

CITY OF REDLANDS
PLANNING COMMISSION

A G E N D A
September 8, 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

AGENDA

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

To join via Zoom on a computer, laptop, or smart device

Please visit www.zoom.us, click on Join a Meeting

Enter the **Meeting ID 867 7906 7678**, then run the Zoom launcher

To join via Zoom with audio only (cell phone or landline)

Dial **1-877-853-5247**

Enter the **Meeting ID 867 7906 7678**

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

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

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

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

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 August 25, 2026 Planning Commission Meeting Minutes.
- B. EXTENSION OF TIME NO. 3 FOR TENTATIVE TRACT MAP NO. 20162, CONDITIONAL USE PERMIT NO. 1096, AND COMMISSION REVIEW & APPROVAL NO. 927

APPLICANT: ALEX KANG FOR DYNAMIC REDLANDS, LLC
(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

- 1. Consideration of a request for a one-year Extension of Time for Tentative Tract Map No. 20162, Conditional Use Permit No. 1096, and Commission Review & Approval No. 927, an approved multifamily residential apartment project with three buildings and 147 dwelling units including various amenities on a 5.7-acre project site located at 1205-1219 N. University Street, on the south side of E. Lugonia Avenue, and on the east side of Occidental Drive (APNs: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000).
- 2. Consideration of an exemption from environmental review pursuant to Section 15162(a) of the California Environmental Quality Act (CEQA) Guidelines.

C. EXTENSION OF TIME NO. 3 FOR COMISSION REVIEW AND APPROVAL NO. 949

APPLICANT: UCR GROUP, LLC.

(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

Consideration of a request for a one-year Extension of Time to the expiration date of Commission Review and Approval No. 949 for the construction of a 48,079 square-foot light industrial building with ancillary office space on a 2.56-acre parcel located at the northeast corner of New Jersey Street and West Park Avenue (APN: 0292-153-20-0000) in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan. This project is exempt from further environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

D. DETERMINATION OF GENERAL PLAN CONFORMITY FOR PROPERTY LOCATED AT 1675 INDUSTRIAL PARK AVENUE.

APPLICANT: CITY OF REDLANDS, FACILITIES & COMMUNITY SERVICES DEPARTMENT

(PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

A request for a determination of conformity with the Redlands General Plan for the potential acquisition of real property located at 1675 Industrial Park Avenue (APN: 0292-063-38-0000) by the Facilities and Community Services Department of the City of Redlands.

4. OLD BUSINESS

None

5. NEW BUSINESS

A. ORDINANCE TEXT AMENDMENT NO. 373 (ALCOHOL BEVERAGE SALES ORDINANCE)

APPLICANT: CITY OF REDLANDS

(PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

PUBLIC HEARING to consider Ordinance Text Amendment No. 373 – A proposal to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code to: amend the definition of Alcohol Beverage Sales Activity in RMC 18.190.020; create Section 18.190.065 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; amend Section 18.190.110 for procedural requirements and grounds to modify or revoke an alcohol-related conditional use permit; and amend Section 18.192.100 for procedural requirements to modify or revoke any existing Conditional Use Permit. The proposal qualifies for exemption from environmental review pursuant Sections 15061(b)(3) and 15378(b)(5) of the CEQA Guidelines.

B. Overview of the Ralph M. Brown Act (City Attorney Garcia)

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

7. DIRECTOR'S UPDATES

8. ADJOURN TO THE

September 22, 2026, Planning Commission Meeting.

Date Posted: September 3, 2026



Planning Commission

AGENDA ITEM NO. CA.

DATE: September 8, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Approval of August 25, 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 August 25, 2026."

SUBMITTED BY:

Katherine Coleson

Attachments

[PC_Minutes_82526.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, August 25, 2026 at 5:00 P.M.

Present: Karah Shaw, Chair
 Emily Elliott, Vice Chair
 Rich Smith, Commissioner
 Mark Stanson, Commissioner
 Alicia Gyllenhammer, Commissioner
 Kawa Shwaish, Commissioner
 Rosa Dominguez, Commissioner

 Sean Reilly, Director
Staff: Brian Foote, Planning Manager
 Rosemary Montoya, Associate Planner

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

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

Resident Carl Overholt addressed the Commission regarding short-term, owner-occupied rentals in the City of Redlands. He presented an alternative solution to the current short-term rental ordinance and requested that the Commission consider legalizing home-sharing rentals to allow homeowners to participate in a regulated, beneficial program.

There were no other 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: 7 Yes, 0 No, 0 Abstain, Motion passed to approve the Consent Calendar.

A. Approval of June 23, 2026 Planning Commission Meeting Minutes

B. EXTENSION OF TIME NO. 3 FOR COMMISSION REVIEW AND APPROVAL NO. 918 APPLICANT: HOMES4ALL, LLC (PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER) 1. Consideration of a request for a one-year Extension of Time to the expiration date for Commission Review and Approval No. 918 for the construction of a 12,585 square-foot supportive housing facility (assisted living for seniors) with 28 beds, and related on-site improvements including driveways, parking lot, landscaping, and lighting on a one-acre property. The project site is a vacant lot located on the north side of North Place (APN: 0173-011-39-0000), approximately 400 feet east of S. Center Street, in the Residential Suburban (R-S) District. 2. Consideration of an exemption from environmental review pursuant to Section 15162(a) of the California Environmental Quality Act (CEQA) Guidelines.

C. COMMISSION SIGN REVIEW NO. 500 APPLICANT: JIMMY FULLER C/O RNF SIGNS (PROJECT PLANNER: ROSEMARY MONTOYA, ASSOCIATE PLANNER) 1. Consideration of a request for Commission Sign Review No. 500 to construct a 25-foot-tall Freeway Oriented Sign with a sign face area of 120 square feet and a 12-foot-tall Pedestal sign with a sign face area of 50 square feet, for an automotive dealership and reconditioning facility (CarMax). The project site is located at 1125 New York Street (APNs: 0169-011-38-0000 and 0169-011-39-0000) within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan. 2. Consideration of an exemption from environmental review pursuant to Section 15311(a) of the California Environmental Quality Act (CEQA) Guidelines.

4. OLD BUSINESS

None.

5. NEW BUSINESS

A. COMMISSION REVIEW AND APPROVAL NO. 985 APPLICANT: KAISER FOUNDATION HOSPITALS (PROJECT PLANNER: KEVIN BEERY, SENIOR PLANNER) 1. Consideration of a request to construct a 113,000 square-foot, three-story medical office building and related site improvements (Phase 1 of Planned Development No. 6), located at 1301 California Street within the Medical Facilities District of Concept Plan No. 1 (APN: 0167-441-07-0000). 2. Determination that the proposed project is consistent with the previously adopted and certified a Program Environmental Impact Report ("Program EIR"), State Clearinghouse No. 2025010666 and exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.

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

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

Commissioner Shwaish requested clarification on the changes to the landscaping plan referenced in one of the presented tables. He noted a decrease in landscaping and asked whether the reduction was temporary or permanent for Phase 1 of the project. Mr. Foote explained that the change would remain in place for the duration of Phase 1 until future development is completed, and deferred to the applicant for further detail.

Vice Chair Elliot requested clarification on the EIR findings for CEQA Section No. 15162. She asked how mitigation measures, specifically Conditions 38, 39, and 40, would be tracked and enforced. She expressed concern regarding requirements for alternative fuels and the use of electric or hybrid construction equipment, and noted that Condition 40 limits equipment idling beyond regulatory requirements, which vary. She asked how field personnel would know these requirements and whether enforcement would occur through field inspections or during plan check, seeking a better understanding of how compliance will be monitored.

Planning Director Sean Reilly stated that, in the past, staff has requested lists of equipment types and quantities expected on-site during construction. Vice Chair Elliott asked for clarification regarding vehicle idling limits and how those requirements are monitored. Mr. Reilly noted he did not have an answer on the specific idling limits. Mr. Foote added that special conditions are typically noted on the plans construction and would be verified either by inspectors or by the project planner during construction.

Chair Shaw invited Deborah Wong, representing Kaiser Permanente, to speak and address any questions from the Commissioners. Ms. Wong stated she had her team are present and they were available to answer any questions.

Commissioner Shwaish returned to his earlier inquiry regarding the reduction in landscaping, asking specifically about the changes in overall landscaping and plant height.

Ms. Wong stated that the driveway on Almond Avenue was removed, which had previously included landscaping, and that a solar canopy was added in its place. Mr. Reese, Architect, with Gresham Smith, added that the disturbed area from the original Phase 1 is slightly smaller than initially projected, which also contributes to the reduction in landscaping.

Vice Chair Elliott asked whether the proposed shade canopy for the project would be roughly similar to what was previously presented. Mr. Reese stated he is confident the shade canopy will be roughly similar.

Commissioner Stanson asked whether the solar canopies count as shade and noted that trees would be lost due to the installation of solar canopies. Mr. Reese confirmed that this is correct.

Commissioner Shwaish asked for clarification on the reduction in building height, specifically regarding the loss of one floor in the proposed plan, and whether this change would impact the

building's total service capacity. Ms. Wong explained that the original 165,000-square-foot proposal included shell space, and that in the current iteration the shell space was removed based on service needs and square-footage adjustments. Mr. Reese added that, with the future Medical Building 3 planned for the site, Kaiser is confident that the service capacity removed with this floor can be accommodated in that future phase.

Commissioner Gyllenhammer asked about the traffic study at California and Lugonia, inquiring whether the intersection involved a right-of-way or a signal and expressing concern about ambulance access and entry routes. Ms. Wong stated that ambulances will enter from Lugonia, but are not expected on a regular basis during this phase.

Commissioner Stanson requested clarification on the buildings scheduled for completion within each phase. Ms. Wong stated that Phase 2 will include the Main Hospital and parking garage, Phase 3 will consist of Medical Office Building 3, and Phase 4 will include the hospital addition, referred to as the new wing.

Chair Shaw asked if there was a projected timeline for the current phase. Mr. Reese stated they hope to submit for building permits in October 2026, begin construction in early 2027, and anticipate completion in the fourth quarter of 2029.

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

Commissioner Stanson stated that he believes it is time for this phase of the hospital project to move forward and expressed his excitement and support for the new hospital.

Vice Chair Elliott thanked the applicant for bringing forward a well-designed project and expressed appreciation for addressing the community's need for urgent care. She noted that the proposal aligns with the city's architectural guidelines and standards and stated she looks forward to making a motion to approve.

Chair Shaw stated that she is glad the applicant began with the urgent care project and acknowledged that completion will take time. She thanked the applicant for their efforts.

On motion by Commissioner Shwaish, seconded by Commissioner Stanson, move to adopt Resolution No. 1757 and approve Commission Review and Approval No. 985.

Vote: 7 Yes, 0 No, 0 Abstain, Motion Passed

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

Commissioner Stanson stated that he would like to request that the short-term rental policy be brought back for discussion at a future meeting.

On motion by Commissioner Stanson, seconded by Commissioner Gyllenhammer move to request that the short-term rental policy be brought back for discussion at a future meeting.

Vote: 7 Yes, 0 No, 0 Abstain, Motion Passed

7. DIRECTOR'S UPDATES

Mr. Reilly provided an update on the Redlands Mall project, stating that the developer is currently addressing structural issues related to demolishing the portions of the building surrounding the CVS structure. He noted that there is no updated timeline or revised project information available for the City at this time.

Chair Shaw asked if there were any updates on nearby projects, noting that Advantage One purchased the Look Theater property and has two other projects underway. She inquired about timelines and whether those projects were moving forward. Mr. Reilly stated that the former Safety Hall site, now demolished, has residential plans currently in plan check. He added that the former furniture store site across from the mall also has plans submitted and in plan check.

Commissioner Gyllenhammer asked if there was any information regarding the vacant Vons location. Mr. Reilly stated that staff regularly checks in with the property owners, but they have not provided any clear indication of a future tenant at this time.

Commissioner Dominguez asked if there were any updates on the vacant Burlington building. Mr. Reilly stated that there is no confirmation at this time regarding future tenants or plans for the site.

8. ADJOURN TO THE

Chair Shaw adjourned the meeting at 4:48 pm to the September 8, 2026, Planning Commission Meeting.



Planning Commission

AGENDA ITEM NO. CB.

DATE: September 8, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: EXTENSION OF TIME NO. 3 FOR TENTATIVE TRACT MAP NO. 20162, CONDITIONAL USE PERMIT NO. 1096, AND COMMISSION REVIEW & APPROVAL NO. 927

APPLICANT: ALEX KANG FOR DYNAMIC REDLANDS, LLC
(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

1. Consideration of a request for a one-year Extension of Time for Tentative Tract Map No. 20162, Conditional Use Permit No. 1096, and Commission Review & Approval No. 927, an approved multifamily residential apartment project with three buildings and 147 dwelling units including various amenities on a 5.7-acre project site located at 1205-1219 N. University Street, on the south side of E. Lugonia Avenue, and on the east side of Occidental Drive (APNs: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000).

2. Consideration of an exemption from environmental review pursuant to Section 15162(a) of the California Environmental Quality Act (CEQA) Guidelines.

PROPOSAL:

The applicant is requesting Planning Commission approval for the third one-year extension to the expiration date for Tentative Tract Map No. 20162, Conditional Use Permit No. 1096, and Commission Review & Approval No. 927. The project site is located on the south side of Lugonia Avenue, east side of Occidental Drive, and west side of University Street at 1205-1219 N. University Street (APNs: 1212-371-01-0000 and 1212-371-05-0000 through 1212-371-20-0000). The existing zoning designation is R-3, Multiple Family Residential. The project was approved to consolidate 17 parcels into one 5.7-acre parcel for development purposes and construct a 147-unit apartment development that would consist of three 3-story buildings. Each building is comprised of a combination of studio, one-bedroom, and two-bedroom floor plans ranging from 603 sq. ft. to 1,086 sq. ft. in size.

The proposed amenities provided within the development include a resort-style pool and spa, covered cabana space, fitness center, yoga room, clubhouse, community garden, tot lot, and private dog park for residents. The project will also require the demolition of three single-family residences and associated accessory structures located on the eastern side of the project site (three lots fronting on University Street).

BACKGROUND:

On April 6, 2021, the Redlands City Council approved the project, which included: the Mitigated Negative Declaration; General Plan Amendment No. 139 to amend the General Plan Designation of approximately 4.65 acres from Low Density Residential to High Density Residential; Zone Change No. 462 to change the zoning designation of approximately 1.49 acre of Agricultural (A-1), 3.16 acres of Single Family Residential (R-1), and 1.05 acre of Multiple Family Residential (R-2) to the Multiple-Family Residential (R-3) district for the entire 5.7-acre project site; Tentative Tract Map No. 20162 to consolidate 17 parcels into one 5.7 acre lot for development purposes; Conditional Use Permit No. 1096 and Commission Review & Approval No. 927 to construct a multifamily apartment use in three buildings up to 3-stories in height with a total of 147 multifamily residential units ranging from 603 sq. ft. to 1,086 sq. ft. in size; and adopted the Socio- Economic Cost/Benefit Study for the project.

The first Extension of Time extended the entitlements to April 6, 2024, and the second Extension of Time extended the entitlements to April 6, 2025. Assembly Bill 2729 (2024) granted an automatic 18-month extension for housing projects meeting certain eligibility criteria, which extended the entitlements to October 6, 2026.

Upon submitting an application to extend a tentative map, the map is automatically extended for 60 days or until the application for the extension is approved, conditionally approved, or denied (per Subdivision Map Act Section 66452.24).

ANALYSIS:

This application is the third request for a one-year extension. If granted, this extension request would extend the life of the project to October 6, 2027. In accordance with Section 66452.6 of the Subdivision Map Act, an approved tentative map generally expires within 24 months of approval, unless a Final Map is recorded or an extension of time is granted. It has been the policy of the City to grant extensions by one-year increments.

The property owner has completed the public improvement plans, building plans, grading plans, and expects to obtain grading and construction permits soon. The applicant has requested additional time to finish this work and have the Final Map ready for recordation.

Redlands Municipal Code (RMC) Section 17.07.120(C) allows the Planning Commission to extend a tentative map for a period not to exceed a total of six (6) years, not counting any State legislation that automatically extends the life of any active map. This will be the third request for a one-year extension and would extend the life of the project to October 6, 2027. Therefore, staff recommend that the Planning Commission approve a one-year extension of time.

As part of the approval process for the final map, the applicant will be required to adhere to the current Redlands Municipal Code for all aspects of the Final Map. The current standards will be imposed upon the project during the plan check process and all conditions of approval from the related entitlements are required to be completed, and the Final Map to be in substantial conformance to the approved tentative tract map before the Final Map is approved by the City Council and subsequently recorded.

ENVIRONMENTAL REVIEW:

On April 6, 2021, the Planning Commission adopted a Mitigated Negative Declaration (SCH No. 2020090535) for the proposed project.

According to Section 15162(a) of the California Environmental Quality Act (CEQA) Guidelines, once a negative declaration is adopted for a project, no further environmental documentation is necessary if: neither substantial changes to the project or its circumstances have occurred; there is no new important information that shows additional effects that were not previously analyzed; there has been no increase in severity of previously identified effects; and there are no new or feasible mitigation measures. All mitigation measures identified in the adopted Mitigated Negative Declaration continue to apply and remain sufficient to reduce any potential project impacts to a level that is less than significant. Based on review of aerial imagery taken in early April 2026, the project site and its surroundings remain unchanged from when the original environmental analysis was performed, and there are no proposed changes to the project itself. Accordingly, no further environmental review or CEQA documentation shall be necessary.

FINDINGS:

According to RMC Section 17.07.120, when considering a request for a time extension, the Planning Commission must make findings supporting its decision. Staff believe the original findings at the time of approval (listed below) can still be made. The attached draft resolution (Attachment F) includes a suggested determination for each finding (based on the findings originally made for project approval).

1. The proposed map is consistent with the City's General Plan, Municipal Code, and Municipal Code.

The proposed Tentative Tract Map is consistent with the City's General Plan. The Tentative Tract Map provides for lots that significantly exceed the minimum dimensions and required lot size and other applicable provisions of the Multiple Family Residential (R-3) District.

2. The site is physically suitable for the type of development.

The Project site is physically suitable for the type of development. The site has a relatively flat topography and is suitable to be developed in accordance with the density and open space requirements of the Multiple Family Residential (R-3) District. All on-site and off-site improvements incorporated into the Project's design will meet all City standards and will provide a safe and efficient environment for the future residents.

3. The site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density of development. Tentative Tract Map No. 20162 will merge 17 lots into one lot 5.7-acres in size, to accommodate the construction of a 147 unit multiple-family apartment complex. The General Plan designation of High Density Residential allows a maximum density of 27 dwelling units per gross acre, and the density of the Project is 25.7 units per acre. The Project site's topography is relatively flat, the design of the map generally follows with the grade of the site and will not require excessive grading to construct the Project. The design avoids the need for any excessive slopes, retaining walls, or drainage improvements. In addition to the residential structures, the site is large enough to accommodate significant open areas and other recreational amenities. Therefore, the site is physically suitable for the proposed density of development.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Pursuant to the adopted Mitigated Negative Declaration, mitigation measures were incorporated into the Conditions of Approval for the Project to ensure there was not cause substantial environmental damage or substantially and avoidably injure fish or wildlife. A review in compliance with Section 15162 has been completed for the Project and determined that no new significant impact will be generated as a result of the proposed Project.

5. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The Tentative Map will combine 17 lots into one, and is designed to accommodate a multi-family residential project. It is not likely to cause any serious public health problems, as the Project is designed with improvements that meet all City and State building and fire codes, no offensive emissions or odors will be associated with the development, and the construction and residential noise will not significantly affect nearby residential properties. The Mitigation Measures identified in the Mitigated Negative Declaration will be implemented as part of the Project for in order to reduce any potential impacts to a level of less than significant.

6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The Project requires merging of lots and will improve access in the immediate vicinity by requiring the construction of University Avenue, Lugonia Avenue, and Occidental Drive to their ultimate half right-of-way widths adjacent to the Project. The subdivision will not conflict with any public easements for access through the site or use of property, as the existing unbuilt cul-de-sac Crystal Court will be vacated, and therefore the Project will not conflict with any easements for the public at large.

7. That pursuant to California Government Code Section 66474.4, of the Subdivision Map Act the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

None of the parcels within the Project area are under Williamson Act Contract. Further, the development of the Project was analyzed within the Initial Study/Mitigated Negative Declaration and no impacts to agriculture were identified and no mitigation is required.

8. There are no potential impacts of any increases in applicable development fees which have occurred since the date of approval of the tentative map.

There will be no fiscal impacts that would result from an increase in applicable City development fees. The developer has no vested rights to secure fees in effect at the time of original approval, and will pay all applicable fees currently in effect at the time of building permit issuance.

FISCAL IMPACT:

When approving a request for an Extension of Time, RMC Section 17.07.120(B) states that the Planning Commission must make an additional finding with respect to the potential fiscal impact of any increases in applicable development fees which have occurred since the date of the approval of the tentative map. The subject entitlement has no vested rights to secure fees then in effect at the time of original approval. Therefore, the subdivider will pay all applicable fees (including development impact fees) currently in effect at the time of building permit issuance. There are no detrimental fiscal impacts, and the additional finding can be made.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 1755 and approve a one-year Extension of Time for Tentative Tract Map No. 20162, Conditional Use Permit No. 1096, and Commission Review & Approval No. 927.

MOTION:

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

"I move to adopt Resolution No. 1755 and approve a one-year Extension of Time for Tentative Tract Map No. 20162, Conditional Use Permit No. 1096, and Commission Review & Approval No. 927."

Attachments

[Attachment A - Location Map.pdf](#)

[Attachment B - Zoning Map.pdf](#)

[Attachment C - Approved TTM No 20162.pdf](#)

[Attachment D-1 - Approved Site Plan.pdf](#)

[Attachment D-2 - Approved Elevations and Renderings.pdf](#)

[Attachment D-3 - Approved Landscape Plan.pdf](#)

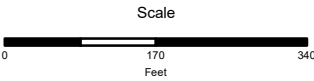
[Attachment E-1 - Resolution No 8186 Conditions of Approval.pdf](#)

[Attachment E-2 - Resolution No 8187 TTM 20162 Conditions.pdf](#)

[Attachment F - Resolution No 1755 Extension of Time.pdf](#)

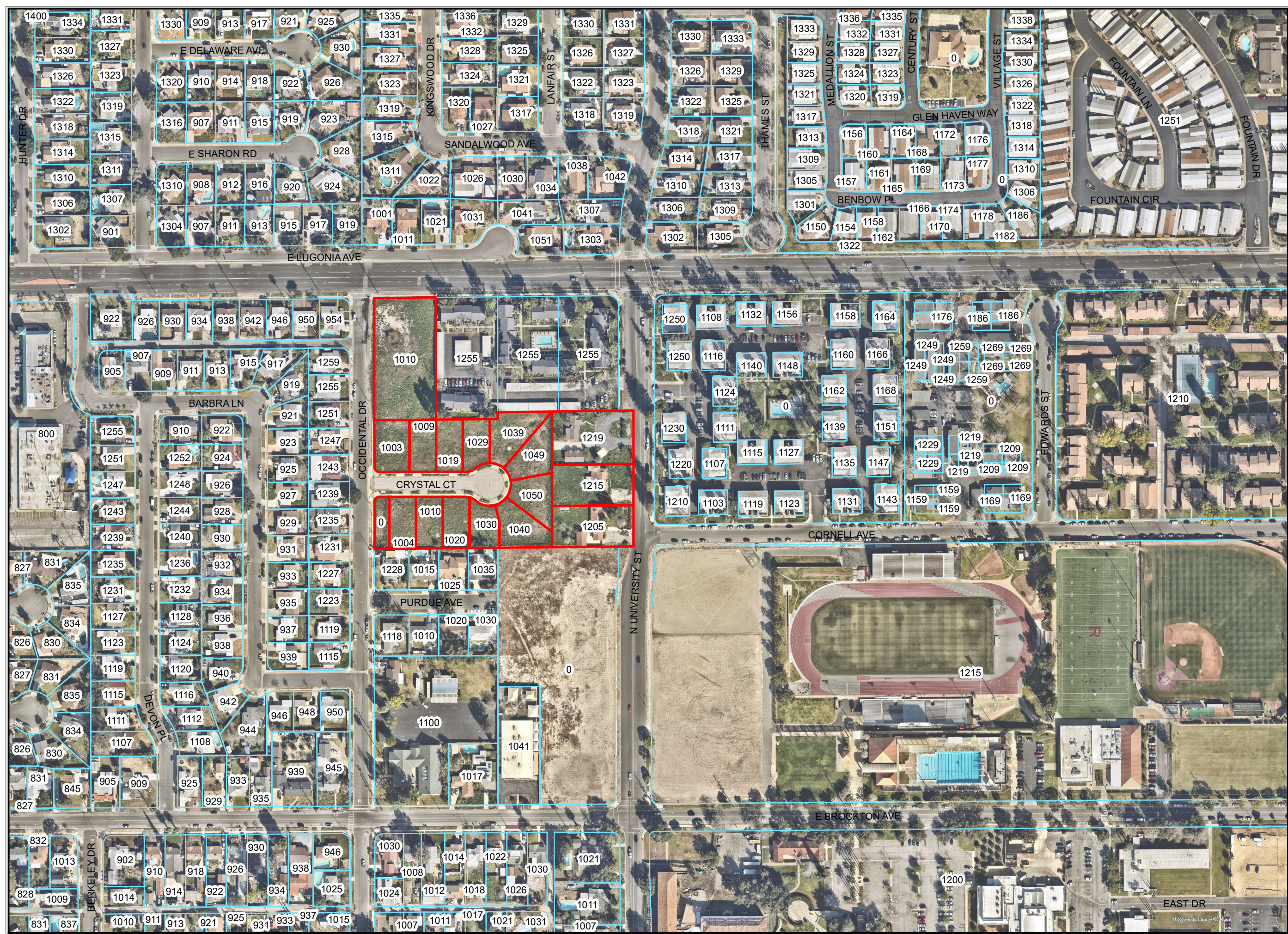
Location Map

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



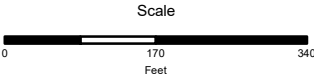
April 26, 2023

OneStop.mxd



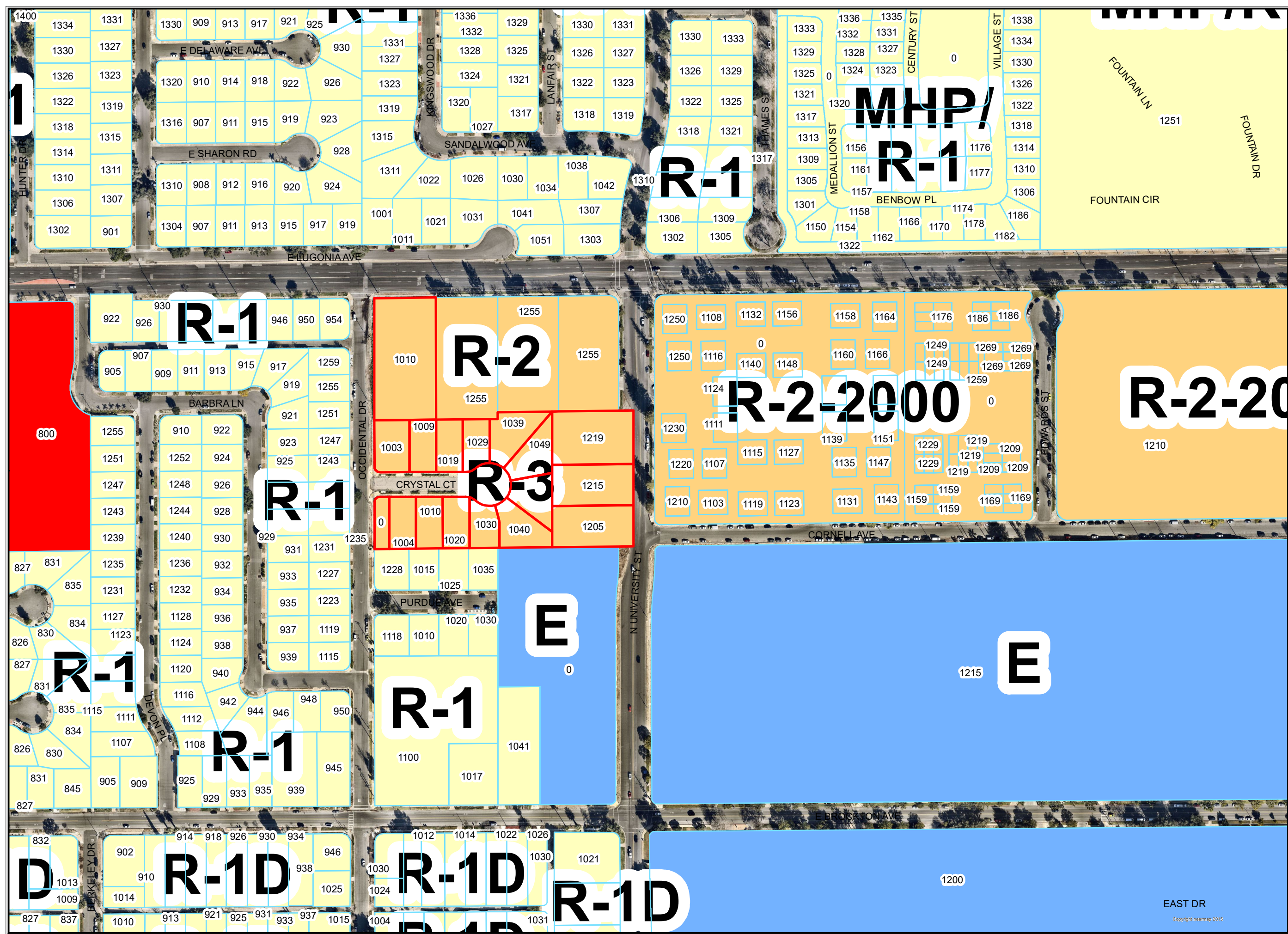
Zoning Map

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April 26, 2023

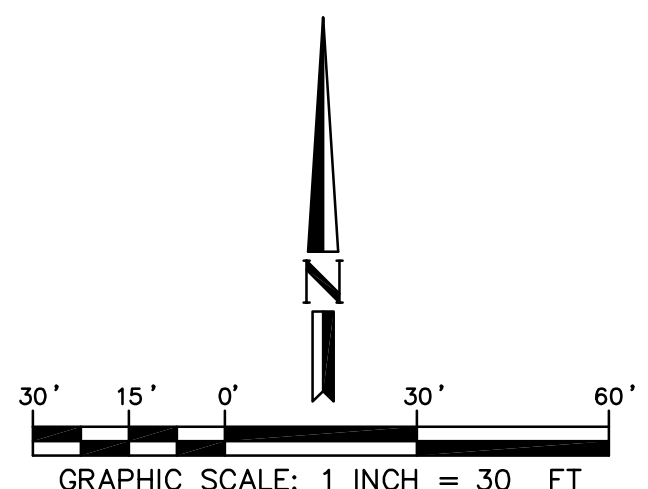
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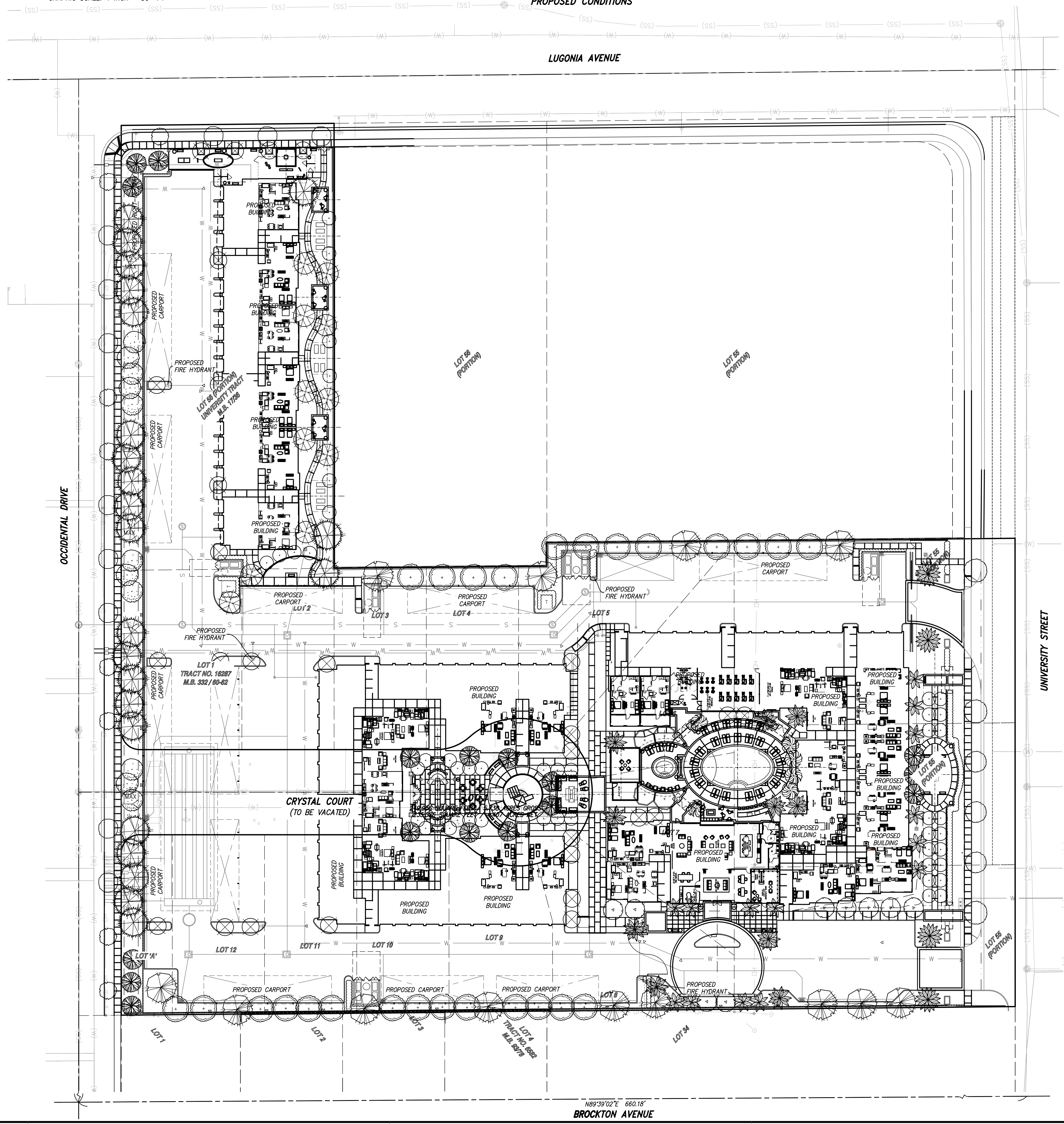
TENTATIVE TRACT MAP NO. 20162

IN THE CITY OF REDLANDS,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 1 THROUGH 12 AND LOT A OF TRACT NO. 16287 AS PER MAP ON FILE IN BOOK 332,
PAGES 60 THROUGH 62, OF MAPS, TOGETHER WITH PORTIONS OF LOTS 55 AND 56 OF UNIVERSITY TRACT AS PER PLAT
RECORDED IN BOOK 17, PAGE 36, OF MAPS, ALL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.



