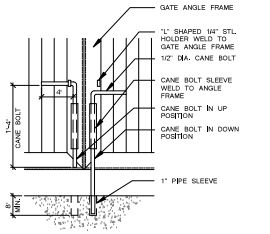
GATE HARDWARE:

4. ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.
5. HINGES: PRESSED STEEL OR MALLEABLE IRON TO SUIT GATE SIZE. NON-LIFT-OFF-TYPE, OFF-SET TO PERMIT 180 GATE OPENING. PROVIDE 1-PAIR OF HINGES PER LEAF.
6. GATE STOP: MUSHROOM TYPES OR FLUSH PLATE WITH ANCHORS SET IN CONC. TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.

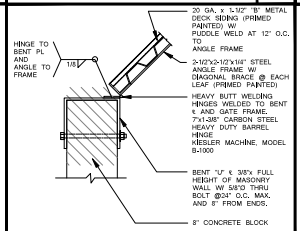
NOTES 9



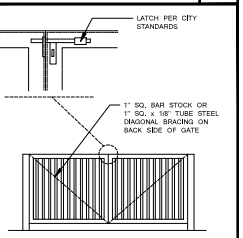
ENCLOSURE WALL 3



CANE BOLT DETAIL 4



GATE DETAIL 10



LATCH DETAIL 5

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TOYOTA

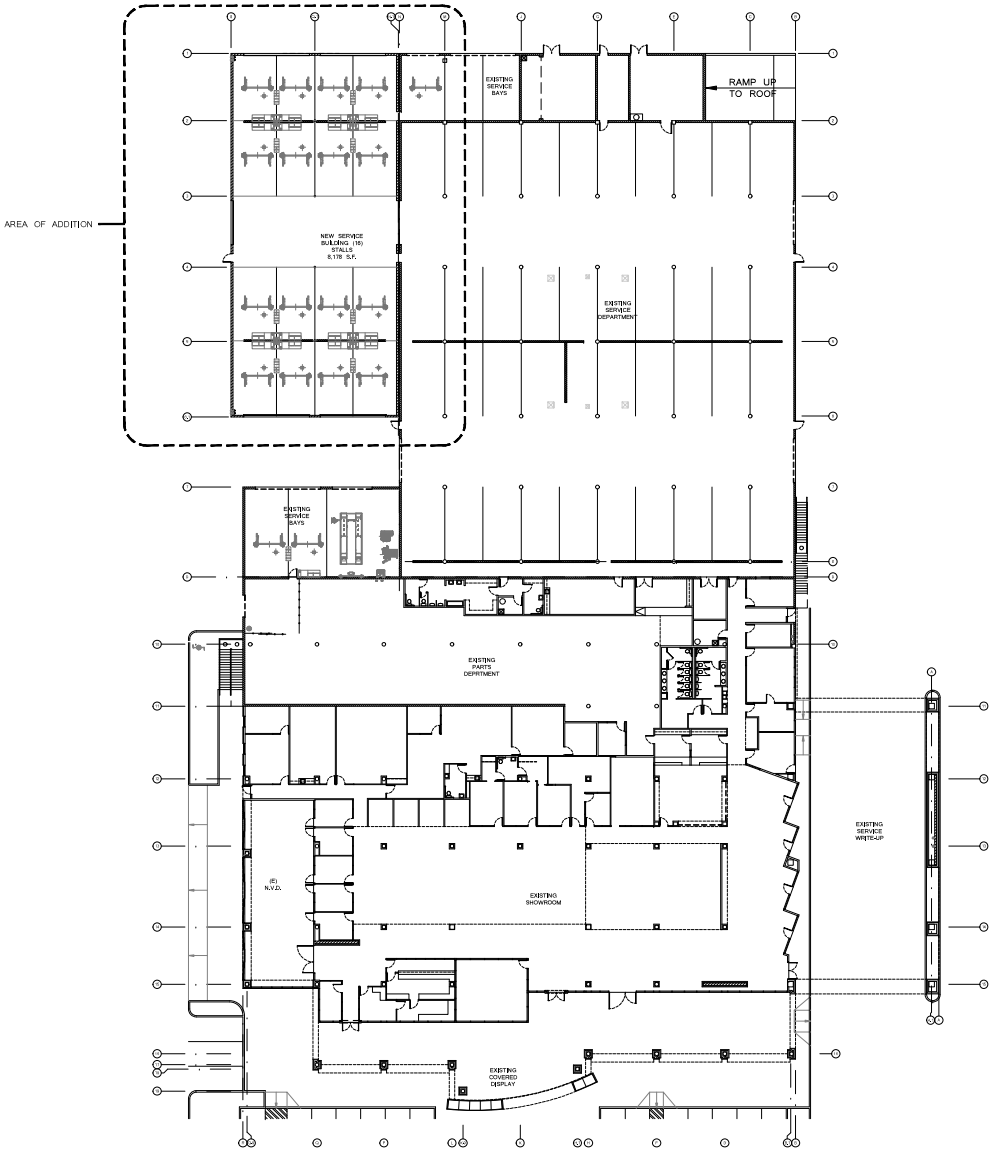
TOYOTA OF REDLANDS
921 NEW YORK ST.
REDLANDS, CA. 92374

TRASH ENCLOSURE DETAILS

PROJECT NUMBER: 23099

LICENSED ARCHITECT DENNIS J. FLYNN No. C-17001 Renewal 08/31/2027 STATE OF CALIFORNIA

A1.03



OVERALL 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

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TOYOTA

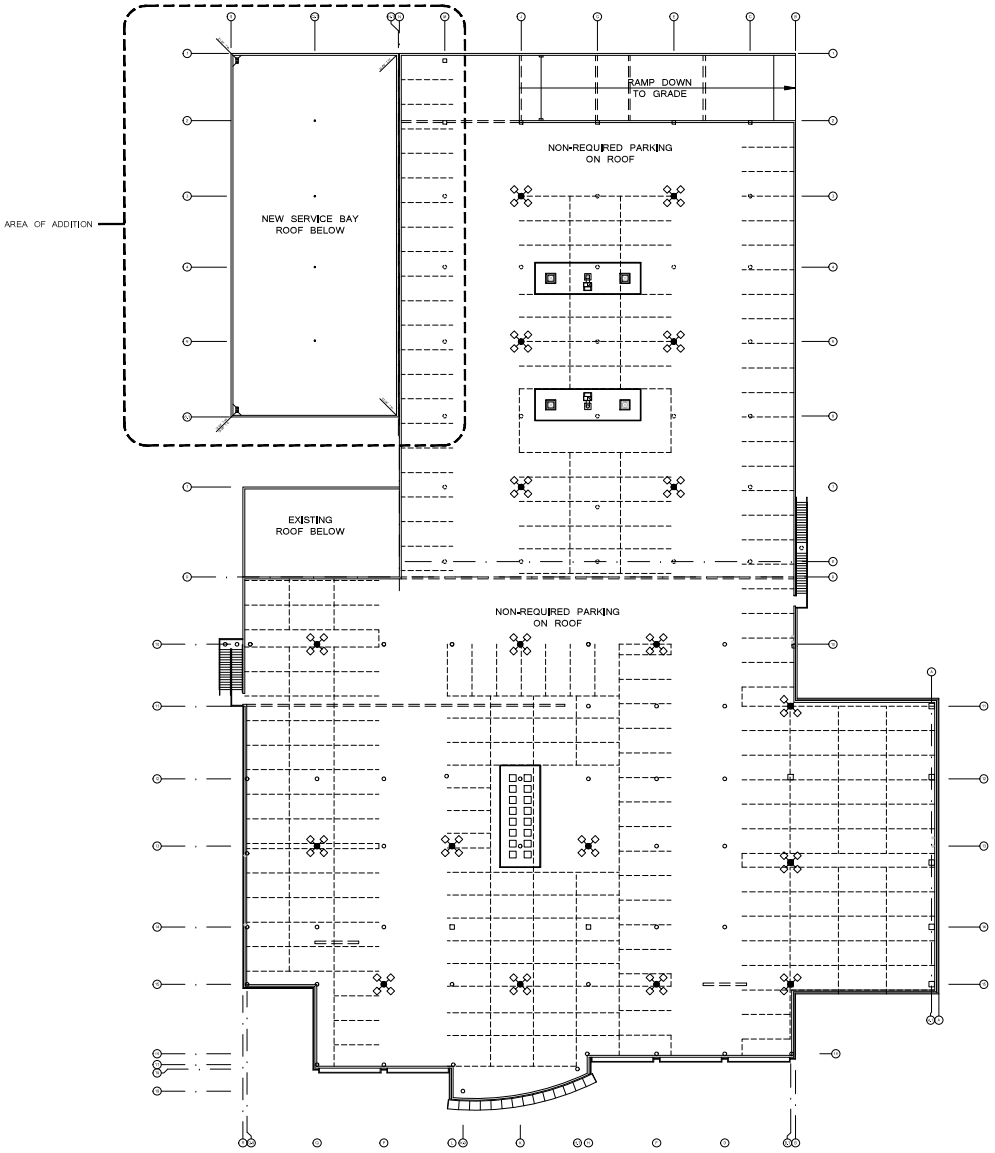
TOYOTA OF REDLANDS
921 NEW YORK ST,
REDLANDS, CA, 92374

OVERALL FIRST FLOOR PLAN

PROJECT NUMBER: 23099

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
STATE OF CALIFORNIA

A2.01



OVERALL ROOF PLAN SCALE: 1/16" = 1'-0"