PROPOSED CONDITIONS



LINE LEGEND

- PROPERTY LINE
- EXISTING LOT LINE/
PTR LINE/ RIGHT OF
WAY LINE
- CENTERLINE
- TIE LINE
- PROPOSED
RIGHT-OF-WAY
- EASEMENT
- FENCE
- OVERHEAD LINES
- BLOCK WALL
- EXISTING BUILDING
TO BE REMOVED

UNDERGROUND UTILITY LEGEND

- (SD) EXISTING STORM DRAIN
- SD PROPOSED STORM DRAIN
- (SS) EXISTING SEWER
- S PROPOSED SEWER
- (W) EXISTING WATER
- W PROPOSED WATER

TENTATIVE TRACT MAP NO. 20162
MULTIPLE ADDRESSES & VACANT LAND
REDLANDS, CALIFORNIA - CUP #1096

PROPOSED PROJECT INFORMATION

NO. 1	REVISION:	DATE:	ISSUE:
01	UPDATED PER CITY OF REDLANDS COMMENTS	07/24/2018	FINAL
02	UPDATED PER REVISED SITE PLAN	12/12/2018	
03	REVISED AREAS	02/13/2018	CHECKED: PRA DRAWN: EFG
04	UPDATED PER CITY OF REDLANDS COMMENTS	12/10/2020	DRAWING FILE: 17-545tpm101



DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

PROJECT NO.: 17-545
SHEET NUMBER:
3
OF 3 SHEETS
SCALE: 1" = 30'



THE RESIDENCE AT CASA LOMA

DESIGN REVIEW SUBMITTAL APRIL 05, 2019

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- A-1 CONCEPTUAL PERSPECTIVE
- A-2 SITE PLAN
- A-2.1 FIRE ACCESS PLAN
- A-3 TYPE I - NORTH & SOUTH ELEVATIONS
- A-4 TYPE I - EAST & WEST ELEVATIONS
- A-5 TYPE I - EAST & WEST COURTYARD ELEVATIONS
- A-6 TYPE I - BUILDING COMPOSITE LEVEL 1&2
- A-7 TYPE I - BUILDING COMPOSITE LEVEL 3 & ROOF PLAN
- A-8 TYPE II - NORTH & SOUTH ELEVATIONS
- A-9 TYPE II - EAST & WEST ELEVATIONS
- A-10 TYPE II - NORTH & SOUTH COURTYARD ELEVATIONS
- A-11 TYPE II - BUILDING COMPOSITE LEVEL 1,2&3
- A-12 TYPE II - ROOF PLAN
- A-13 TYPE III - NORTH & SOUTH ELEVATIONS
- A-14 TYPE III - EAST & WEST ELEVATIONS
- A-15 TYPE III - BUILDING COMPOSITE LEVEL 1,2&3
- A-16 TYPE III - ROOF PLAN
- A-17.1 CABANA ELEVATIONS
- A-17.2 CLUBHOUSE / FITNESS FLOOR PLANS
- A-18 UNIT PLANS-1
- A-19 UNIT PLANS-2
- A-20 MATERIAL BOARD
- A-21 CARPORTS/TRASH ENCLOSURE & PARKING PLANS

CIVIL:

- GRADING /UTILITY PLANS
 - 1 CONCEPTUAL GRADING PLAN
 - 2 CONCEPTUAL UTILITY PLAN
-
- STREET PLANS
 - 1 CONCEPTUAL STREET PLAN OCCIDENTAL DRIVE
 - 2 CONCEPTUAL STREET PLAN UNIVERSITY STREET

- TENTATIVE TRACT MAP 20162
- 1 TITLE AND BOUNDARY INFORMATION
- 2 TOPOGRAPHIC INFORMATION
- 3 PROPOSED PROJECT INFORMATION

LANDSCAPE:

- 01 OVERALL PLAN
- 02 ENLARGEMENT -ENTRY PASEO & DRIVEWAY
- 03 ENLARGEMENT -POOL OASIS
- 04 ENLARGEMENT -ENTERTAINMENT COURTYARD
- 05 ENLARGEMENT -COMMUNITY GARDEN & DOG PARK
- 06 ENLARGEMENT -PLANTING PLAN ENLARGEMENT
- 07 PLANTING IMAGE GALLERY

PROJECT TEAM

DEVELOPER:

DYNAMIC REDLANDS, LLC
3140 EAST PICO BLVD.
LOS ANGELES, CA 90023
(213) 614-8887
ATTN: BRYAN KANG/ ALEX KANG
bryankangrealestate@gmail.com

URBAN & ENVIRONMENTAL PLANNING:

THE PLANNING ASSOCIATES
9880 IRVINE CENTER DRIVE, SUITE 100
IRVINE, CA 98618
(949) 326-9777
ATTN: HOWARD HARDIN
howard@tpaoc.com

CIVIL:

DRC ENGINEERING, INC.
160 SOUTH OLD SPRINGS ROAD, SUIT 210
ANAHEIM HILLS, CA 92808
(714) 685-6860 EXT. 352
ATTN: WAYNE PENA
wpenaa@drc-eng.com

LANDSCAPE:

**CONCEPTUAL DESIGN & PLANNING
COMPANY**
3195-C AIRPORT LOOP DRIVE, SUITE ONE
COSTA MESA, CA 92626
(949) 399-0870
ATTN: MATT KOHLENBERGER
mkhlenberger@cdpcinc.com

ARCHITECT:

ARCHITECTS ORANGE
144 NORTH ORNAGE STREET
ORNAGE, CA. 92866
(714) 639-9860
ATTN: SERAFIN MARANAN
serafinm@architectsorange.com

VINCINITY MAP



THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

DATE: 04-05-2019
JOB NO.: 2016-554
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





VIEW OF BUILDING TYPE I FACADE ON UNIVERSITY STREET

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

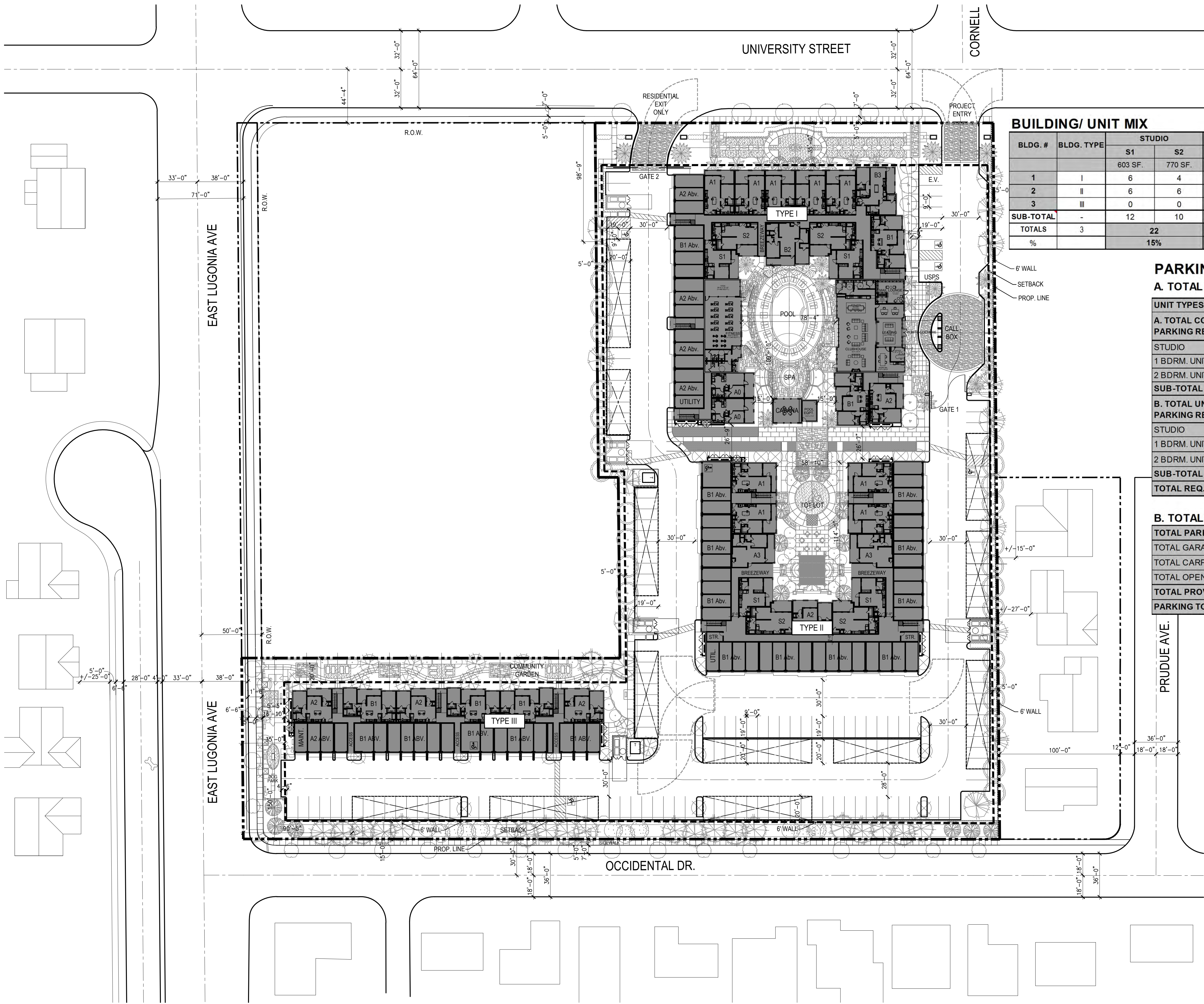
DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

CONCEPTUAL PERSPECTIVE DATE: 12-17-2018
JOB NO.: 2016-554

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-1





BUILDING/ UNIT MIX

BLDG. #	BLDG. TYPE	STUDIO		1 BDRM.				2 BDRM.			TOTAL UNIT	TOTAL GARAGE
		S1	S2	A0	A1	A2	A3	B1	B2	B3		
1	I	6	4	6	15	14	2	11	3	3	64	15
2	II	6	6	0	12	3	2	20	4	0	53	38
3	III	0	0	0	0	11	0	19	0	0	30	19
SUB-TOTAL		12	10	6	27	28	4	50	7	3	147	72
TOTALS		22		65				60				
%		15%		44%				41%			100%	

PARKING SUMMARY

A. TOTAL PARKING REQUIRED

UNIT TYPES	UNITS	RATIO	QTY.
A. TOTAL COVERED PARKING REQUIRED			
STUDIO	22	1.0	22
1 BDRM. UNITS	65	1.0	65
2 BDRM. UNITS	60	1.5	90
SUB-TOTAL	147	-	177
B. TOTAL UNCOVERED PARKING REQUIRED			
STUDIO	22	0.5	11
1 BDRM. UNITS	65	0.5	32.5
2 BDRM. UNITS	60	0.5	30.0
SUB-TOTAL	147		74
TOTAL REQ. PARKING			251

B. TOTAL PARKING PROVIDED

TOTAL PARKING PROVIDED	QTY.	%
TOTAL GARAGE	72	28.7%
TOTAL CARPORT	105	41.8%
TOTAL OPEN STALL	74	29.5%
TOTAL PROVIDED PARKING	251	100%
PARKING TO UNIT RATIO	1.71 / DU	

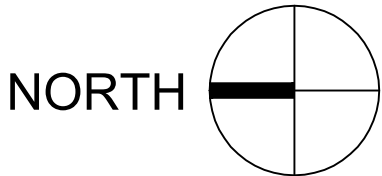
PRIVATE OPEN SPACE SQ.FT.

UNIT TYPE	PATIO/DECK SF.	QTY	%	TOTAL PRIVATE SF
S1	151	12	8%	1,812
S2	150	10	7%	1,500
A0	151	6	4%	906
A1	209	27	18%	5,643
A2	153	28	19%	4,284
A3	156	4	3%	624
B1	151	50	34%	7,550
B2	153	7	5%	1,071
B3	152	3	2%	456
SUB-TOTAL	-	147	100%	23,846

UNIT NET SQ.FT.

UNIT TYPE	UNIT SF.	PATIO/DECK SF.	QTY	%	TOTAL NET SF
S1	603	151	12	8%	7,236
S2	770	150	10	7%	7,700
A0	759	151	6	4%	4,554
A1	758	209	27	18%	20,466
A2	748	153	28	19%	20,944
A3	944	156	4	3%	3,776
B1	995	151	50	34%	49,750
B2	1,074	153	7	5%	7,518
B3	1,086	152	3	2%	3,258
SUB-TOTAL	-	-	147	100%	125,202

LOT COVERAGE INCLUDING CARPORTS = 39%
LOT COVERAGE EXCLUDING CARPORTS = 30%



A-2



THE RESIDENCE AT CASA LOMA

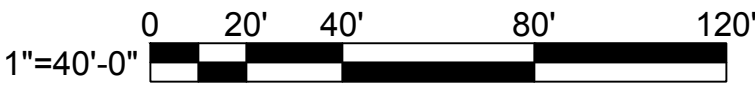
REDLANDS, CA

CONCEPTUAL SITE PLAN

DATE: 04-05-2019
JOB NO.: 2016-554

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





NORTH ELEVATION



SOUTH ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

TYPE I - NORTH & SOUTH ELEVATIONS

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

DATE: 04-05-2019
JOB NO.: 2016-554

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-3





EAST ELEVATION



WEST ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

TYPE I - EAST & WEST ELEVATIONS

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

DATE: 04-05-2019
JOB NO.: 2016-554

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-4





NORTH COURTYARD ELEVATION



SOUTH COURTYARD ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

TYPE I - NORTH & SOUTH SCALE : 1/8"= 1'-0"
COURTYARD ELEVATIONS

DATE: 04-05-2019
JOB NO.: 2016-554

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-5





NORTH ELEVATION



SOUTH ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

TYPE II - NORTH & SOUTH ELEVATIONS

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

DATE: 04-05-2019
JOB NO.: 2016-554

DYNAMIC REDLANDS, LLC

3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-8





EAST ELEVATION



WEST ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

TYPE II - EAST & WEST ELEVATIONS

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

DATE: 04-05-2019
JOB NO.: 2016-554

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-9





NORTH ELEVATION



SOUTH ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

TYPE II - NORTH & SOUTH SCALE : 1/8"= 1'-0"
COURTYARD ELEVATIONS DATE: 04-05-2019
JOB NO.: 2016-554

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-10





NORTH ELEVATION



SOUTH ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

TYPE III - NORTH & SOUTH ELEVATIONS

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

DATE: 04-05-2019
JOB NO.: 2016-554

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-13





EAST ELEVATION



WEST ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

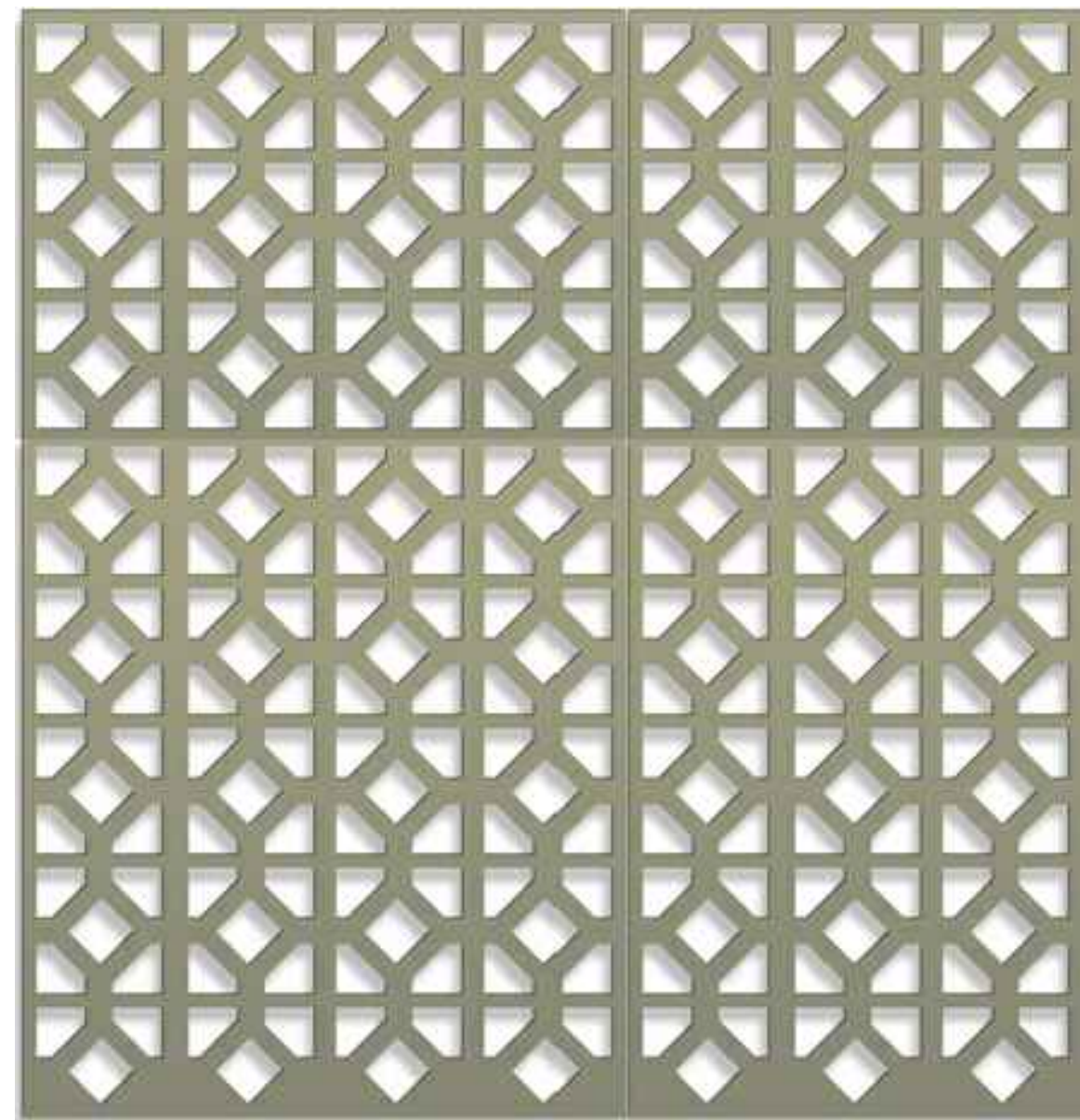
TYPE III - EAST & WEST ELEVATIONS

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DATE: 04-05-2019
JOB NO.: 2016-554

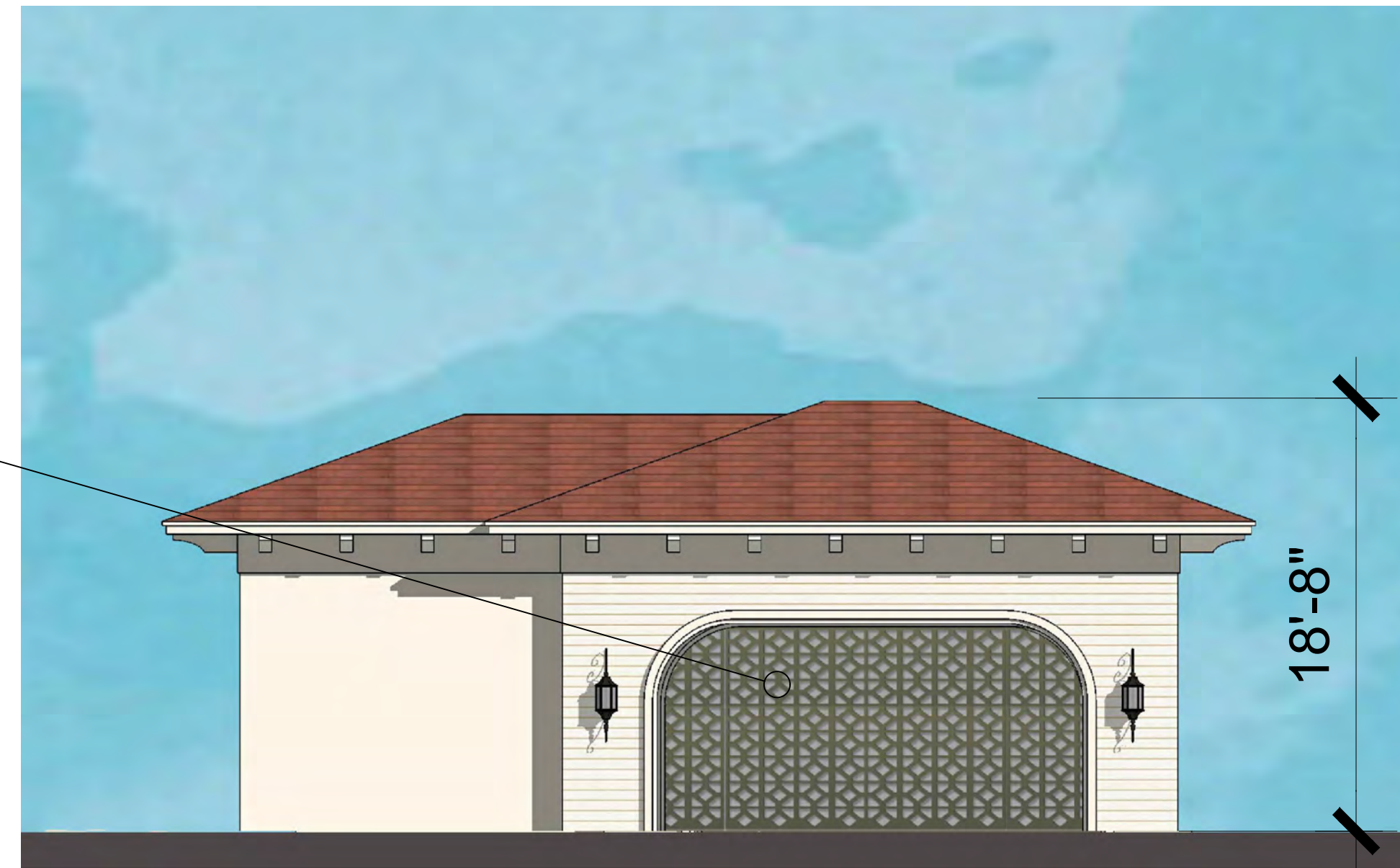
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-14

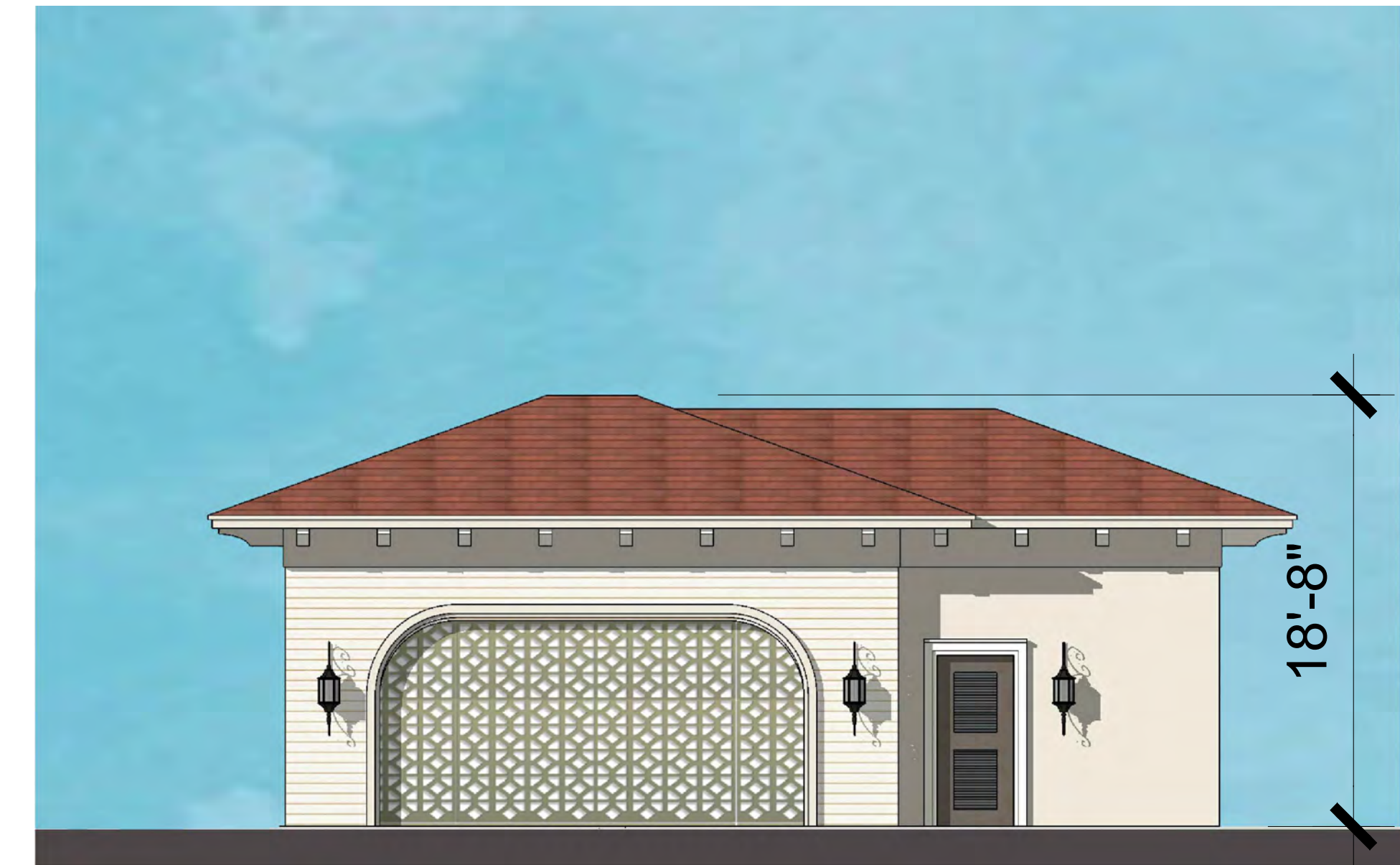




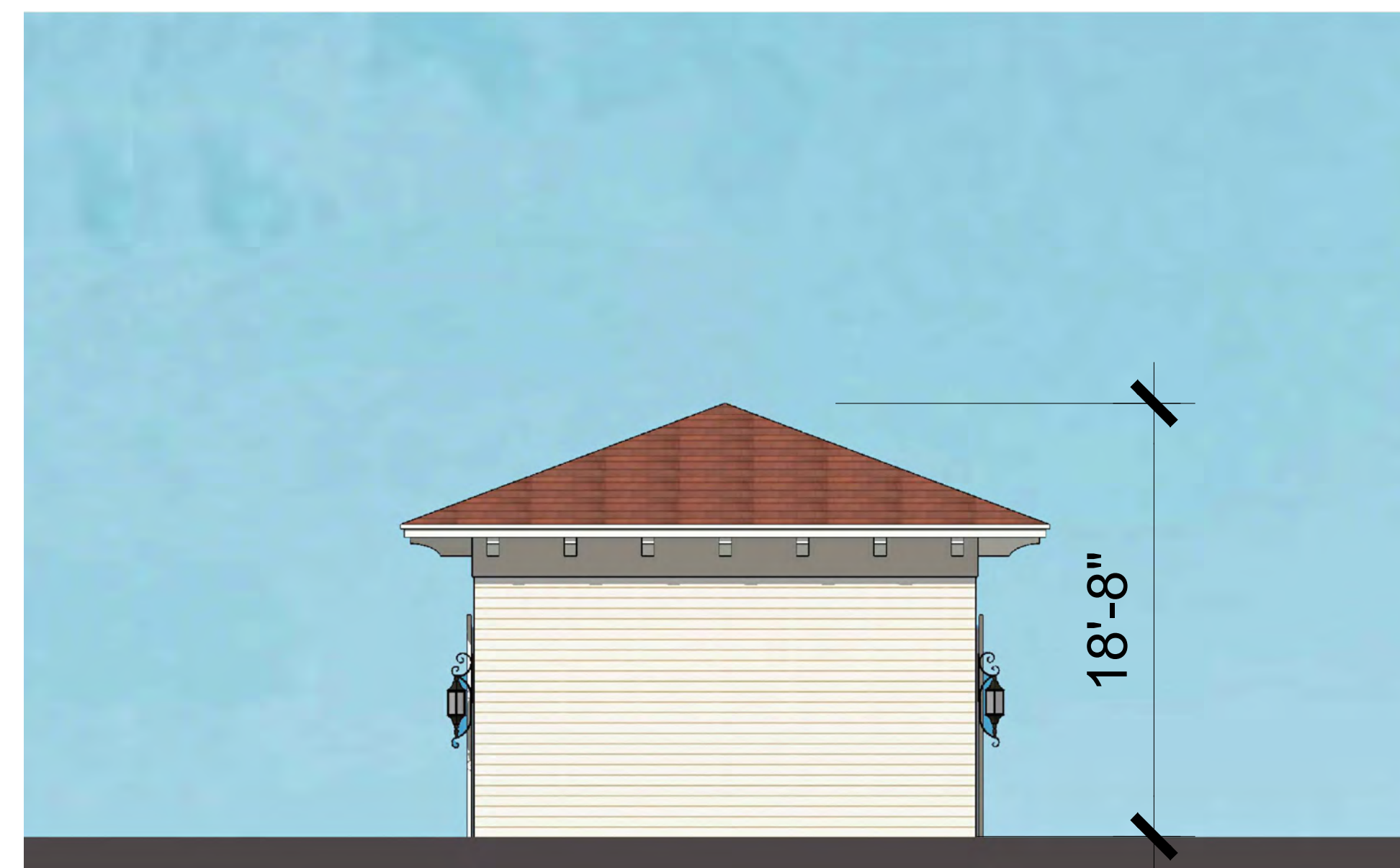
BOK PANEL - A1 PATTERN



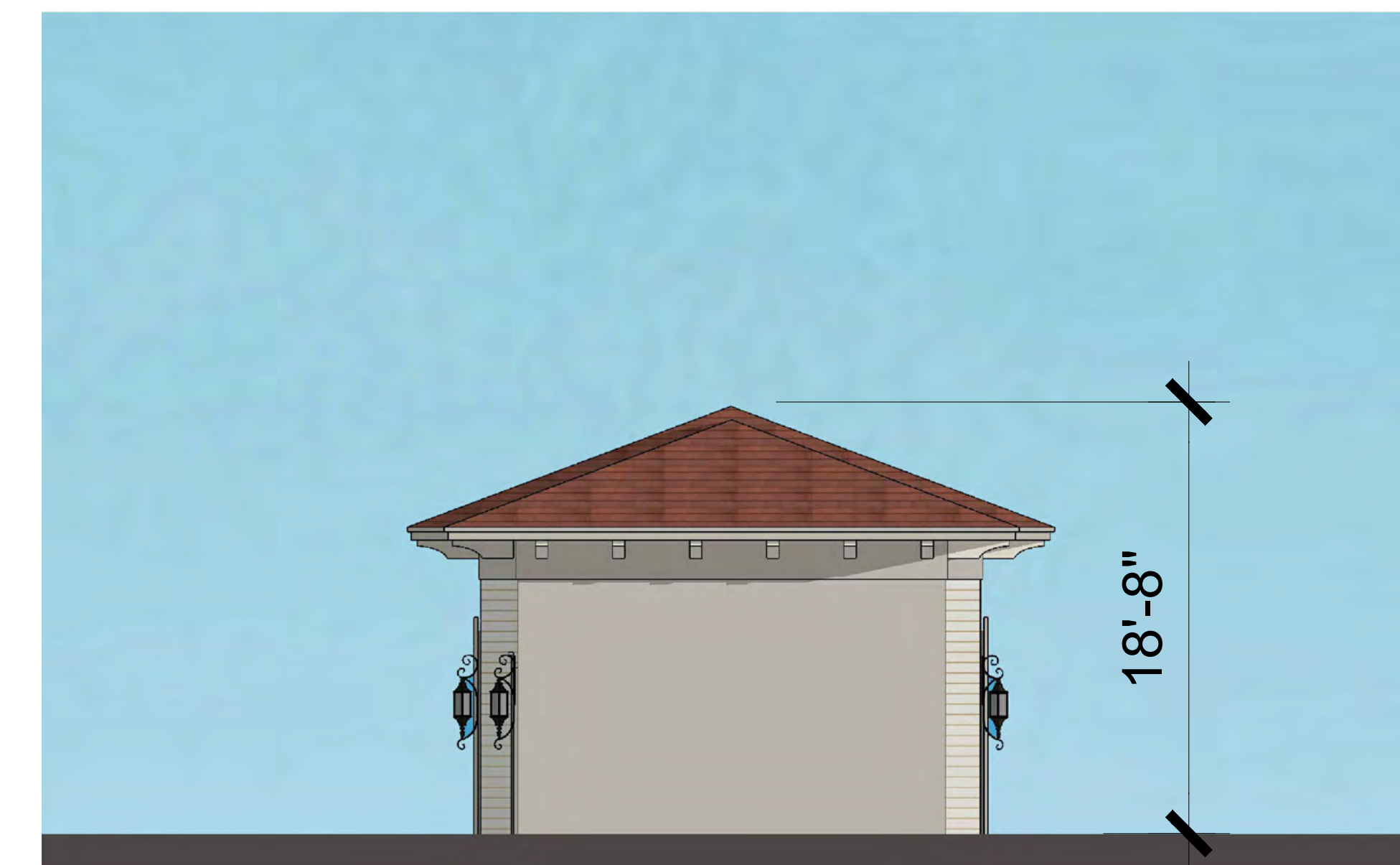
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

CABANA ELEVATIONS

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

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

DATE: 04-05-2019
JOB NO.: 2016-554

A-17.1





TYPE III - EAST ELEVATION



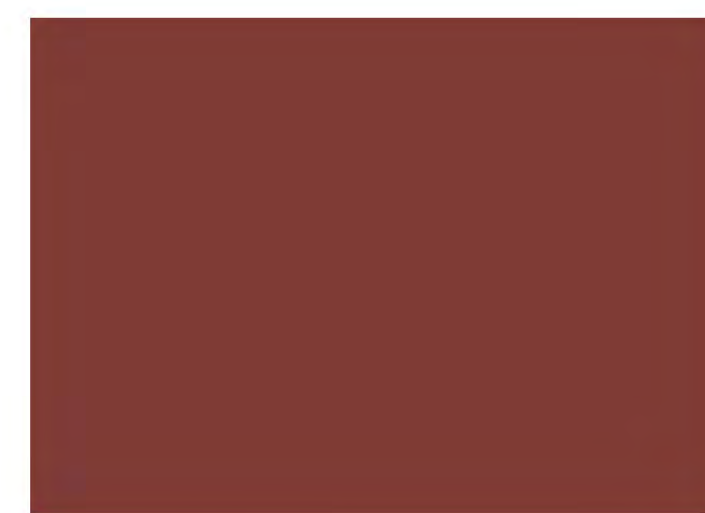
(A) WESTHIGHLAND WHITE
SW 7566



(B) EGRET WHITE
SW 7570



(C) AGREEABLE GREY
SW 7029



(D) BOLERO
SW 7600



1 STUCCO 20/30 FINISH
PAINT GRADE



2 HARDI PLANK LAP SIDING
SELECT CEDARMILL
TO MATCH PAINT SPEC B



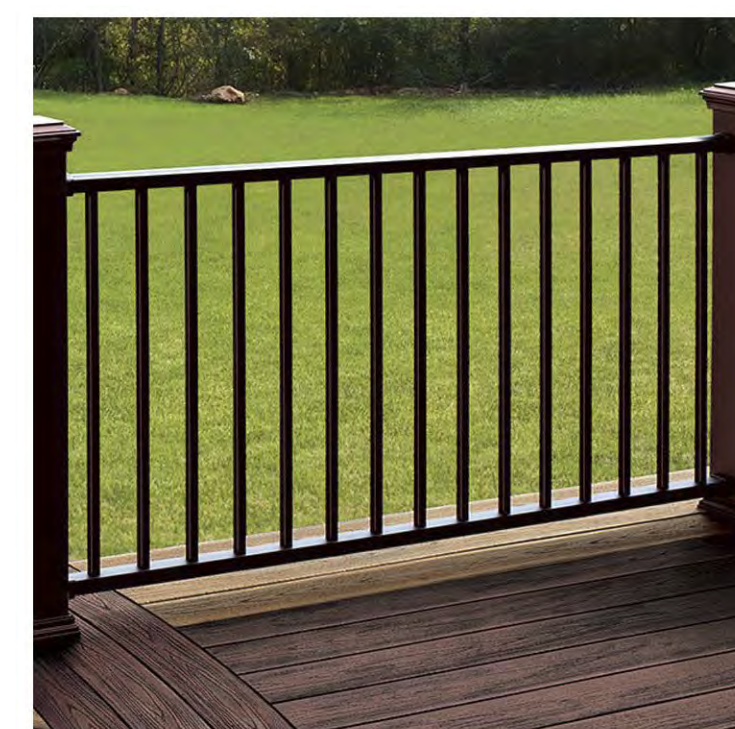
3 EAGLE ROOF FLAT TILE
BEL AIR
PIEDMONT BLEND 4636



4 VINYL WINDOW
WHITE



5 ALUMINUM AWNINGS
TO MATCH PAINT SPEC D



6 METAL VERTICAL RAILING
TO MATCH PAINT SPEC C

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

MATERIAL BOARD DATE: 02-15-2019
JOB NO.: 2016-554

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-20





PLANTING LEGEND (Sunset Zone: 18)