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TOYOTA

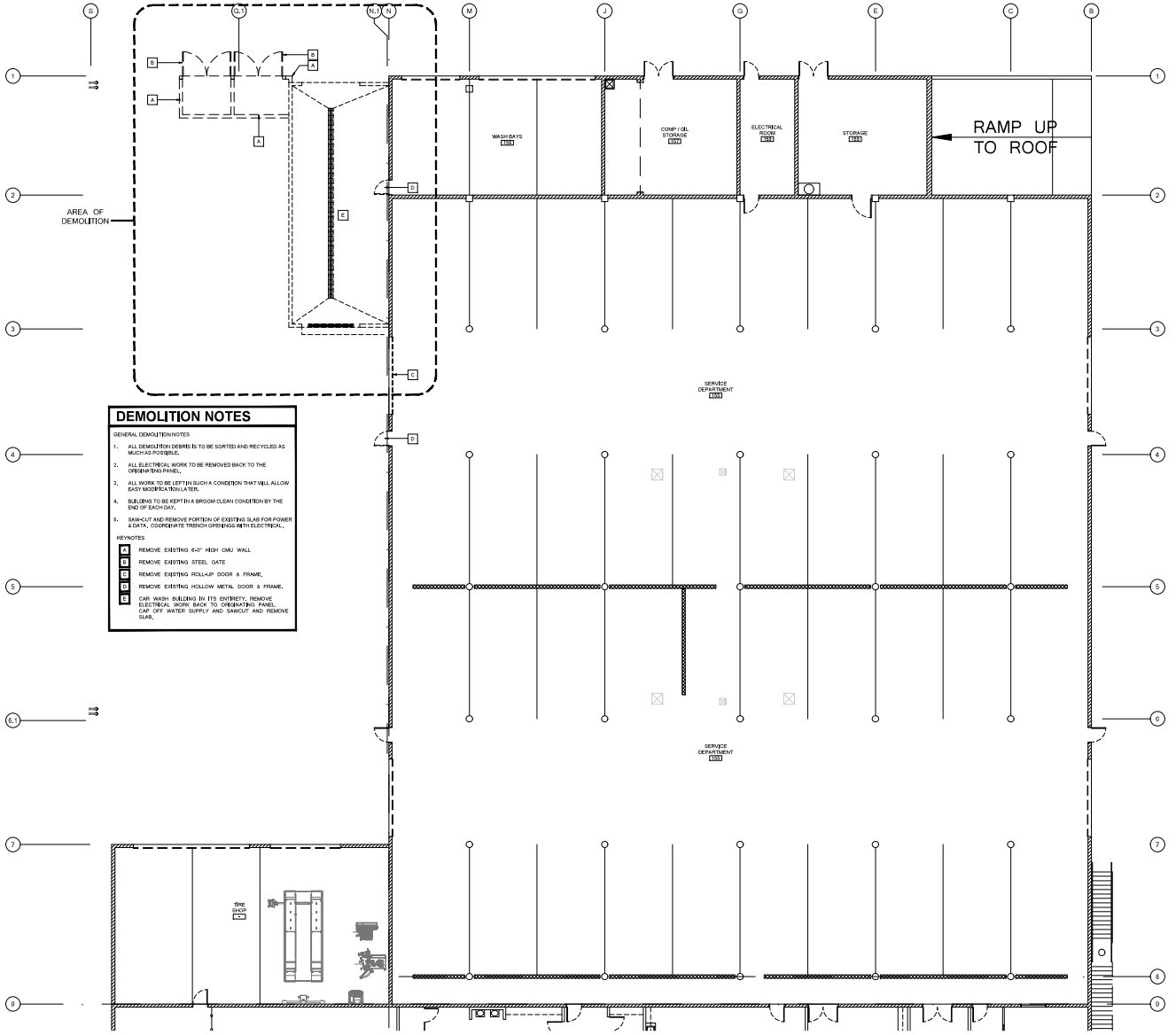
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OVERALL ROOF PLAN

PROJECT NUMBER: 23069

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
STATE OF CALIFORNIA

A2.02



PARTIAL 1ST FLOOR DEMOLITION PLAN - SERVICE

SCALE 1/8" = 1'-0"

NORTH

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TOYOTA

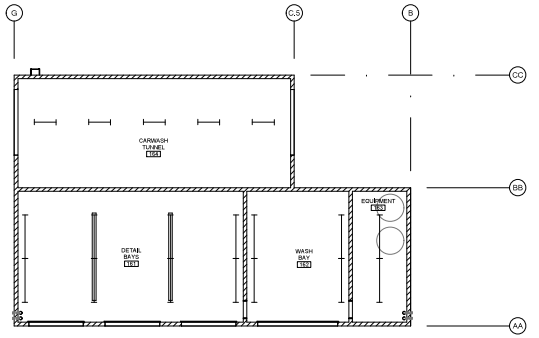
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PARTIAL FIRST FLOOR PLAN
SERVICE - DEMOLITION

PROJECT NUMBER 23099

LICENSED ARCHITECT DENNIS J. FLYNN No. C-17031 Exp. 08/31/2027 STATE OF CALIFORNIA

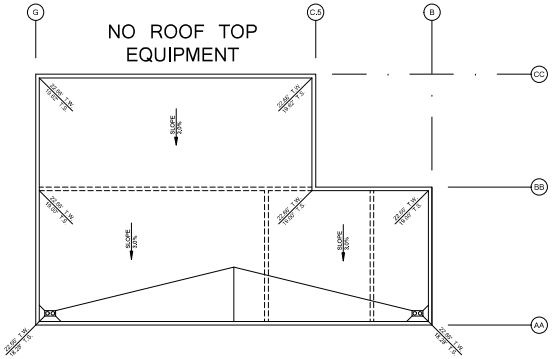
D2.01



REFLECTED CEILING PLAN - CARWASH / DETAIL

SCALE 1/8" = 1'-0"

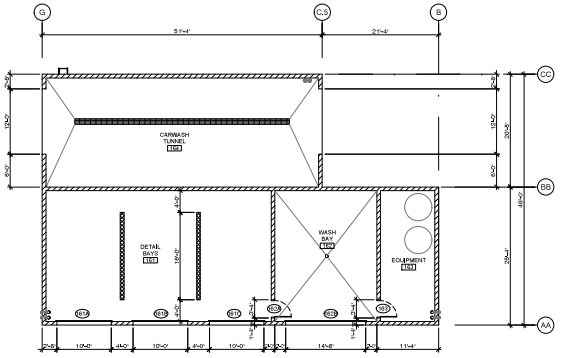
NORTH



ROOF PLAN - CARWASH / DETAIL

SCALE 1/8" = 1'-0"

NORTH



FLOOR PLAN - CARWASH / DETAIL

SCALE 1/8" = 1'-0"

NORTH

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TOYOTA

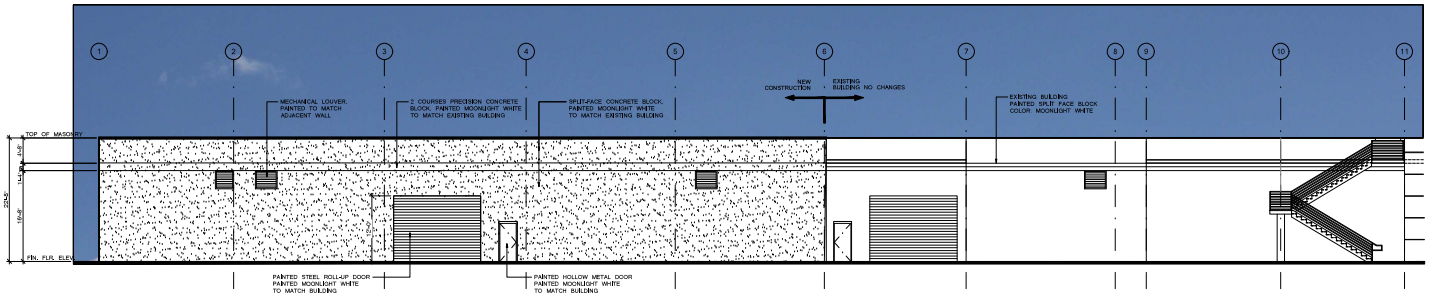
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PLANS & RCP
CARWASH / DETAIL

PROJECT NUMBER: 23099

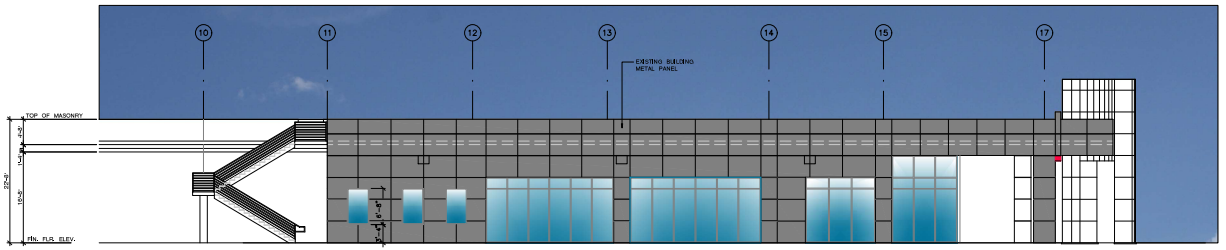
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A2.03



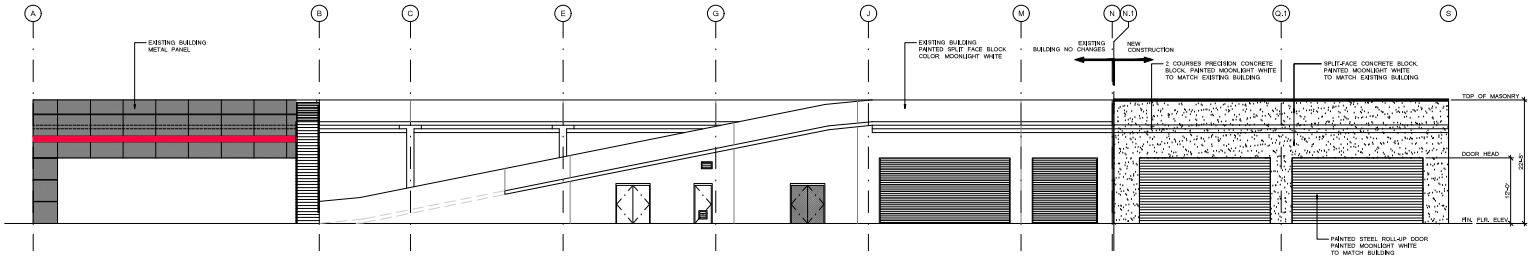
WEST ELEVATION - NEW SERVICE BAY ADDITION
PARTIAL - NORTH END

SCALE 1/8"=1'-0"



WEST ELEVATION – EXISTING – NO CHANGES THIS ELEVATION
PARTIAL – SOUTH END

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



NORTH ELEVATION

NEW SERVICE BAY ADDITION

SCALE 1/8"=1'-0"

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03/10/26 PLANNING SUBMITTAL
05/20/2026 PLANNING RESUBMITTAL

TOYOTA

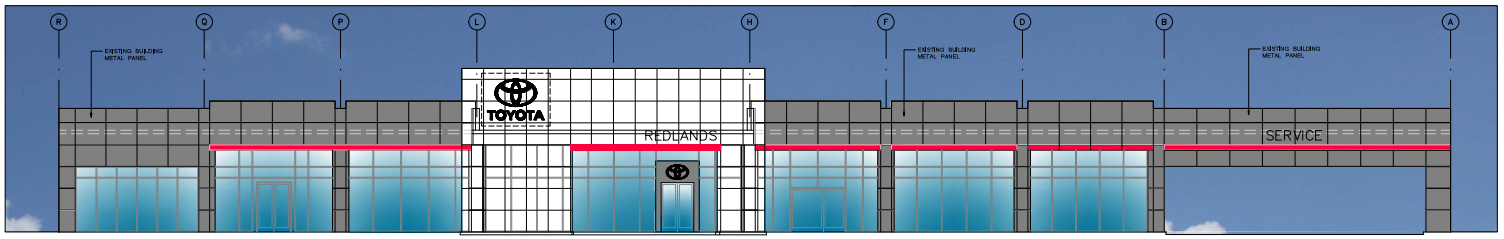
TOYOTA OF REDLANDS
921 NEW YORK ST,
REDLANDS, CA, 92374

EXTERIOR ELEVATIONS
SALE AND SERVICE BUILDING

PROJECT NUMBER: 23099

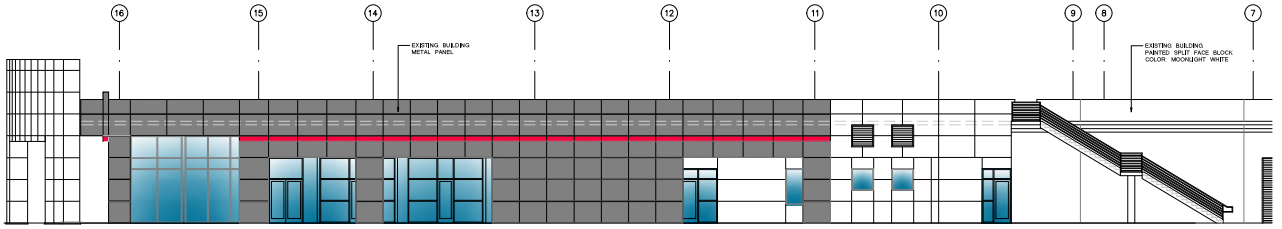
LICENSED ARCHITECT
DENNIS J. FLYNN
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Exp. 08/31/27
STATE OF CALIFORNIA

A3.01



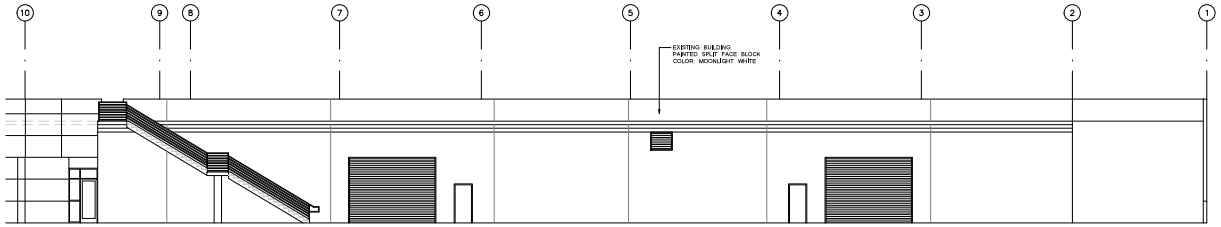
SOUTH ELEVATION – EXISTING – NO CHANGES THIS ELEVATION

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



EAST ELEVATION – EXISTING – NO CHANGES THIS ELEVATION
PARTIAL – SOUTH END

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



EAST ELEVATION – EXISTING – NO CHANGES THIS ELEVATION
PARTIAL NORTH END

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

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03/10/26 PLANNING SUBMITTAL
05/20/2026 PLANNING RESUBMITTAL

TOYOTA

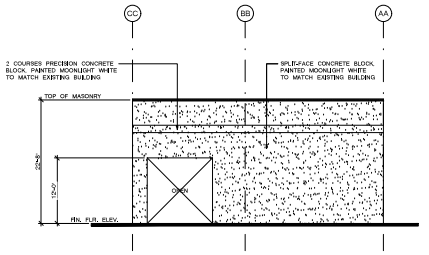
TOYOTA OF REDLANDS
921 NEW YORK ST,
REDLANDS, CA, 92374

EXTERIOR ELEVATIONS
SALES AND SERVICE BUILDING

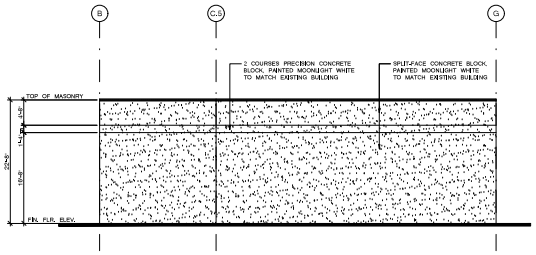
PROJECT NUMBER: 23099

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
STATE OF CALIFORNIA

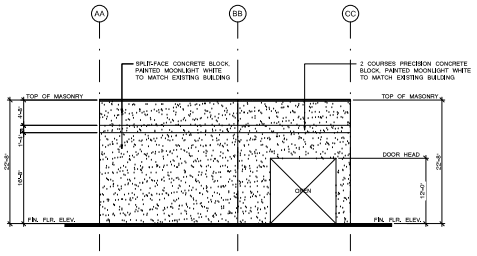
A3.02



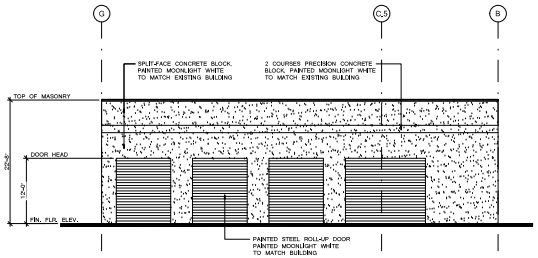
CARWASH SCALE: 1/8"=1'-0"
SOUTH/WEST ELEVATION



CARWASH SCALE: 1/8"=1'-0"
NORTH/WEST ELEVATION



CARWASH SCALE: 1/8"=1'-0"
NORTH/EAST ELEVATION



CARWASH SCALE: 1/8"=1'-0"
SOUTH/EAST ELEVATION

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03/10/26 PLANNING SUBMITTAL
05/20/2026 PLANNING RESUBMITTAL

TOYOTA

TOYOTA OF REDLANDS
921 NEW YORK ST,
REDLANDS, CA, 92374

EXTERIOR ELEVATIONS
DETAIL & CARWASH BUILDING

PROJECT NUMBER: 23069

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
STATE OF CALIFORNIA

A3.03

TABLE 1
CITY OF REDLANDS : MODEL
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS

LAND USE	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036	TOTAL	
RESIDENTIAL UNITS												
RURAL LIVING (0.2 - 0.4 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
HIGH DENSITY (0 - 27.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
TOTAL, RESIDENTIAL UNITS	0	0	0	0	0	0	0	0	0	0	0	
CUMULATIVE, RESIDENTIAL UNITS	0	0	0	0	0	0	0	0	0	0	NA	
PROJECT RESIDENTS /1												
RURAL LIVING (0.4 - 0.2 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
HIGH DENSITY (0 - 27 du/acre)	0	0	0	0	0	0	0	0	0	0	0	
TOTAL, PROJECT RESIDENTS	0	0	0	0	0	0	0	0	0	0	0	
CUMULATIVE, PROJECT RESIDENTS	0	0	0	0	0	0	0	0	0	0	NA	
CUMULATIVE PROJECT ACREAGE /2												
RURAL LIVING (0.4 - 0.2 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
HIGH DENSITY (0 - 27 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
CUMULATIVE, PROJECT ACREAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	
LAND NON-RESIDENTIAL ACRES, ANNUAL /3												
RETAIL	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.0	DEVELOPER
INDUSTRIAL	0.0	0	0	0	0	0	0	0	0	0	0.0	DEVELOPER
OTHER NON-RESIDENTIAL	0.0	0	0	0	0	0	0	0	0	0	0.0	
ANNUAL TOTAL, NON-RESIDENTIAL	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.0	
LAND NON-RESIDENTIAL ACRES, CUMULATIVE												
RETAIL	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	NA	
INDUSTRIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
OTHER NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
CUMULATIVE TOTAL, NON-RESIDENTIAL	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	NA	
LAND NON-RESIDENTIAL EDU'S, CUMULATIVE /4												
RETAIL	48.0	48.0	48.0	48.0	48.0	48.0	48.0	48.0	48.0	48.0	NA	
INDUSTRIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
OTHER NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA	
CUMULATIVE TOTAL, NON-RESIDENTIAL EDU'S	48.0	48.0	48.0	48.0	48.0	48.0	48.0	48.0	48.0	48.0	NA	
BUILDING NON-RESIDENTIAL SQ.FT., ANNUAL												
RETAIL	8,178	0	0	0	0	0	0	0	0	0	8,178	DEVELOPER
INDUSTRIAL	0	0	0	0	0	0	0	0		0	0	DEVELOPER
OTHER NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	0	
ANNUAL TOTAL, NON-RESIDENTIAL	8,178	0	0	0	0	0	0	0	0	0	8,178	
BUILDING NON-RESIDENTIAL SQ.FT., CUMULATIVE												
RETAIL	8,178	8,178	8,178	8,178	8,178	8,178	8,178	8,178	8,178	8,178	NA	
INDUSTRIAL	0	0	0	0	0	0	0	0	0	0	NA	
OTHER NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	NA	
CUMULATIVE TOTAL, NON-RESIDENTIAL	8,178	8,178	8,178	8,178	8,178	8,178	8,178	8,178	8,178	8,178	NA	

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

NOTES:

1. Average number of residents per Dwelling Unit ("DU") provided by the California Department of Finance.
   Residents per DU = 2.801 OTHER

2. Assumes residential acreage per unit of the following:

Rural Living (less than 0.2 - 0.4 du/acre)	NA
Very-Low-Density Residential (0 - 2.7 du/acre)	NA
Low-Density Residential (0 - 6.0 du/acre)	NA
Low-Medium-Density Residential (0 - 8.0 du/acre)	NA
Medium-Density Residential (0 - 15.0 du/acre)	NA
High Density (0 - 27.0 du/acre)	NA

3. Assumes average non-residential site coverage of the following (based on the General Plan):

Retail	25.0%
Industrial	0.0%
Other Non-Residential	0.0%

4. Assumes non-residential equivalent dwelling units of the following:
   EDUs per acre = 6.0 OTHER

GENERAL PLAN BUILDOUT	PROJ. Sq. Ft.*	F.A.R.*	Projected Acreage	
RETAIL	8,646,200	0.30	661.63	
INDUSTRIAL	10,048,400	0.40	576.70	OTHER
OTHER NON-RESIDENTIAL	21,641,990	0.45	1,104.07	
	40,336,590		2,342.40	

*As disclosed in the General Plan

Typical Home Size: 2,835 OTHER
Estimated Equivalency: 6.07

TABLE 2
CITY OF REDLANDS : MODEL
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS

ASSESSED VALUATION ASSUMPTIONS		
RESIDENTIAL		
RURAL LIVING ASSESSED VALUE	$0	
VERY-LOW-DENSITY ASSESSED VALUE	$0	
LOW-DENSITY ASSESSED VALUE	$0	
LOW-MEDIUM-DENSITY ASSESSED VALUE	$0	
MEDIUM-DENSITY ASSESSED VALUE	$0	
HIGH DENSITY ASSESSED VALUE	$0	
NON-RESIDENTIAL		
RETAIL ASSESSED VALUE	$54.81	DEVELOPER
INDUSTRIAL ASSESSED VALUE	$0.00	
OTHER NON-RESIDENTIAL ASSESSED VALUE	$0.00	

SECURED PROPERTY TAX ASSUMPTIONS		
NET APPORTIONMENT FACTORS AS A FRACTION OF 1.0% TAX RATE		
PROPERTY TAXES PASSED THROUGH TO CITY /1	20.00%	CITY

1. Based on amount disclosed in the adopted 1998-99 budget.

UNSECURED PROPERTY TAX ASSUMPTIONS		
RESIDENTIAL:		
UNSECURED TAXES AS A % OF SECURED	2.75%	CITY
NON-RESIDENTIAL:		
UNSECURED TAXES AS A % OF SECURED	10.00%	

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036
SECURED ASSESSED VALUE CALCULATION:										
ANNUAL ASSESSED VALUES (YEARLY INCREASE)										
RESIDENTIAL										
RURAL LIVING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
VERY-LOW-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LOW-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LOW-MEDIUM-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MEDIUM-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
HIGH DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL										
RETAIL	$448	$0	$0	$0	$0	$0	$0	$0	$0	$0
INDUSTRIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL NON-RESIDENTIAL	$448	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL YEARLY VALUATION INCREASE:	$448	$0	$0	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE ASSESSED VALUES										
RESIDENTIAL										
RURAL LIVING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
VERY-LOW-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LOW-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LOW-MEDIUM-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MEDIUM-DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
HIGH DENSITY RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL										
RETAIL	$448	$448	$448	$448	$448	$448	$448	$448	$448	$448
INDUSTRIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL NON-RESIDENTIAL	$448	$448	$448	$448	$448	$448	$448	$448	$448	$448
TOTAL CUMULATIVE ASSESSED VALUE	$448	$448	$448	$448	$448	$448	$448	$448	$448	$448
SECURED PROPERTY TAX REVENUE CALCULATION:										
CITY OF REDLANDS										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
TOTAL SECURED TAX REVENUES TO CITY	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
UNSECURED PROPERTY TAX REVENUE CALCULATION:										
CITY OF REDLANDS										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL UNSECURED TAX REVENUES TO CITY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL PROPERTY TAXES TO CITY	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1