Symbol	Botanical Name	Common Name	Size	Form	WUCOLS Region 4
Trees					
	Citrus spp.	Citrus Tree	24", 36" BOX	Standard	Mod
	Cercis occidentalis	Western Redbud	36" BOX	Standard	Low
	Handroanthus impetiginosus	Lavender Trumpet Tree	36" BOX	Standard	Mod
	Laurus nobilis	Sweet Bay	48" BOX	Standard	Low
	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	36" BOX	Standard	Mod
	Magnolia x soulangeana	Saucer Magnolia	36", 60" BOX	Standard	Mod
	Magnolia 'Little Gem'	Little Gem Magnolia	36" BOX	Standard	Mod
	Pinus eldarica 'Mondell'	Mondell Pine	36", 48" BOX	Standard	Low
	Pyrus calleryana 'Aristocrat'	Callery Pear	48" BOX	Standard	Mod
	Tristania conferta	Brisbane Box	36" BOX	Standard	Mod
Palms					
	Butia capitata	Pindo Palm	8' BTH	Skinned	Low
	Chamaerops humilis	Mediterranean Fan Palm	12' BTH	Multi-Trunk	Low
	Phoenix canariensis	Canary Island Date Palm	16' BTH	Skinned	Low
	Phoenix dactylifera	Date Palm	16' BTH	Skinned	Low

Symbol	Botanical Name	Common Name	Size	Region 4 WUCOLS
Shrubs				
	Agave attenuata	Fox Tail Agave	5 Gallon	Very Low
	Agave geminiflora	Twin-flowered Agave	5 Gallon	Low
	Agave parryi var. truncata	Artichoke Agave	5 Gallon	Low
	Agave 'Variegated Diamond'	Agave Variegated Butterfly	5 Gallon	Low
	Aloe arborescens	Torch Aloe	5 Gallon	Low
	Aloe striata	Coral Aloe	5 Gallon	Low
	Anigozanthos x 'Ruby Velvet'	Ruby Velvet Kangaroo Paw	5 Gallon	Low
	Bougainvillea x 'Raspberry Ice'	Raspberry Ice Bougainvillea	5 Gallon	Low
	Callistemon 'Little John'	Dwarf Callistemon	5 Gallon	Low
	Cistus 'Sunset'	Rockrose	5 Gallon	Low
	Cupressus sempervirens 'Tiny Towers'	Tiny Tower Italian Cypress	15 Gallon	Low
	Dianella f. 'Variegata'	Variegated Flax Lily	1 Gallon	Low
	Dodonea viscosa 'Purpurea'	Purple-leaved hop-bush	15 Gallon	Low
	Elaeagnus pungens	Silverberry	5 Gallon	Low
	Grevillea 'Noell'	Noell Grevillea	5 Gallon	Low
	Hesperaloe parviflora	Red Yucca	5 Gallon	Low
	Ilex vomitoria 'Dwarf'	Dwarf Yaupon Holly	5 Gallon	Low
	Lantana m. 'New Gold'	New Gold Lantana	5 Gallon	Low
	Lavandula angustifolia 'Hidcote'	Hidcote Blue English Lavender	5 Gallon	Low
	Leucophyllum frutescens 'Compacta'	Texas Ranger	5 Gallon	Low
	Mahonia 'Soft Caress'	Soft Caress Mahonia	5 Gallon	Mod
	Myrtus communis 'Compacta'	Dwarf Myrtle	1 Gallon	Low
	Pennisetum 'Fireworks'	Fireworks Fountain Grass	5 Gallon	Low
	Pennisetum massalicum	Bunny Tails	5 Gallon	Low
	Phormium x Yellow Wave	Yellow Wave New Zealand Flax	5 Gallon	Mod
	Prunus c. 'Bright N Tight'	Cherry Laurel	5 Gallon	Mod
	Rosmarinus o. 'Majorca Pink'	Upright Rosemary	5 Gallon	Low
	Rosa X 'Scarlet'	Scarlet Flower Carpet	5 Gallon	Mod
	Salvia greggii 'Flame'	Autumn Sage	5 Gallon	Low
	Westringia fruticosa 'Blue Gem'	Coast Rosemary	5 Gallon	Low
Groundcover				
	Arctostaphylos edmundsii 'Carmel Sur'	Little Sur Manzanita	1 Gallon	Low
	Baccharis pilularis 'Twin Peaks'	Coyote Bush	1 Gallon	Low
	Crassula 'Campfire'	Campfire Crassula	Flats	Low
	Myoporum parvifolium 'Pink'	Pink Australian Racer	1 Gallon	Low
	Sedum rupestre 'Angelina'	Angelina Stonecrop	Flats	Low
	Sedum 'Coppertone'	Pacific Stonecrop	Flats	Low
	Senecio serpens	Blue Chalksticks	Flats	Low
	Verbena peruviana	Verbena	1 Gallon	Low
Vines				
	Bougainvillea x buttiana 'Orange King'	Orange King Bougainvillea	5 Gallon	Low
	Bougainvillea x 'San Diego Red'	Red Bougainvillea	5 Gallon	Low
	Clytostoma callistegioides	Violet Trumpet Vine	1 Gallon	Mod
	Gelsemium sempervirens	Carolina Jessamine	1 Gallon	Mod
	Macfadyena unguis-cati	Cat's Claw	1 Gallon	Low

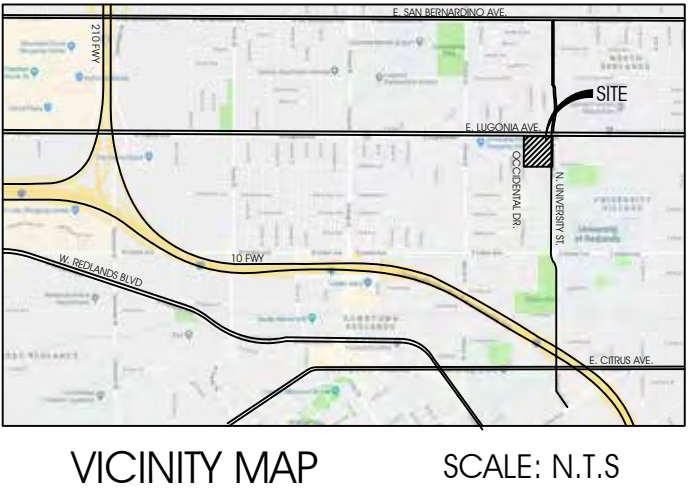
PROJECT INFORMATION

TAX PARCEL NO.
1212-371-01-0-000; AND 1212-371-05-0-000 THROUGH
1212-371-20-0-000 INCLUSIVE

SITE AREA:
PARCELS A,B,C,D,E: ±5.46 AC

TOTAL SITE AREA : 238,048 S.F.
TOTAL LANDSCAPE AREA PROVIDED: 68,308 S.F. (29%)
TOTAL OPEN SPACE AREA PROVIDED: 56,790 S.F.

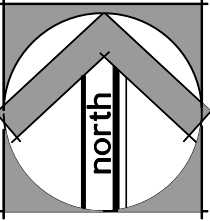
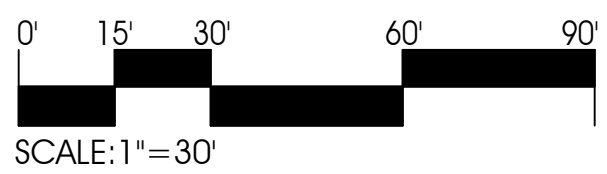
TOTAL PARKING LOT AREA: 31,650 S.F.
TOTAL PARKING LANDSCAPE PROVIDED: 2,664 S.F. (8.4%)



CONCEPTUAL LANDSCAPE PLAN
THE RESIDENCE AT CASA LOMA : OVERALL PLAN
REDLANDS, CA

SHEET 1 OF 8

DATE: 3-27-19

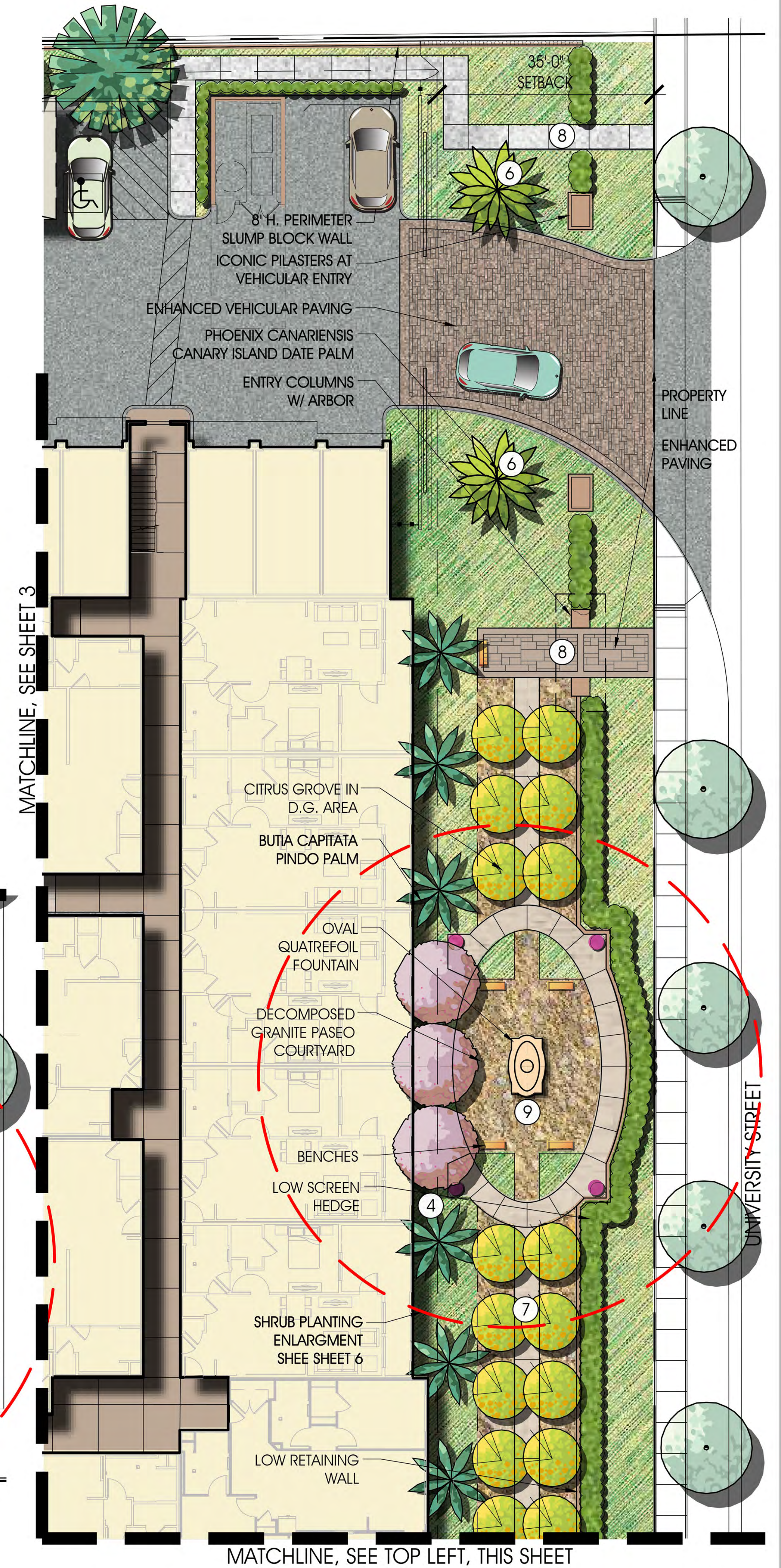
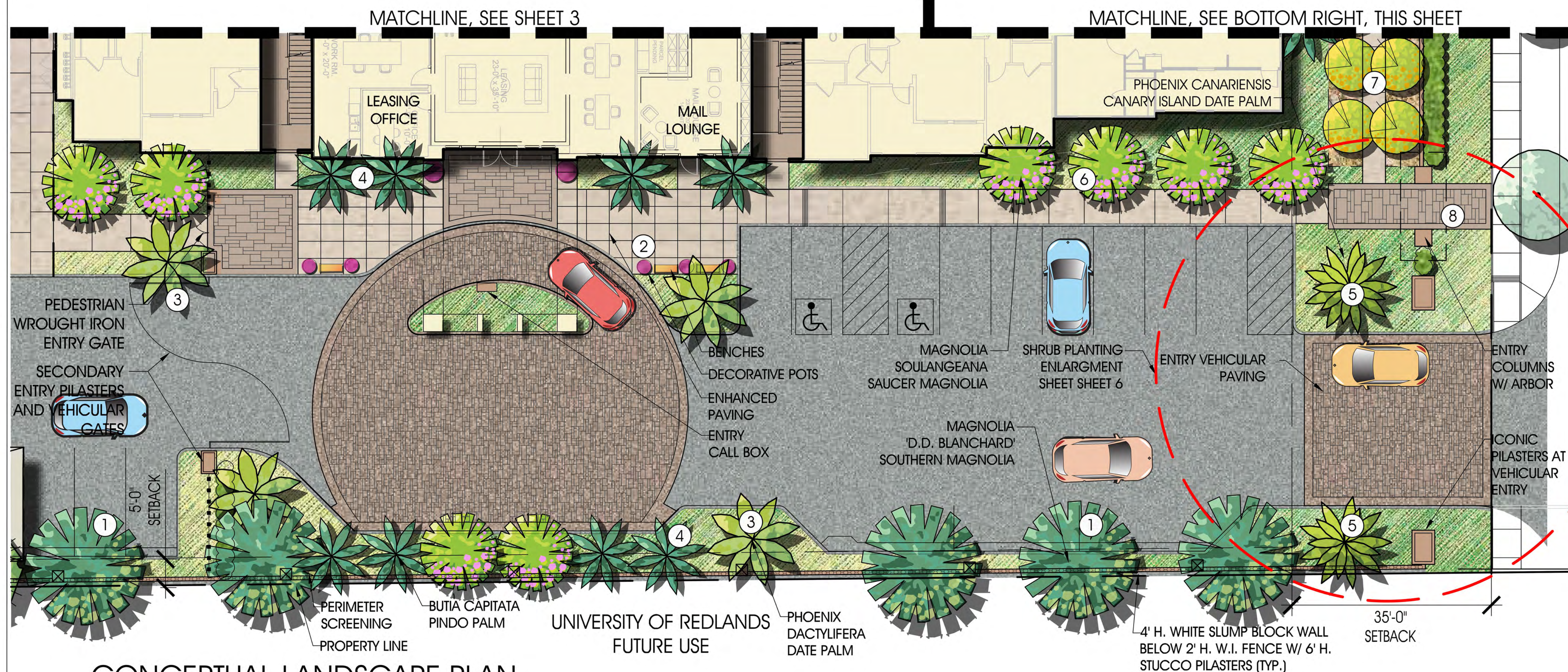


conceptual design & planning company

Corporate Office:
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Studio One
Costa Mesa, CA 92626
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CDCP PROJECT#: 18019
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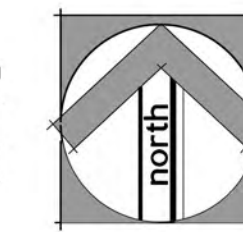
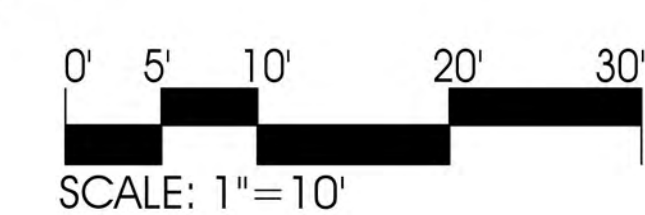




CONCEPTUAL LANDSCAPE PLAN
THE RESIDENCE AT CASA LOMA : ENTRY PASEO & DRIVEWAY
 REDLANDS, CA

SHEET 2 OF 8

DATE: 3-27-19



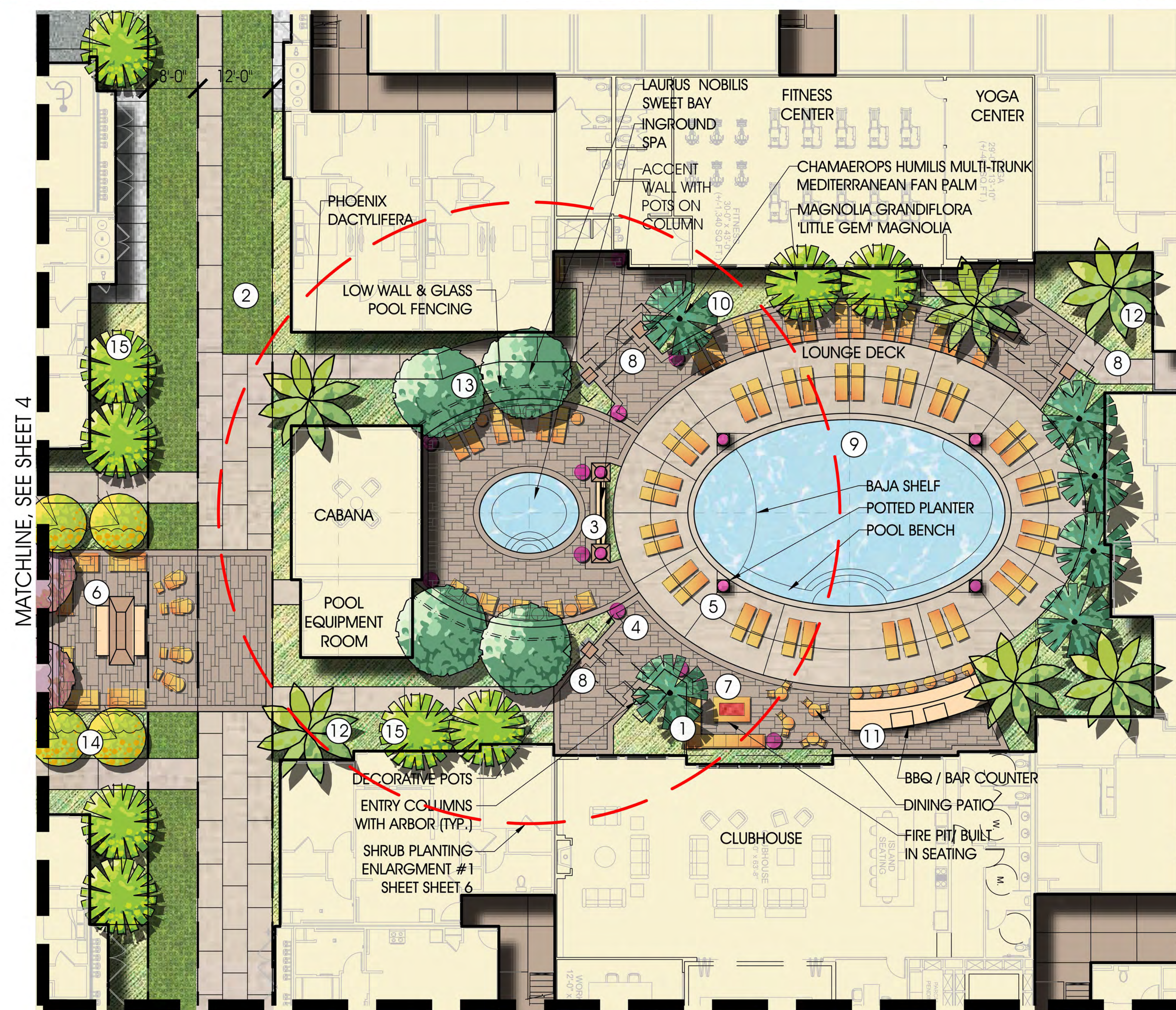
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CONCEPTUAL LANDSCAPE PLAN

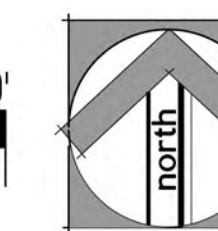
THE RESIDENCE AT CASA LOMA : POOL OASIS

REDLANDS, CA

SHEET 3 OF 8

DATE: 3-27-19

0' 5' 10' 20' 30'
SCALE: 1" = 10'



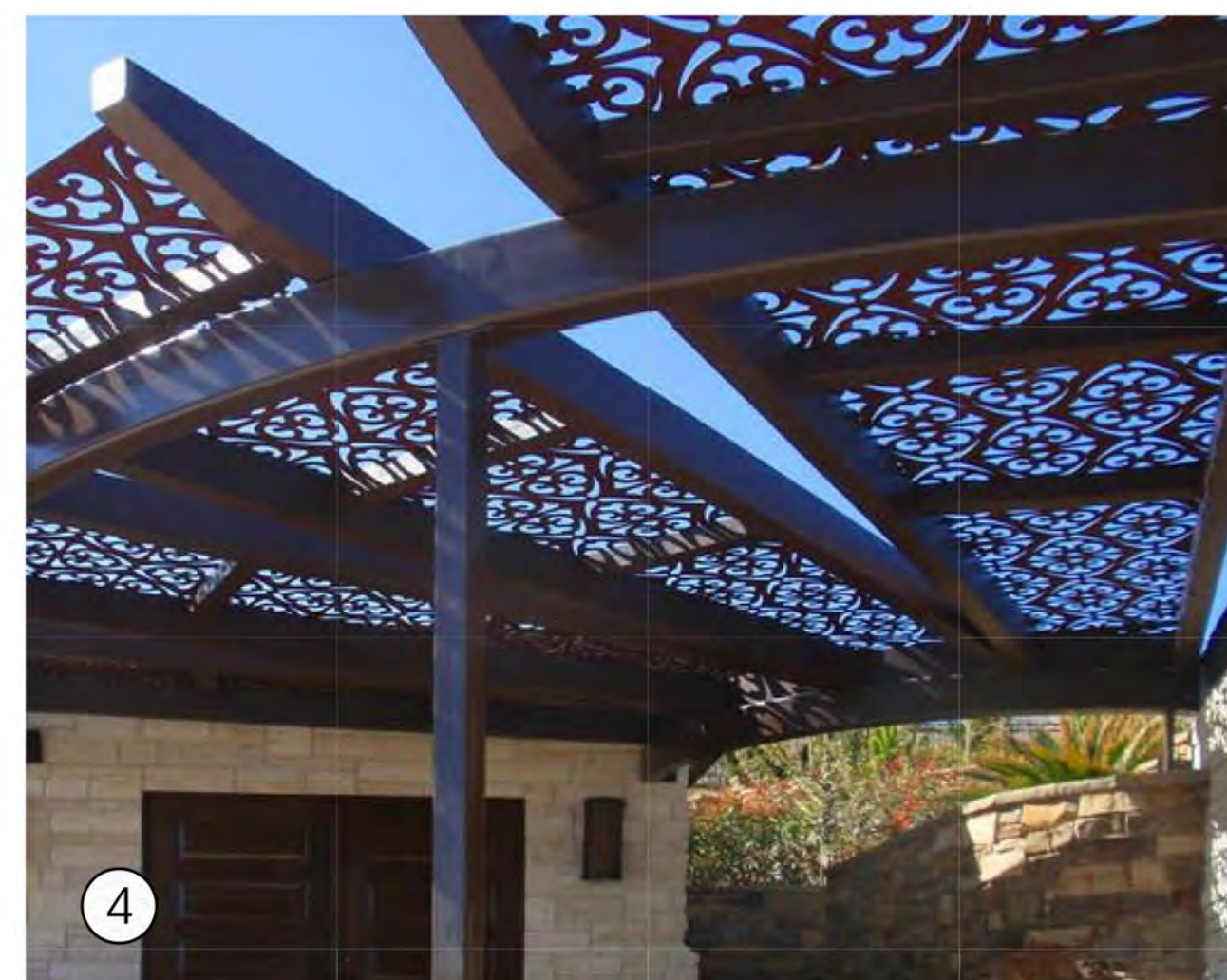
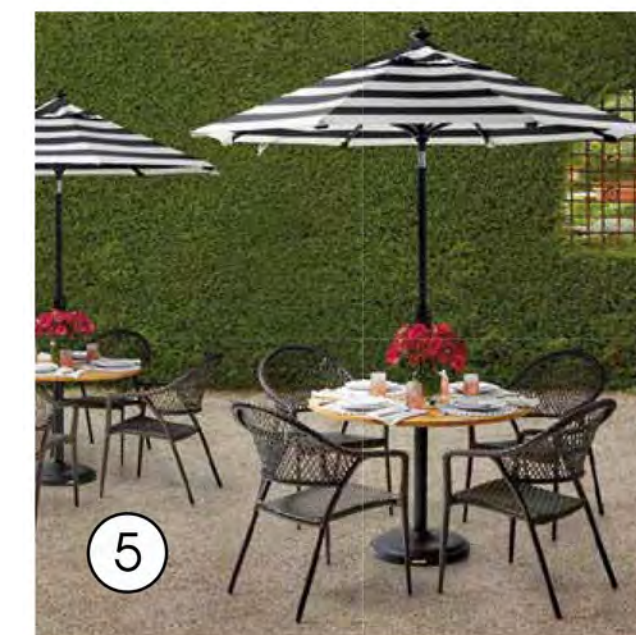
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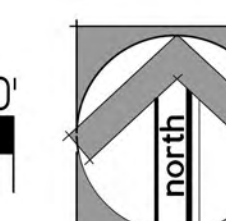


CONCEPTUAL LANDSCAPE PLAN
THE RESIDENCE AT CASA LOMA : ENTERTAINMENT COURTYARD
 REDLANDS, CA

SHEET 4 OF 8

DATE: 3-27-19

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 SCALE: 1" = 10'



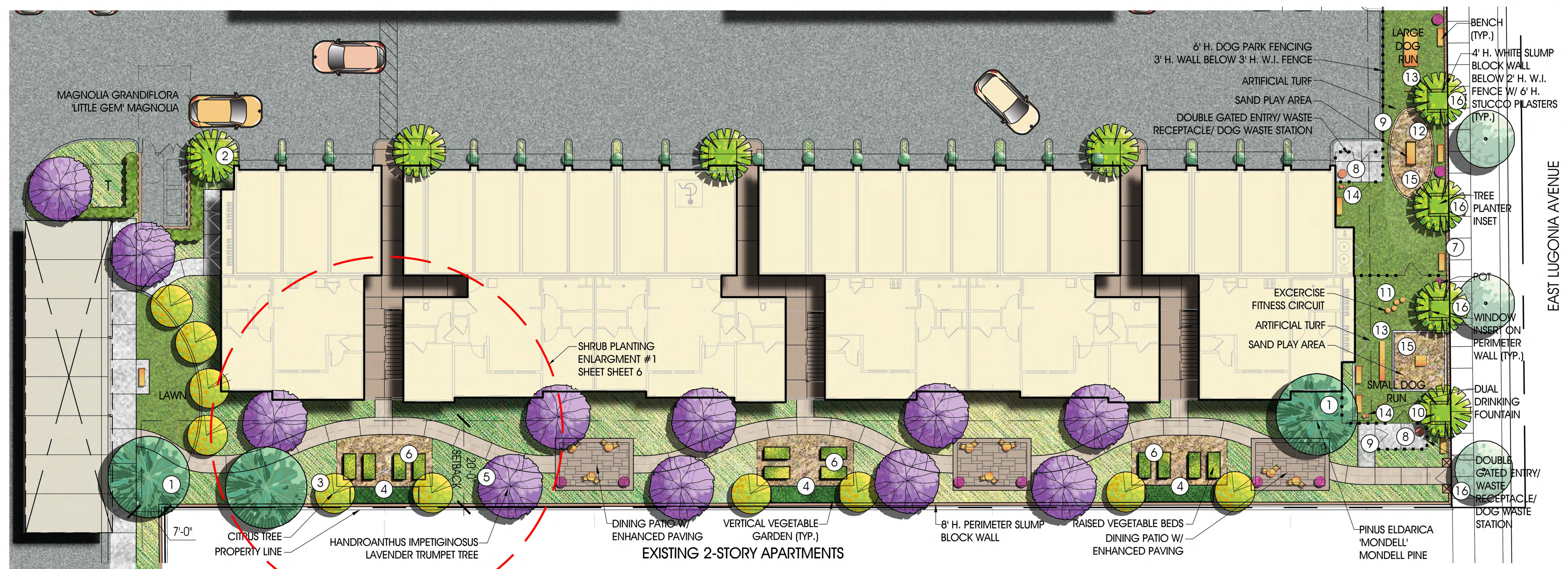
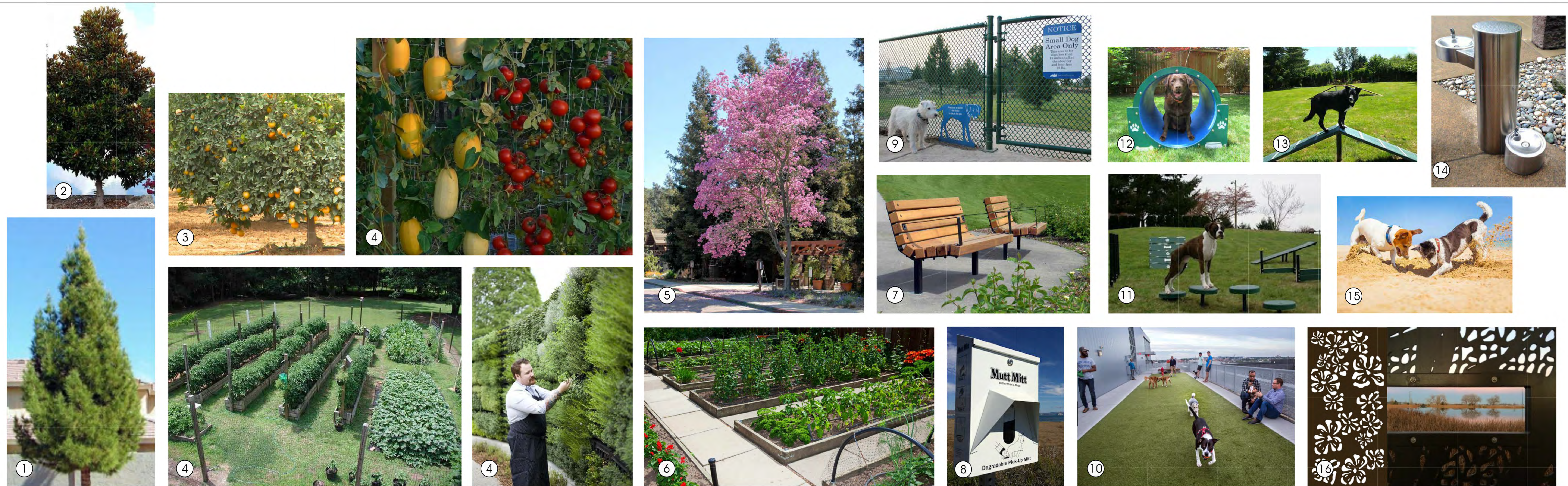
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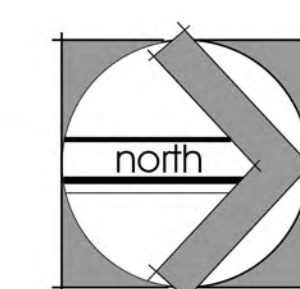
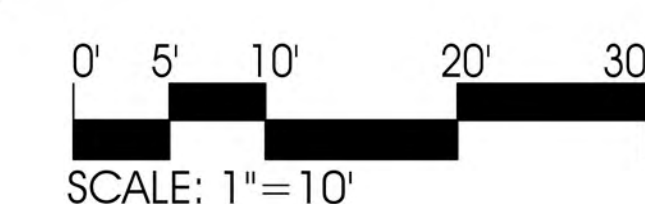




CONCEPTUAL LANDSCAPE PLAN
THE RESIDENCE AT CASA LOMA: COMMUNITY GARDEN & DOG PARK
 REDLANDS, CA

SHEET 5 OF 8

DATE: 3-27-19



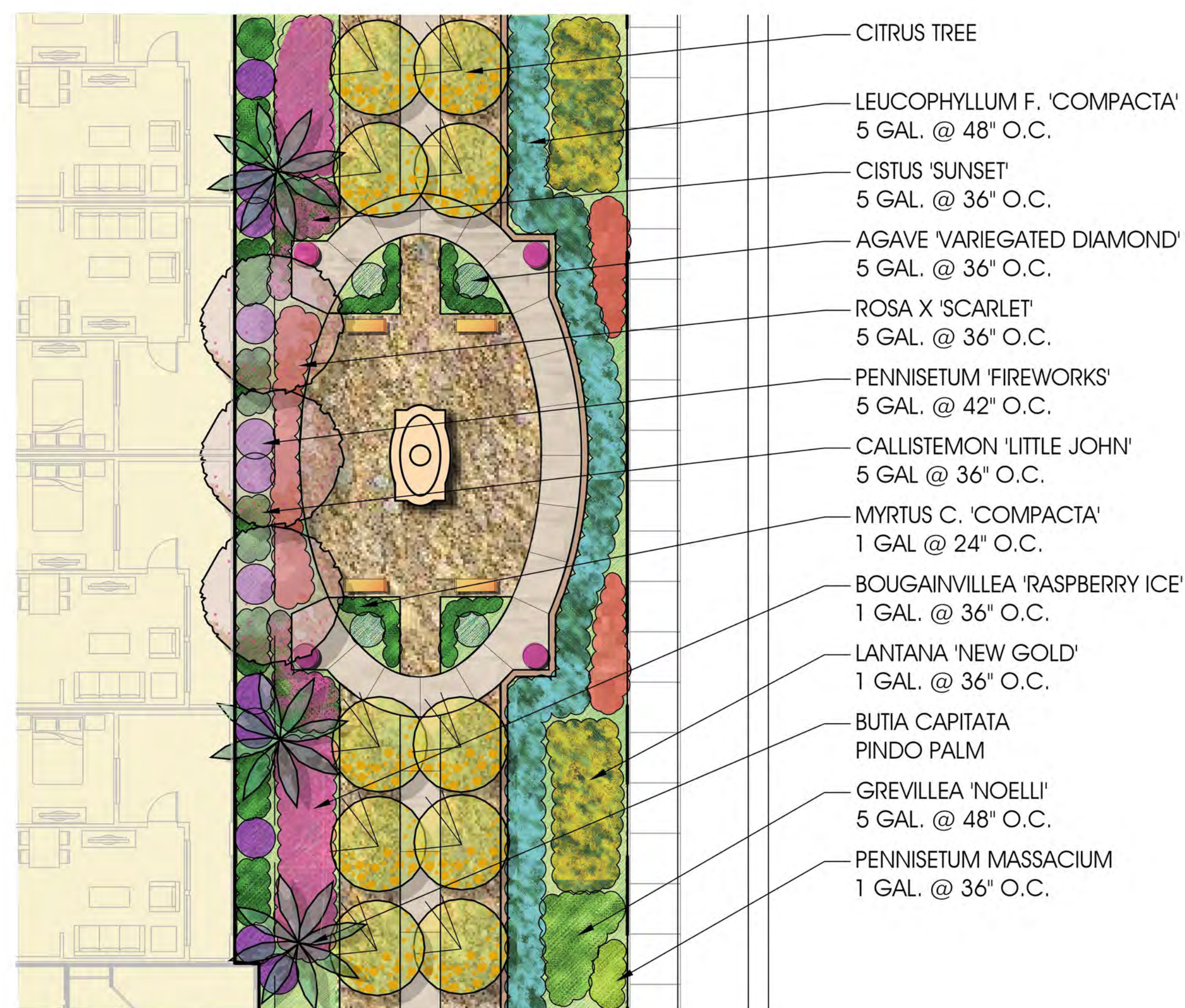
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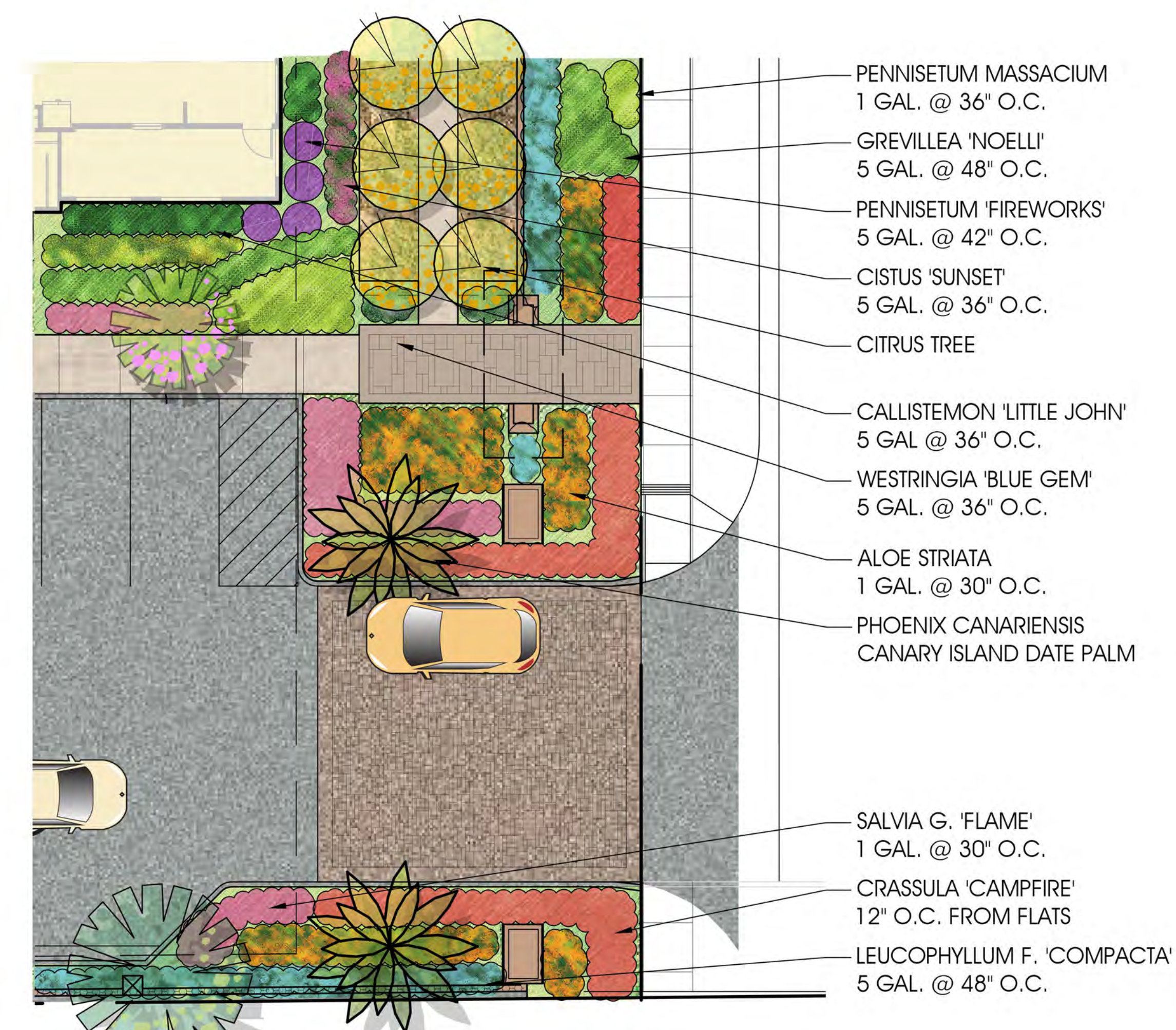
CDPC PROJECT#: 18019