TABLE 3
CITY OF REDLANDS : MODEL
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS

RESIDENTIAL INDIRECT SALES TAX GENERATION ASSUMPTIONS

AVERAGE HOUSEHOLD INCOME ASSUMPTIONS:		
WEIGHTED AVERAGE RESIDENTIAL PRICE	$0	
AVERAGE RESIDENTIAL MORTGAGE (20% DOWN)	$0	
ANNUAL MORTGAGE PAYMENTS @ 6.50% & 30 YEARS	$0	CITY
AVG. HOUSEHOLD INCOME (3:1 INCOME/PAYMENT RATIO):	$0	
RETAIL TAXABLE EXPENDITURE (% OF INCOME):	25.0%	
PROJECT RESIDENTS' PURCHASES OUTSIDE PROJECT AND WITHIN INCORPORATED CITY:	50.0%	

BUSINESS DIRECT SALES & USE TAX GENERATION ASSUMPTIONS

SALES TAXES PASSED THROUGH TO CITY, APPLIED TO COSTS: /1	1.00%	CITY
MEASURE 'I' TAXES PASSED THROUGH TO TRANSIT AUTHORITY	0.00%	
LOCAL TRANSPORTATION SALES TAXES	0.00%	
DISPLACED EXISTING CITY SALES TAX	33.33%	
PROJECT RETAIL TAXABLE SALES PER SQ. FT:		
RETAIL	$393.82	DEVELOPER
INDUSTRIAL	$0.00	
OTHER NON-RESIDENTIAL	$0.00	

PROPERTY TRANSFER TAX ASSUMPTIONS

RESIDENTIAL PROPERTY TURNOVER RATE	10.00%	CITY
BUS & COM PROPERTY TURNOVER RATE	5.00%	
TRANSFER TAX AS A % OF RESALE DOLLAR	0.11%	
PROPERTY TRANSFER TAX PASSED THROUGH TO CITY	50.00%	

1. Based on amount passed through to city in the adopted 1997-98 budget.

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036
SALES & USE TAX REVENUE CALCULATION (CUMULATIVE):										
INDIRECT SALES TAX GENERATION										
RESIDENTIAL TAXABLE EXPENDITURES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL TAXABLE PURCHASES WITHIN CITY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RESIDENTIAL SALES TAX GENERATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DIRECT SALES TAX GENERATION										
RETAIL TAXABLE SALES	$3,221	$3,221	$3,221	$3,221	$3,221	$3,221	$3,221	$3,221	$3,221	$3,221
INDUSTRIAL TAXABLE SALES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER NON-RESIDENTIAL TAXABLE SALES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUB-TOTAL DIRECT TAXABLE SALES	$3,221	$3,221	$3,221	$3,221	$3,221	$3,221	$3,221	$3,221	$3,221	$3,221
LESS: DISPLACED EXISTING CITY SALES TAX	$1,074	$1,074	$1,074	$1,074	$1,074	$1,074	$1,074	$1,074	$1,074	$1,074
TOTAL DIRECT TAXABLE SALES	$2,147	$2,147	$2,147	$2,147	$2,147	$2,147	$2,147	$2,147	$2,147	$2,147
TOTAL DIRECT SALES TAX GENERATION	$21	$21	$21	$21	$21	$21	$21	$21	$21	$21
TOTAL PROJECT SALES & USE TAX REVENUES, APPLIED TO COSTS	$21	$21	$21	$21	$21	$21	$21	$21	$21	$21
RESIDENTIAL MEASURE 'I' SALES TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL MEASURE 'I' SALES TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RESIDENTIAL LOCAL TRANSPORTATION SALES TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL LOCAL TRANSPORTATION SALES TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL PROJECT SALES & USE TAX REVENUES, FOR TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
PROPERTY TRANSFER TAX CALCULATION (CUMULATIVE):										
RESIDENTIAL PROPERTY TRANSFER TAXES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
NON-RESIDENTIAL PROPERTY TRANSFER T AXES	$0.01	$0.01	$0.01	$0.01	$0.01	$0.01	$0.01	$0.01	$0.01	$0.01
TOTAL ANNUAL PROPERTY TRANSFER TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

TABLE 4
CITY OF REDLANDS : MODEL
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS

BUSINESS LICENSE FEE REVENUE		FRANCHISE FEES (PER CAPITA)			TRANSIENT OCCUPANCY TAX
RESIDENTIAL	NA		RESIDENTIAL	NON-RESIDENTIAL	NUMBER OF AVAILABLE HOTEL ROOMS
NON-RESIDENTIAL		TOTAL FRANCHISE	$16.71	$16.71	OCCUPANCY RATE
BUSINESS LICENSE FEES ARE CHARGED AT A RATE EQUAL					AVERAGE BILLING RATE PER ROOM
TO $12 FOR THE FIRST $5,000 IN GROSS SALES, PLUS $3					% PASSED THROUGH TO CITY
FOR EACH ADDITIONAL $5,000 INCREMENT IN GROSS SALES.					AVERAGE YEARLY OCCUPANCY REVENUES TO CITY

FISCAL YEAR	($s x1,000)	end of:	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036
BUSINESS LICENSE FEE REVENUE												
RESIDENTIAL												
RURAL LIVING			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VERY-LOW-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LOW-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LOW-MEDIUM-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MEDIUM-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
HIGH DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
NON-RESIDENTIAL												
RETAIL			$2	$2	$2	$2	$2	$2	$2	$2	$2	$2
INDUSTRIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER NON-RESIDENTIAL			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL NON-RESIDENTIAL			$2	$2	$2	$2	$2	$2	$2	$2	$2	$2
TOTAL, BUSINESS LICENSE FEE REVENUE			$2	$2	$2	$2	$2	$2	$2	$2	$2	$2
FRANCHISE FEE REVENUE												
RESIDENTIAL FRANCHISE FEES			$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
NON-RESIDENTIAL FRANCHISE FEES			$0.802	$0.802	$0.802	$0.802	$0.802	$0.802	$0.802	$0.802	$0.802	$0.802
TOTAL, FRANCHISE FEE REVENUE			$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
TRANSIENT OCCUPANCY TAX REVENUE												
TOTAL, TRANSIENT OCCUPANCY TAX REVENUE			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

TABLE 5
CITY OF REDLANDS : MODEL
OTHER REVENUE AND REVENUE SUMMARY
FISCAL IMPACT ANALYSIS

OTHER GENERAL REVENUES (PER CAPITA METHOD) /1	
OTHER TAXES /2	$10.86
OTHER REVENUES	$6.96
COMMUNITY DEVELOPMENT	NA
LIBRARY	NA
POLICE DEPARTMENT	NA
POLICE - ANIMAL CONTROL	NA
POLICE - RECREATION	NA
POLICE - SENIOR SERVICES	NA
FIRE	NA
PUBLIC WORKS	NA
SUBTOTAL, OTHER REVENUES PER CAPITA:	$17.83

INCOME FROM INVESTMENTS		
EFFECTIVE INTEREST	2.50%	OTHER

1. See Appendix for calculation of per capita multipliers. For items without values, a net cost technique is being employed.
2. Other Taxes includes Public Safety Sales Tax.

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036
PER CAPITA REVENUES										
OTHER TAXES										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
TOTAL, OTHER TAXES	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
OTHER REVENUES										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
TOTAL, OTHER LICENSES, PERMITS & FINES	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
COMMUNITY DEVELOPMENT										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, STATE REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LIBRARY										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, FEDERAL REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
POLICE DEPARTMENT										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, CITY ATTORNEY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
POLICE - ANIMAL CONTROL										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, ENGINEERING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
POLICE - RECREATION										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, FIRE DEPARTMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
POLICE - SENIOR SERVICES										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, JOSLYN CENTER	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FIRE										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, LIBRARY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
PUBLIC WORKS										
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL, PARKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RESIDENTIAL PER CAPITA REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL NON-RESIDENTIAL PER CAPITA REVENUES	$2	$2	$2	$2	$2	$2	$2	$2	$2	$2
TOTAL PER CAPITA REVENUES	$2	$2	$2	$2	$2	$2	$2	$2	$2	$2
TOTAL RESIDENTIAL CASE STUDY REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL NON-RESIDENTIAL CASE STUDY REVENUES	$25	$25	$25	$25	$25	$25	$25	$25	$25	$25
TOTAL CASE STUDY REVENUES	$25	$25	$25	$25	$25	$25	$25	$25	$25	$25
RESIDENTIAL REV AVAILABLE FOR INV. INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL REV AVAILABLE FOR INV. INCOME	$27	$27	$27	$27	$27	$27	$27	$27	$27	$27
TOTAL REVENUES AVAILABLE FOR INVESTMENT INCOME	$27	$27	$27	$27	$27	$27	$27	$27	$27	$27
RESIDENTIAL INVESTMENT INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NON-RESIDENTIAL INVESTMENT INCOME	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
TOTAL INVESTMENT INCOME	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

TABLE 6
CITY OF REDLANDS : MODEL
POLICE DEPARTMENT, FIRE DEPARTMENT, PUBLIC WORKS & PER CAPITA COSTS
FISCAL IMPACT ANALYSIS

POLICE DEPARTMENT COSTS

RESIDENTIAL CALLS	16,562	CITY
COST PER DWELLING UNIT	$295	
NON-RESIDENTIAL RETAIL CALLS	8,987	
COST PER BUILDING SQUARE FOOT	$0.47	
NON-RESIDENTIAL INDUSTRIAL CALLS	344	
COST PER BUILDING SQUARE FOOT	$0.02	
OTHER NON-RESIDENTIAL CALLS	7,948	
COST PER BUILDING SQUARE FOOT	$0.42	
MISCELLANEOUS CALLS /2	17,628	
TOTAL CALLS	51,469	

1. Based on Net Cost and number of calls to residential or non-residential properties.
2. Based on conversations with the Police Chief, these incidences are not related to residences or businesses in the City.

EXISTING DWELLING UNITS	25,984	CITY
EXISTING NON-RESIDENTIAL SQUARE FOOTAGE	8,824,690	

RESIDENTIAL FIRE DEPARTMENT COSTS [1]

RESIDENTIAL CALLS	3,579	CITY
COST PER DWELLING UNIT	$168	
NON-RESIDENTIAL RETAIL CALLS	446	
COST PER BUILDING SQUARE FOOT	$0.06	
NON-RESIDENTIAL INDUSTRIAL CALLS	155	
COST PER BUILDING SQUARE FOOT	$0.02	
OTHER NON-RESIDENTIAL CALLS	1,459	
COST PER BUILDING SQUARE FOOT	$0.20	
MISCELLANEOUS CALLS /2	1,988	
TOTAL CALLS	7,627	

1. Based on Net Cost and number of calls to residential or non-residential properties.
2. Based on information from Fire Chief, these incidences are not related to residences or businesses in the City.