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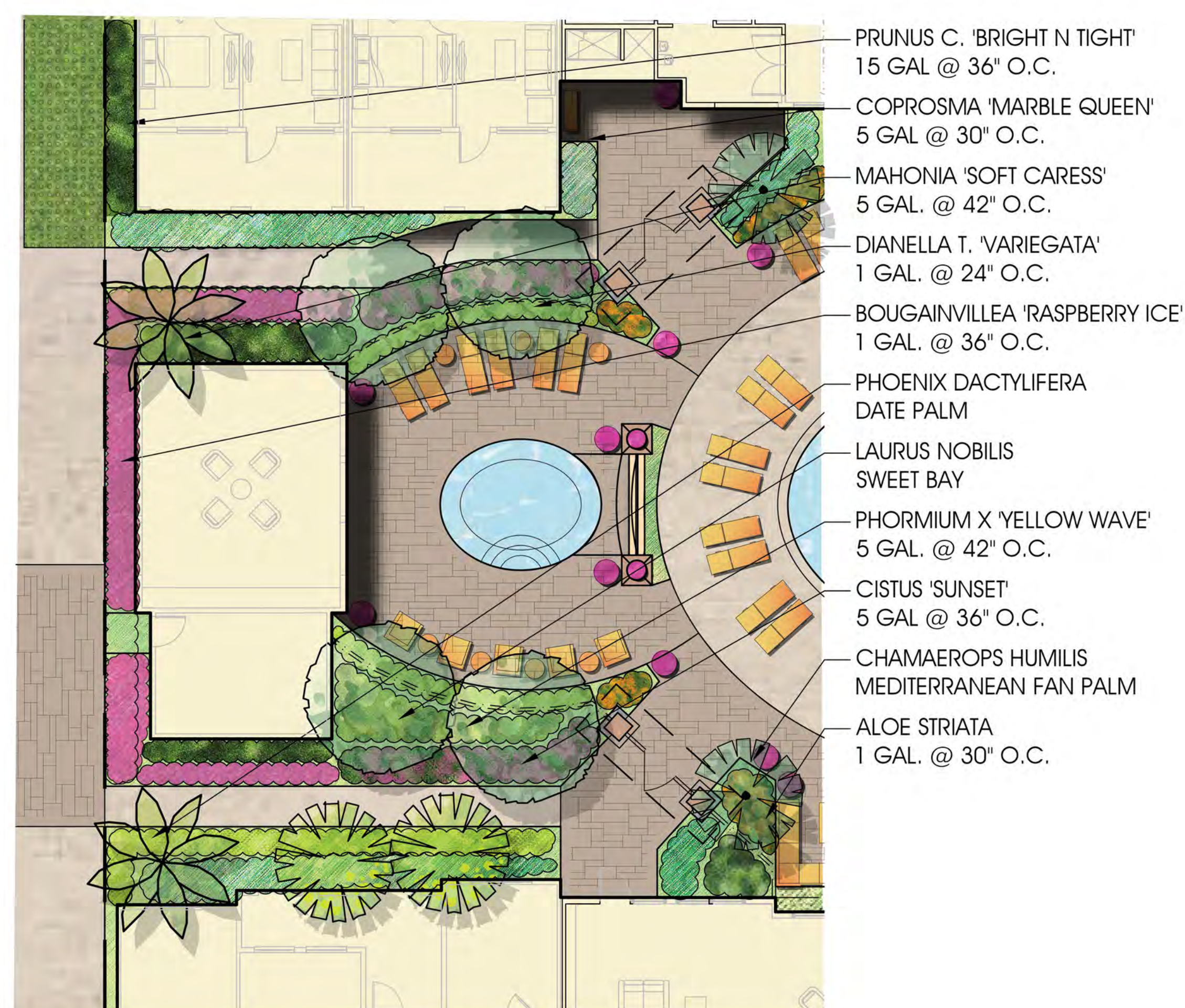




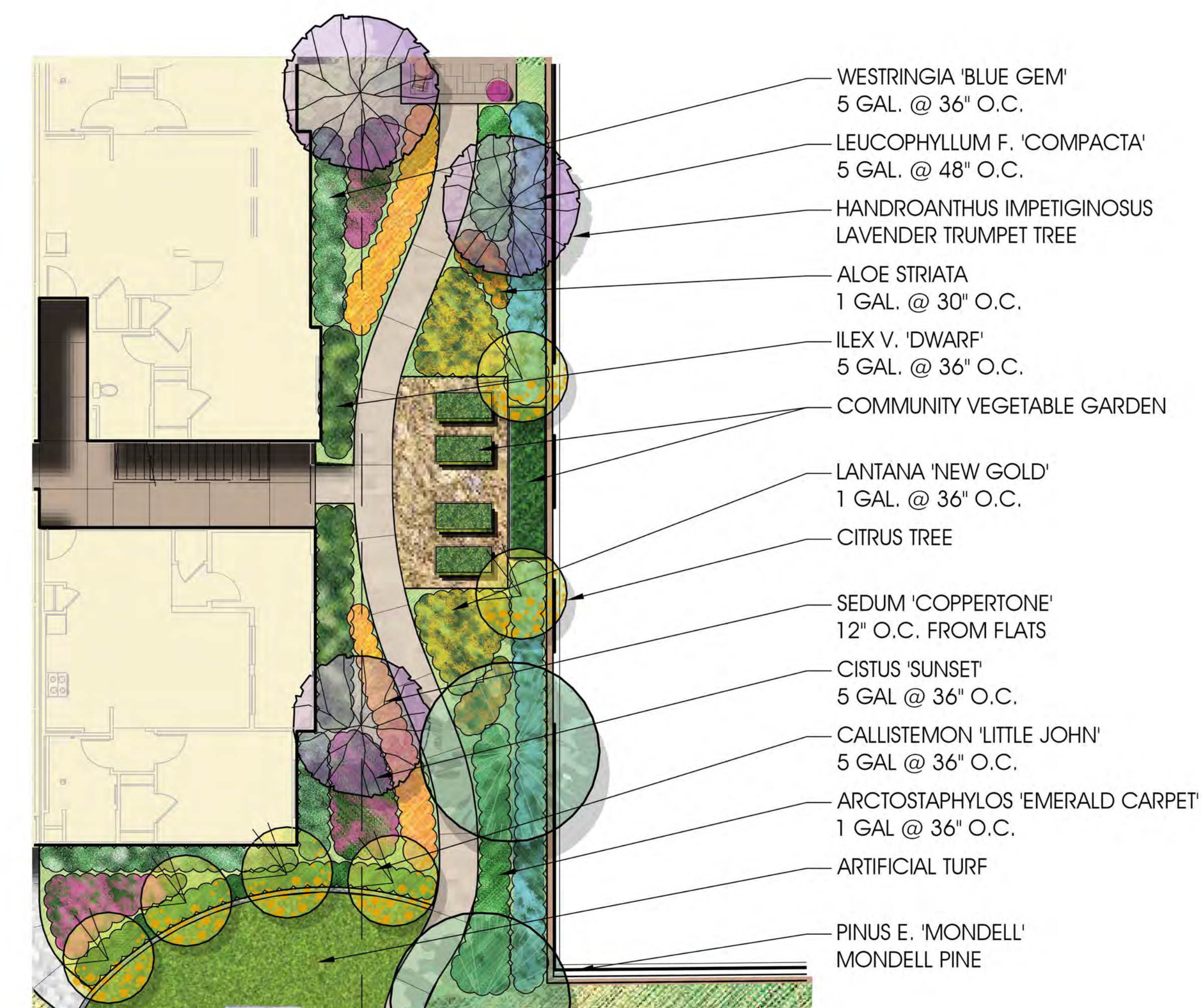
ENTRY PASEO



ENTRY DRIVEWAY



POOL OASIS



COMMUNITY GARDEN

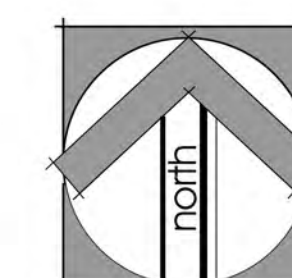
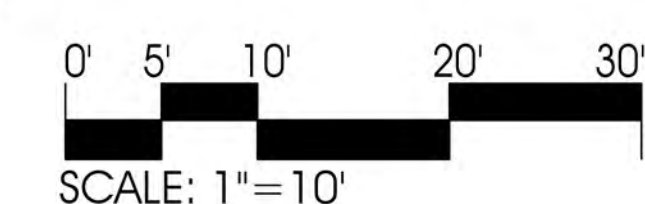
CONCEPTUAL LANDSCAPE PLAN

THE RESIDENCE AT CASA LOMA : PLANTING PLAN ENLARGEMENTS

REDLANDS, CA

SHEET 6 OF 8

DATE: 3-27-19



conceptual design & planning company

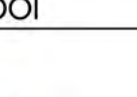
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CDPC PROJECT#: 18019

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PLANTING LEGEND (Sunset Zone: 18)

Symbol	Botanical Name	Common Name	Size	Form	WUCOLS Region 4
Trees					
	Citrus spp.	Citrus Tree	24", 36" BOX	Standard	Mod
	Cercis occidentalis	Western Redbud	36" BOX	Standard	Low
	Handroanthus impetiginos	Lavender Trumpet Tree	36" BOX	Standard	Mod
	Laurus nobilis	Sweet Bay	48" BOX	Standard	Low
	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	36" BOX	Standard	Mod
	Magnolia x soulangeana	Saucer Magnolia	36", 60" BOX	Standard	Mod
	Magnolia 'Little Gem'	Little Gem Magnolia	36" BOX	Standard	Mod
	Pinus eldarica 'Mondell'	Mondell Pine	36", 48" BOX	Standard	Low
	Pyrus calleryana 'Aristocrat'	Callery Pear	48" BOX	Standard	Mod
	Tristania conferta	Brisbane Box	36" BOX	Standard	Mod
Palms					
	Butia capitata	Pindo Palm	8' BTH	Skinned	Low
	Chamaerops humilis	Mediterranean Fan Palm	12' BTH	Multi-Trunk	Low
	Phoenix canariensis	Canary Island Date Palm	16' BTH	Skinned	Low
	Phoenix dactylifera	Date Palm	16' BTH	Skinned	Low

Symbol	Botanical Name	Common Name	Size	Region 4 WUCOLS
Shrubs				
	Agave attenuata	Fox Tail Agave	5 Gallon	Very Low
	Agave geminiflora	Twin-flowered Agave	5 Gallon	Low
	Agave parryi var. truncata	Artichoke Agave	5 Gallon	Low
	Agave 'Variegated Diamond'	Agave Variegated Butterfly	5 Gallon	Low
	Aloe arborescens	Torch Aloe	5 Gallon	Low
	Aloe striata	Coral Aloe	5 Gallon	Low
	Anigozanthos x 'Ruby Velvet'	Ruby Velvet Kangaroo Paw	5 Gallon	Low
	Bougainvillea x 'Raspberry Ice'	Raspberry Ice Bougainvillea	5 Gallon	Low
	Callistemon 'Little John'	Dwarf Callistemon	5 Gallon	Low
	Cistus 'Sunset'	Rockrose	5 Gallon	Low
	Coprosma 'Marble Queen'	Variegated Mirror Plant	5 Gallon	Mod
	Cupressus sempervirens 'Tiny Towers'	Tiny Tower Italian Cypress	15 Gallon	Low
	Dianella l. 'Variegata'	Variegated Flax Lily	1 Gallon	Low
	Dodonea viscosa 'Purpurea'	Purple-leaved hop-bush	15 Gallon	Low
	Elaeagnus pungens	Silverberry	5 Gallon	Low
	Grevillea 'Noelii'	Noell Grevillea	5 Gallon	Low
	Hesperaloe parviflora	Red Yucca	5 Gallon	Low
	Ilex vomitoria 'Dwarf'	Dwarf Yaupon Holly	5 Gallon	Low
	Lantana m. 'New Gold'	New Gold Lantana	5 Gallon	Low
	Lavandula angustifolia 'Hidcote'	Hidcote Blue English Lavender	5 Gallon	Low
	Leucophyllum frutescens 'Compacta'	Texas Ranger	5 Gallon	Low
	Mahonia 'Soft Carress'	Soft Caress Mahonia	5 Gallon	Mod
	Myrtus communis 'Compacta'	Dwarf Myrtle	1 Gallon	Low
	Pennisetum 'Fireworks'	Fireworks Fountain Grass	5 Gallon	Low
	Pennisetum massalium	Bunny Tails	5 Gallon	Low
	Phormium x Yellow Wave	Yellow Wave New Zealand Flax	5 Gallon	Mod
	Prunus c. 'Bright N Tight'	Cherry Laurel	5 Gallon	Mod
	Rosmarinus o. 'Majorca Pink'	Upright Rosemary	5 Gallon	Low
	Rosa x 'Scarlet'	Scarlet Flower Carpet	5 Gallon	Mod
	Salvia greggii 'Flame'	Autumn Sage	5 Gallon	Low
	Westringia fruticosa 'Blue Gem'	Coast Rosemary	5 Gallon	Low
	Groundcover			
	Arctostaphylos edmundsii 'Carmel Sur'	Little Sur Manzanita	1 Gallon	Low
	Baccharis pilularis 'Twin Peaks'	Coyote Bush	1 Gallon	Low
	Crassula 'Campfire'	Campfire Crassula	Flats	Low
	Myoporum parvifolium 'Pink'	Pink Australian Racer	1 Gallon	Low
	Sedum rupestre 'Angelina'	Angelina Stonecrop	Flats	Low
	Sedum 'Coppertone'	Pacific Stonecrop	Flats	Low
	Senecio serpens	Blue Chalksticks	Flats	Low
	Verbena peruviana	Verbena	1 Gallon	Low
	Vines			
	Bougainvillea x buttiana 'Orange King'	Orange King Bougainvillea	5 Gallon	Low
	Bougainvillea x 'San Diego Red'	Red Bougainvillea	5 Gallon	Low
	Clytostoma callistegioides	Violet Trumpet Vine	1 Gallon	Mod
	Gelsemium sempervirens	Carolina Jessamine	1 Gallon	Mod
	Macfadyena unguis-cati	Cat's Claw	1 Gallon	Low

TREES & PALMS



CISTUS SPP.
CITRUS TREE



CERCIS OCCIDENTALIS
WESTERN REDBUD



HANDROANTHUS IMPETIGINOSUS
LAVENDER TRUMPET TREE



LAURUS NOBILIS
SWEET BAY



MAGNOLIA G. 'D.D.
BLANCHARD' S. MAGNOLIA



MAGNOLIA X SOULANGEANA
SAUCER MAGNOLIA



MAGNOLIA G. 'LITTLE GEM'
LITTLE GEM MAGNOLIA



PINUS ELДАРICA 'MONDELL'
MONDELL PINE



PYRUS C. 'ARISTOCRAT'
CALLERY PEAR



TRISTANIA CONFERTA
BRISBANE BOX



BUTIA CAPITATA
PINDO PALM



CHAMAEROPS HUMILIS
MEDITERRANEAN FAN PALM



PHOENIX CANARIENSIS
CANARY ISLAND DATE PALM



PHOENIX DACTYLIFERA
DATE PALM

SHRUBS & GROUNDCOVER & VINES



AGAVE ATTENUATA
FOX TAIL AGAVE



AGAVE GEMINIFLORA
TWIN-FLOWERED AGAVE



AGAVE PARRYI VAR TRUNCATA
ARTICHOKE AGAVE



AGAVE 'VARIEGATED DIAMOND'
AGAVE 'VARIEGATED BUTTERFLY'



ALOE ARBORESCENS
TORCH ALOE



ALOE STRIATA
CORAL ALOE



ANIGOZANTHOS X 'RUBY VELVET'
RUBY VELVET KANGAROO PAW



BOUGAINVILLEA 'RASPBERRY ICE'
RASPBERRY ICE BOUGAINVILLEA



CALLISTEMON 'LITTLE JOHN'
LITTLE JOHN DWARF BOTTLEBRUSH



CISTUS X 'SUNSET'
ROCKROSE



COPROSMA 'MARBLE QUEEN'
VARIEGATED MIRROR PLANT



CUPRESSUS SEMPERVIRENS
'TINY TOWERS' ITALIAN CYPRESS



DODONEA VISCOSA 'PURPUREA'
PURPLE LEAVED HOP-BUSH



ELAEAGNUS PUNGENS
SILVERBERRY



GREVILLEA 'NOELII'
NOELII GREVILLEA



HERSPERALOE PARVIFLORA
RED YUCCA



ILEX VOMITORIA 'DWARF'
DWARF YAUPON HOLLY



LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
HIDCOTE BLUE ENGLISH LAVENDER



LEUCOPHYLLUM FRUTESCENS
'COMPACTA' TEXAS RANGER



MAHONIA 'SOFT CARRESS'
SOFT CARRESS MAHONIA



PENNISETUM 'FIREWORKS'
FIREWORKS FOUNTAIN GRASS



PENNISETUM MASSALIMUM
BUNNY TAILS



PHORMIUM X YELLOW WAVE
NEW ZEALAND FLAX



PRUNUS 'BRIGHT N TIGHT'
UPRIGHT CHERRY LAUREL



ROSA X SCARLET
SCARLET FLOWER CARPET



ROSMARINUS O. 'MAJORCA
PINK' UPRIGHT ROSEMARY



SALVIA GREGGII 'FLAME'
AUTUMN SAGE



WESTRINGIA F. 'GREY BOX'
DWARF COAST ROSEMARY



ARCTOSTAPHYLOS E. 'CARMEL SUR'
CARMEL SUR MANZANITA



BACCHARIS PILULARIS 'TWIN PEAKS'
COYOTE BUSH



CRASSULA 'CAMPFIRE'
CAMPFIRE CRASSULA



LANTANA M. 'NEW GOLD'
NEW GOLD LANTANA



MYOPORUM PARVIFOLIUM 'PINK'
MYOPORUM



SEDUM RUPESTRE 'ANGELINA'
ANGELINA STONECROP



SENECIO SERPENS
BLUE CHALK STICKS



VERBENA PERUVIANA
VERBENA



BOUGAINVILLEA X B. 'ORANGE KING'
ORANGE KING BOUGAINVILLEA



BOUGAINVILLEA 'SAN DIEGO'
SAN DIEGO RED BOUGAINVILLEA



CLYTOSTOMA CALLISTEGIOIDES
VIOLET TRUMPET VINE



GELSEMIUM SEMPERVIRENS
CAROLINA JESSAMINE



MACFADYENA UNGUIS-CATI
CAT'S CLAW

CONCEPTUAL LANDSCAPE PLAN
THE RESIDENCE AT CASA LOMA
REDLANDS, CA



RESOLUTION NO. 8186

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING CONDITIONAL USE PERMIT NO. 1096 AND COMMISSION REVIEW AND APPROVAL NO. 927 (DESIGN REVIEW FOR CONDITIONAL USE PERMIT NO 1096) TO ESTABLISH A 147 RESIDENTIAL UNITS MULTI-FAMILY APARTMENT USE ON 5.7 ACRES LOCATED AT 1205-1219 NORTH UNIVERSITY STREET

WHEREAS, Dynamic Redlands, LLC (“Applicant”) has filed applications for a Socio-Economic Cost Benefit Study, General Plan Amendment No. 139, Zone Change No. 462, Conditional Use Permit No. 1096, Commission Review and Approval No. 927, and Tentative Tract Map No. 20162 for a 147-unit multi-family residential development located on a 5.7-acre parcel of property at 1205-1219 North University Street (APNs: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000) (collectively, the “Project”); and

WHEREAS, on December 16, 2020, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or in opposition to, the Project, and at which the Planning Commission considered, and subsequently recommended to the City Council that Conditional Use Permit No. 1096 and Commission Review and Approval No. 927 be approved; and

WHEREAS on March 25, 2021, notice of the City Council’s public hearing for the Amendment was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on April 6, 2021, the City Council held a public hearing and considered the staff written and oral reports, the recommendation of the Planning Commission, the testimony and written evidence submitted by and on behalf of the applicant, and testimony by members of the public; and

WHEREAS, following the public hearing on the Conditional Use Permit and Commission Review and Approval, the City Council determined that approval of the Conditional Use Permit and Commission Review and Approval is in the best interests of the public health, safety and general welfare;

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

Section 1. Required Conditional Use Permit Findings. Pursuant to Redlands Municipal Code Section 18.192.060 and, after consideration of the record before the City Council including

the March 16, 2021 staff report, and all oral and written evidence and testimony presented at the public hearing for Conditional Use Permit No. 1096, the City Council hereby finds as follows:

1. *The proposed development will not adversely affect the applicable land use plans of the city.*

The proposed development includes a General Plan Amendment to change the General Plan designation of 4.65 acres of the project site from Low Density Residential to High Density Residential, and a Zone Change to amend the zoning designation of the 5.7 acre site to Multiple Family Residential (R-3). The proposed development has been designed to be consistent with these designations and complies with all requirements of the Redlands Municipal Code related to parking, open space, and landscaping. As such, proposed development will not adversely affect the applicable land use plans of the city.

2. *The proposed development will not be detrimental to the public health, safety and welfare.*

The proposed developed will not be detrimental to the public health, safety and general welfare, as conditions of approval will promote development in an orderly and efficient manner and in conformity with the intent and purposes set forth in the Municipal Code. A Mitigated Negative Declaration is recommended for the project which has fully analyzed potential environmental impacts and all potential impacts were found to be either considered negligible or can be mitigated to a less than significant level ensuring that there will not be detrimental impacts to public health, safety or welfare.

3. *The proposed development will comply to the maximum extent feasible with the regulations of the city's general plan, the applicable zoning district and the city's development standards.*

The project has been designed to comply or exceed all regulations of the High Density Residential General Plan designation, the Multiple Family Residential (R-3) Zoning District, and the development standards contained within the City's Municipal Code. The project adds to an attractive, walkable streetscape and provides a development with high quality architecture along a minor arterial street.

4. *The proposed development is appropriate at the proposed location.*

The proposed 147 unit apartment complex is appropriate at the proposed location, and will be compatible with adjacent multifamily developments and single-family residential structures. The property is located on two minor arterial streets and adjacent to a major university. The use is located on an Omnitrans bus route and near planned bike routes to facilitate multiple modes of access to the project site. The operation of the apartment complex will be required to adhere to the noise requirements contained with the Redlands Municipal Code. Additionally, the Conditional Use Permit has been conditioned to ensure compatibility with surrounding uses.

Section 2. Required Commission Review and Approval Findings. Pursuant to Redlands Municipal Code 18.12.080 (Site Plan Approval Procedures) and, after consideration of the record before the City Council including the April 6, 2021 staff report, and all oral and written evidence and testimony presented at the public hearing for Commission Review and Approval No. 927, the City Council hereby finds as follows:

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 is 5.7 acres in size and meets the requirements of the proposed Multiple Family Residential (R-3) for the construction of 147 residential units, open space, setbacks, landscaping and appropriate parking. The project provides perimeter fencing which may require a Minor Exception Permit, and a condition of approval is included which requires a Minor Exception Permit for any open fencing that is over 4 feet tall within the front yard setback areas of the project. The proposed use is consistent with the existing and permitted future uses in the neighborhood, including multifamily apartments and single-family residential uses. The project would be consistent with the proposed General Plan designation of High Density Residential and the immediate surroundings. Surrounding properties include a variety of existing uses which include both single family and multifamily residential development.

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 project is consistent with the General Plan. Roadways in the area have been designed and planned to accommodate the type and quantity of traffic generated by the proposed project. The project will provide additional improved roadway width directly adjacent to the project's frontage (University Street widening) consistent with the General Plan designations for those streets. The project includes mitigation measures which will ensure that the project does not create any significant impact on adjacent roadways.

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.*

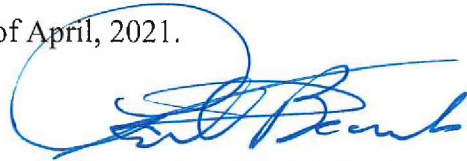
The conditions shown on the site plan for the proposed apartment complex are necessary to protect public health, safety, and welfare. The proposed use will provide new housing and amenities for residents and students in the area. A Mitigated Negative Declaration is recommended for the project which has fully analyzed potential environmental impacts, and all potential impacts were found to be either considered negligible or can be mitigated to a less than significant level ensuring that there will not be detrimental impacts to public health, safety or welfare. The project provides the open spaces and yards as required by the

Municipal Code. Surface parking provides meets the requirements of the Municipal Code. Vehicular access is provided from University Street, and all emergency access requirements will be provided. All landscaping within the project area is privately owned and maintained and meets the requirements of the Municipal Code. The Mitigated Negative Declaration prepared for the project included analysis, and where necessary, provided mitigation which will ensure that noise, vibration, odors, and light are maintained at levels that are considered less than significant. Additionally, Conditions of Approval have been placed on the project which promotes development in an orderly and efficient manner and in conformity with the intent and purposes set forth in Municipal Code.

Section 3. Conditional Use Permit No. 1096 and Commission Review and Approval No. 927 (Design Review for Conditional Use Permit No. 1096) is hereby approved establish a multi-family residential apartment use with 147 units on 5.7 acres of land located on the west side of University Avenue, south side of East Lugonia Avenue, and on the east side of Occidental Drive (APNs: 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000), subject to the Conditions of Approval attached hereto as Exhibits "A" and "B."

Section 4. Effective Date. This Resolution shall take effect on the effective date of Ordinance No. 2921 for Zone Change No. 462.

ADOPTED, SIGNED AND APPROVED this 6th day of April, 2021.



Paul T. Barich, Mayor

ATTEST:


Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, do hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting thereof held on the 6th day of April, 2021, by the following vote:

AYES: Councilmembers Davis, Foster, Guzman-Lowery, Tejada; Mayor Barich

NOES: None

ABSENT: None

ABSTAIN: None


Jeanne Donaldson, City Clerk

EXHIBIT A

DEVELOPMENT SERVICES DEPARTMENT

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 1096 AND

COMMISSION REVIEW AND APPROVAL NO. 927

1. This approval is for Conditional Use Permit No 1096 and Commission Review and Approval No. 927 (Design Review for Conditional Use Permit No. 1096) to construct a total of 147 multifamily residential units within three 3-story buildings and associated covered parking areas. The residential units include studio, one-bedroom, and two-bedroom floor plans that range from 603 sq. ft. to 1,086 sq. ft. each. The Project also includes onsite parking and recreation areas, with access provided via two driveways on North University Street. The " project located on a 5.7-acre site at 1205-1219 N. University Street, on the south side of E. Lugonia Avenue, and on the east side of Occidental Drive (APNS: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, AND 1212-371-20-0000).
2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this approval shall expire two (2) years from the date of City Council approval.
3. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.
4. All plans submitted to the City shall reflect the City Council approval and any other changes required by the City Council, Planning 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.
5. No final inspection or Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
6. Prior to the issuance of a building permit for walls over three feet in height, or open fences over four feet in height within the front yard setback, the developer shall obtain a Minor Exception Permit.
7. Ground mounted equipment shall be screened from public view on all sides subject to review and

approval by the Development Services Director, prior to issuance of building permits.

8. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars (\$300,000), to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.
9. 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.
10. 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.
11. All utilities on-site shall be placed underground, including utility vaults. Prior to approval of the final map the applicant shall bond for undergrounding of utilities, and submit plans to be approved by the Development Services Director that detail undergrounding of all utilities found on-site. Bonds shall be calculated and included in any bonds required by the City of Redlands Municipal Utilities and Engineering Department.
12. All construction activities shall be limited to the hours between 7:00 a.m. to 6:00 p.m., and no construction activities permitted on Sundays and Federal Holidays.
13. Construction contractors shall provide the Building & Safety Division a name and phone number

of a contact person in the event that noise levels become disruptive. The name and phone number shall be posted on site, informing the public who to contact.

14. Roof and ground mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director, prior to the issuance of building permits.
15. The project site shall be kept in a weed and dust free condition throughout all periods of development.
16. 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.
17. Plans submitted for plan check shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Development Services Director or designee.
18. All lighting shall be shielded, and no light or glare shall impact the surrounding properties.
19. Exterior fire and/ or mechanical equipment shall be appropriately screened or painted to match the building color, except for equipment designated by the Fire Chief as being exempt from this requirement.
20. Prior to the issuance of a building permit, all existing single family buildings and related accessory structures shall be removed from the property, with the appropriate demolition permits.
21. Prior to issuance of a building permit, Crystal Court shall be formally vacated and the associated final map (for Tentative Tract Map No. 20162) shall be recorded, merging 17 lots into one 5.7 acre parcel.
22. Trash storage and pick up areas of an appropriate size shall be provided to the rear of the required front yard. Said area shall be completely enclosed and screened from view by solid masonry walls.
23. 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 sub-contractors working on the site.

24. Approval of any monument signs shall occur through separate Commission Sign Review application, prior to issuance of a sign permit.
25. 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.
26. 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.
27. The Final Landscape Plans shall incorporate the following:
 - a. The landscape plan shall comply with all requirements for landscaping in parking lots pursuant to 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 three (3) years;
 - d. Trees with a trunk height of not less than six feet (6') shall be installed in the planters at each end of an aisle, at three (3) space intervals throughout the parking area, and at twenty-foot (20') intervals along the periphery of the parking area. Within 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 area;
 - 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;
 - 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; and

- 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.
 - k. Backflows preventers shall be screened appropriately with shrubs from the public right-of-way.
 - l. A solid hedge row, 3 feet in height shall be planted and maintained adjacent to any parking areas visible from the public right-of-way.
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. Only two-story buildings up to 25 feet in height shall be constructed within 25 feet of single-family zoned parcels and shall also apply to all future building additions.
30. Provide elevated exterior cameras that will cover entrance/exit to the apartment complex.
31. On-site amenities shall be made available to the residents of the subject apartment complex and shall not be utilized for commercial purposes.

Standard Conditions/Plan, Program, Policy Measures

32. PPP AES-1: Pursuant to City's General Plan Action 2-A.35, ensure that exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) is minimized, restricted to low-intensity fixtures, shielded, and concealed to the maximum feasible extent, and that perimeter lighting and lighting for sports and other private recreational facilities is limited to reduce light pollution visible from public viewing areas.
33. PPP AQ-1: Rule 403. All applicable measures included in Rule 403, shall be incorporated into Project plans and specifications as implementation of Rule 403, which include but are not limited to (1):
- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
 - The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.

The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

34. PPP AQ-2: Rule 1113. The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 1113 (2):
 - Only “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113 shall be used.
35. PPP AQ-3: Rule 445. The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 445 (3):
 - Rule 445 prohibits the use of wood burning stoves and fireplaces in new developments.
36. PPP CUL-1: Should human remains be discovered during project construction, the project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.
37. PPP GEO-1: California Building Code. The Project is required to comply with the California Building Code as included in the City’s Municipal Code Chapter 15.04 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the Project are required to be incorporated into grading plans and specifications as a condition of Project approval.
38. PPP WQ-1: Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the Municipal Code Chapter 13.54. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to comply with the National Pollutant Discharge Elimination System (NPDES) requirements to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Redlands staff or its designee to confirm compliance.
39. PPP WQ-2: Prior to grading permit issuance, the project developer shall have a Water Quality Management Plan (WQMP) approved by the City for implementation. The

project shall comply with the City's Municipal Code Section 13.54 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the Project.

40. PPP N-1: The project plans shall state the project is required to comply with construction hours of operation outlined in Section 8.06.120 of the City's Municipal Code; construction activities shall take place between the hours of 7:00 am and 8:00 pm on weekdays, including Saturdays, with no activity taking place at any time on Sundays or federal holidays. In addition, all motorized equipment used in such activities are required to be equipped with functioning mufflers.
41. PPP PS-1: Schools Development Impact Fees. Prior to issuance of building permit, the Developer shall pay applicable school development impact fees levied by the Redlands Unified School District pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407).
42. PPP PS-2: Park Fees. As a Condition of Approval of a tentative map, the Developer shall pay applicable park related fees pursuant to Redlands Municipal Code Chapter 3.32.
43. PPP PS-3: Development Impact Fees. As a standard requirement and included as a Condition of Approval for the Project, and prior to issuance of any building permits for the Project, the Developer shall pay all applicable City of Redlands Development Impact Fees (DIF) pursuant to the Redlands Municipal Code and/or adopted fee schedules.

Mitigation Measures

44. MM AQ-1: Prior to receipt of a demolition or grading permit the, all project construction plans, specifications and permits will clearly state that during the site preparation activities, all road diesel construction equipment greater than 150 horsepower (>150 HP) shall comply with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and be tuned and maintained in accordance with the manufacturer's specifications. Construction equipment operated by diesel engine shall be prohibited, stationary or idling, within 25 meters (or 82 feet) of a residential structure adjacent to the project site along the north or south property boundary.
45. MM BIO-1: Pre-construction Nesting Bird Survey. Construction plans and Project specifications shall state that if construction or other Project activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for most migratory bird species), a pre-construction nesting bird survey shall be conducted by a qualified biologist to ensure that active bird nests, will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. The nesting bird survey shall include the Project area and adjacent areas where proposed Project activities have the potential to affect active nests, either directly or indirectly due to construction activity or noise. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed inactive by the qualified biologist.

46. MM CUL-1: Inadvertent Discoveries. The Applicant shall retain a Secretary of Interior Standards qualified archaeologist to be present at pre-grade meetings and to perform archaeological monitoring for all initial ground disturbing activities. The archaeological monitor shall be present during initial ground-disturbing activities to identify any known or suspected archaeological and/or cultural resource. The qualified archaeologist shall develop an Archaeological Monitoring and Treatment Plan to address the details, timing and responsibility of all archaeological and cultural resource activities that occur on the project site. The plan shall include a scope of work, project grading and development scheduling, a monitoring schedule during all ground related activities, safety requirements, and protocols to follow in the event of previously unknown cultural resources discoveries that could be subject to a cultural resources evaluation. The plan shall be submitted to the City for review and approval. The Monitoring and Treatment Plan shall incorporate the components described in Mitigation Measure TCR-1.
47. MM PAL-1: Paleontological Resources. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Redlands Planning Department, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by the County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require periodic paleontological spot checks if excavation reaches or exceeds into older Quaternary deposits.

In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.

Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.

48. MM N-1: Prior to issuance of demolition or grading permits, all project construction plans, specifications and permits will clearly state that a 50-foot buffer zone from adjacent occupied

sensitive residential uses is established within which large loaded trucks and bulldozers (those weighing more than 81,500 lbs) and use of jackhammers shall be prohibited to comply with the 0.01 in/sec root mean square (RMS) threshold of the City of Redlands.