PUBLIC INFRASTRUCTURE REQUIREMENTS /1

ROADS (LANE MILES)	0.0	DEVELOPER
TRAFFIC INTERSECTIONS REQUIRING SIGNALS	0.0	
AGGREGATE LANDSCAPING (ACRES)	0.0	
PARK ACREAGE (GROSS)	0.0	
STREET LIGHTS	3.0	DEVELOPER
OPEN SPACE (ACRES)	0.0	
TRAILS (LINEAL MILE)	0.0	
STORM DRAINS (MILES)	0.0	

1. Infrastructure should exclude privately maintained facilities.

PUBLIC WORKS MAINTENANCE COSTS

PAVEMENT MAINTENANCE PER LANE MILE /1	$5,000	CITY
STREET SWEEPING PER CURB MILE - ALL STREETS /1	$9	
TRAFFIC SIGNAL OPERATIONS & MAINTENANCE PER INTERSECTION /1	$5,560	
LANDSCAPE MAINTENANCE PER ACRE /1	$12,500	
PARK MAINTENANCE PER ACRE /1	$7,000	
STREET LIGHT MAINTENANCE COST PER LIGHT /1	$125	
OPEN SPACE MAINTENANCE PER ACRE /2	$125	
TRAIL MAINTENANCE PER LINEAL MILE /2	$500	
STORM DRAIN MAINTENANCE PER MILE /2	$750	

1. Based on consultations with the City of Redlands Public Works Department.
2. Based on consultant's experience.

CITY GENERAL GOVERNMENT COSTS*

CITY COUNCIL	$174,090
CITY CLERK	$285,939
CITY MANAGER	$314,819
FINANCE	$605,155
CITY TREASURER	$2,875,064
CITY ATTORNEY	$1,159,167
TOTAL, CITY GENERAL GOVERNMENT COSTS	$5,414,234

*Costs have been reduced to reflect department specific revenues.

CITY GENERAL GOVERNMENT COSTS CONTINUED

TOTAL CITY OPERATING BUDGET*	##########

*Excludes Debt Service, Utilities and Capital Improvements.

OVERHEAD AS A % OF OPERATING BUDGET	11.04%
OVERHEAD AS A % OF DIRECT COSTS	12.41%
OVERHEAD BY DEFINITION CAUSING NO COST	0.00%
OVERHEAD AS % OF DIRECT, AVERAGE	6.20%

OTHER NET COSTS (PER CAPITA METHOD) /1

COMMUNITY DEVELOPMENT	$29.49
LIBRARY	$28.43

1. See Appendix for calculation of per capita multipliers.

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036
CITY DIRECT COSTS										
POLICE DEPARTMENT COSTS										
RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
NON-RESIDENTIAL RETAIL	$3.855	$3.855	$3.855	$3.855	$3.855	$3.855	$3.855	$3.855	$3.855	$3.855
NON-RESIDENTIAL INDUSTRIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
OTHER NON-RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, POLICE DEPARTMENT COSTS	$3.855	$3.855	$3.855	$3.855	$3.855	$3.855	$3.855	$3.855	$3.855	$3.855
FIRE DEPARTMENT COSTS										
RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
NON-RESIDENTIAL RETAIL	$0.505	$0.505	$0.505	$0.505	$0.505	$0.505	$0.505	$0.505	$0.505	$0.505
NON-RESIDENTIAL INDUSTRIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
OTHER NON-RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, FIRE DEPARTMENT COSTS	$0.505	$0.505	$0.505	$0.505	$0.505	$0.505	$0.505	$0.505	$0.505	$0.505
PUBLIC WORKS COSTS										
PAVEMENT MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
STREET SWEEPING	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TRAFFIC SIGNAL OPERATION	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
LANDSCAPE MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
PARK MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
STREET LIGHT MAINTENANCE	$0.375	$0.375	$0.375	$0.375	$0.375	$0.375	$0.375	$0.375	$0.375	$0.375
OPEN SPACE MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TRAIL MAINTENANCE	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
STORM DRAIN MAINTENANCE	$0.019	$0.019	$0.019	$0.019	$0.019	$0.019	$0.019	$0.019	$0.019	$0.019
TOTAL, PUBLIC WORKS COSTS	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394
COMMUNITY DEVELOPMENT										
RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
NON-RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, COMMUNITY DEVELOPMENT	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
LIBRARY										
RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
NON-RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
TOTAL, LIBRARY	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
CITY DIRECT COSTS										
RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
NON-RESIDENTIAL	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394
TOTAL, CITY DIRECT COSTS	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394	$0.394
CITY GENERAL GOVERNMENT COSTS										
RESIDENTIAL	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000	$0.000
NON-RESIDENTIAL	$0.024	$0.024	$0.024	$0.024	$0.024	$0.024	$0.024	$0.024	$0.024	$0.024
TOTAL, CITY GENERAL GOVERNMENT COSTS	$0.024	$0.024	$0.024	$0.024	$0.024	$0.024	$0.024	$0.024	$0.024	$0.024

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

TABLE 7
CITY OF REDLANDS : MODEL
FISCAL IMPACT ANALYSIS DETAILED SUMMARY

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036	% OF TOTAL
ONGOING REVENUES											
SECURED PROPERTY TAXES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	3.21%
UNSECURED PROPERTY TAXES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.32%
TRANSFER PROPERTY TAXES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.04%
SALES TAXES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$21	$21	$21	$21	$21	$21	$21	$21	$21	$21	76.98%
MEASURE 'I' SALES TAXES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
LOCAL TRANSPORTATION SALES TAXES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TRANSIENT OCCUPANCY TAX											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
FRANCHISE FEE REVENUES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	2.88%
BUSINESS LICENSE REVENUES											
RESIDENTIAL	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00%
NON-RESIDENTIAL	$2	$2	$2	$2	$2	$2	$2	$2	$2	$2	6.96%
OTHER TAXES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	3.59%
OTHER REVENUES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	3.59%
COMMUNITY DEVELOPMENT											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
LIBRARY											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
POLICE DEPARTMENT											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
POLICE - ANIMAL CONTROL											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
POLICE - RECREATION											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
POLICE - SENIOR SERVICES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
FIRE											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
PUBLIC WORKS											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
INVESTMENT INCOME REVENUES											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	2.44%
TOTAL RESIDENTIAL REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL NON-RESIDENTIAL REVENUES	$28	$28	$28	$28	$28	$28	$28	$28	$28	$28	100.00%
TOTAL ON-GOING REVENUES	$28	$28	$28	$28	$28	$28	$28	$28	$28	$28	
ONGOING COSTS											
POLICE DEPARTMENT COSTS											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$4	$4	$4	$4	$4	$4	$4	$4	$4	$4	80.68%
FIRE DEPARTMENT COSTS											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	10.56%
PUBLIC WORKS DEPARTMENT COST											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	8.24%
GENERAL GOVERNMENT COSTS											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.51%
COMMUNITY DEVELOPMENT COSTS											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
LIBRARY COSTS											
RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
NON-RESIDENTIAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL RESIDENTIAL COSTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL NON-RESIDENTIAL COSTS	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	100.00%
TOTAL ON-GOING COSTS	$5	$5	$5	$5	$5	$5	$5	$5	$5	$5	
ANNUAL RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
ANNUAL NON-RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	$23	$23	$23	$23	$23	$23	$23	$23	$23	$23	
TOTAL ANNUAL ONGOING SURPLUS/(DEFICIT)	$23	$23	$23	$23	$23	$23	$23	$23	$23	$23	
ANNUAL RESIDENTIAL REVENUE/COST RATIO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
ANNUAL NON-RESIDENTIAL REVENUE/COST RATIO	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	
TOTAL ANNUAL REVENUE/COST RATIO	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	

TABLE 8a
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS SUMMARY (Residential Only))

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036
ONGOING REVENUES										
TOTAL RESIDENTIAL REVENUES	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000
ONGOING COSTS										
TOTAL RESIDENTIAL COSTS	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000
ANNUAL RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000
ANNUAL RESIDENTIAL REVENUE/COST RATIO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TABLE 8b
LAND USE SUMMARY:
FISCAL IMPACT ANALYSIS SUMMARY (Commercial Only)

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036
ONGOING REVENUES										
TOTAL NON-RESIDENTIAL REVENUES	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930
ONGOING COSTS										
TOTAL NON-RESIDENTIAL COSTS	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775
ANNUAL NON-RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155
ANNUAL NON-RESIDENTIAL REVENUE/COST RATIO	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84

TABLE 8c
CITY OF REDLANDS : MODEL
FISCAL IMPACT ANALYSIS SUMMARY (MIXED)

FISCAL YEAR ($s x1,000) end of:	YEAR 1 2027	YEAR 2 2028	YEAR 3 2029	YEAR 4 2030	YEAR 5 2031	YEAR 6 2032	YEAR 7 2033	YEAR 8 2034	YEAR 9 2035	YEAR 10 2036	% OF TOTAL
ONGOING REVENUES											
TOTAL RESIDENTIAL REVENUES	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	0.00%
TOTAL NON-RESIDENTIAL REVENUES	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	100.00%
TOTAL ON-GOING REVENUES	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	$27.8930	
ONGOING COSTS											
TOTAL RESIDENTIAL COSTS	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	0.00%
TOTAL NON-RESIDENTIAL COSTS	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	100.00%
TOTAL ON-GOING COSTS	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	$4.7775	
ANNUAL RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	
ANNUAL NON-RESIDENTIAL ONGOING SURPLUS/(DEFICIT)	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	
TOTAL ANNUAL ONGOING SURPLUS/(DEFICIT)	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	$23.1155	
ANNUAL RESIDENTIAL REVENUE/COST RATIO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
ANNUAL NON-RESIDENTIAL REVENUE/COST RATIO	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	
TOTAL ANNUAL REVENUE/COST RATIO	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	

TABLE 9
CITY OF REDLANDS : MODEL
SCHOOL FEE MITIGATION (SB 50)
FISCAL IMPACT ANALYSIS

RESIDENTIAL SCHOOL FEE MITIGATION

DEVELOPER FEE REVENUE PER SINGLE FAMILY DETACHED UNIT /1	$3,113
DEVELOPER FEE REVENUE PER MULTI-FAMILY ATTACHED UNIT /2	$1,431
DEVELOPER FEE REVENUE PER MOBILE HOME /3	$1,212

STUDENT GENERATION FACTORS

ELEMENTARY SCHOOL	
SFD	0.2260
MFA	0.1362
Mobile Home	0.1068
MIDDLE SCHOOL	
SFD	0.1310
MFA	0.0574
Mobile Home	0.0548
HIGH SCHOOL	
SFD	0.1690
MFA	0.0565
Mobile Home	0.0493

SCHOOL DIST

	Capacity	Acreage	SBE 50 fees
Elementary	600	10	$5,200
Middle School	1000	20	$5,500
High School	2200	50	$7,200

FISCAL YEAR ($s ×1,000) end of:	YEAR 1 2026	YEAR 2 2027	YEAR 3 2028	YEAR 4 2029	YEAR 5 2030	YEAR 6 2031	YEAR 7 2032	YEAR 8 2033	YEAR 9 2034	YEAR 10 2035	TOTAL
CITY OF REDLANDS											
ANNUAL PROJECTED RESIDENTIAL DEVELOPMENT											
SFD	0	0	0	0	0	0	0	0	0	0	0
MFA	0	0	0	0	0	0	0	0	0	0	0
Mobile Home	0	0	0	0	0	0	0	0	0	0	0
STUDENT PROJECTIONS											
ELEMENTARY											
SFD	0	0	0	0	0	0	0	0	0	0	0
MFA	0	0	0	0	0	0	0	0	0	0	0
Mobile Home	0	0	0	0	0	0	0	0	0	0	0
MIDDLE SCHOOL											
SFD	0	0	0	0	0	0	0	0	0	0	0
MFA	0	0	0	0	0	0	0	0	0	0	0
Mobile Home	0	0	0	0	0	0	0	0	0	0	0
HIGH SCHOOL											
SFD	0	0	0	0	0	0	0	0	0	0	0
MFA	0	0	0	0	0	0	0	0	0	0	0
Mobile Home	0	0	0	0	0	0	0	0	0	0	0
ANNUAL SCHOOL FEE MITIGATION											
ELEMENTARY											
SFD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
MFA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
									Total	$0	
MIDDLE SCHOOL											
SFD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
MFA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
									Total	$0	
HIGH SCHOOL											
SFD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
MFA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
									Total	$0	
TOTAL SCHOOL FEE MITIGATION											
SFD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MFA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mobile Home	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

SOCIO-ECONOMIC EVALUATION CHECKLIST FORM

BACKGROUND

1. Project Title: Commission Review and Approval No. 823, Revision No. 2

2. Lead Agency Name and Address:
City of Redlands
Development Services Department
35 Cajon Street, Suite 20
Redlands, CA 92373

Mailing Address:
City of Redlands
Development Services – Planning
P.O. Box 3005
Redlands, CA 92373

3. Contact Person and Phone Number: Jazmin Serrato, Associate Planner, (909) 335-4749

4. Project Location: The project site is located on an 8-acre parcel at 921 New York Street (APN: 0169-011-37-0000) within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan.

5. Project Sponsor's Name and Address: Dennis Flynn Architects, 9312 Tritt Circle, Villa Park, CA 92861.

6. General Plan Designation: The project site is located within the Commercial/Industrial land use designation of the 2035 General Plan which designates areas where certain types of commercial and light industrial uses may be compatibly located.

7. Zoning Designation: The project site is currently located within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan.

8. Description of Project: The applicant proposes to demolish 2,742 square feet of an existing automobile dealership service facility and construct 16 new service bays within an 8,178 square foot addition as well as a 2,902 square-foot detached carwash/detail building. A Socio-Economic Cost/Benefit Study was prepared for the project.

9. Existing On-Site Land Use and Settings: The project site is currently developed with an existing 72,674 square-foot automobile dealership

10. Surrounding Land Uses and Setting: To the north, is a CarMax (under construction) and Home Depot. To the east, is Empire Bowl, multi-tenant office buildings, and single-family neighborhoods. South is the Interstate 10 Freeway; retail stores, restaurants, and Redlands Ford south of I-10 freeway and to the west is the Interstate 210 Freeway right-of-way.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None.

COST BENEFIT FACTORS:

The cost benefit factors are evaluated independently using the cost benefit model. A positive or negative cost/benefit ratio will be derived by evaluating projects. A complete model used to evaluate the project is available in the Development Services Department. A summary of that analysis is provided here:

According to the Cost Benefit Model used by the City, the proposed additions to the existing project is projected to result in annual non-residential revenues of $27,893.00 to the City upon project implementation, and annual ongoing costs of $4,777.50. The surplus is $23,115.50 annually. The cost benefit ratio has a factor of +5.84. The complete Cost/Benefit Model results are attached herein.

PUBLIC INFRASTRUCTURE AND EFFECT ON THE CITY OF REDLANDS:

Identify the public infrastructure required for development of this project and identify the source(s) of funding for these improvements. Identify the effects of such development upon the City of Redlands.

a) *List of public infrastructure required for the project:*

   All public infrastructure and utilities for the site exist under the completion of the New York Street Improvement Project and under the development of the existing dealership project on-site. Under Commission Review and Approval (CRA) 823, the project was required to install the laterals for utility extensions and two driveway approaches.

b) *Sources of funding for these improvements to include developer installed payment of impact fees, assessment districts, etc.:*

   The developer will be required to pay applicable Development Impact Fees and permit fees for self-funded improvements as required by the Redlands Municipal Code.

c) *The effect of the project upon the City of Redlands relative to public infrastructure is as follows:*

   This project will utilize the existing public infrastructure systems within the City. This utilization of city infrastructure is offset by the payment of Development Impact Fees which serve as fair share contribution for cumulative traffic impacts within the area.

BENEFITS OF THE PROJECT TO THE CITY OF REDLANDS

The following is a list of benefits that can be attributed to the proposed project. The benefits may fall into the categories identified or a miscellaneous category. Each benefit identified will be described in detail with supporting reasons as to how the item benefits the community.

A. Citrus Enhancements or Preservation. Does the project preserve citrus? The following are accepted ways to enhance or preserve citrus which may be determined to

be a benefit to the City of Redlands.

1. Provide conservation easement(s) on citrus groves the City hopes to preserve.
2. Acquire citrus grove(s) and donate all or a portion of the grove to the City.
3. Enhance viability and productivity of existing groves by enhancing irrigation or adding frost water.
4. Maintain a viable buffer of citrus around the project (at least 3 rows).
5. Other ways to preserve citrus.

If this project provides benefit(s) that apply to citrus enhancement or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: There are no citrus trees that are currently on the subject property. The project site is developed with an existing 72,674 square-foot automobile dealership

Based on historic aerial photographs, the project site and the surrounding parcels were orchards until the 1970's. The citrus groves that were on the subject property were removed prior to 1980. Based on the historic aerial photographs, there were no citrus or agricultural uses on the subject property since 1980, and in 2006 the property was developed with an existing 72,674 square-foot automobile dealership.

B. Cultural Enhancements or Preservation. Does the project enhance or preserve cultural aspects of the community? The following are accepted ways to enhance and/or preserve cultural aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Contributes to "art in public places" concept to a minimum of 1% of total project value.
2. Contributes to the alleviation of problems at cultural sites.
3. Provides an electronic library available to the public.
4. Enhances or contributes to current services or cultural resources.
5. Contribute to performing arts venues.

If this project provides benefit(s) that apply to cultural enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The proposed project will not directly provide benefit(s) that apply to cultural enhancements or preservation. However, the project will pay City established Development Impact Fees and provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that will contribute to enhancing and/or maintaining some of the cultural facilities within the City.

C. Heritage Enhancements or Preservation. Does the project enhance or preserve

heritage aspects of the community? The following are accepted ways to enhance and/or preserve heritage aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Renovates existing historic homes.
2. The project has design features which include garage doors do not face street; 50% wrap around porch on 1-1/2 sides; broad overhangs on roof; driveway located on the side of house or a circular drive; decorative wood, masonry or wrought iron fence.
3. Adaptive reuse of historic structures in appropriate zones.
4. Forming a new or annexing to an existing historic district.
5. Designation of a structure as an individual historic resource.

If this project provides benefit(s) that apply to heritage enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project site is currently developed with an existing 72,674 square-foot automobile dealership and no historic structures are present. As such there is no opportunity to enhance or preserve the heritage aspects of the community as these types of resources do not exist on-site.

D. Architectural Enhancements. Does the project enhance architectural aspects of the community? The following are accepted ways to enhance architectural aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Provide architectural or decorative enhancements to the project which exceed normal architectural standards.
2. Trees or other landscaping amenities that exceed minimum requirements.
3. Contribution of off-site enhancements in the public right-of-way, such as sidewalk installation and street tree replacement.
4. Assisting in undergrounding of utility lines.

If this project provides benefit(s) that apply to architectural enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project:

The proposal will retain the original main building facades for the south and east elevations, which are visible from the public right-of-way along New York Street. The proposed addition and detached carwash and detail building will be cohesive to the main building and incorporate “moonlight white” split-face concrete block, a two-course precision concrete block band, and steel roll-up doors which will not be visible from the public right-of-way along New York Street.

The original approved entitlement allowed for the side and rear elevations to be constructed of split-face CMU block, and included steel roll-up doors due to the enhanced front elevation which incorporated an internally lit opaque glass entrance, silver aluminum composite panels along the building fascia, and a red accent band under the fascia composed of aluminum panels. Approximately 10% of the eight-acre site will remain landscaped.

E. Historic Downtown Enhancements or Preservation. Does the project enhance or preserve the historic downtown of the community? The following are accepted ways to enhance and/or preserve the historic downtown of the community which may be determined to be a benefit to the City of Redlands.

1. Contributes financially to viability of core downtown within expanded downtown.
2. Renovate old buildings.
3. Within an expanded downtown extends DRBA streetscape enhancements.
4. Contributing to the restoration of original building facades of existing structures
5. Re-establishing historical “pedestrian oriented” street frontages where original buildings have been removed.
6. Provides unique adaptive use of historic building.
7. Contributes to alternative means of transportation.

If this project provides benefit(s) that apply to historic downtown enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project is not located within the historic downtown district. The project will pay City established Development Impact Fees and provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that could be utilized to enhance and/or maintain the downtown district.

F. Job Enhancements. Does the project enhance jobs for the community? The following are accepted ways to enhance jobs for the community which may be determined to be a benefit to the City of Redlands.

1. Provides jobs for the community.
2. Brings in revenue from outside the city.
3. Internship opportunities for students at universities, high school and colleges.

If this project provides benefit(s) that apply to job enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: Under the approved entitlement, a total of 100 employees were expected and with the proposed additions the dealership expects a total of 120 employees. Due to the location of the project site and the nature of the development, the project can be expected to provide an increased source of employment for residents of

the City of Redlands as well as residents of surrounding communities. The project will bring in additional revenue to the City and businesses.

G. Open Space Enhancements or Preservation. Does the project enhance or preserve open space aspects of the community? The following are accepted ways to enhance and/or preserve open space within the community which may be determined to be a benefit to the City of Redlands.

1. Hardscape feature that enhances wildlife- water/food/ shelter.
2. Enhanced landscape on commercial project which conceals infrastructure.
3. Waterscaping which increases illusion of open space.
4. Provides open space in addition to zoning requirement.
5. Provides a Planned Residential Development
6. Provides a usable conservation easement across open space in perpetuity.
7. Preserves access for wildlife migration corridor.
8. Provides undisturbed refuge area for wildlife.

If this project provides benefit(s) that apply to open space enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: Under the approved entitlement, the existing dealership provided landscaping improvements consisting of parking area landscaping planters which met the minimum requirements. The project will retain the existing landscaping on-site. The project site is located in an urbanized area that is surrounded primarily by commercial/industrial uses, and no wildlife corridors or refuge areas are located on the site. Therefore, the project does not involve the preservation of any wildlife migration corridor or undisturbed refuge area.

H. Park Enhancements or Preservation. Does the project enhance or preserve parks of the community? The following are accepted ways to enhance and/or preserve parks within the community which may be determined to be a benefit to the City of Redlands.

1. Adds improved parkland.
2. Adds parkland beyond requirements.
3. Provides pedestrian and/or bike trails to parks or provides extension of existing pedestrian and/or bike trails from the project site.
4. Adds meeting rooms accessible to local groups on a frequent basis.
5. Improves or adds to existing landscape and/or street scape at or near the project site.

If this project provides benefit(s) that apply to park enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project site was developed with curb, gutters, sidewalks, and

landscape parkways. The project will pay City established Development Impact Fees and provide significant additional revenue from increased property tax assessment, business license tax, and other revenue sources that will directly and indirectly provide funding that may be used to benefit City parks.