49. MM TCR-1: Any and all cultural documents created as a part of the project (Monitoring and Treatment Plans, isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency and disseminated to consulting tribe(s) for review. The Monitoring and Treatment Plan shall incorporate:
 - a) Project grading and development scheduling.
 - b) A rotating monitoring schedule during all ground related activities, including but not limited to, all site preparation/construction/demolition based activities, testing and data recovery on the project site. The monitoring plan shall include scheduling, safety requirements, duties, scope of work, and a discussion of the Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the Project Archaeologists.
 - c) The protocols and stipulations that the Applicant, City of Redlands, Native American Tribal Monitor(s) and Project Archaeologist shall follow in the event of previously unknown cultural resources discoveries that could be subject to a cultural resources evaluation.
50. MM TCR-2: If significant cultural resources are discovered and avoidance cannot be ensured, the Native American Tribal Monitor(s) shall follow the stipulations of the Monitoring and Treatment Plan.
51. MM TCR-3: Designated Native American Monitor(s) from the consulting tribe(s), who wish to partake in rotating monitoring, shall be present during all ground disturbing proceedings, on a rotating basis, based on the scope of work; including but not limited to, all site preparation/construction/demolition based activities, testing and data recovery. Monitoring agreements with the consulting tribe(s) shall be provided to the City of Redlands Development Services Department prior to issuance of a grading permit.
52. MM TCR-4: In the event that tribal cultural resources, including historic and pre-contact materials, are discovered during the course of ground disturbance, the following procedures shall be implemented:
 1. All work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and the find shall be assessed by an archaeologist meeting the Secretary of the Interior's standards. Work on the other portions of the Project, outside of the buffered area, may continue during this assessment period.
 2. Notification and information regarding the nature of the find shall be made to the representatives of all consulting tribe(s).

3. Temporary Curation and Storage: During construction, any cultural resources discovered shall be temporarily curated in a secure onsite location, as determined appropriate with consideration of input from consulting tribe(s). The removal of any cultural resources from the project site shall be thoroughly inventoried and overseen by the Native American Tribal Monitor(s).

4. Treatment and Final Disposition: The land owner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, archaeological artifacts, and non-human remains discovered as part of the required mitigation for impacts to cultural resources. The land owner(s) shall relinquish the cultural resources through one or more of the following methods and provide the City of Redlands with evidence of same:

- a. Accommodate the process for on-site reburial of the discovered items with the Participating Tribes. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and recordation have been completed.
- b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility.
- c. In the event that more than one Native American tribe or band is involved with the proposed Project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default, located at 2024 Orange Tree Lane in Redlands California.

Other Departments

51. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:

- a. Municipal Utilities & Engineering Department (Exhibit B)

Brian Desatnik

Development Services Director

**REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT
DEVELOPMENT REQUIREMENTS
TENTATIVE TRACT MAP NO. 20162 AND CONDITIONAL USE PERMIT NO. 1096**

Date of P.C. Meeting: December 16, 2020
Applicant: Dynamic Redlands, LLC
Location: West Side of University Street, the South Side of Lugonia Avenue, and East Side of Occidental Drive
Project Description: Construct a 3-Story Apartment Complex with 147 Units

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

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

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

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.
2. Plans required to be submitted include:
 - a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
 - b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
 - c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

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

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

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 17.07.030)
 - b. Geotechnical Report; (RMC 17.07.040)
 - c. Easement Documents. (RMC 17.09.050)
5. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.
6. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)
7. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

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

7. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107. (RMC 13.54)
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 MAP.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal. (City Resolution No. 7671)
2. Plans required to be submitted shall include (RMC 17.17.060):
 - a. Tract Map;
 - b. Street Improvement;
 - c. Pavement Striping and Signage Plans (including reflectorized pavement markers);
 - d. Street Tree Installation -- Street trees shall be provided as per the approved Street Tree List;
 - e. Traffic Signal Construction;
 - f. Street Light Installation -- Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company;
 - g. Potable Water Lateral Installation (Domestic and Irrigation);
 - h. Sewer Lateral Installation;

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

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include (RMC 17.09.060):
 - a. Title Reports and backup documents for the property;
 - b. All record maps and deeds referenced on the Tract/Parcel Map;
 - c. Easement Documents;
 - d. Boundary and Lot Closure Calculations; and
 - e. Record plans, maps and documents.

5. Finalize and obtain all necessary onsite and offsite permissions, permits, easements, right-of-way, and properties in order to satisfy the conditions of approval for this project. Such items shall include:
 - a. Encroachment Permits from Caltrans.
6. Pay the required development impact fees per ordinance in effect at time of approval of Final/Parcel Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
 - Water Source Acquisition Charge (RMC 13.40);
 - Water/Sewer/Recycled Water Frontage Charges; (RMC 13.44 and 13.12) and
 - Remaining Development Impact Fees will be due at time of building permit issuance or water meter installation (RMC 13.48.030 and Redlands Ordinance No. 2830).
7. All off-site improvements shall be designed by a Civil Engineer licensed in the State of California. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking (RMC 17.17.060).
8. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the design Engineer assume no liability as to the exact location of said lines where locations are not shown.
9. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
10. Requirements for Lugonia Avenue/SR 38 (RMC 17.15 and 17.17):
 - a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This shall include, but is not limited to, the installation/replacement of improvements for ADA compliance;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
 - c. Install LED ornamental street light(s) [LEOTEK (GCJ2-20H-MV-WW-2-GY-1A-WL-PCR7-CR) or approved equal], with the equivalent illumination of a 150 watt sodium vapor street light. Street light spacing shall be determined by the City of Redlands design specifications. Installation of one (1) light will be required. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;

- d. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval;
- e. Construct underwalk drain, if necessary;
- d. Use traffic index of 9.0;
- e. Extend existing 8 inch diameter potable water main from the easterly project boundary to the existing 8" diameter potable water main at Occidental drive including necessary valves and appurtenances;
- f. Install residential/commercial fire hydrants as required by the Redlands Fire Department; and
- g. Point of sewer connection to the City sewer system for the project shall be on Lugonia Avenue as accepted by the Municipal Utilities & Engineering Director.

11. Requirements for University Street (RMC 17.15 and 17.17):

- a. Dedicate to provide for a 44 foot half street right-of-way width.
- b. Construct standard curb and gutter 32 feet west side of street centerline and connect to the existing curb and gutter approximate 100 feet south of the southerly project boundary;
- 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. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
- e. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
- f. Construct underwalk drain, if necessary;
- g. Use traffic index of 9.0; and
- h. Install residential/commercial fire hydrants as required by the Redlands Fire Department.

12. Requirements for Occidental Drive (RMC 17.15 and 17.17):

- a. Dedicate to provide for a corner cutoff/radius at the property line return to accommodate the curb return and pedestrian ramp at Lugonia Avenue as required by Caltrans;
- b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
- c. Construct standard curb and gutter 18 feet east side of street centerline;
- d. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
- e. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;

- f. Install LED ornamental street light(s) [LEOTEK (GCJ1-20H-MV-WW-2-GY-580-WL-PCR7) or approved equal], with the equivalent illumination of a 100 watt sodium vapor street light. Street light spacing shall be determined by the City of Redlands design specifications. Installation of two (2) lights will be required. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
 - g. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
 - h. Construct underwalk drain, if necessary;
 - i. Use traffic index of 5.0; and
 - j. Install residential/commercial fire hydrants as required by the Redlands Fire Department.
- 13. Provide for adequate drainage facilities. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual (RMC 17.17).
- 14. As a condition of and prior to the final Tract Map No. 20162 approval, the applicant shall (1) petition the City for the de-annexation of the property comprising of Tract Map No. 16287 from the City's Community Facilities District No. 2004-1, Annexation No 1; (2) take actions reasonable or necessary to de-annex such property from community facilities district; and (3) pay the reasonable and actual costs incurred by the City in de-annexing the property from the community facilities district.
- 15. The applicant shall enter into a Landscape Maintenance Covenant (Covenant) for the parkway landscaping and public right-of-ways. This Covenant shall be recorded with the San Bernardino County Records' Office. The purpose of this Covenant is to declare that the maintenance of said Parkway area is the responsibility of the owner of this property and that this responsibility shall pass to successive owners. The Covenant shall also include a statement that it shall not be removed or amended without written consent of the City of Redlands and shall run with the land in perpetuity. In the event the owner fails to maintain the Parkway to the satisfaction of the City of Redlands as required in said Covenant, the City of Redlands, per the covenant, will require the owner or such successive owner to commence proceedings to annex the Property to City Community Facilities District, and pay all expenses associated therewith.
- 16. All off-site utilities shall be placed underground. The undergrounding shall include power poles located along the project site's street frontage(s) and may include power poles beyond the site's boundary as determined by Southern California Edison. Those power lines that are 66KV or greater will not be required to be undergrounded. Any power pole(s) that contain a street light will be required to install a standard street light, in accordance with the Municipal Utilities and Engineering Department's standards. Plans shall be submitted that

detail the undergrounding of all off-site utilities, subject to review and approval by the City Engineer. (RMC 17.17.020)

17. Install a traffic signal and design for two phase operation at the intersection of University Street and Brockton Avenue per the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan dated March 26, 2020. This condition may be modified by the City Council as allowed per Measure "U".
18. Install a traffic signal for five phase operation at the intersection of University Street and Colton Avenue per the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan dated March 26, 2020. This condition may be modified by the City Council as allowed per Measure "U".
19. Restripe the east and west leg of the intersection at Lugonia Avenue and Occidental Drive Avenue to provide a vehicle refuge which can provide storage for up two (2) vehicles and provide an exclusive westbound left-turn lane at the intersection per the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan dated March 26, 2020.
20. Restripe the east leg of the intersection at University Street and Cornell Avenue to provide an exclusive left-turn lane per the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan dated March 26, 2020
21. Pay a fair share of \$1,896.50 to convert an all way stop control at the intersection of University Street and Cornell Avenue per the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan dated March 26, 2020. This amount shall be applicable through December 31, 2021. The fair share payment shall be adjusted at the time of payment by the ENR Construction Cost Index using January 1, 2022 as the base index.
22. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
23. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)
24. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 17.17.080):

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)
25. Survey and Monumentation cash bond must be posted.

26. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.
27. Execute Subdivision Improvement Agreement (RMC 17.17.070).
28. Submit all necessary paperwork as necessary for vacation of Crystal Court and all associated easements dedicated with the processing of Tract Map 16287 and pay the reasonable and actual costs incurred by the City.

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. Provide pad certification and compaction report to the Building and Safety Department.
3. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
 - Transportation Facilities; (RMC 3.54)
 - Fire Facilities; (RMC 3.60)
 - General Government Facilities; (RMC 3.60)
 - Library Facilities; (RMC 3.60)
 - Open Space/Park; (RMC 3.32)
 - Police Facilities; (RMC 3.60)
 - Storm Drain Facilities; (RMC 3.56)
 - Water Capital Improvement Charge; (RMC 3.48)
 - 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 Frontage Charges * (RMC 13.44 and 13.12.)

* These charges are required for building permit issuance if Final or Parcel Map was not required for the project or charges were not paid with the Final or Parcel Map approval.
4. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)

5. 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.
6. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.
7. Tract map shall be recorded and proof of recordation provided.

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

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)
2. Pay the Water Source Acquisition Charge; (RMC 13.40)
3. Pay Water Frontage Charges; (RMC 13.12.) and
4. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

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

1. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)
2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)
3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)
4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

5. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)
6. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.
7. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.
8. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)
9. Execute Subdivision Improvement Agreement. (RMC 17.17.070).
10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

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

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.
2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.
3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.

4. 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. One mylar copy of recorded tract map shall be furnished to the Municipal Utilities and Engineering Department.
6. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)
7. 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.
8. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
9. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.
10. 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. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.
3. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.


ROSS WITTMAN
Senior Project Manager


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


Initial

RESOLUTION NO. 8187

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
APPROVING TENTATIVE TRACT MAP NO. 20162 TO MERGE SEVENTEEN
PARCELS INTO ONE PARCEL FOR DEVELOPMENT PURPOSES LOCATED
AT 1205-1219 NORTH UNIVERSITY STREET

WHEREAS, Dynamic Redlands, LLC (“Applicant”) has filed applications for a Socio-Economic Cost Benefit Study, General Plan Amendment No. 139, Zone Change No. 462, Conditional Use Permit No. 1096, Commission Review and Approval No. 927, and Tentative Tract Map No. 20162 for a 147-unit multi-family residential development located on a 5.7-acre parcel of property at 1205-1219 North University Street (APNs: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000) (collectively, the “Project”); and

WHEREAS, on December 16, 2020, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or in opposition to, the Project, and recommended to the City Council that the Project, including the Tentative Tract Map, be approved; and

WHEREAS on March 25, 2021, notice of the City Council’s public hearing for the Project was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on April 6, 2021, the City Council held a public hearing and considered the staff written and oral reports, the recommendation of the Planning Commission, the testimony and written evidence submitted by and on behalf of the applicant, and testimony by members of the public;

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

Section 1. Required Findings. Pursuant to Redlands Municipal Code Chapter 17.07 and, after consideration of the record before the City Council including the March 16, 2021 staff report, and all oral and written evidence and testimony presented at the public hearing for Tentative Tract Map No. 20162, the City Council hereby finds as follows:

1. *The proposed map is consistent with the City’s General Plan and Municipal Code.*

The proposed Tentative Tract Map is consistent with the City’s General Plan, including the proposed change of land use designation to High Density Residential, if approved. The proposed Tentative Tract Map will significantly exceed the minimum dimensions and required lot size for

the proposed zone designation as Multiple Family Residential (R-3) District.

2. *The site is physically suitable for the type of development.*

The Project site is physically suitable for the type of development. The site has a relatively flat topography and is suitable to be developed in accordance with the density and open space requirements of the proposed Multiple Family Residential (R-3) District. All on-site and off-site improvements proposed as part of the project's design will meet all City standards, and will provide a safe and efficient environment for the future residents.

3. *The site is physically suitable for the density of the development.*

The proposed Tentative Tract Map will merge seventeen lots into one lot to accommodate the construction of a 147 unit multiple-family apartment complex. The proposed General Plan designation of High Density Residential would allow a maximum density of 27 dwelling units per gross acre, and the proposed density is 25.7 units per acre. The project site's topography is relatively flat, the design of the map will generally follow with the grade of the site, and will not require excessive grading to construct the project. The proposed design avoids the need for any excessive slopes, retaining walls, or drainage improvements. In addition to the residential structures, the site is large enough to accommodate significant open areas and other recreational amenities. Therefore, the site is physically suitable for the proposed density of development.

4. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife.*

An Initial Study/Mitigated Negative Declaration has been recommended for the project. There are no environmental factors that cannot be mitigated to a level of less than significant, and mitigation measures have been incorporated into the Conditions of Approval for the project. The proposed design and proposed improvements will not cause any substantial environmental damage or substantially and avoidably injure fish or wildlife.

5. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The Tentative Tract Map will merge seventeen lots into one, and is designed to accommodate a multi-family residential project. It is not likely to cause any serious public health problems, as the project is designed with improvements that meet all City and State building and fire codes, no offensive emissions or odors will be associated with the development, and the construction and residential noise will not significantly affect nearby residential properties.

6. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The Project requires merging of lots and will improve access in the immediate vicinity by requiring the construction of University Avenue, Lugonia Avenue, and Occidental Drive to their ultimate half right-of-way widths adjacent to the project. The subdivision will not conflict with any public easements for access through the site or use of property, as the existing unbuilt cul-de-sac Crystal Court will be vacated, and therefore the Project will not conflict with any easements for the public at large.

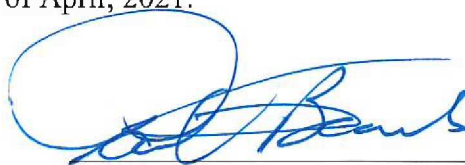
7. *That pursuant to California Government Code Section 66474.4, of the Subdivision Map Act the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.*

None of the parcels within the project area are under Williamson Act Contract. Further, the development of the project was analyzed within the Initial Study/Mitigated Negative Declaration and no impacts to agriculture were identified and no mitigation is required.

Section 2. Tentative Tract Map No. 20162 is hereby approved to merge seventeen parcels into one parcel located on the west side of University Avenue, south side of East Lugonia Avenue, and on the east side of Occidental Drive (APNs: 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000), subject to the Conditions of Approval attached hereto as Exhibits "A" and "B."

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED, SIGNED AND APPROVED this 6th day of April, 2021.



Paul T. Barich, Mayor

ATTEST:


Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, do hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting thereof held on the 6th day of April, 2021, by the following vote:

AYES: Councilmembers Davis, Foster, Guzman-Lowery, Tejada; Mayor Barich

NOES: None

ABSENT: None

ABSTAIN: None



Jeanne Donaldson, City Clerk

EXHIBIT A

DEVELOPMENT SERVICES DEPARTMENT CONDITIONS OF APPROVAL

TENTATIVE TRACT MAP NO. 20162

1. This approval is for Tentative Tract Map No. 20162 to consolidate seventeen (17) parcels into one 5.7 acre lot for development purposes (APNS: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000).
2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this approval shall expire two (2) years from the date of City Council approval.
3. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.
4. All plans submitted to the City shall reflect the City Council approval and any other changes required by the City Council, Planning 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.
5. No final inspection or Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
6. The applicant shall record the subdivision by a final tract map. No building permits shall be issued until a final tract map has been recorded.
7. The final map shall substantially conform to the tentative map as approved by the City Council.
8. Any conditions of approval determined by the City to not be completed prior to Final Map approval shall be included within the Subdivision Improvement Agreement entered into by the developer with the City.
9. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not

be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars (\$300,000), to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

10. 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.
11. 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.
12. All utilities on-site shall be placed underground, including utility vaults. Prior to approval of the final map the applicant shall bond for undergrounding of utilities, and submit plans to be approved by the Development Services Director that detail undergrounding of all utilities found on-site. Bonds shall be calculated and included in any bonds required by the City of Redlands Municipal Utilities and Engineering Department.

Standard Conditions/Plan, Program, Policy Measures

13. PPP AES-1: Pursuant to City's General Plan Action 2-A.35, ensure that exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) is minimized, restricted to low-intensity fixtures, shielded, and concealed to the maximum feasible extent, and that perimeter lighting and lighting for sports and other private recreational facilities is limited to reduce light pollution visible from public viewing areas.
14. PPP AQ-1: Rule 403. All applicable measures included in Rule 403, shall be incorporated into Project plans and specifications as implementation of Rule 403, which include but are not limited to (1):
 - o All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed

- 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.

The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

15. PPP AQ-2: Rule 1113. The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 1113 (2):
 - Only “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113 shall be used.
16. PPP AQ-3: Rule 445. The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 445 (3):
 - Rule 445 prohibits the use of wood burning stoves and fireplaces in new developments.
17. PPP CUL-1: Should human remains be discovered during project construction, the project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.
18. PPP GEO-1: California Building Code. The Project is required to comply with the California Building Code as included in the City’s Municipal Code Chapter 15.04 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the Project are required to be incorporated into grading plans and specifications as a condition of Project approval.
19. PPP WQ-1: Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the Municipal Code Chapter 13.54. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to comply with the National Pollutant Discharge Elimination System (NPDES) requirements to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Redlands staff or its designee to

confirm compliance.

20. PPP WQ-2: Prior to grading permit issuance, the project developer shall have a Water Quality Management Plan (WQMP) approved by the City for implementation. The project shall comply with the City's Municipal Code Section 13.54 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the Project.
21. PPP N-1: The project plans shall state the project is required to comply with construction hours of operation outlined in Section 8.06.120 of the City's Municipal Code; construction activities shall take place between the hours of 7:00 am and 8:00 pm on weekdays, including Saturdays, with no activity taking place at any time on Sundays or federal holidays. In addition, all motorized equipment used in such activities are required to be equipped with functioning mufflers.
22. PPP PS-1: Schools Development Impact Fees. Prior to issuance of building permit, the Developer shall pay applicable school development impact fees levied by the Redlands Unified School District pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407).
23. PPP PS-2: Park Fees. As a Condition of Approval of a tentative map, the Developer shall pay applicable park related fees pursuant to Redlands Municipal Code Chapter 3.32.
24. PPP PS-3: Development Impact Fees. As a standard requirement and included as a Condition of Approval for the Project, and prior to issuance of any building permits for the Project, the Developer shall pay all applicable City of Redlands Development Impact Fees (DIF) pursuant to the Redlands Municipal Code and/or adopted fee schedules.

Mitigation Measures

25. MM AQ-1: Prior to receipt of a demolition or grading permit the, all project construction plans, specifications and permits will clearly state that during the site preparation activities, all road diesel construction equipment greater than 150 horsepower (>150 HP) shall comply with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and be tuned and maintained in accordance with the manufacturer's specifications. Construction equipment operated by diesel engine shall be prohibited, stationary or idling, within 25 meters (or 82 feet) of a residential structure adjacent to the project site along the north or south property boundary.
26. MM BIO-1: Pre-construction Nesting Bird Survey. Construction plans and Project specifications shall state that if construction or other Project activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for most migratory bird species), a pre-construction nesting bird survey shall be conducted by a qualified biologist to ensure that active bird nests, will not be disturbed or destroyed. The survey shall be

completed no more than three days prior to initial ground disturbance. The nesting bird survey shall include the Project area and adjacent areas where proposed Project activities have the potential to affect active nests, either directly or indirectly due to construction activity or noise. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed inactive by the qualified biologist.

27. MM CUL-1: Inadvertent Discoveries. The Applicant shall retain a Secretary of Interior Standards qualified archaeologist to be present at pre-grade meetings and to perform archaeological monitoring for all initial ground disturbing activities. The archaeological monitor shall be present during initial ground-disturbing activities to identify any known or suspected archaeological and/or cultural resource. The qualified archaeologist shall develop an Archaeological Monitoring and Treatment Plan to address the details, timing and responsibility of all archaeological and cultural resource activities that occur on the project site. The plan shall include a scope of work, project grading and development scheduling, a monitoring schedule during all ground related activities, safety requirements, and protocols to follow in the event of previously unknown cultural resources discoveries that could be subject to a cultural resources evaluation. The plan shall be submitted to the City for review and approval. The Monitoring and Treatment Plan shall incorporate the components described in Mitigation Measure TCR-1.
28. MM PAL-1: Paleontological Resources. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Redlands Planning Department, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by the County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require periodic paleontological spot checks if excavation reaches or exceeds into older Quaternary deposits.

In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.

Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and

permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.

29. MM N-1: Prior to issuance of demolition or grading permits, all project construction plans, specifications and permits will clearly state that a 50-foot buffer zone from adjacent occupied sensitive residential uses is established within which large loaded trucks and bulldozers (those weighing more than 81,500 lbs) and use of jackhammers shall be prohibited to comply with the 0.01 in/sec root mean square (RMS) threshold of the City of Redlands.
30. MM TCR-1: Any and all cultural documents created as a part of the project (Monitoring and Treatment Plans, isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency and disseminated to consulting tribe(s) for review. The Monitoring and Treatment Plan shall incorporate:
 - a) Project grading and development scheduling.
 - b) A rotating monitoring schedule during all ground related activities, including but not limited to, all site preparation/construction/demolition based activities, testing and data recovery on the project site. The monitoring plan shall include scheduling, safety requirements, duties, scope of work, and a discussion of the Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the Project Archaeologists.
 - c) The protocols and stipulations that the Applicant, City of Redlands, Native American Tribal Monitor(s) and Project Archaeologist shall follow in the event of previously unknown cultural resources discoveries that could be subject to a cultural resources evaluation.
31. MM TCR-2: If significant cultural resources are discovered and avoidance cannot be ensured, the Native American Tribal Monitor(s) shall follow the stipulations of the Monitoring and Treatment Plan.
32. MM TCR-3: Designated Native American Monitor(s) from the consulting tribe(s), who wish to partake in rotating monitoring, shall be present during all ground disturbing proceedings, on a rotating basis, based on the scope of work; including but not limited to, all site preparation/construction/demolition based activities, testing and data recovery. Monitoring agreements with the consulting tribe(s) shall be provided to the City of Redlands Development Services Department prior to issuance of a grading permit.
33. MM TCR-4: In the event that tribal cultural resources, including historic and pre-contact materials, are discovered during the course of ground disturbance, the following procedures shall be

implemented:

1. All work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and the find shall be assessed by an archaeologist meeting the Secretary of the Interior's standards. Work on the other portions of the Project, outside of the buffered area, may continue during this assessment period.
2. Notification and information regarding the nature of the find shall be made to the representatives of all consulting tribe(s).
3. Temporary Curation and Storage: During construction, any cultural resources discovered shall be temporarily curated in a secure onsite location, as determined appropriate with consideration of input from consulting tribe(s). The removal of any cultural resources from the project site shall be thoroughly inventoried and overseen by the Native American Tribal Monitor(s).
4. Treatment and Final Disposition: The land owner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, archaeological artifacts, and non-human remains discovered as part of the required mitigation for impacts to cultural resources. The land owner(s) shall relinquish the cultural resources through one or more of the following methods and provide the City of Redlands with evidence of same:
 - a. Accommodate the process for on-site reburial of the discovered items with the Participating Tribes. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and recordation have been completed.
 - b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility.
 - c. In the event that more than one Native American tribe or band is involved with the proposed Project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default, located at 2024 Orange Tree Lane in Redlands California.

Other Departments

34. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:

- a. Municipal Utilities & Engineering Department (Exhibit B)

Brian Desatnik
Development Services Director

**REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT
DEVELOPMENT REQUIREMENTS
TENTATIVE TRACT MAP NO. 20162 AND CONDITIONAL USE PERMIT NO. 1096**

Date of P.C. Meeting: December 16, 2020
Applicant: Dynamic Redlands, LLC
Location: West Side of University Street, the South Side of Lugonia Avenue, and East Side of Occidental Drive
Project Description: Construct a 3-Story Apartment Complex with 147 Units

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

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

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

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.
2. Plans required to be submitted include:
 - a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
 - b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
 - c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

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

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

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 17.07.030)
 - b. Geotechnical Report; (RMC 17.07.040)
 - c. Easement Documents. (RMC 17.09.050)
5. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.
6. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)
7. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

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

7. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107. (RMC 13.54)
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 MAP.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal. (City Resolution No. 7671)
2. Plans required to be submitted shall include (RMC 17.17.060):
 - a. Tract Map;
 - b. Street Improvement;
 - c. Pavement Striping and Signage Plans (including reflectorized pavement markers);
 - d. Street Tree Installation -- Street trees shall be provided as per the approved Street Tree List;
 - e. Traffic Signal Construction;
 - f. Street Light Installation -- Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company;
 - g. Potable Water Lateral Installation (Domestic and Irrigation);
 - h. Sewer Lateral Installation;

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

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include (RMC 17.09.060):
 - a. Title Reports and backup documents for the property;
 - b. All record maps and deeds referenced on the Tract/Parcel Map;
 - c. Easement Documents;
 - d. Boundary and Lot Closure Calculations; and
 - e. Record plans, maps and documents.

5. Finalize and obtain all necessary onsite and offsite permissions, permits, easements, right-of-way, and properties in order to satisfy the conditions of approval for this project. Such items shall include:
 - a. Encroachment Permits from Caltrans.
6. Pay the required development impact fees per ordinance in effect at time of approval of Final/Parcel Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
 - Water Source Acquisition Charge (RMC 13.40);
 - Water/Sewer/Recycled Water Frontage Charges; (RMC 13.44 and 13.12) and
 - Remaining Development Impact Fees will be due at time of building permit issuance or water meter installation (RMC 13.48.030 and Redlands Ordinance No. 2830).
7. All off-site improvements shall be designed by a Civil Engineer licensed in the State of California. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking (RMC 17.17.060).
8. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the design Engineer assume no liability as to the exact location of said lines where locations are not shown.
9. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
10. Requirements for Lugonia Avenue/SR 38 (RMC 17.15 and 17.17):
 - a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This shall include, but is not limited to, the installation/replacement of improvements for ADA compliance;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
 - c. Install LED ornamental street light(s) [LEOTEK (GCJ2-20H-MV-WW-2-GY-1A-WL-PCR7-CR) or approved equal], with the equivalent illumination of a 150 watt sodium vapor street light. Street light spacing shall be determined by the City of Redlands design specifications. Installation of one (1) light will be required. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;

- d. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval;
- e. Construct underwalk drain, if necessary;
- d. Use traffic index of 9.0;
- e. Extend existing 8 inch diameter potable water main from the easterly project boundary to the existing 8" diameter potable water main at Occidental drive including necessary valves and appurtenances;
- f. Install residential/commercial fire hydrants as required by the Redlands Fire Department; and
- g. Point of sewer connection to the City sewer system for the project shall be on Lugonia Avenue as accepted by the Municipal Utilities & Engineering Director.

11. Requirements for University Street (RMC 17.15 and 17.17):

- a. Dedicate to provide for a 44 foot half street right-of-way width.
- b. Construct standard curb and gutter 32 feet west side of street centerline and connect to the existing curb and gutter approximate 100 feet south of the southerly project boundary;
- 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. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
- e. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
- f. Construct underwalk drain, if necessary;
- g. Use traffic index of 9.0; and
- h. Install residential/commercial fire hydrants as required by the Redlands Fire Department.

12. Requirements for Occidental Drive (RMC 17.15 and 17.17):

- a. Dedicate to provide for a corner cutoff/radius at the property line return to accommodate the curb return and pedestrian ramp at Lugonia Avenue as required by Caltrans;
- b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
- c. Construct standard curb and gutter 18 feet east side of street centerline;
- d. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
- e. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;

- f. Install LED ornamental street light(s) [LEOTEK (GCJ1-20H-MV-WW-2-GY-580-WL-PCR7) or approved equal], with the equivalent illumination of a 100 watt sodium vapor street light. Street light spacing shall be determined by the City of Redlands design specifications. Installation of two (2) lights will be required. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
 - g. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
 - h. Construct underwalk drain, if necessary;
 - i. Use traffic index of 5.0; and
 - j. Install residential/commercial fire hydrants as required by the Redlands Fire Department.
- 13. Provide for adequate drainage facilities. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual (RMC 17.17).
- 14. As a condition of and prior to the final Tract Map No. 20162 approval, the applicant shall (1) petition the City for the de-annexation of the property comprising of Tract Map No. 16287 from the City's Community Facilities District No. 2004-1, Annexation No 1; (2) take actions reasonable or necessary to de-annex such property from community facilities district; and (3) pay the reasonable and actual costs incurred by the City in de-annexing the property from the community facilities district.
- 15. The applicant shall enter into a Landscape Maintenance Covenant (Covenant) for the parkway landscaping and public right-of-ways. This Covenant shall be recorded with the San Bernardino County Records' Office. The purpose of this Covenant is to declare that the maintenance of said Parkway area is the responsibility of the owner of this property and that this responsibility shall pass to successive owners. The Covenant shall also include a statement that it shall not be removed or amended without written consent of the City of Redlands and shall run with the land in perpetuity. In the event the owner fails to maintain the Parkway to the satisfaction of the City of Redlands as required in said Covenant, the City of Redlands, per the covenant, will require the owner or such successive owner to commence proceedings to annex the Property to City Community Facilities District, and pay all expenses associated therewith.
- 16. All off-site utilities shall be placed underground. The undergrounding shall include power poles located along the project site's street frontage(s) and may include power poles beyond the site's boundary as determined by Southern California Edison. Those power lines that are 66KV or greater will not be required to be undergrounded. Any power pole(s) that contain a street light will be required to install a standard street light, in accordance with the Municipal Utilities and Engineering Department's standards. Plans shall be submitted that

detail the undergrounding of all off-site utilities, subject to review and approval by the City Engineer. (RMC 17.17.020)

17. Install a traffic signal and design for two phase operation at the intersection of University Street and Brockton Avenue per the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan dated March 26, 2020. This condition may be modified by the City Council as allowed per Measure "U".
18. Install a traffic signal for five phase operation at the intersection of University Street and Colton Avenue per the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan dated March 26, 2020. This condition may be modified by the City Council as allowed per Measure "U".
19. Restripe the east and west leg of the intersection at Lugonia Avenue and Occidental Drive Avenue to provide a vehicle refuge which can provide storage for up two (2) vehicles and provide an exclusive westbound left-turn lane at the intersection per the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan dated March 26, 2020.
20. Restripe the east leg of the intersection at University Street and Cornell Avenue to provide an exclusive left-turn lane per the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan dated March 26, 2020
21. Pay a fair share of \$1,896.50 to convert an all way stop control at the intersection of University Street and Cornell Avenue per the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan dated March 26, 2020. This amount shall be applicable through December 31, 2021. The fair share payment shall be adjusted at the time of payment by the ENR Construction Cost Index using January 1, 2022 as the base index.
22. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
23. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)
24. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 17.17.080):

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)
25. Survey and Monumentation cash bond must be posted.

26. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.
27. Execute Subdivision Improvement Agreement (RMC 17.17.070).
28. Submit all necessary paperwork as necessary for vacation of Crystal Court and all associated easements dedicated with the processing of Tract Map 16287 and pay the reasonable and actual costs incurred by the City.

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. Provide pad certification and compaction report to the Building and Safety Department.
3. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
 - Transportation Facilities; (RMC 3.54)
 - Fire Facilities; (RMC 3.60)
 - General Government Facilities; (RMC 3.60)
 - Library Facilities; (RMC 3.60)
 - Open Space/Park; (RMC 3.32)
 - Police Facilities; (RMC 3.60)
 - Storm Drain Facilities; (RMC 3.56)
 - Water Capital Improvement Charge; (RMC 3.48)
 - 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 Frontage Charges * (RMC 13.44 and 13.12.)

* These charges are required for building permit issuance if Final or Parcel Map was not required for the project or charges were not paid with the Final or Parcel Map approval.
4. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)

5. 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.
6. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.
7. Tract map shall be recorded and proof of recordation provided.

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

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)
2. Pay the Water Source Acquisition Charge; (RMC 13.40)
3. Pay Water Frontage Charges; (RMC 13.12.) and
4. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

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

1. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)
2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)
3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)
4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

5. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)
6. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.
7. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.
8. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)
9. Execute Subdivision Improvement Agreement. (RMC 17.17.070).
10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

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

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.
2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.
3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.

4. 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. One mylar copy of recorded tract map shall be furnished to the Municipal Utilities and Engineering Department.
6. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)
7. 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.
8. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
9. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.
10. 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. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.
3. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.



ROSS WITTMAN

Senior Project Manager



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



Initial

RESOLUTION NO. 1755

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF TIME TO THE EXPIRATION DATE FOR TENTATIVE TRACT MAP NO. 20162, CONDITIONAL USE PERMIT NO. 1096, AND COMMISSION REVIEW & APPROVAL NO. 927 (CASA LOMA APARTMENTS PROJECT)

WHEREAS, Dynamic Redlands, LLC (“Applicant”), has filed an application for a one-year extension of time for Tentative Tract Map No. 20162, Conditional Use Permit No. 1096, and Commission Review & Approval No. 927 (“Project Entitlements”) to merge seventeen (17) parcels into one 5.7-acre parcel to construct 147 multifamily residential units within three 3-story buildings, associated parking lots and covered parking areas, and related site improvements, located in the Multiple-Family Residential (R-3) District. The project site is located at 1205-1219 N. University Street, on the south side of E. Lugonia Avenue, and on the east side of Occidental Drive (APNS: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000); and,

WHEREAS, on April 6, 2021, the Redlands City Council adopted Resolution Nos. 8186 and 8187 approving entitlements for the project; and,

WHEREAS, on May 23, 2023, the Planning Commission approved Time Extension No. 1 for the project entitlements; and,

WHEREAS, on April 9, 2024, the Planning Commission approved Time Extension No. 2 for the project entitlements; and,

WHEREAS, Assembly Bill 2729 (2024) granted an automatic 18-month extension for housing projects meeting certain eligibility criteria, which extended the entitlements to October 6, 2026, for the project entitlements; and,

WHEREAS, the entitled project was approved with a Mitigated Negative Declaration (SCH No. 2020090535) in accordance with California Environmental Quality Act (CEQA) Guidelines, and Section 15162 of the CEQA Guidelines provides for an exemption from further environmental review for projects that meet the criteria contained in Section 15162(a); and,

WHEREAS, on September 8, 2026, the Planning Commission determined that approval of the requested Time Extension No. 3 for the Project Entitlements is in the best interest 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. The requested Extension of Time is exempt from further environmental review in accordance with Section 15162 of the CEQA Guidelines.

SECTION 2. The requested Extension of Time is hereby approved based upon the following original findings of fact, and subject to the original Conditions of Approval (City Council Resolution Nos. 8186 and 8187).

1. The proposed map is consistent with all applicable City's General Plan, as well as applicable provisions of the Redlands Municipal Code.

The proposed Tentative Tract Map is consistent with the City's General Plan. The Tentative Tract Map provides for lots that significantly exceed the minimum dimensions and required lot size and other applicable provisions of the Multiple Family Residential (R-3) District.

2. The site is physically suitable for the type of development.

The Project site is physically suitable for the type of development. The site has a relatively flat topography and is suitable to be developed in accordance with the density and open space requirements of the Multiple Family Residential (R-3) District. All on-site and off-site improvements incorporated into the Project's design will meet all City standards and will provide a safe and efficient environment for the future residents.

3. The site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density of development. Tentative Tract Map No. 20162 will merge 17 lots into one lot 5.7-acres in size, to accommodate the construction of a 147 unit multiple-family apartment complex. The General Plan designation of High Density Residential allows a maximum density of 27 dwelling units per gross acre, and the density of the Project is 25.7 units per acre. The Project site's topography is relatively flat, the design of the map generally follows with the grade of the site and will not require excessive grading to construct the Project. The design avoids the need for any excessive slopes, retaining walls, or drainage improvements. In addition to the residential structures, the site is large enough to accommodate significant open areas and other recreational amenities. Therefore, the site is physically suitable for the proposed density of development.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Pursuant to the adopted Mitigated Negative Declaration, mitigation measures were incorporated into the Conditions of Approval for the Project to ensure there was not cause substantial environmental damage or substantially and avoidably injure fish or wildlife. A review in compliance with Section 15162 has been completed for the Project and determined that no new significant impact will be generated as a result of the proposed Project.

5. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The Tentative Map will combine 17 lots into one, and is designed to accommodate a multi-family residential project. It is not likely to cause any serious public health problems, as the Project is designed with improvements that meet all City and State building and fire codes, no offensive emissions or odors will be associated with the development, and the construction and residential noise will not significantly affect nearby residential properties. The Mitigation Measures identified in the Mitigated Negative Declaration will be implemented as part of the Project in order to reduce any potential impacts to a level of less than significant.

6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The Project requires merging of lots and will improve access in the immediate vicinity by requiring the construction of University Avenue, Lugonia Avenue, and Occidental Drive to their ultimate half right-of-way widths adjacent to the Project. The subdivision will not conflict with any public easements for access through the site or use of property, as the existing unbuilt cul-de-sac Crystal Court will be vacated, and therefore the Project will not conflict with any easements for the public at large.

7. That pursuant to California Government Code Section 66474.4, of the Subdivision Map Act the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

None of the parcels within the Project area are under Williamson Act Contract. Further, the development of the Project was analyzed within the Initial Study/Mitigated Negative Declaration and no impacts to agriculture were identified and no mitigation is required.

8. There are no potential impacts of any increases in applicable development fees which have occurred since the date of approval of the tentative map.

There will be no fiscal impacts that would result from an increase in applicable City development fees. The developer has no vested rights to secure fees in effect at the time of original approval. Therefore, the subdivider will pay all applicable fees (including development impact fees) currently in effect at the time of building permit issuance.

SECTION 3. The expiration date for Tentative Tract Map No. 20162, Conditional Use Permit No. 1096, and Commission Review & Approval No. 927 shall be October 6, 2027. The project shall remain subject to the original Conditions of Approval contained in City Council Resolution No. 8186 and Resolution No. 8187.

SECTION 4. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED, AND APPROVED this 8th day of September, 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 8th day of September, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Katherine Coleson, Secretary to the Planning
Commission



Planning Commission

AGENDA ITEM NO. CC.

DATE: September 8, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: EXTENSION OF TIME NO. 3 FOR COMISSION REVIEW AND APPROVAL NO. 949

APPLICANT: UCR GROUP, LLC.

(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

Consideration of a request for a one-year Extension of Time to the expiration date of Commission Review and Approval No. 949 for the construction of a 48,079 square-foot light industrial building with ancillary office space on a 2.56-acre parcel located at the northeast corner of New Jersey Street and West Park Avenue (APN: 0292-153-20-0000) in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan. This project is exempt from further environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

PROPOSAL:

The applicant is requesting approval for the third Extension of Time for Commission Review and Approval No. 949 for construction of a 48,079 square-foot concrete tilt-up light industrial building (see Attachments A and B). The project site is located at the northeast corner of New Jersey Street and West Park Avenue (APN: 0292-153-20-0000).

SYNOPSIS:

1. General Plan Designation	Commercial/Industrial
2. Existing Zoning	Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan
3. Surrounding Zoning	EV/IC District on all sides
4. Existing Land Use	There are presently two detached single-family residences and a detached garage on the property
5. Surrounding Land Use	North: Multi-tenant office and light industrial uses South: Office and light industrial uses West: Office and light industrial uses East: Office and light industrial uses
6. Area / Topography	The parcel is generally flat in topography

7. Environmental Determination	Exempt from environmental review pursuant to Section 15062(a)
8. Socio-Economic Cost / Benefit Study	A Socio-Economic Cost/Benefit Study was previously adopted on December 13, 2022
9. Planning Commission Submittal Dates	(A) Date Submitted: July 9, 2026 (B) Date Accepted As Complete: August 21, 2026 (C) Planning Commission Meeting: September 8, 2026

BACKGROUND:

The Planning Commission approved Commission Review and Approval No. 949 on December 13, 2022, for the construction of a 48,079-square-foot concrete tilt-up light industrial building with 85 parking spaces. The project also included Street Vacation No. 190 for a small portion of the project's frontage along New Jersey Street (two feet of right-of-way), which has not yet been approved or completed. See Attachment A (Location Map and Aerial Photo), Attachment B (Project Plans), and Attachment C (Planning Commission Staff Report) for more information.

The Planning Commission approved Commission Review and Approval No. 949 on December 13, 2022, and the Conditions of Approval are included in Resolution No. 1605 (Attachment D).

The City Council approved the first Extension of Time on December 3, 2024, which extended the expiration date to December 13, 2025. On October 14, 2025, the Planning Commission approved the second Extension of Time to December 13, 2026 (pursuant to Ordinance No. 2985, time extensions are now approved by the Planning Commission instead of the City Council effective August 15, 2025).

The applicant currently has both a building and landscaping permit approved while grading and other engineering related permits are under review in plan check. However, permits are not expected to be issued, and construction is not expected to begin, prior to December 13, 2026.

The applicant submitted this third Extension of Time request on July 9, 2026, prior to the expiration date.

DISCUSSION:

Approval of this third Extension of Time would establish a new expiration date of December 13, 2027. No changes to the project are proposed, and all previously adopted Conditions of Approval remain in effect. The additional year will allow the applicant to complete the plan check process and secure project financing. Pursuant to Redlands Municipal Code Section 18.12.130, the developer may request a one-year extension of time prior to expiration, and not to exceed a total of three (3) extensions.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 1760 to approve a one-year Extension of Time for Commission Review and Approval No. 949.

MOTION(S):

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

"I move to adopt Resolution No. 1760 and approve a one-year Extension of Time for Commission Review and Approval No. 949."

Attachments

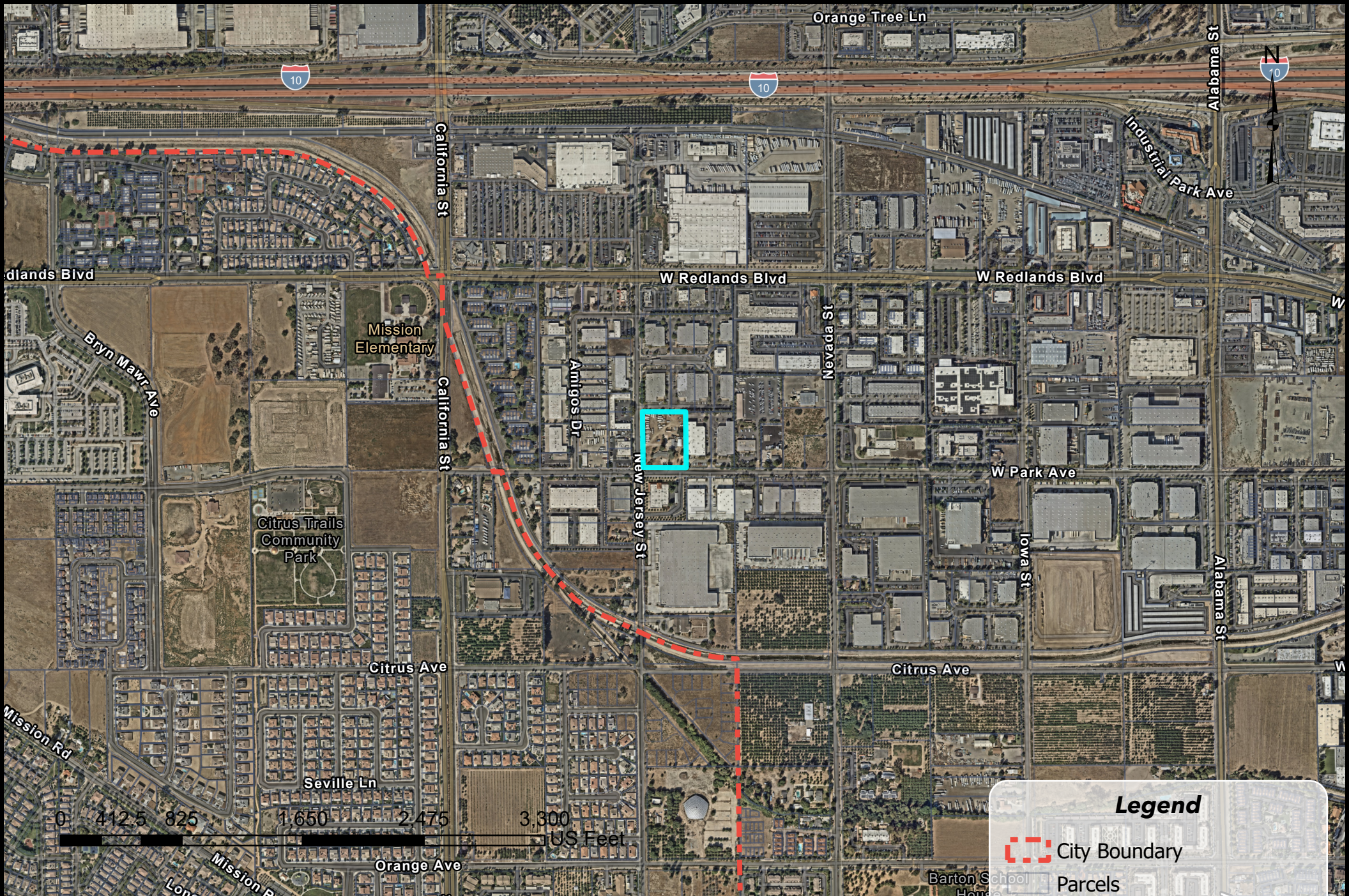
[Attachment A - Location Map and Aerial.pdf](#)

[Attachment B - Approved Project Plans.pdf](#)

[Attachment C - PC Staff Report 12132022.pdf](#)

[Attachment D - Resolution 1605.pdf](#)

[Attachment E - Resolution No 1760 Time Extension No 3.pdf](#)



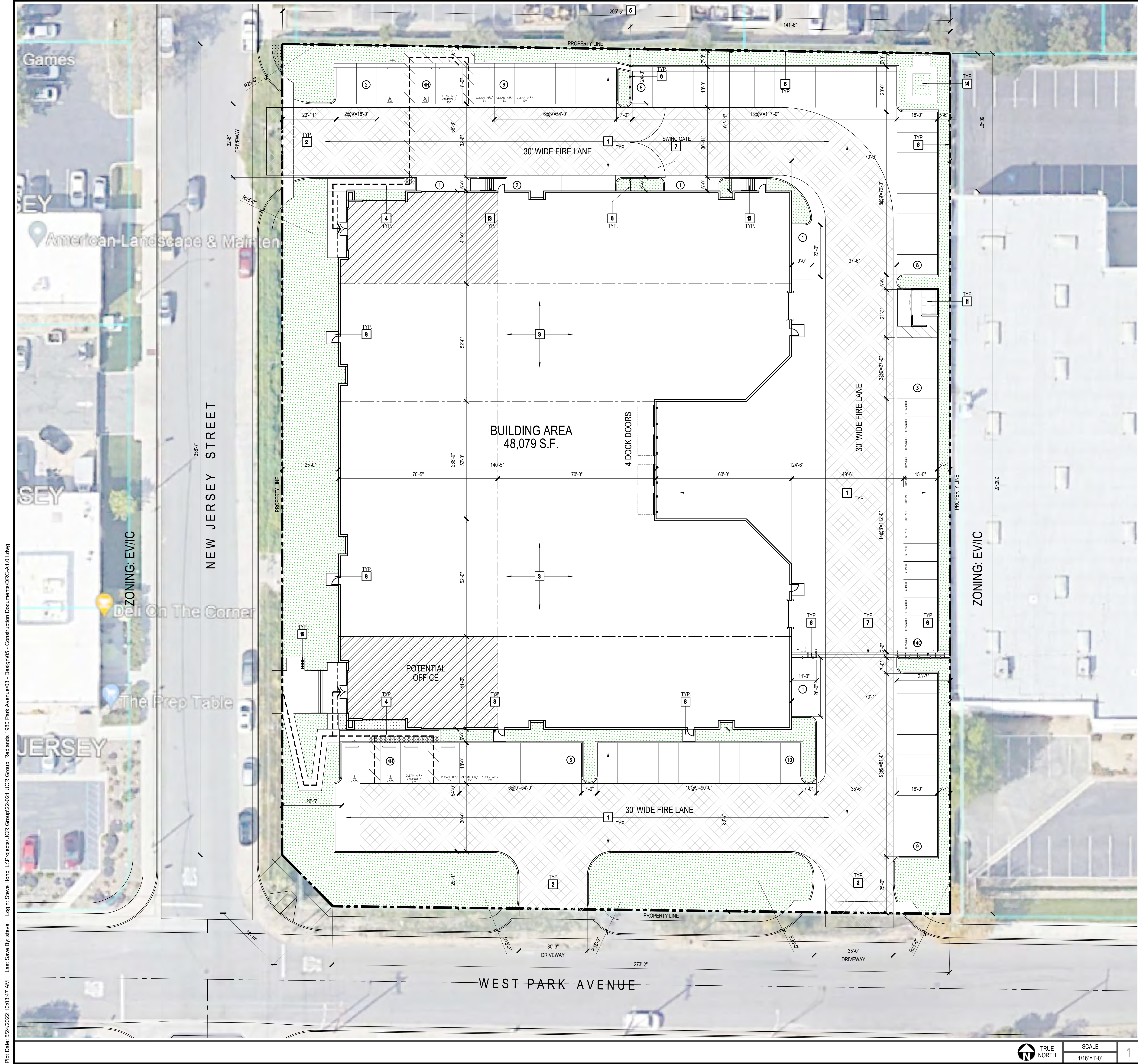
Legend

-  City Boundary
-  Parcels
-  APN



City of Redlands
Location Map and Aerial Photo

Author: Redlands GIS **Date:** 8/21/2026



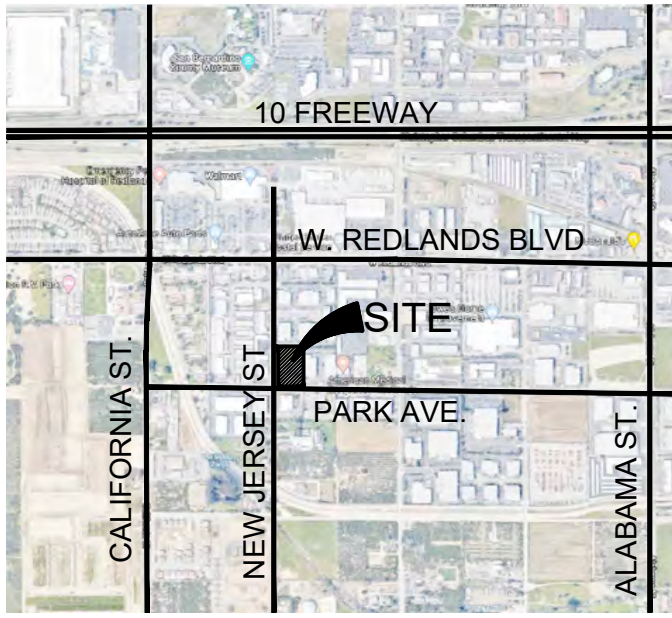
APPLICANT/OWNER

UCR GROUP
PO BOX 9716 REDLANDS CA 92374
909-492-1374
EMAIL: TSTODDARD@THEUCRGROUP.COM
ATTN: TOM STODDARD

PROJECT ADDRESS / APN

1980 PARK AVENUE
REDLANDS CA 92373
APN: 0292-153-20

VICINITY MAP



PROJECT DESCRIPTION

NEW CONSTRUCTION FOR (1) SPECULATIVE 48,079 SF TYPE III-B, S-1/B OCCUPANCY WAREHOUSE WITH ESFR FIRE SPRINKLER SYSTEM. PROPOSED SITE IMPROVEMENTS CONSIST OF TRASH ENCLOSURE, SITE LIGHTING STANDARDS, WROUGHT IRON FENCE AND HARDSCAPE/LANDSCAPE IMPROVEMENTS PER CITY STANDARDS.

PROJECT DATA

UCR- REDLANDS			
SITE AREA		112.224	SF
		2.58	Acres
BUILDING AREA			
1ST FLOOR	WAREHOUSE	40,079	SF
	OFFICE	4,000	SF
151 TOTAL		44,079	SF
2ND FLOOR	OFFICE	1,500	SF
	WAREHOUSE	2,500	SF
TOTAL		48,079	SF
PROJECT FACT			
	F.A.R.		0.43
	CLEAR HEIGHT		32'
	CONSTRUCTION TYPE		III-B
ZONING			
ZONE ORDINANCE			Light Industrial
MAX BUILDING HEIGHT	BUILDING	50'	LANDSCAPE
SET BACK		0'	
	FRONT	25'	25'
	SIDE	0'	0'
	REAR	0'	0'
TOTAL PARKING/HARDSCAPE		49,631 SF	
LANDSCAPE REQ. @ PARKING		3,474 SF	7%
LANDSCAPE PROV. @ PARKING		5,738 SF	11%
TOTAL LANDSCAPE REQ.		16,634 SF	15%
TOTAL LANDSCAPE PROVIDED		18,514 SF	16%
PARKING REQUIREMENT			
AUTO PARKING			XX15'
OFFICE:		1/750 SF	92
WAREHOUSE:		151.20K @1/500 SF	40
WAREHOUSE:		2ND 20K @ 1/1000 SF	23
TOTAL			85
PROJECT PROVIDED			
PARKING PROVIDED			
AUTO PARKING		57'X15'	62
COMPACT		8'X15'	4
ADA:			19
TOTAL			85

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINES UNLESS NOTED OTHERWISE, ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH A SMART AUTOMATIC IRRIGATION SYSTEM
2. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE DRAINAGE, TOPOGRAPHY AND UTILITIES
3. FOR PAVING SECTIONS, CONCRETE CURBS, SWALES AND GUTTERS SEE CIVIL DRAWINGS.
4. PROPERTY LINE ARE REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL ALLOCATIONS
5. LANDSCAPE AREAS SHALL BE DELINEATED WITH A MIN. 6" CONCRETE CURB.

KEYNOTES

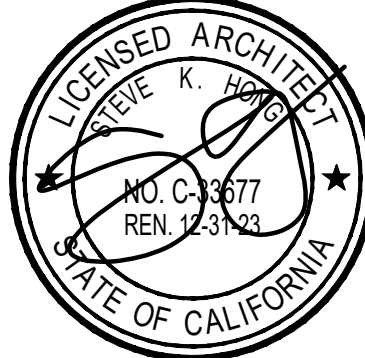
- | | |
|----|--|
| 1 | SITE PAVING SEE CIVIL |
| 2 | DECORATIVE PAVEMENT AT ENTRY - COLORED CONCRETE W/ SAW CUT PATTERN |
| 3 | PRIMARY BUILDING |
| 4 | PEDESTRIAN CONCRETE WALKWAY WITH MEDIUM BROOM FINISH |
| 5 | RETAINING WALL PER CIVIL |
| 6 | WROUGHT IRON FENCE 8 FT |
| 7 | 8" BLACK PAINTED VEHICULAR ROLLING GATE WITH KNOX PAD LOCK MANUALLY OPERATED. PROVIDE CONDUITS FOR FUTURE OPERATOR |
| 8 | 5'-6" X 6" X 4" THICK CONCRETE LANDING PAD AT ALL EXTERIOR WANDWORS WITH MEDIUM BROOM FINISH. |
| 9 | FUTURE MONUMENT SIGN WITH ELEC. CONDUITS |
| 10 | EMPLOYEE BREAK AREA, TENANT FURNISHED UNLESS NOTED OTHERWISE |
| 11 | TRASH ENCLOSURE |
| 12 | NOT USED |
| 13 | EXTERIOR CONCRETE STAIR |
| 14 | APPROXIMATE LOCATION OF ELEC. TRANSFORMER WITH BOLLARD PROTECTION AND LANDSCAPE SCREENING |
| 15 | NOT USED. |
| 16 | SHORT TERM - BICYCLE RACK 8% OF PARKING STALL |
| 17 | DESIGNATED SMOKING AREA - 25' AWAY FROM ANY ENTRY |

LEGEND

 STANDARD PARKING STALL 9' X 19'
 CLEAN AIR, VANPOOL / EV 9' X 19'
 ADA PARKING VAN 12' X 19' OR STANDARD 9' X 19' WITH 5' CLR AISLE
 PROPERTY LINE
 ACCESSIBLE PATH OF TRAVEL, MAX 5% SLOPE AND MAX 2% CROSS SLOPE WITH 48" MIN. CLEAR, UNLESS NOTED OTHERWISE WITH ADA ACCESSIBLE RAMP
 LANDSCAPE, SEE LANDSCAPE DRAWINGS

LHA

4590 MACARTHUR BLVD. SUITE 500
IRVINE CALIFORNIA 92660
PROJECT MANAGER: STEVE HONG
714-822-1171, STEVE@LHARCHS.COM



THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING TECHNICAL DRAWING ARE PROPRIETARY AND CANNOT BE REPRODUCED, COPIED, REPRODUCED, OR EXPLOITED IN WHOLE OR IN PART. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS. THE OWNER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AGAINST ALL DAMAGES, CLAIMS AND LOSSES, INCLUDING DEFENSE COSTS, ARISING OUT OF AND FROM THE USE OF THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT OF RECORD.

CONSULTANTS

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JOB No

22-021
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DRAWN
STEVE HONG

SHEET TITLE

ARCHITE

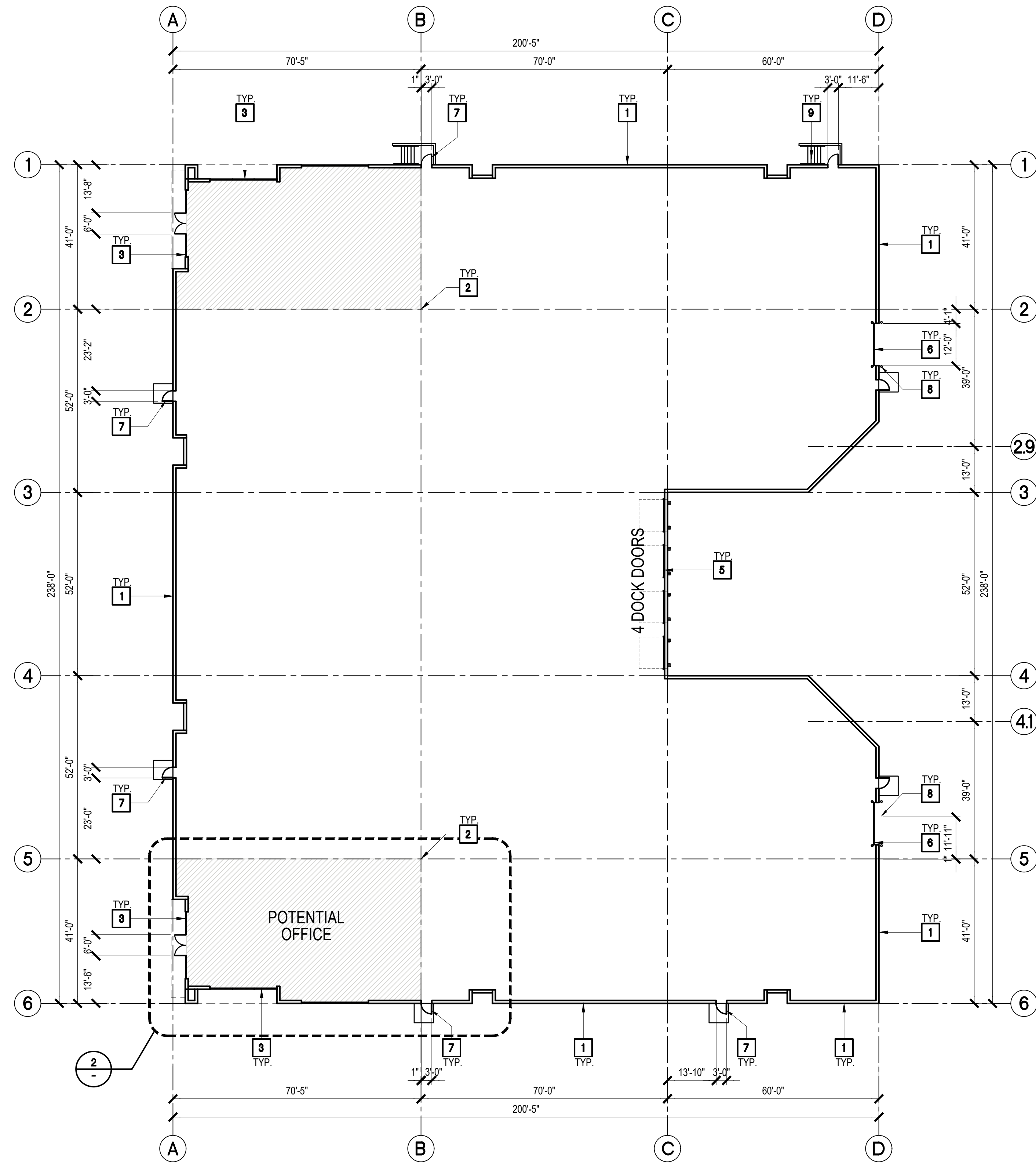
OVER

SHEET NUMBER

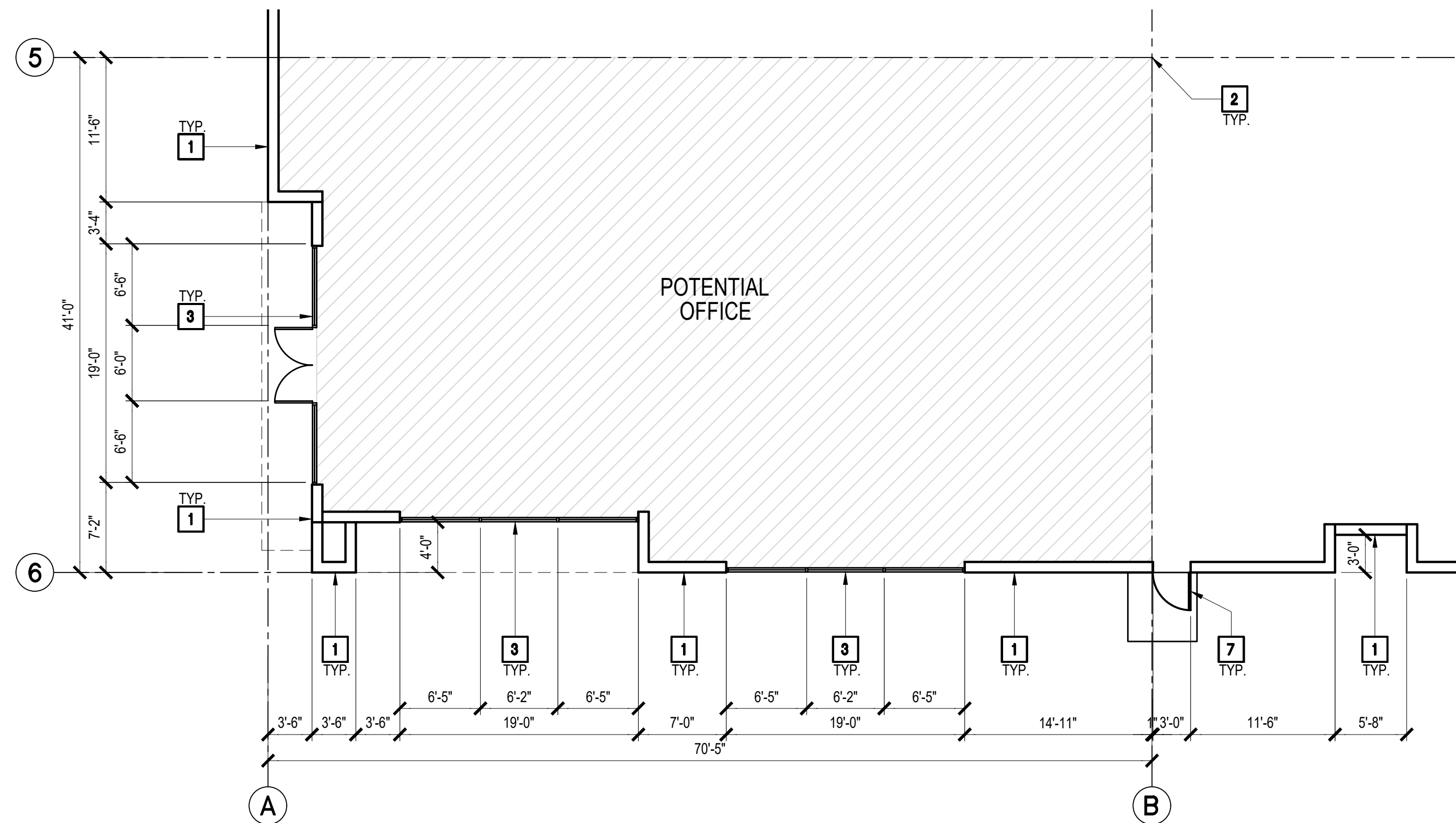
55

DPR

DRG



OVERALL FLOOR PLAN



ENLARGED FLOOR PLAN

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SLAB ON GRADE FINISH FLOOR ELEVATION ANY DIRECTION OF SLOPE IF ANY.
2. SLOPE FOUR STRIP² TO EXTERIOR AT ALL MAN DOORS AND DOCK DOORS. SEE STRUCTURAL DRAWINGS FOR FOUR STRIP LOCATIONS.
3. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRID LINE OR FACE OF STUD UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR POINT CONNECTION TO OFF-SITE UTILITIES AND CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
5. CONTRACTOR TO PROTECT AND KEEP FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS TO PREVENT OIL SPILLS.
6. CONCRETE SLAB TO HAVE STEEL FLOAT TROWEL BURNISHED FINISH.
7. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES SHALL BE FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR.
8. PROVIDE MM-EP-90 AT CONTROL/EXPANSION JOINTS AT THE SPEEDWAY ONLY.

PAINT NOTES

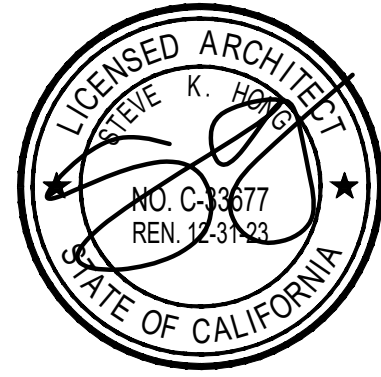
1. INTERIOR CONCRETE WALL: SINGLE COAT OF ACRYLIC PAINT ON INTERIOR WALLS. SHERWIN WILLIAMS, "SNOWBOND" SW 7004 - FLAT SHEEN.
2. ALL STRUCTURAL STEEL MEMBER INCLUDING COLUMNS, LEDGERS, JOISTS, GIRDERS SHALL RECEIVE LIGHT GRAY SHOP PRIMER. ANY FIELD WELDS SHALL BE TOUCHED UP TO MATCH SHOP PRIMER.
3. STRUCTURAL COLUMNS SHALL, SHALL RECEIVE A COAT OF OSHA YELLOW SAFETY WARNING COLOR. PAINT UP TO 12" ABOVE FINISH FLOOR.
4. ARCHITECTURAL COATINGS REQUIRE USE OF HVLP SPRAYING EQUIPMENT OR MINIMUM TRANSFER RATE OF AT LEAST 50% OR MANUAL APPLICATION TECHNIQUE.
5. PAINT SHALL BE OF "SUPER COMPLIANT" LOW VOC PER SCAQMD RULE 1113.