I. Public Safety Enhancements. Does the project enhance public safety aspects of the community? The following are accepted ways to enhance public safety within the community which may be determined to be a benefit to the City of Redlands.

1. Security infrastructure is provided in an architecturally acceptable manner.
2. Exterior television monitoring on commercial project.
3. Provide a building site or fully equipped fire station or contributes to dedicated City account for future construction.
4. Provides significant additional fire equipment as determined by the Fire Department.
5. Provides for a police substation (subject to City approval).
6. Provides for a building site for a new facility.

If this project provides benefit(s) that apply to public safety enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project will pay Development Impact Fees which have been established by the City to fund public facilities, including police. The project will also provide significant additional revenue from increased property tax assessment, business license tax, and other revenue sources that may assist in funding police services.

J. School Enhancements. Does the project enhance schools or their operations within the community? The following are accepted ways to enhance schools within the community which may be determined to be a benefit to the City of Redlands.

1. Senior citizen development adds revenue but no impact.
2. Provides day care and after school program(s).
3. Project is close to schools serving the project.
4. Contributes equipment or other enhancements to existing day care and after school programs.
5. Assist schools with land or financing (such as Mello Roos).

If this project provides benefit(s) that apply to schools, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Project Site: The project is not a residential development and is not considered growth inducing in nature, either directly or indirectly. The project will pay State established school fees that will assist in the future funding of school facilities.

K. Traffic. Does the project reduce traffic, enhance systems to improve traffic conditions or otherwise improve traffic within the community? The following are accepted ways to

improve traffic within the community which may be determined to be a benefit to the City of Redlands.

1. Provide financial mitigation which helps alleviate parking problems in town i.e. by contributing to the parking district.
2. Incorporate “traffic calming” elements into the design of the circulation system.
3. Support for alternative forms of public transportation or public transportation facilities.
4. Add biking and pedestrian access to off campus intellectual or entertainment resources.
5. Have a unique method of product/inventory delivery.

If this project provides benefit(s) that apply to traffic, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Project Site: Off-site improvements were installed under the originally approved entitlement in accordance with the East Valley Corridor Specific Plan. The project will also pay Development Impact Fees established by the City as a fair share contribution toward the development’s impacts on the local street system.

L. Wastewater System Enhancements. Does the project enhance the wastewater system within the community? The following are accepted ways to improve the wastewater system within the community which may be determined to be a benefit to the City of Redlands.

1. Provide a dual system to use potable and non-potable water.
2. Provide financial contributions to tertiary facilities at the Wastewater Treatment Plant.
3. Improve water quality.

If this project provides benefit(s) that apply to the wastewater system, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project will comply with requirements of the City of Redlands. The Applicant has not proposed any special features related to water system enhancements. The proposed project would be served by the City of Redlands sewer collection system. The proposed project would generate wastewater that can be discharged to a municipal system with sufficient capacity.

M. Miscellaneous Preservation or Enhancements. Does the project enhance or preserve elements within the community?

If this project provides benefit(s) that apply to enhancement or preservation of elements that are important to the City, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project does not provide any additional enhancements or preservation of elements within the community than previously identified.

SOCIAL FACTORS POTENTIALLY AFFECTED:

This project may create unmitigable physical blight or overburden public services for those social factors checked below within the "Potentially Significant," “Potentially Significant Unless Mitigation” or "Less Than Significant" as indicated by the checklist on the following pages.

__ Agricultural/Citrus Removal	___ Police Services	___ Recreational Programs
__ Wildlife/Habitat	___ Downtown Impacts	___ Land Use Compatibility
__ Traffic	___ Residential Design	___ Schools
__ Fire Services	___ Cultural Facilities	
__ Paramedic Services	___ Park Facilities	

DETERMINATION
On the basis of this initial evaluation:

_X_ I find that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

___ I find that although the proposed project could create unmitigable physical blight or overburden public services in the community, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project by the applicant.

___ I find that the proposed project may create unmitigable physical blight or overburden public services in the community, and additional information or evaluation is needed in the following areas:

___ I find that the proposed project has already been evaluated for socio-economic impacts and the prior evaluation adequately evaluated this project.

Signed:



Jazmin Serrato
Associate Planner
City of Redlands
June 8, 2026

EVALUATION OF SOCIAL FACTORS

Explanations of all "Potentially Significant," "Potentially Significant Unless Mitigation Incorporated," "Less Than Significant Impact," and "No Impact" answers are provided on the attached sheets.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AGRICULTURAL/CITRUS REMOVAL. Would the proposal:				
a) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	___	___	___	✓
b) Remove active citrus groves from production?	___	___	___	✓

Agricultural/Citrus Removal.

1.a,b) There are no citrus trees that are currently on the subject property. The project site currently is vacant. Based on historic aerial photographs, the project site and the surrounding parcels were orchards until the 1970's. The citrus groves that were on the subject property were removed prior to 1980. Based on the historic aerial photographs, there were no citrus or agricultural uses on the subject property since 1980, and in 2006 the property was developed with an existing 72,674 square-foot automobile dealership.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2. WILDLIFE/HABITAT/OPEN SPACE PRESERVATION. Would the proposal:				
a) Eliminate or have negative impact upon wildlife corridors?	___	___	___	✓
b) Tend to urbanize open space impacting preservation and conservation of natural resources?	___	___	___	✓
c) Interfere with use of recognized trails used by joggers, hikers, equestrians or bicyclists?	___	___	___	✓
d) Eliminate, reduce, or have any negative impact upon wildlife	___	___	___	✓

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
habitat areas to include the protection of fringe or buffer areas?				

Wildlife/Habitat/Open Space Preservation.

2.a) The project site is within an urbanized area and is not known as an area that contains biological resources or wildlife corridors. In 2006, the property was developed with an existing 72,674 square-foot automobile dealership. The site does not contain sensitive plant species that would support wildlife foraging.

2.b) The subject site is located in an urbanized area. The General Plan designation for the site is Commercial/Industrial, and the retail sale of automobiles and related auto repairs are a permitted use within the General Commercial (EV/CG) land use designation of the East Valley Corridor Specific Plan, as amended. The project will not impact open space preservation and conservation of natural resources.

2.c) The project does not interfere with any existing recognized trails used by joggers, hikers, equestrians or bicyclists as the project site is not within close proximity to any existing recognized trails. The project has constructed off-site improvements as required by the Municipal Utilities and Engineering Department under the approval of the original entitlement.

2.d) The project site is located within an urbanized area. The project will not eliminate, reduce, or have any negative impact upon wildlife habitat areas to include the protection of fringe or buffer areas. The project site is currently developed with an existing 72,674 square-foot automobile dealership, located within an urbanized area, and is surrounded by development. Overall, the site is not a significant habitat area for any species.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
3. TRAFFIC. Would the proposal:				
a) Result in increased vehicle trips or congestion?	___	___	___	✓
b) Create additional traffic so as to be in conflict with the policies of the General Plan?	___	___	___	✓

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does traffic impact livability of a residential neighborhood on streets which, due to design or terrain features, street side development or other factors, have greater than usual sensitivity to increased traffic?	___	___	___	✓
d) Create additional traffic so as to increase the level of service on roadways that are adjacent to or in the vicinity of the project?	___	___	___	✓

Traffic Impacts.

3.a,b,c,d) Off-site improvements were installed under the originally approved entitlement in accordance with the East Valley Corridor Specific Plan. The project will also pay Development Impact Fees established by the City for the proposed additions as a fair share contribution toward the development's impact on the local street system.

The project site is within an area designated for commercial uses as allowed by the underlying zoning district. The existing streets and highways are designed to carry the type and quantity of traffic generated by the existing use and the proposed additions are relatively minor in size in relation to the existing use. The site is adjacent to New York Street which is considered a minor arterial road in the City's General Plan and is designed to typically interconnect with and augment the major arterial system and serve trips of moderate length. The site has access along New York Street which interconnects to major arterials, West Lugonia Avenue and West Colton Avenue, and the traffic generated by the project will not impact the livability of the surrounding businesses or streets as there is a range of development within the vicinity of the project site.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
4. FIRE AND PARAMEDIC SERVICES. Will the proposal result in:				
a) Requiring fire and paramedic services that are beyond the current capabilities of the Fire Department?	___	___	___	✓

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) An increase in response time for essential fire or paramedic services to the remainder of the community?	___	___	___	✓
c) The need for additional fire or paramedic facilities or equipment?	___	___	___	✓

Fire and paramedic services.

4.a) According to the 2035 General Plan, the site is not within an area that is a high fire danger area. The project will incorporate the Fire Department's conditions of approval which will mitigate any impacts related to this issue.

4.b) The City of Redlands Fire Department provides fire and emergency medical services to the existing site. Other services include the household hazardous waste disposal site, CPR classes, sharps container exchange program, blood pressure checks and public education programs. Station No. 263 is closest in proximity to the project site, and services are financed through the General Fund. The city services required by the additions would be able to be supported by the City of Redlands Fire Department and will not have a not have a significant impact on fire or paramedic services to the remainder of the community.

4.c) Present capabilities of the Fire Department will not require additional fire or paramedic facilities or equipment as a result of this project. The project will pay Development Impact Fees which have been established by the City to fund public facilities, including fire and paramedic services. Also, the project will provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that will assist in funding fire operations.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5. POLICE SERVICES. Would the proposal result in:				
a) Requiring police services that are beyond the current capabilities of the Police Department?	___	___	___	✓
b) An increase in response time for essential police services to the remainder of the community?	___	___	___	✓

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) The need for additional police facilities or equipment?	___	___	___	✓
d) Increase in crime as a result of the type of business?	___	___	___	✓

Police Services.

5.a-d) Present capabilities of the Redlands Police Department would not be adversely impacted with project development. The project will pay Development Impact Fees which have been established by the City to fund public facilities, including police. The project will also provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that may assist in funding police services.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
6. DOWNTOWN IMPACTS. Would the proposal result in:				
a) A reduction of the number or types of businesses located in the downtown?	___	___	___	✓
b) An unfair or unreasonable competitive disadvantage to existing businesses downtown?	___	___	___	✓
c) Creation of vacant buildings and the potential for blight?	___	___	___	✓
d) Cause an unreasonable increase in traffic downtown?	___	___	___	✓
e) Economic and social effects of businesses competing with downtown businesses?	___	___	___	✓

Downtown Impacts.

6.a-e) The project site is currently developed with an existing 72,674 square-foot automobile dealership. The proposed additions to the existing site do not have the ability to negatively affect the businesses located within the Downtown Business

District as the proposed project is not located within the vicinity of the Downtown Business District.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. RESIDENTIAL DESIGN. Would the proposal:				
a) Conflict with existing codes and or standards?	___	___	___	N/A
b) Meet minimum point standards of the Residential Development Allocation process?	___	___	___	N/A

Residential Design.

7.a,b) No part of this project contains a residential component. No further additional information or evaluation is needed.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
8. CULTURAL FACILITIES. Would the proposal result in:				
a) Impacts to an historic residential structure, neighborhood, or district?	___	___	___	✓
b) Impacts to an historic commercial structure or district?	___	___	___	✓
c) Impacts to cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc.?	___	___	___	✓
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	___	___	___	✓
e) Potential to disturb existing religious facilities	___	___	___	✓
f) Impact or restrict religious or sacred uses.	___	___	___	✓

Cultural Facilities.