KEYNOTES

- | | |
|----|---|
| 1 | CONCRETE TILT UP PANEL. |
| 2 | STRUCTURAL STEEL BUILDING COLUMN |
| 3 | STOREFRONT SYSTEM AND GLAZING SEE ELEVATION FOR SPECIFICATION |
| 4 | CONCRETE RAMPING WITH 42" H CONC. TILT UP GUARD WALL OR BUILDING WALL |
| 5 | 9X10' X 24 GA OVER HEAD ROLL UP DOOR, COUNTER BALANCED WITH 24" X 6" VISION PANEL. STANDARD GRADE WITH WHITE FACTORY FINISH |
| 6 | 12X14' X 24 GA OVER HEAD ROLL UP DOOR, COUNTER BALANCED WITH 24" X 6" VISION PANEL. STANDARD GRADE WITH WHITE FACTORY FINISH. |
| 7 | 3X7' HOLLOW METAL DOOR AND FRAME. |
| 8 | PROTECTIVE BOLLARD |
| 9 | CONCRETE STAIR |
| 10 | LONG TERM INTERIOR BICYCLE RACK |
| 11 | ROOF ACCESS LADDER |
| 12 | ELECTRICAL ROOM |



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[illegible]

JOB No.
22-021

DRAWN CHECKED
STEVE HONG STEVE HONG

SHEET TITLE

ARCHITECTURAL FLOOR PLAN
OVERALL FLOOR PLAN

SHEET NUMBER

DRC-A2.01



NORTH ELEVATION



WEST ELEVATION



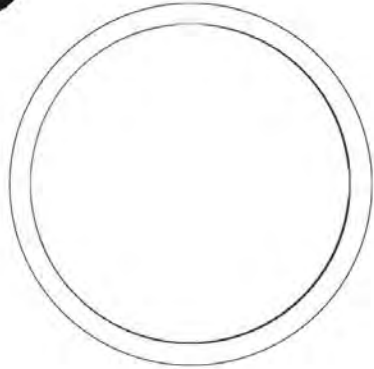
SOUTH ELEVATION



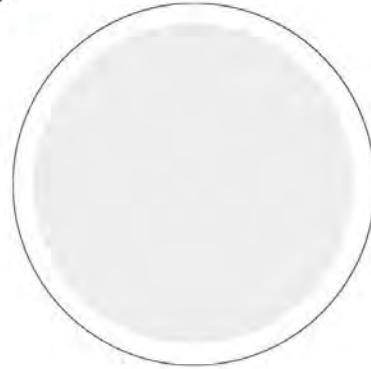
EAST ELEVATION

COLORED ELEVATION DESIGN
 UCR PARK AVENUE,
 REDLANDS, CA

- 1



PAINTED CONCRETE
SHERWIN-WILLIAMS
SW 7005
PURE WHITE
- 2



PAINTED CONCRETE
SHERWIN-WILLIAMS
SW 6253
OLYMPUS WHITE
- 3



PAINTED CONCRETE
SHERWIN-WILLIAMS
SW 7071
GRAY SCREEN
- 4



PAINTED CONCRETE
SHERWIN-WILLIAMS
SW 7076
CYBERSPACE
- 5



PAINTED CONCRETE
SHERWIN-WILLIAMS
SW 7067
CITYSPACE
- 6



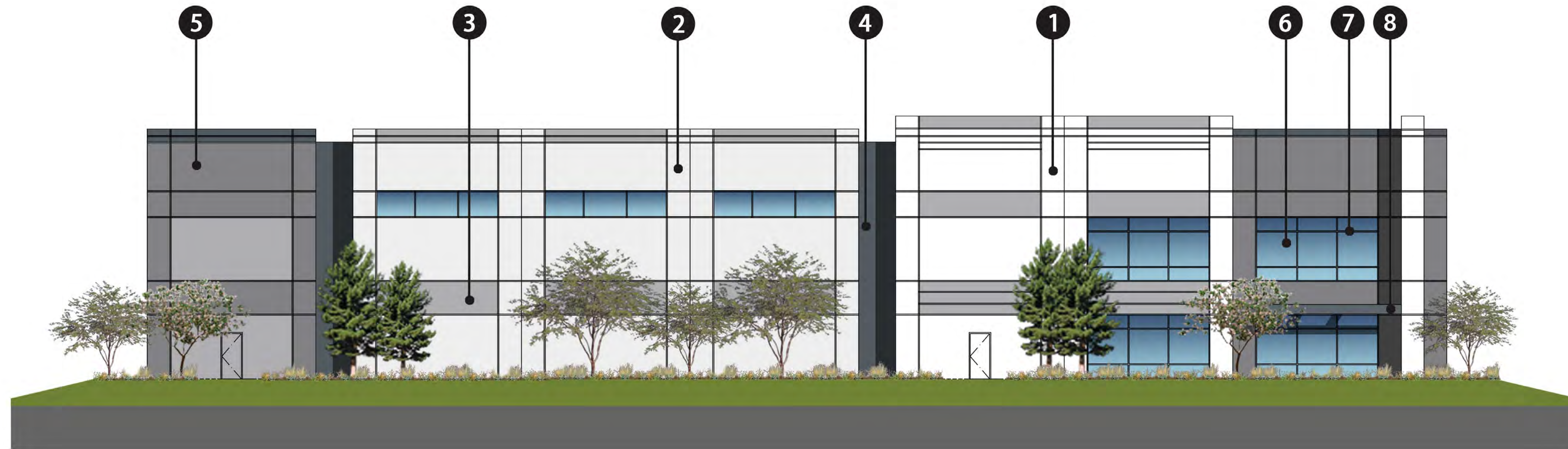
BLUE REFLECTIVE
GLAZING
- 7



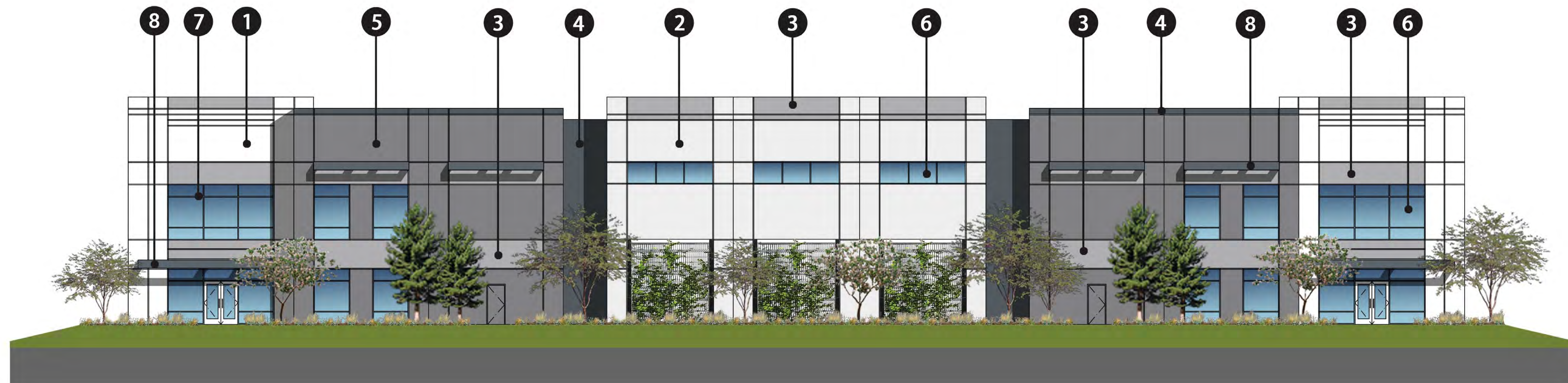
CLEAR ANODIZED
MULLIONS
- 8



ACM TRIM:
REYNBOND
COLORWELD 500XL
NIGHTFALL METALLIC



NORTH ELEVATION



WEST ELEVATION

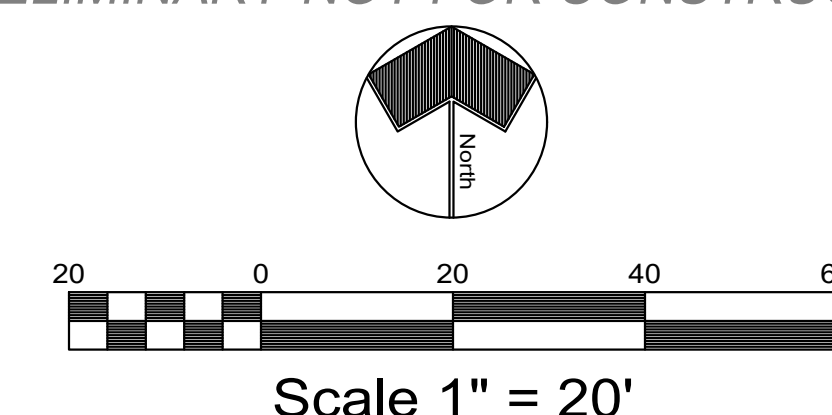
COLORED ELEVATION DESIGN
 UCR PARK AVENUE,
 REDLANDS, CA



UCR PARK AVENUE
INDUSTRIAL WAREHOUSE
1980 W. PARK AVENUE
REDLANDS, CA 92373

DRAWN BY	CAD
DESIGNED BY	CR
CHECKED BY	STB
DATE	5/25/22
JOB NO.	22-30PR
SCALE	1"=20'
SHEET	

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City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission

Agenda Item NO. 4. C.

Meeting Date: 12/13/2022

APPLICANT:

UCR Group, LLC

(PROJECT PLANNER: CATHERINE LIN, PRINCIPAL PLANNER)

PUBLIC HEARING to consider the following development applications for a vacant 2.56-acre lot located at 1980 West Park Avenue, at the northeast corner of West Park Avenue and New Jersey Street (APN: 0292-153-20-0000), in the Commercial Industrial (EV/IC) district of the East Valley Corridor Specific Plan.

1. Consideration of a **Socio-Economic Cost/Benefit Study** prepared for the proposed project in accordance with Measure U.
2. Consideration of **Commission Review and Approval No. 949** – A request to construct a new warehouse building totaling 48,079 square feet to include 42,579 square foot of warehouse space and 5,500 square foot of office space, and related site improvements including parking lot, driveways, landscape, lighting, walls, and utility connections. The proposed project qualifies for exemption from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
3. Consideration of **Street Vacation No. 190** – A request to vacate excess public right-of-way that is 2 feet wide and approximately 361.45 feet in length, along the western property line of the subject property along New Jersey Street. The street vacation proposal qualifies for exemption from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

SYNOPSIS

1. General Plan Designation:	Commercial/Industrial
2. Existing Zoning:	Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan
3. Surrounding Zoning:	EV/IC District to the north, south, east, and west
4. Existing Land Use:	There are presently two residential homes, a detached garage, and RV storage on the property.
5. Surrounding Land Use:	North: Multi-tenant office and light industrial uses South: Office and warehouse uses West: Office and light industrial uses East: Office and light industrial uses
6. Area/Topography:	The parcel is generally flat in topography.
7. Environmental Determination:	Exempt from CEQA Guidelines pursuant to Section 15332 (In-Fill Development Projects)

8. Socio-Economic/Cost Benefit Study:	A Socio-Economic Cost/Benefit Study was prepared, and the project has a positive ratio of +14.71.	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	May 26, 2022 October 14, 2022 December 13, 2022

PROPOSAL

The applicant proposes to construct a new warehouse building totaling 48,079 square feet, to include 41,579 square feet of warehouse space and 5,500 square feet of office space, on a 2.56 acre property located at 1980 W. Park Avenue (APN: 0292-153-20) (see [Attachment A – Location Map and Aerial Photo](#)). Also, the developer requests to vacate excess public right-of-way 2 feet in width and 361.45 feet in length, along the western frontage of the property. The development includes necessary on-site improvements including parking, landscaping, sidewalk, parkway, streetlights, curb and gutter (see [Attachment B - Site Plan](#)).

BACKGROUND

The property and surrounding sites were used for citrus production until the 1980s. According to historic aerial photographs, the citrus groves on the site were removed by 1994, and the site has been utilized as a residential use since. Adjacent properties to the north, south, and east have been developed as warehouse uses, while the adjacent property to the west was developed as an office complex. The project site is located within the East Valley Commercial Industrial (EV/IC) District.

ANALYSIS

A) General Plan

The project site has a land use designation as Commercial/Industrial on the General Plan Land Use Map, which is intended for a compatible mix of commercial, manufacturing, and light industrial uses (see [Attachment C – General Plan Land Use Map](#)). The 2035 General Plan states that this land use category includes flex commercial space as well as business parks, and supports uses such as commercial retail, services, and manufacturing. The proposed speculative warehouse building would be consistent with the Commercial/Industrial land use designation. The proposed use is consistent with the applicable goals and policies of the General Plan as listed below.

4-P.10: Ensure that that scale and character of new development is appropriate for surrounding terrain and the character of existing development.

4-P.19: Provide lands to accommodate a wide range of light industrial uses including research and development, manufacturing, agricultural processing, and logistics near transportation corridors in areas where low- to moderate-intensity operations would be sufficiently buffered.

4-P.20: Provide for the concentration of office, industrial, and commercial uses in appropriate locations near transportation corridors to encourage the development of employment centers and reduce the potential for land use conflicts with sensitive uses.

B) East Valley Corridor Specific Plan

The site is located within the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan, which is intended to serve a regional area with a wide variety of wholesale, warehouse, light manufacturing, retail and service uses (see [Attachment D – Zone Map](#)). The proposed warehouse building will be consistent with the intent of the EV/IC District. The proposed project will meet all applicable development standards of the EV/IC District (see [Attachment E – Table of EV/IC Zoning Standards](#)), as summarized in Table 1.

Table 1 - Summary of Development Standards for the EVIC/District

<i>Development Standard</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Complies</i>
Lot Area	12,000 sq. ft.	111,513 sq. ft.	Yes
Lot Width	100 ft.	380 ft.	Yes
Lot Depth	150 ft.	295 ft.	Yes
Floor Area Ratio	0.8 max.	0.43	Yes
Building Height	50 ft.	38.5 ft.	Yes
Front Setback	25 ft.	25'- New Jersey St. 25' - W. Park Ave	Yes
Side Setback	0 ft.	Side (North): 6 ft.	Yes
Rear Setback	0 ft.	Rear (South): 5.5 ft.	Yes
Lot Coverage	50% max.	39%	Yes
Site Landscaping	15% min.	16%	Yes
Parking Lot Landscaping	Min. 7% of total area	15%	Yes

C) Commission Review and Approval

Proposed Use: The proposed development is a new warehouse totaling 48,079 square feet. The intended tenant of the proposed warehouse also has facilities in nearby warehouses, and the proposed warehouse will support the company's expansion. In terms of business hours, two work shifts are anticipated. The first shift is anticipated to run from 7:00 a.m. to 5:00 p.m., while the second shift is anticipated to run from 4:00 p.m. to midnight. The anticipated employment of the facility is anticipated to range between 87 to 100 full-time employees.

Elevations and Building Design: The architectural design incorporates pop-ups and recessed elements, as well as roof parapets at varying heights. The building will incorporate a color palette consisting of three shades of grey and white colors at the indented concrete panels to create visual interest and variation. In addition, the applicant is proposing to use blue reflective glazing for the windows, as well as for both floors at the street corner and at the entrance to the parking lot to allow light into the building, and to create a sense of opening. Furthermore, painted metal louver will be installed along the west elevation facing New Jersey Street, as well as at the street corner of W. Park Avenue and New Jersey Street. Finally, the design also incorporates trellis to accommodate vines. See [Attachment B-3 - Elevations & Renderings](#).

Parking and Circulation: The proposed project will provide 85 spaces and complies with the requirement for 85 spaces. The parking stall dimensions proposed for the standard parking spaces are 9 feet in width by 18 feet in depth with a 1-foot clear area for overhang. As indicated in Table 2, the project complies with the minimum parking requirements.

Table 2. Parking Requirement

<i>Parking Requirement</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office: 1 space/250 square feet of gross floor area	22 spaces	22 spaces
Warehouse: 1 space/500 square feet of gross floor area up to 20,000 square feet	40 spaces	40 spaces
Warehouse: 1 space/1,000 square feet of gross floor area over 20,000 square feet	23 spaces	23 spaces
TOTAL	85 spaces	85 spaces

Proposed parking spaces are either to be located behind the building, or are sufficiently setback from the streets. A total of four dock doors are proposed along the rear/west elevation of the building (i.e., not visible from public right-of-way) for truck deliveries.

Walls & Fences: In order to maintain an open front yard setback consistent with surrounding properties, the applicant is not proposing any fencing within the front yard areas facing Park Avenue and New Jersey Street. Along the northerly property line (an adjacent warehouse use), a six-foot high block wall will be constructed to secure the property. Along the westerly property line (adjacent to another existing warehouse use), the applicant is proposing to keep the existing six-foot high chain link fence in place.

Landscaping: The proposed plant palette consists of a combination of trees, shrubs, accent plants, and ground cover (see [Attachment B-4 – Landscape Plans](#)). The minimum landscaping requirement is 15% for industrial uses, and the proposed project provides 16% (or 18,514 square feet) of landscaping. In addition, a minimum of 7% of landscaping is required for the parking area, and the project provides 11% (or 5,738 square feet).

The trees that were selected were reviewed and approved by the Facilities & Community Services Department. The selected species include Weeping Bottlebrush, Shademaster Locust, Flaxleaf Paperbark, Keith Davey Chinese Pistache, and Long Leafed Yellow Wood Column. Furthermore, 82% of the trees proposed to be planted within the parking lot area are evergreen trees, therefore meeting the requirement of at least 50% evergreen trees for the parking lot area.

D) Architectural Review Criteria

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. The proposal will also comply with the applicable architectural design guidelines for commercial buildings (see [Attachment F – Table of Architectural Design Guidelines](#)).

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, location of structures and relationship to one another are physically suitable in size and shape to support the development. The site will be accessed via three two-way driveways – one facing New Jersey Street and two facing W. Park Avenue. The site layout and driveway design meets all applicable development standards of the

EVCSP.

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

The project site is surrounded by light industrial development to the north, south, and east, as well as an office complex to the west. The proposed building and use are compatible with the context of the area which is primarily composed of light industrial 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 Commercial Industrial (EV/IC) District of the EVCSP including floor-area ratio, setbacks, building height, and lot coverage. The proposed building will have an overall height of approximately 38.5 feet and any proposed roof-mounted mechanical equipment will be screened from the public right-of-way through the incorporation of parapet walls. In addition, the loading dock area will be screened through the placement of the building from the public right-of-way.

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

The proposed architectural design of the building is consistent with the surrounding development in terms of material, color, and scale. The design of the building provides variation in parapet height, pop outs, as well as use of glass materials along all four elevations of the building particularly the street corner. A white and grey-scale color palette was selected consisting of six shades of gradient from white to nightfall metallic grey. In addition, metal louvers are proposed along the west elevation facing New Jersey Street to create visual interest. The applicant is also proposing to install multiple trellises for growing vines. The proposed building material and selected colors are in harmony with each other. And relates well with the proposed architecture.

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

Landscaping is proposed along the front yard setback area facing W. Park Avenue and New Jersey Street, as well as within the proposed parking lot area. The proposed landscaping consists of groundcovers, shrubs, vines, and trees. A total of 51 trees are proposed to be planted. The proposal meets the landscaping requirements of the East Valley Corridor Specific Plan in terms of the landscaping requirement within parking areas and the requirements for street trees. Industrial uses that are located within the EVCSP are required to provide a minimum of 15% of landscaping. The project provides 18,514 square feet (or 16%) of landscaping.

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

No signs are proposed as part of this application. The East Valley Corridor Specific Plan indicates that signs within the EV/IC District would utilize the sign standards for the C-4. Highway Commercial District. 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 the use of blue reflective glazing. To ensure compliance with the EV/IC District development standards, a condition of approval has been added to the project that glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance of 25%.

E) Street Vacation

The developer is requesting that the City vacate a portion of excess right-of-way along the project's frontage along the westerly side along New Jersey Street (see [Attachment G – Street Vacation Exhibit](#)). The proposal will vacate two feet (2'0") of right-of-way, approximately 361 linear feet in length, on the east side of New Jersey Street. California Government Code Section 65402(a) requires that prior to considering a vacation or abandonment of public right-of-way, the planning agency (Planning Commission) shall review the matter and render its report as to the vacation being in conformity with the City's General Plan.

The vacation will allow the applicant to maintain the required 25-foot front yard setback, and maintain the excess public street right-of-way as landscaping improvement for the proposed warehouse. The Municipal Utilities & Engineering Department has reviewed the street vacation and dedication plans for consistency, and has expressed no concerns regarding the street vacation.

General Plan Conformity: The 2035 General Plan, Chapter 5 (Figure 5-5: Roadway Classification), designates New Jersey Street as a local road. In accordance with Figure 5-6 (Illustrative Street Sections), local streets shall have a minimum half-width of 33 feet and a full width of 64 feet for the public right-of-way. Figure 5-6 also indicates that the street sections are illustrative only, and that minor variations and deviations from dimensions are permitted and would therefore not require a General Plan Amendment. The proposal is consistent with the following General Plan policies.

Policy 5.P-11: Implement standards for pavement design and roadway and intersection striping so streets are accessible by all users and all modes, and safety is improved.

Policy 5-A.52: Allow the City Engineer to require additional right-of-way and pavement width for local and collector roads in the Commercial, Commercial/Industrial, Light Industrial, and Public/Institutional land use designations based on existing street sections, traffic volumes, and truck traffic.

F) Socio-Economic Cost/Benefit Study

A Socio-Economic Cost/Benefit Study was prepared for this project (see [Attachment H-1](#)) per Measure U. According to the Cost/Benefit Model used by the City, the project is expected to result in annual non-residential revenues of \$18.98 per square-foot to the City upon project implementation, and annual ongoing costs of \$1.29 per square foot. The surplus is \$17.69 per square foot, for a cost/benefit ratio of +14.71. The complete Cost/Benefit Model results are attached herein (see [Attachment H-2](#)).

ENVIRONMENTAL REVIEW

The project qualifies for categorical exemption from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. Section 15332 pertains to infill development sites and the proposal meets all the conditions for the exemption, as discussed below.

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations 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; and
- e. The site can be adequately served by all required utilities and public services.

The proposal meets all criteria above to utilize Section 15332 for infill development projects. The project complies with the General Plan land use designation as "Commercial/Industrial" as well as the EV/IC zoning designation and applicable development standards. The subject lot is located is 2.56 acres in size and surrounded by urban uses. The site is surrounded by other industrial developments and has no value as habitat for endangered, rare or threatened species. The proposed warehouse use is consistent with the General Plan and zoning, and there is no information or evidence that the project is likely to result in any significant effects relating to traffic, noise, air quality, or water quality. The project site, as well as parcels in the surrounding area, currently receive utilities and public services from the City. In conclusion, the proposed project meets all of the criteria for categorical exemption from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

FINDINGS

Commission Review and Approval

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 concrete tilt-up warehouse building, and the proposed use is permitted in the zoning district. The project meets the applicable development standards of the Commercial Industrial (EV/IC) District including setbacks, lot coverage, and floor area ratio. The proposed use will be compatible with the surrounding uses that are located in the vicinity of the project site, which primarily consist of light industrial uses.

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 has access to local streets and highways which are designed to carry the type and quantity of traffic that will be generated by the proposed use. The site will have access via three two-way driveways (one facing New Jersey Street and two facing W. Park Avenue). Access to the project site vicinity can be provided via nearby major arterials including Redlands Boulevard, California Street, and Alabama Street.

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 the 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 and the provisions of the East Valley Corridor Specific Plan.

Request to Waive Undergrounding Utilities (RMC 17.17.020)

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

The applicant is requesting to waive the requirement to underground one overhead fiber optic pole along West Park Avenue. The project site is in an area where existing utilities have not been undergrounded, as utilities poles on both sides of West Park Avenue to the west of the project site have not been undergrounded, and only partial undergrounding of utilities have been completed for the segment of West Park Avenue to the east of the project site. In addition, this segment of New Jersey Street has similar condition as West Park Avenue where most of the utilities poles have not been undergrounded. Therefore, this finding may be made.

5. Overhead utilities will have no significant visual impact.

The visual character and quality of West Park Avenue along the project's frontage and the surrounding area will not be detrimentally affected by deferring the undergrounding of utility lines. The applicant is required to pay the estimated cost of undergrounding along the project frontages. Fees collected in lieu of undergrounding are to be used by the City to fund undergrounding of utilities in the future. Deferring the undergrounding is not expected to result in any significant visual impacts since the aforementioned utility lines will remain as-is surrounding the subject property, and the project will not contribute to any additional visual impact. Therefore, this finding may be made.

RECOMMENDATIONS

Staff recommends that the Planning Commission adopt Resolution No. 1605 and approve Commission Review & Approval No. 949 and the Socio-Economic Cost/Benefit Study prepared for the project. Further, staff recommends that the Planning Commission adopt Resolution No. 1606 to determine that Street Vacation No. 190 is in conformance with the City's General Plan.

MOTIONS

If the Planning Commission concurs with Staff's recommendation, the following motions have been provided:

"I move that the Planning Commission adopt Resolution No. 1605 to approve the Socio-Economic Cost/Benefit Study for the project and approve Commission Review & Approval No. 949, based on the findings contained in the staff report, and subject to the attached Conditions of Approval."

"I move that the Planning Commission adopt Resolution No. 1606 and determine that Street Vacation No. 190 is in conformance with the City's General Plan."

Attachments

Attachment A: Location Map & Aerial Photo

Attachment B-1: Site Plan

Attachment B-2: Floor Plan

Attachment B-3: Elevation & Color Renderings

Attachment B-4: Landscape Plan

Attachment C: General Plan Land Use Map

Attachment D: Zone Map

Attachment E: Table of EV/IC Zoning Standards

Attachment F: Table of Architectural Guidelines

Attachment G: Street Vacation legal description & exhibit

Attachment H-1: Socio-Economic Cost/Benefit Study

Attachment H-2: Socio-Economic Cost/Benefit Model

Attachment I-1: Resolution No. 1605 (Commission Review & Approval)

Attachment I-2: Engineering Conditions of Approval

Attachment J: Resolution No. 1606 (Street Vacation)

RESOLUTION NO. 1605

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION REVIEW & APPROVAL NO. 949 AND ADOPTING THE ASSOCIATED SOCIO-ECONOMIC COST/BENEFIT STUDY TO CONSTRUCT A 48,079 SQUARE-FOOT AND WAREHOUSE BUILDING ON 2.56 ACRES. THE PROJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF WEST PARK AVENUE AND NEW JERSEY STREET (APN: 0292-153-20-0000), WITHIN THE COMMERCIAL INDUSTRIAL (EV/IC) DISTRICT OF THE EAST VALLEY CORRIDOR SPECIFIC PLAN.

WHEREAS, UCR Group, LLC, has submitted an application for Commission Review and Approval No. 949 to construct a 48,079 square foot warehouse building with ancillary office space on a 2.56-acre vacant parcel located at the north east corner of New Jersey Street and West Park Avenue (APN: 0292-153-20-0000) in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan; and

WHEREAS, on December 2, 2022, notice of the Planning Commission's public hearing for consideration of approval of a Socio-Economic Cost/Benefit Study and related Commission Review and Approval No. 949 was published in the Redlands Daily Facts; and

WHEREAS, on December 13, 2022, 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, California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects) provides an exemption for in-fill development projects and the proposal meets all criteria for exemption; and

WHEREAS, following the hearing for Commission Review & Approval No. 949, the Planning Commission determined that approval of the requested Commission Review & Approval 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 Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act, and meets all criteria for the exemption.

SECTION 2. SOCIO-ECONOMIC COST/BENEFIT STUDY. The Socio-Economic Cost/Benefit Study prepared by City staff found that the proposed project would not create any significant unmitigable physical blight or overburden public services in the community, and is hereby adopted.

SECTION 3: FINDINGS FOR APPROVAL OF COMMISSION REVIEW AND APPROVAL NO. 949. The Planning Commission hereby approves Commission Review & Approval No. 949 and approves waiving of undergrounding utilities based upon the following

findings, and subject to the Conditions of Approval attached hereto as Exhibit "A" and "Exhibit "B";

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

The project site will be developed with a concrete tilt-up warehouse building, and the proposed use is permitted in the zoning district. The project meets the applicable development standards of the Commercial Industrial (EV/IC) District including setbacks, lot coverage, and floor area ratio. The proposed use will be compatible with the surrounding uses that are located in the vicinity of the project site, which primarily consist of light industrial uses.

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 has access to local streets and highways which are designed to carry the type and quantity of traffic that will be generated by the proposed use. The site will have access via three two-way driveways – one facing New Jersey Street and two facing W. Park Avenue. Access to the project site vicinity can be provided via nearby major arterials including Redlands Boulevard, California Street, and Alabama Street.

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 the 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 and the provisions of the East Valley Corridor Specific Plan.

SECTION 4. FINDINGS FOR REQUEST TO WAIVE UNDERGROUNDING UTILITIES (RMC 17.17.020).

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

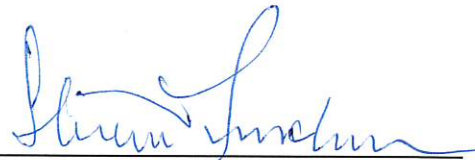
The applicant is requesting to waive the requirement to underground one overhead fiber optic pole along West Park Avenue. The project site is in an area where existing utilities have not been undergrounded, as utilities poles on both sides of West Park Avenue to the west of the project site have not been undergrounded, and only partial undergrounding of

utilities have been completed for the segment of West Park Avenue to the east of the project site. In addition, this segment of New Jersey Street has similar condition as West Park Avenue where most of the utilities poles have not been undergrounded. Therefore, this finding may be made.

5. Overhead utilities will have no significant visual impact.

The visual character and quality of West Park Avenue along the project's frontage and the surrounding area will not be detrimentally affected by deferring the undergrounding of utility lines. The applicant is required to pay the estimated cost of undergrounding along the project frontages. Fees collected in lieu of undergrounding are to be used by the City to fund undergrounding of utilities in the future. Deferring the undergrounding is not expected to result in any significant visual impacts since the aforementioned utility lines will remain as-is surrounding the subject property, and the project will not contribute to any additional visual impact. Therefore, this finding may be made.

ADOPTED, SIGNED AND APPROVED this 13th day of December, 2022.



Steven Frasher, 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 13th day of December, 2022, by the following vote:

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



Linda McCasland
Secretary to the Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL
COMMISSION REVIEW & APPROVAL NO. 949

1. This approval is for Commission Review & Approval No. 949 to construct a 48,079 square foot concrete tilt-up warehousing building and related on-site improvements including parking lot, landscaping, and lighting on a 2.56-acre parcel. The project site is a vacant parcel located at the northeast corner of West Park Avenue and New Jersey Street, in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (APN: 0292-153-20-0000).
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 approval shall expire two (2) years from the date of Planning Commission approval (will expire December 13, 2024).
3. This permit is granted for the plans dated November 28, 2022 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions. 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.
4. The property owner and applicant and their successors and assigns, shall defend, by paying for the defense costs of the City of Redlands (for counsel retained by the City), indemnify and hold harmless the City of Redlands, and its elected officials, officers, employees, and agents, from and against any and all claims, actions, and proceedings (collectively "Claims") to attack, set aside, void or annul the approval of this Conditional Use Permit by the City, or Claims brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of costs or attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days following notice of such action from the City, the applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City (the "Security") in a form satisfactory to the City, and in the amount of \$300,000, to ensure applicant's performance of its defense and indemnity obligations under this condition. The Security amount shall not limit the total indemnity obligation of the applicant pursuant to this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

5. 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 issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code and the East Valley Corridor Specific Plan (Specific Plan No. 40).
7. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code, California Fire Code, and the California Building Code in effect at the time of permit issuance.
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, landscape plans, 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, grading plan, landscaping plan, 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(s) of the construction plans submitted to the Building Division.
11. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
12. All fences and walls shall comply with the applicable East Valley Corridor Specific Plan requirements. A Minor Exception Permit will be required for any fences and/or walls that exceed the stated height limits of the EVCSF.
13. 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 to be used in construction.
14. All on-site utilities shall be placed underground except power poles for lines over 66 KV. Plans shall be submitted that detail the undergrounding of all on-site utilities, subject to review and approval by the Development Services Director, prior to issuance of building permits.
15. 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. 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. Walkway lighting shall have a maximum height of 12 feet and all parking lot lighting shall have a maximum height of 30 feet.

16. Plans submitted for plan check shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Development Services Director or designee. All lighting shall be shielded, and no light or glare shall impact the surrounding properties per the foot candle standards provided in No. 15 above.
17. Prior to issuance of building permits, Developer shall demonstrate that light standards will not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
18. 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.
19. 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 (Redlands Code Chapter 15.54, Water Efficient Landscape Requirements) prior to permit issuance. The plans shall be prepared by a California-licensed landscape architect.
20. The Final Landscape Plans shall incorporate the following:
 - a. The landscape plan shall comply with all requirements for landscaping in parking lots pursuant EV4.0255 of the East Valley Corridor Specific Plan.
 - 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 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.
- k. A solid hedge row to be maintained at a minimum height of 3 feet, upon maturity, shall be planted along the New Jersey Street frontage, where adjacent to the public right-of-way to screen the front parking lot. Developer may also install a landscaped berm to achieve screening.
21. 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.
22. 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.

23. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Sign locations and illumination are subject to review and approval by the Planning Division under separate permit.
24. 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.
25. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any roof-top 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 shall be incorporated into or compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways.
26. Prior to the issuance of building permits, ground mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director.
27. The project site shall be kept in a weed and dust free condition throughout all periods of development.
28. No cut or fill slopes of any type shall be steeper than 3:1, with smooth vertical transitions.
29. 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 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.

30. 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 sub-contractors working on the site.
31. In accordance with Section 18.224.020(A) of the Redlands Municipal Code, the applicant shall construct bicycle racks or secured lockers at a rate of one per thirty (30) parking spaces with a minimum of a three (3) space bicycle rack.
32. Prior to the issuance of a grading permit, the applicant shall obtain approval from the Historic and Scenic Preservation Commission for demolition of the residential and garage structures over 50 years of age.

Building & Safety Division

33. When the Entitlement Review is approved submit complete construction drawings including structural calculations, energy calculations and soils report to Building and Safety for plan review in accordance with the current edition of the California Building and Fire Codes including all local ordinances and standards which are effective at the time of Plan Check Submittal.
34. The new structure is required to be equipped with automatic fire sprinklers per the CBC/CFC, NFPA 13 and the current Redlands Municipal Code.
35. Accessible EVC parking spaces for future EVCS as per the California Green Code is required.
36. Disabled access for the site and buildings must be in accordance with the State of California and ADA regulations.

Other Departments

37. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:

- a. Land Use Engineering (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. 949**

Date of P.C. Meeting: December 13, 2022
Applicant: UCR Group, LLC
Location: 1980 West Park Avenue
Project Description: Construct an Approximately 48,079 Square Foot Manufacturing 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.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.
2. Plans required to be submitted include:
 - a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
 - b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
 - c. Water Quality Management Plan. Submit preliminary/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. The post-construction stormwater discharge rate (Q) from a 100 year storm event shall not be greater than the pre-construction stormwater discharge rate (Q).
6. 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.
7. 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)
8. 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.

9. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107.(RMC 13.54)
10. 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 Improvement;
 - b. Street Light Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company; and
 - c. Recycled Water Main Installation.

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

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All off-site improvements shall be designed by owner's Civil Engineer 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
 - Sewer Water Frontage Charges. (RMC 13.44 and 13.12.)
9. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
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 Park Avenue (RMC 18.12.080):
 - a. Dedicate to provide for a corner cutoff/radius at the property line return to accommodate a 30 foot radius curb return and pedestrian ramp;
 - b. Construct standard curb and gutter 22 feet north side of street centerline;
 - 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. Construct standard sidewalk along the entire street frontage and ramps at all curb returns;
 - e. Construct underwalk drain, if necessary;
 - f. Use traffic index of 8.0;
 - g. Install a minimum 8 inch diameter “dry” recycled water main including necessary valves and appurtenances; and
 - h. Install commercial fire hydrants as required by the Redlands Fire Department.
12. Requirements for New Jersey Street (RMC 18.12.080):
- a. Construct standard curb and gutter 22 feet east side of street centerline;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
 - c. Construct standard sidewalk along the entire street frontage and ramps at all curb returns;
 - d. Install LED ornamental street light(s) [Cobrahead (ERL1-0-06-D5-30-A-GRAY) or approved equal], with the equivalent illumination of a 150 watt sodium vapor street light. Prepare and submit a separate street lighting plan for City approval. Streetlight spacing shall be determined by the City of design specifications. Installation of one (1) light will be required. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance at that time. Prepare and submit a separate street lighting plan for City approval;
 - 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.
13. 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)
14. All irrigation lines that exist within any street right-of-way shall be replaced with ductile iron, cement mortar lined and coated steel, or as approved by City Engineer. (RMC 18.12.080)
15. All off-site utilities shall be placed underground. The undergrounding shall include power poles located along the project site’s street frontage(s) and may include power poles beyond the site’s boundary as determined by Southern California Edison. Those overhead utility lines that are 66KV or greater will not be required to be undergrounded. Any power pole(s) that contain a streetlight may be required to install a standard streetlight, in accordance with the Municipal Utilities and Engineering Department’s standards. Plans shall be submitted that detail the undergrounding of all off-site utilities, subject to review and approval

by the City Engineer (RMC 18.12.080). This requirement may be waived per RMC Section 17.17.020 G(2) through payment of an in lieu fee provided that the approving body makes the finding described in RMC Section 17.17.20 G(3).

16. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
17. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)
18. 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.
19. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.
20. Dedication documents shall be prepared by a licensed Land Surveyor or registered Civil Engineer (registered prior to January 1982) and must be submitted for review and approval before recordation. (California B&P Code 8761 and CCR 4411)
21. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 18.12.080):

Performance	100% security (due prior to building permit issuance)
(Warranty)	10% security (due at acceptance of improvements)
Labor and Materials	50% security (due prior to building permit issuance)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

22. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work. (RMC 18.12.080) and 12.20.100)
23. Execute Public Improvement Agreement. (RMC 12.22.060)

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 Meter Charge. (Redlands Ordinance No. 2830)
5. Any existing water service to abandoned shall be abandoned at the main.

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.
8. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security (due prior to building permit issuance)
(Warranty)	10% security (due at acceptance of improvements)
Labor and Materials	50% security (due prior to building permit issuance)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

9. Execute Public Improvement Agreement.
10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

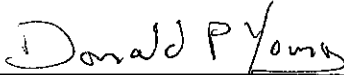
F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.
2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.
3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.
4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]
5. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)
6. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.
7. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
8. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.

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

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

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.
2. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.
3. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.


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


Initial

RESOLUTION NO. 1760

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. 949 FOR THE CONSTRUCTION OF A LIGHT INDUSTRIAL BUILDING LOCATED AT THE NORTHEAST CORNER OF WEST PARK AVENUE AND NEW JERSEY STREET.

WHEREAS, the applicant, UCR Group, LLC, has submitted an application for Extension of Time No. 3 to construct a 48,079 square-foot light industrial building with ancillary office space on a 2.56-acre parcel located at the northeast corner of New Jersey Street and West Park Avenue (APN: 0292-153-20-0000) in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan; and

WHEREAS, on December 13, 2022, the Redlands Planning Commission adopted Resolution No. 1605 and approved Commission Review & Approval No. 949; and

WHEREAS, on December 13, 2022, the Redlands Planning Commission adopted Resolution No. 1606 recommending approval to the City Council for Street Vacation No. 190 for the project; 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 & Approval, provided the total number of such one-year extensions do not exceed three; and

WHEREAS, on December 3, 2024, the City Council approved the applicant's request for the first one-year Extension of Time to extend the expiration date for Commission Review & Approval No. 949 to December 13, 2025; and

WHEREAS, on October 14, 2025, the Planning Commission approved the applicant's request for the second one-year Extension of Time to extend the expiration date for Commission Review & Approval No. 949 to December 13, 2026; and

WHEREAS, the applicant intends to develop the project approved by Commission Review & Approval No. 949, and requests the extension to allow more time to secure appropriate funding; and

WHEREAS, following the consideration for the extension of time to Commission Review & Approval No. 949, the Planning Commission determined that the approval of the requested one-year extension of time is in the best interests of the public health, safety, and general welfare.