8.a,b) There are no historic residential structures on the project site, nor is the project site located within a historic neighborhood or district.

8.c) As the project is located away from any cultural facilities and is not growth inducing in nature, cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc., will not be impacted by the construction of the proposed project. The project will pay Development Impact Fees and provide an increase in revenue to the City from increased property tax assessment, business license tax, and other revenue sources that may assist in providing funding for existing cultural facilities. Thus, the project will not have an adverse impact to cultural facilities.

8.d) No part of this project has the potential to affect unique ethnic cultural values.

8.e,f) No part of this project will result in impacts to existing religious facilities or restrict religious uses.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
9. PARK FACILITIES AND RECREATIONAL PROGRAMS. Will the proposal result in:				
a) Increases in use or demand for park facilities or programs to include manpower, facilities or equipment?	___	___	___	✓
b) A ratio of parkland to population which exceeds standards and or goals established by the General Plan?	___	___	___	✓

Park Facilities and Recreational Programs.

9.a,b) The proposed project does not consist of a residential component. Therefore, the project will not adversely affect existing or planned park facilities or recreational programs within the City nor create a significant new demand for additional recreational facilities. The project will pay development impact fees and provide an increase in revenue to the City from increased property tax assessment, business license tax, and other revenue sources that may assist in providing funding that could be used to benefit park facilities and recreational programs.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE COMPATIBILITY. Would the proposal result in:				
a) Land uses that are not compatible or consistent with the General Plan?	___	___	___	✓
b) Economic impacts on businesses and small property owners from a project?	___	___	___	✓
c) Physical separation or division of an existing community?	___	___	___	✓
d) Loss of jobs for the community?	___	___	___	✓
e) Overcrowding of housing?	___	___	___	✓

Land Use Compatibility.

10.a) The project site is located within the Commercial/Industrial land use designation of the 2035 General Plan which designates areas where certain types of commercial and light industrial uses may be compatibly located. Uses permitted in this category include auto services, commercial retail and services, and manufacturing. The proposal to expand the use of an existing automobile dealership is consistent with the Commercial land use designation.

10.b) The proposed project is consistent with the General Plan Land Use Designation as Commercial/Industrial. The proposed project conforms to the development standards for the EV/CG District of the EVCSP. The project does not pose an economic impact on businesses or small property owners, as it is located in an area that supports and is adjacent to regional scale commercial development. The retail components that are proposed provide services that are generally corporate in nature that would not impact small retail businesses located in the City.

10.c) The project site is currently developed with an existing 72,674 square-foot automobile dealership. Nearby parcels of land have previously been developed with similar uses or are designated for commercial development. The proposed additions to the existing site are designed to be compatible with the surrounding development.

10.d) Under the previous entitlement, the proposed additions to the existing site will result in potentially 20 new jobs, in addition to temporary construction jobs. No job loss will result from this project.

10.e) No residential component is proposed as part of the project. Based upon the

absence of a residential component, no part of this project has the potential to result in overcrowding of the current housing stock within the City.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11. SCHOOLS. Would the proposal result in:				
a) Creating an overcapacity in schools?	___	___	___	✓
b) The need for additional school facilities or equipment?	___	___	___	✓
c) Land uses not consistent with or compatible with existing educational facilities in community?	___	___	___	✓
d) Social or academic impacts on students resulting from school closures.	___	___	___	✓

Schools.

11.a-d) Based on the absence of a residential component to this project and a determination that the project will not manifest a growth-inducing impact, the project does not have the potential to adversely impact schools. Any potential direct and/or indirect impacts attributable to the project will be offset through the payment of State established school fees assessed at the time of building permit issuance.

RESOLUTION NO. 1751

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION REVIEW AND APPROVAL NO. 823, REVISION 2, TO EXPAND AN EXISTING AUTOMOBILE DEALERSHIP WITH THE CONSTRUCTION OF 16 SERVICE BAYS WITHIN AN 8,178 SQUARE FOOT ADDITION AND A 2,902 SQUARE-FOOT DETACHED CARWASH/DETAIL BUILDING LOCATED ON AN 8-ACRE PARCEL AT 921 NEW YORK STREET (APN: 0169-011-37-0000).

WHEREAS, Dennis Flynn Architects ("Applicant"), has submitted an application for Revision No. 2 to Commission Review and Approval No. 823 to demolish 2,742 square feet total of an existing automobile dealership and expand with the construction of 16 service bays within an 8,178 square foot addition and a 2,902 square-foot detached carwash/detail building. The proposal is located on an 8-acre parcel at 921 New York Street (APN: 0169-011-37-0000) within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan; and

WHEREAS, the Planning Commission held a public hearing on May 9, 2006, reviewed the original project and approved Commission Review & Approval No. 823; and

WHEREAS, on April 7, 2026, the Applicant submitted the application for Revision No. 2 to Commission Review & Approval No. 823; and

WHEREAS, on June 23, 2026, the Planning Commission held a public meeting 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 15301(e)(2) (Existing Facilities); and

WHEREAS, following the consideration of Revision 2 to Commission Review & Approval No. 823, the Planning Commission determined that approval of the requested revision 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 proposed project is exempt from environmental review in accordance with Section 15301(e)(2) (Existing Facilities) 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 15301(e)(2) (Existing Facilities).

SECTION 2. FINDINGS FOR APPROVAL OF REVISION NO. 2 TO COMMISSION

REVIEW & APPROVAL NO. 823. The proposed Commission Review and Approval No. 823, Revision 2, is hereby approved based upon the following findings, and subject to the Conditions of Approval in Exhibit "A" and Exhibit "B" attached hereto.

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 existing site is adequate in size and shape to accommodate the proposed additions to the existing use. The proposed additions meet all required yards and setback requirements within the Commercial General (EV/CG) district of the East Valley Corridor Specific Plan, and the proposal does not intend to modify existing walls or fences, landscaping and other features in compliance with the original entitlement.

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 existing streets and highways are designed to carry the type and quantity of traffic generated by the existing use and the proposed additions are relatively minor in size in relation to the existing use. The site is adjacent to New York Street which is considered a minor arterial road in the City's General Plan and is designed to typically interconnect with and augment the major arterial system and serve trips of moderate length. The site has access along New York Street which interconnects to major arterials, West Lugonia Avenue and West Colton Avenue.

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 general welfare. The project site will be developed in accordance with standard Engineering design requirements as well as standard Building Code and Fire Code requirements. The project has been conditioned to comply with the applicable provisions of the Redlands Municipal Code, the Commercial General (EV/CG) district of the East Valley Corridor Specific Plan, as well as the applicable California Building Code, California Fire Code, and any other applicable regulations.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 23rd day of June 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 23rd day of June 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. 823 (Revision 2)

1. This permit/approval is for Revision 2 to Commission and Approval No. 823 to demolish 2,742 square feet total of an existing automobile dealership and expand with the construction of 16 service bays within an 8,178 square foot addition and a 2,902 square-foot detached carwash/detail building. The proposal is located on an 8-acre parcel at 921 New York Street (APN: 0169-011-37-0000) within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan.

2. Unless the use is initiated, or a time extension is granted in accordance with the Redlands Municipal Code, this approval shall automatically expire two (2) years from the date of Planning Commission approval (will expire on June 23, 2028).

3. The project shall remain applicable to all original Conditions of Approval contained in Exhibit "A" of Commission Review and Approval No. 823 unless otherwise amended, deleted, or otherwise in conflict with the conditions for Revision No. 2.

4. Extension(s) of time may be granted in accordance with Section 18.12.130 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.

5. 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.

6. 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.

7. 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.

8. 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, building elevations and materials, and all other illustrations, text, or plans submitted to the City in connection with this project.

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

10. 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.

11. All landscaped areas noted on the site plan shall be permanently maintained with healthy planting material (or other authorized material in accordance with the approved project plans), and whenever necessary shall be replanted with suitable vegetation, or replaced with the same or equivalent materials, subject to approval by the Development Services Director or designee.

Building and Safety Division:

12. When the Entitlement Review is approved submit complete construction drawings including structural calculations, soils report, and energy calculations 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.

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

14. Required number of plumbing fixtures for restrooms shall comply with current edition of the California Plumbing Code.

15. A demolition permit is required for the Existing Carwash Building and Detail Canopy prior to demolition of these structures and prior to issuance of building permits for the proposed structures.

Fire Department:

16. Plans for modifications of the existing fire sprinkler system required with permitting through City of Redlands Fire Department.

17. Plans for modifications to existing fire alarm system with permitting through City of Redlands Fire Department.

18. Hazard materials disclosures updates and permitting through with permitting through San Bernardino County Fire Protection District – Hazardous Materials Division (CUPA).

19. Applicant will need to provide more information about lithium battery storage on-site for compliance with CA Fire Code Section 320.

20. No long term storage of EV lithium batteries without required compliance features reflected in CA Fire Code Section 302.4

Other Departments/Divisions:

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

    a. Land Use Engineering Division amended conditions (Exhibit B)

Sean Reilly
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. 823, REVISION NO. 2

Date of P.C. Meeting:	**June 23, 2026**
Applicant:	**Toyota of Redlands**
Location:	**921 New York Street**
Project Description:	**Addition of 16 Service Bays Within an 8,178 Square-Foot Addition and Construction of a 2,902 Square-Foot Carwash/Detail Building**

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.

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

No grading permit required for this application.

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. Site Plan; and
   b. Building Plan.

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 site 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. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water.

6. Provide a letter of revision and revised plans as approved by the City Engineer for the Water Quality Management Plan.

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

8. All 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 place and shall be maintained throughout the course of the project. (RMC 13.54)

7. 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)
   - 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) and
   - Solid Waste Capital Improvement Charge. (RMC 3.70)

8. 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) (Required unless previously submitted under Section A.)

9. 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)

10. 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)

11. Requirements for New York Street (RMC 18.12.080):

    a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. No altered, broken or substandard off-site improvements have been observed at this time; and
    b. Install commercial fire hydrants as required by the Redlands Fire Department.

12. Provide for adequate drainage facilities. (RMC 18.12.080)

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

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

Not applicable at this time.

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

Not applicable at this time.

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 improvements shall be reviewed and accepted by the City Engineer. The Professional of Record shall file a Final Certification for all grading and improvements relating to the project development.

3. 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.

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

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

6. 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 30-45 days for processing.

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

Initial

FILE: CRA 823, R2

Planning Commission **AGENDA ITEM NO. EB.**

DATE: June 23, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: PUBLIC HEARING to consider and make a recommendation to the City Council on the following matters concerning a proposed ordinance revising the alcohol beverage sales regulations under Redlands Municipal Code Title 18:

1. A determination that the proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(5); and

2. Ordinance Text Amendment No. 373 - A proposal to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code, Chapter 18.190 (Alcohol Beverage Sales Establishment Regulations), to amend the definition of Alcohol Beverage Sales Activity and to establish the allowable hours for serving alcohol beverages for on-site consumption to between 6:00 a.m. to 12:00 a.m. (midnight) of the same day.

(This item is to be continued to a date uncertain)
(Development Services Director Reilly)

RECOMMENDATION:

Staff recommends that the Planning Commission continues the public hearing for this item to a date uncertain (date to be determined).

MOTION:

"I move to continue the public hearing for Ordinance Text Amendment No. 373 to a future date to be determined."

PREPARED BY:

Kevin Beery, Senior Planner