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

SECTION 1. California Environmental Quality Act. Approval of this Resolution is exempt from further environmental review pursuant to Section 15061(b)(3) of the State Guidelines

implementing the California Environmental Quality Act, as there is no possibility of any potentially significant environmental effects as a result of the Extension of Time. Planning Commission Resolution No. 1605 was adopted on December 13, 2022, and determined the project was exempt from environmental review in accordance with 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 proposed one-year extension of time for Commission Review and Approval No. 949 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. 949 shall be December 13, 2027. The project shall remain subject to all original Conditions of Approval (contained in Planning Commission Resolution No. 1605). Street Vacation No. 190 must also be approved and completed in accordance with the Conditions of Approval.

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

ADOPTED, SIGNED AND APPROVED this 8th day of September, 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 8th day of September, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Katherine Coleson
Secretary to the Planning Commission



Planning Commission

AGENDA ITEM NO. CD.

DATE: September 8, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: DETERMINATION OF GENERAL PLAN CONFORMITY FOR PROPERTY LOCATED AT 1675 INDUSTRIAL PARK AVENUE.

APPLICANT: CITY OF REDLANDS, FACILITIES & COMMUNITY SERVICES DEPARTMENT
(PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

A request for a determination of conformity with the Redlands General Plan for the potential acquisition of real property located at 1675 Industrial Park Avenue (APN: 0292-063-38-0000) by the Facilities and Community Services Department of the City of Redlands. (Development Services Director Reilly)

PROPOSAL:

The Facilities and Community Services Department of the City of Redlands is considering the acquisition of the commercial property located at 1675 Industrial Park Avenue (APN: 0292-063-38-0000). Therefore, a determination of conformity with the City's General Plan is necessary prior to proceeding with the potential acquisition.

BACKGROUND:

The subject property is located at 1675 Industrial Park Avenue on the south side of Interstate 10, and between Alabama Street and Nevada Street (see Attachment A), and was formerly operated as the Good Nite Inn. The Planning Commission approved Commission Review & Approval No. 519 on September 24, 1985, for a new hotel with 100 rooms and a restaurant, and at the time the City's zoning designation for the area was Commercial Industrial (C-M) in which hotels/motels are listed as a Permitted use.

In 2022, permits were issued and construction commenced to renovate the interior and exterior of the property. The renovation was funded by various forms of public money including a Homekey grant issued by the California Department of Housing & Community Development. Since January of 2023, the City of Redlands has partnered with third-party vendors to operate the facility as a permanent supportive housing option for homeless individuals and families as well as those that are at risk of homelessness.

On or around November 11, 2024, the senior construction lender foreclosed on the property. In order to ensure that the property continues to serve the City of Redlands and the target population, and to prevent any disruption of services, the City, along with other State and local agencies, are negotiating the purchase of the property.

The proposed sale would allow the City of Redlands, through the Redlands Housing Corporation, to acquire a fee simple interest in the property. The City of Redlands would acquire all buildings, facilities, and fixtures on the parcel (including three existing buildings). After acquisition, the property would be subject to use restriction covenants recorded by State and other local agencies, and these covenants would limit the use of the property to multi-family affordable housing.

Prior to sale or acquisition of real property by a local agency, Government Code Section 65402 requires a finding of General Plan conformity by the Planning Commission as to the location, purpose, and extent of such sale or acquisition.

ANALYSIS:

The subject property was originally constructed as a hotel and retains much of its original form and function. The facility now includes limited on-site services and programs to support the tenants for the duration of their stay (described further below). The property is within the "Commercial" land use category of the General Plan, described as follows.

"The Commercial land use category designates areas for the development of a wide range of commercial uses, including neighborhood-serving stores and convenience centers, regional commercial centers, and commercial recreation. Sites with this designation may be developed with a stand-alone commercial use, two or more commercial uses, or mixed uses. The Commercial land use category may permit residential and mixed uses consistent with the underlying zoning district."

The proposed acquisition of the property would implement the following Policies and Actions contained in Chapter 4, "Livable Community," of the 2035 General Plan.

Policy 4-P.20: "Provide for the concentration of office, industrial, and commercial uses in appropriate locations near transportation corridors to encourage the development of employment centers and reduce the potential for land use conflicts with sensitive uses."

Action 4-A.50: "Ensure that opportunities are available for community-oriented services."

The Facilities & Community Services Department is considering acquiring the subject property to be able to provide ongoing public services for a variety of individuals in the community, many of whom were formerly unhoused individuals. The Redlands Project Homekey is a permanent supportive housing program that provides long-term, stable housing for individuals who were formerly homeless. The program combines affordable housing with ongoing case management and supportive services to help residents maintain housing, improve their well-being, and achieve greater independence. The City's Homeless Solutions Division also partners with local nonprofit and government entities to connect unhoused persons with resources such as permanent housing options, food assistance, outreach services, mental health counseling, substance abuse treatment, and more. The program's intent is to assist clients by providing training and support to address the residents' individual health conditions and help them find employment, volunteer opportunities, schooling or educational programs, etc., that ultimately will help the person transition out of the program.

ENVIRONMENTAL REVIEW:

The determination of General Plan conformity for the potential purchase of one parcel is exempt from environmental review in accordance with CEQA Guidelines Section 15061(b)(3), as there is no possibility of any environmental effects associated with the finding of General Plan conformity.

RECOMMENDATION:

Find that the potential purchase of the subject property is in conformity with the Redlands General Plan.

MOTION:

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

"I move that the Planning Commission adopt Resolution No. 1756 and determine that the purchase of real property located at 1675 Industrial Park Avenue is in conformance with the Redlands General Plan."

Attachments

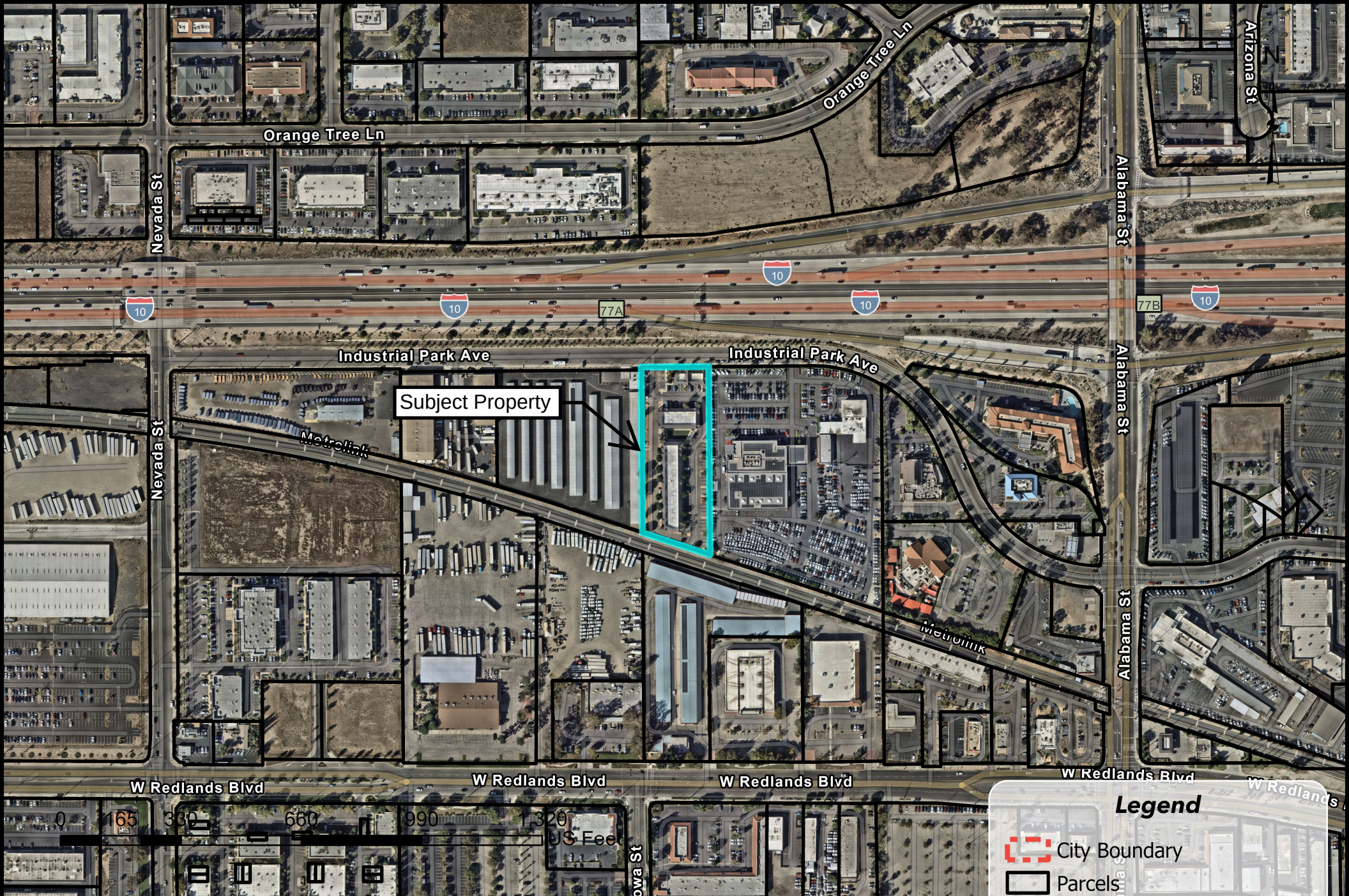
[Attachment A - Location Map.pdf](#)

[Attachment B - Aerial Photo.pdf](#)

[Attachment C - General Plan Land Use Map.pdf](#)

[Attachment D - Zoning Map.pdf](#)

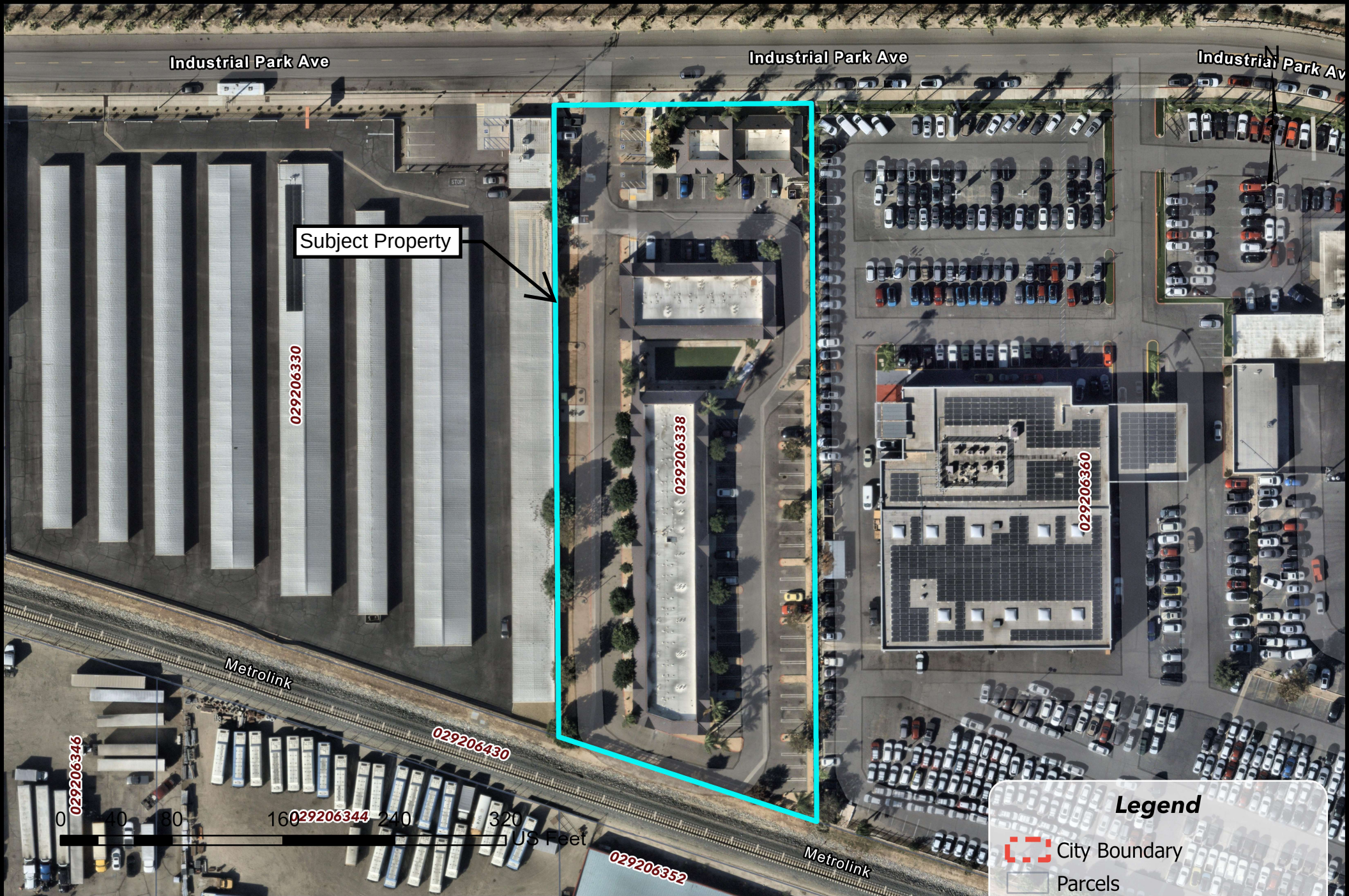
[Attachment E - Resolution 1756.pdf](#)



Legend

- City Boundary
- Parcels





Subject Property

029206330

029206338

029206360

029206346

029206430

029206344

029206352

Metrolink

Metrolink

0 40 80 160 240 320 US Feet

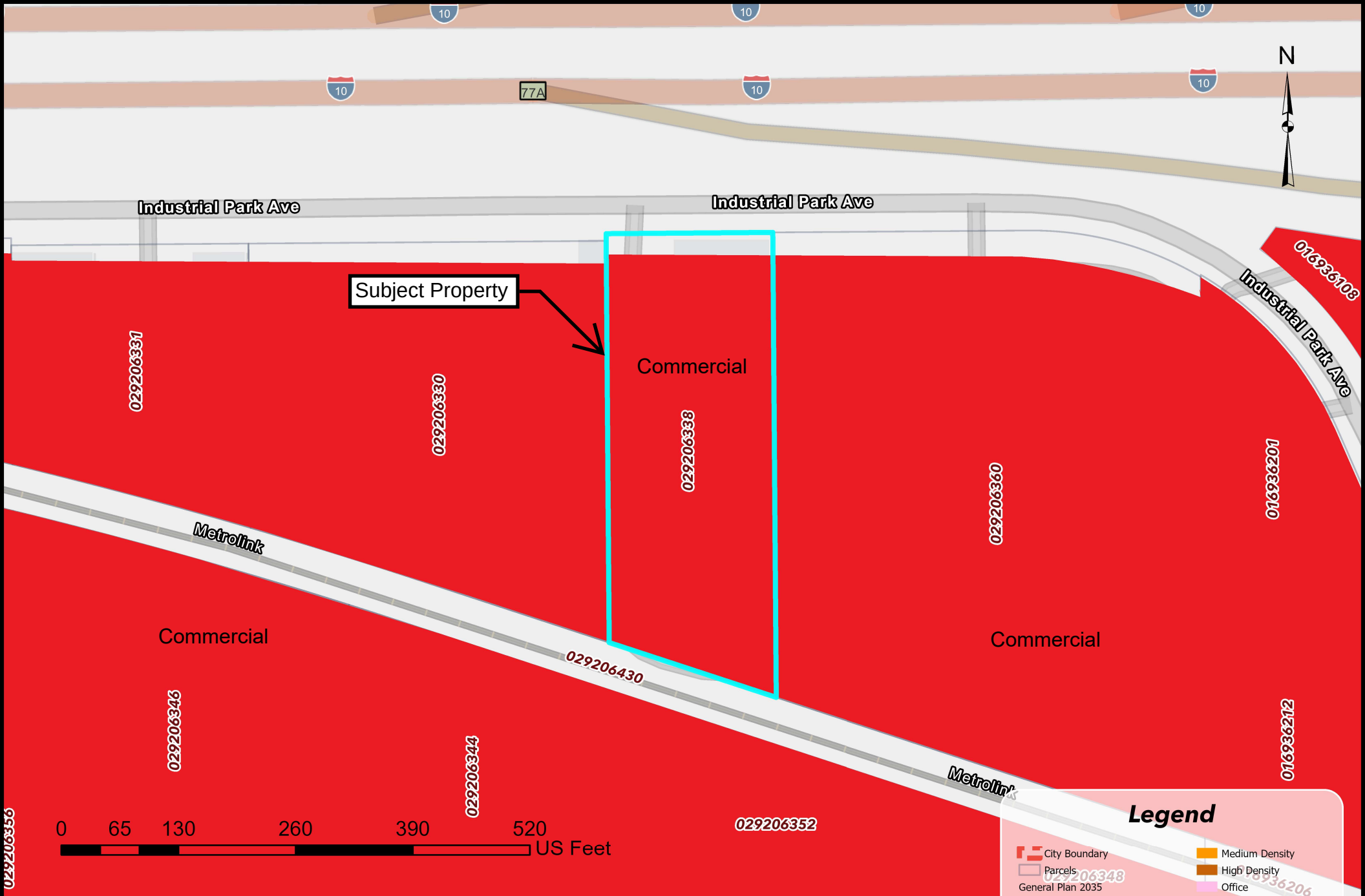
Legend

-  City Boundary
-  Parcels
- APN



City of Redlands
B - Aerial Photo

Author: Redlands GIS **Date:** 8/31/2026

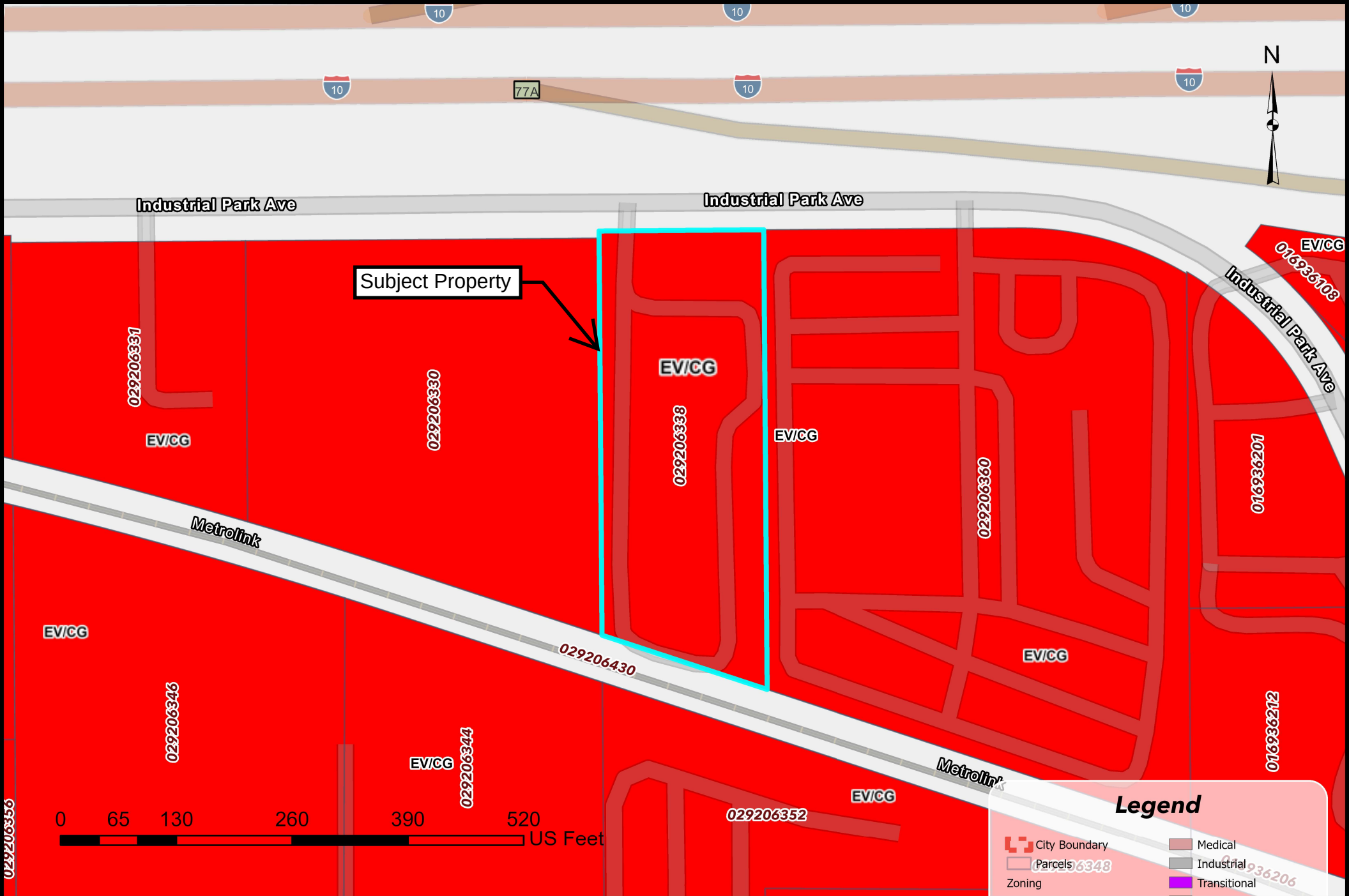


City of Redlands
C - General Plan Land Use Map

Author: Redlands GIS **Date:** 8/31/2026

Legend

City Boundary	Medium Density
Parcels	High Density
General Plan 2035	Office
DESCRIPTION	Commercial
Hillside Conservation	Commercial/Industrial
Rural Living	Light Industrial
Resource Preservation	Public/Institutional
Very Low Density Residential	Agriculture
Low Density Residential	Parks/Golf Courses
Low Medium Density Residential	Open Space



City of Redlands

D - Zoning Map

Author: Redlands GIS Date: 8/31/2026

Legend

City Boundary	Medical
Parcels	Industrial
Zoning	Transitional
CATEGORY	Public Institutional
Administrative	Airport
Agricultural	Specific Plan
Single Family Residential	Flood Plain
Multi-Family Residential	Open Space
Commercial	APN

RESOLUTION NO. 1756

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS FINDING THAT THE POTENTIAL ACQUISITION OF ONE PARCEL LOCATED AT 1675 INDUSTRIAL PARK AVENUE (APN: 0292-063-38-0000) BY THE CITY OF REDLANDS WOULD BE IN CONFORMITY WITH THE REDLANDS GENERAL PLAN.

WHEREAS, the City of Redlands Facilities & Community Services Department has initiated efforts to acquire one parcel located at 1675 Industrial Park Avenue (APN: 0292-063-38-0000) in furtherance of the City's governmental services and in the interest of public health, safety, and general welfare; and,

WHEREAS, the subject property at 1675 Industrial Park Avenue (APN: 0292-063-38-0000) is designated as Commercial land use in the 2035 General Plan Land Use Map; and,

WHEREAS, prior to sale or acquisition of real property by a local agency, California Government Code Section 65402 requires a finding of General Plan conformity by the Planning Commission as to the location, purpose, and extent of such sale or acquisition; and,

WHEREAS, on August 25, 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 concerning a General Plan conformity finding for the subject property; and,

WHEREAS, the finding of conformity with the Redlands General Plan is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. There is no possibility that this action may have a significant effect on the environment, and therefore, is not subject to environmental review.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The determination of General Plan conformity for the potential purchase of one parcel is exempt from environmental review in accordance with CEQA Guidelines Section 15061(b)(3).

SECTION 2. GENERAL PLAN POLICIES. The potential acquisition of Assessor's Parcel No. 0292-063-38-0000 will implement or achieve the intent of the following General Plan policies contained in Chapter 4, Livable Community.

Commercial: "The Commercial land use category designates areas for the development of a wide range of commercial uses, including neighborhood-serving stores and convenience centers, regional commercial centers, and commercial recreation. Sites with this designation may be developed with a stand-alone commercial use, two or more commercial uses, or mixed uses. The Commercial land use category may permit residential and mixed uses

consistent with the underlying zoning district.”

Policy 4-P.20: “Provide for the concentration of office, industrial, and commercial uses in appropriate locations near transportation corridors to encourage the development of employment centers and reduce the potential for land use conflicts with sensitive uses.”

Action 4-A.50: “Ensure that opportunities are available for community-oriented services.”

SECTION 3. FINDING OF GENERAL PLAN CONFORMITY. The Planning Commission hereby finds that the potential acquisition of 1675 Industrial Park Avenue (APN: 0292-063-38-0000) would be in conformance with Redlands General Plan.

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

ADOPTED, SIGNED, AND APPROVED this 8th day of September, 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 8th day of September, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Katherine Coleson,
Secretary to the Planning Commission



Planning Commission

AGENDA ITEM NO. EA.

DATE: September 8, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: ORDINANCE TEXT AMENDMENT NO. 373 (ALCOHOL BEVERAGE SALES ORDINANCE)

APPLICANT: CITY OF REDLANDS
(PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

PUBLIC HEARING to consider Ordinance Text Amendment No. 373 – A proposal to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code to: amend the definition of Alcohol Beverage Sales Activity in RMC 18.190.020; create Section 18.190.065 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; amend Section 18.190.110 for procedural requirements and grounds to modify or revoke an alcohol-related conditional use permit; and amend Section 18.192.100 for procedural requirements to modify or revoke any existing Conditional Use Permit. The proposal qualifies for exemption from environmental review pursuant Sections 15061(b)(3) and 15378(b) (5) of the CEQA Guidelines.
(Development Services Director Reilly)

PROCEDURE FOR PUBLIC HEARING:

1. Chair declares the meeting open as a public hearing.
2. Chair calls upon Department Director for report.
3. Chair calls for questions/comments from members of the Planning Commission.
4. Chair calls upon applicant, or representative, for comments and testimony.
5. Chair calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chair calls upon Planning Commission Secretary to note any written comments received.
7. Chair calls upon the applicant, or representative, for rebuttal comments (5 minutes).
8. Chair closes the public hearing.
9. Planning Commission considers the motion and votes.

PROPOSAL:

This proposal by the Redlands Police Department would amend several sections of the City's Zoning Regulations (Title 18 of the Redlands Municipal Code) to specify explicit authorized hours for the on-site sales, service, and consumption of alcoholic beverages in all businesses within the City of Redlands (such as restaurants, bars, nightclubs, etc.). The proposal would not affect or otherwise restrict retailing for package sales or other alcohol beverages in sealed containers for later off-site consumption (such as grocery stores, convenience stores, other retail stores, etc.). The various proposed amendments are as follows:

- Amend the definition of "Alcohol Beverage Sales Activity" to insert additional clarifying language;
- Add new Section 18.190.065 to specify the permitted hours (and prohibited hours) for on-site sales and consumption;
- Amend Section 18.190.110 pertaining to the procedural requirements and grounds to modify or revoke an alcohol-related conditional use permit; and,
- Amend Section 18.192.100 pertaining to the procedural requirements and grounds to modify or revoke any Conditional Use Permit.

BACKGROUND:

Downtown Redlands is a vibrant center for nightlife and weekend activity, drawing residents and visitors alike. However, this energy is often accompanied by an increase in late night calls for Police Department service. Specifically, between the hours of 12:00 a.m. (midnight) and 2:00 a.m., and particularly on weekend nights (Friday, Saturday, and Sunday nights).

This report proposes the adjustment of alcohol service hours at citywide establishments from the current State-mandated closing time of 2:00 a.m. to 12:00 a.m. (midnight), which would be a reduction of two hours. This recommendation is based on a series of troubling incidents related to over-serving, loitering, and rising crime rates in the downtown area as documented by the Police Department. In recent years, the Police Department has observed numerous issues at downtown bars, including patrons being consistently over-served, which leads to disruptive behavior and safety concerns for both the individuals and the community. Additionally, after closing (typically at 1:30 or 2:00 a.m. at the present time), large groups of individuals congregate in front of these establishments, contributing to a chaotic atmosphere that affects public safety and the neighborhood's quality of life.

Police Data: There has been a significant increase in Part 1 crimes in the downtown area, which include violent offenses and property crimes. Over the last three years, Redlands has had 44 assaults, 13 robberies, 3 shootings, and 5 weapons violations, all occurring between the hours of midnight and 2:00 a.m. So far in 2026, Redlands has had seven serious crimes which include robberies and assaults. There was also a major hit-and-run that resulted in four individuals suffering serious and life-threatening injuries. During that same incident, an unknown subject fired several bullets at the vehicle while many people were gathered on the street. It is important to note that incidents occurring at the bars often require a response from an entire patrol team. In addition to investigating the underlying crime, officers must frequently manage large crowds of intoxicated patrons and address aggressive or disorderly behavior associated with the incident. Maintaining scene security and crowd control requires significant personnel resources, which can impact our ability to respond to calls for service in other areas of the city. As a result, these incidents place a substantial demand on patrol operations and available staffing.

The Police data is unmistakable and shows that downtown violence concentrates between midnight and 2:00 a.m. While Police staff have partnered with the California Department of Alcoholic Beverage Control (ABC), their authority is limited primarily to activities within the bars, leaving them unable to address the escalating issues occurring outside these establishments. This gap in enforcement highlights the necessity for our Police Department to take proactive measures to protect public safety. Despite increasing patrol presence, assigning targeted overtime details focused on the downtown entertainment district, and continuing to work closely with our partners at ABC, we continue to experience recurring issues in the downtown area, particularly between the hours of midnight and 2:00 a.m. These incidents are largely associated with bar closing times and the resulting concentration of patrons in a relatively small area, creating ongoing public safety and enforcement challenges.

To mitigate these ongoing issues, the Police Department proposes that alcohol service end at midnight (12:00 a.m.). This change aims to reduce the risk of over-serving and associated disturbances, diminish loitering and its negative impact on public safety, and provide a safer environment for our community and law enforcement personnel. The adjustment to end alcohol service and consumption at midnight will significantly contribute to enhancing public safety in our downtown area. Given the recent troubling incidents and rising crime statistics, immediate action is required to effectively address these challenges.

State Law: The California Alcoholic Beverage Control Act (Division 9 of the Business & Professions Code, [Sections 23000 – 25762, inclusive](#)) is a collection of various statutes and regulations that uniformly control the sale of alcoholic beverages throughout the State. The California Department of Alcoholic Beverage Control (“ABC”) is an agency of the government of the State of California charged with regulation of alcoholic beverages, licensing, and enforcement on licensed premises pursuant to the Alcoholic Beverage Control Act. However, State law generally does not preempt or otherwise preclude enforcement of a city’s ordinance addressing nuisance problems or criminal activity associated with alcoholic beverage sale establishments, nor is it intended to interfere with the zoning powers of cities conferred upon them by Sections 65850 to 65861, inclusive, of the Government Code (Business & Professions Code sections 23790, 23790.5, and 23791). According to ABC staff (personal communication 6/17/2026), licensees are required to comply with all applicable local zoning requirements, and the proposed code amendment will not result in conflicts with the California Alcoholic Beverage Control Act.

DISCUSSION:

A) Zoning Code Amendment

State law currently requires bars and restaurants to cease the sales of alcoholic beverages for on-site consumption (referred to as an “on-sale” license) no later than 2:00 A.M., in accordance with Business & Professions Code sections 25631 and 25632. The Redlands Municipal Code, Chapter 18.190 “Alcohol Beverage Sales Establishment Regulations” (Attachment A) does not currently impose any additional restrictions regarding hours of alcoholic beverage service.

The proposed code amendments would: 1) clarify the definition for Alcohol Beverage Sales Activity; 2) add a new Section 18.190.065, titled “Unpermitted Service of Alcohol Beverages,” to specify the allowable hours for on-site alcoholic beverage sales, service, and consumption; and 3) update related code sections pertaining to procedures to amend existing Conditional Use Permits.

1) Definition Update

In RMC Section 18.190.020, titled “Definitions,” the following text would be added to the definition of Alcohol Beverage Sales Activity, as follows (new text is underlined):

“ALCOHOL BEVERAGE SALES ACTIVITY: The retail sale of alcohol beverages for on site or off site consumption-, including but not limited to, the active handling, pouring, or delivering of alcoholic beverages to patrons by employees or contractors of a licensed establishment, whether or not for commercial gain or profit.”

2) RMC Section 18.190.065

New zoning code section 18.190.065 would be titled “Unpermitted Service of Alcohol Beverages,” and the following text would be added to limit the hours of on-site consumption for both Alcohol Beverage Sales Establishments as well as Restaurants (as defined in RMC Chapter 18.190), as follows:

“18.190.065: UNPERMITTED SERVICE OF ALCOHOL BEVERAGES:

(a) Any retail sales or furnishing of alcohol beverages for on-site sales and/or consumption, whether or not for commercial gain or profit, shall be operated to comply with this section in addition to any other applicable operating standards and performance standards.

(b) Any retail sales or furnishing of alcohol beverages for on-site sales and/or consumption shall be permitted only between the hours of 6:00 a.m. and 12:00 a.m./midnight of the same day each day of the week, unless otherwise modified in writing by the City. This section shall apply to all businesses and licensees operating in the City of Redlands, including Alcohol Beverage Sales Establishments and those with deemed approved status.”

Applicability: The proposed code amendment would be applicable to all licensed businesses and establishments serving alcohol for on-site consumption, including restaurants, breweries, manufacturers, and other licensees (as indicated in the amended definition for “Alcohol Beverage Sales Activity”). The intent of the ordinance is to cease alcohol beverage service and on-site consumption at 12:00 A.M./Midnight for all businesses (although the businesses may otherwise continue their normal operations after midnight, only without selling or otherwise making available alcoholic beverages).

3) Related Code Amendments

There is at least one business that holds a Conditional Use Permit (CUP) that specifies explicit hours of operation including alcohol service. Therefore, the City will need to amend the relevant sections of the Redlands Municipal Code pertaining to the procedures to amend a CUP.

Section 18.190.110 in the Alcohol Beverage Sales Establishment Regulations (Attachment B) provides grounds for permit suspension or revocation of a CUP, but not modification (such as modifying conditions of approval for a specific property). The proposed amendment will now establish a procedure to modify, suspend, or revoke a CUP as well as set forth the grounds to do so. This is specific to Alcohol Establishments (pursuant to RMC Chapter 18.190).

Chapter 18.192 (Conditional Use Permits) regulates all CUPs including Alcohol Establishments; however, Section 18.192.110 currently does not clearly provide for the modification of existing Conditions of Approval but only for revocation or voiding of the permit. This amendment will update the procedural requirements to include modification or suspension (and align with Section 18.190.110 in the Alcohol Beverage Sales Establishment Regulations). In addition, this amendment will add a provision that allows either the City or the CUP holder to request a formal modification.

Overall, this will amend the City’s process to allow for modification of CUP conditions, whether prompted by the City or the CUP holder.

B) Specific Plans

As a citywide zoning code amendment, the proposed code amendments will be applicable within all Specific Plans and Concept Plans within the City. These include the following: East Valley Corridor Specific Plan (Specific Plan No. 40); La Colina Specific Plan (Specific Plan No. 23); East Valley Complex (Specific Plan No. 25); Brookside Meadows (Specific Plan No. 26); Museum Complex (Specific Plan No. 29); Centennial Commerce Park (Specific Plan No. 33); Citrus Village Shopping Center (Specific Plan No. 41); Redlands Research Park (Specific Plan No. 42); and Concept Plans 1 through 4.

C) General Plan

The proposed code amendment would be consistent with goals of the General Plan for public safety and to improve the sense of safety in the Downtown area, and the Commission may determine the proposal to be in conformity with the 2035 General Plan.

Chapter 3 – Prosperous Economy

Action 3-A.38: Improve the safety and sense of safety throughout Downtown and the adjoining commercial areas.

Chapter 7 – Healthy Community

Action 7-A.73: Improve the sense of safety within Downtown, including the Redlands Mall area.

D) Amendment to RMC Title 8

A related amendment to the Redlands Municipal Code in Title 8 (Health and Safety), Chapter 8.04 (Nuisances), would create subsection 8.04.165 provided below. Note there is a reference to the definition for Alcohol Beverage Sales Activity contained in the zoning code (RMC Chapter 18.190).

“8.04.165: UNPERMITTED ALCOHOLIC BEVERAGE SALES ACTIVITY:

Any retail sales or furnishing of alcohol beverages for on-site sales and/or consumption, whether or not for commercial gain or profit, shall be permitted only between the hours of 6:00 a.m. and 12:00 a.m./midnight of the same day each day of the week, unless otherwise modified in writing by the City. This section shall apply to all businesses and licensees operating in the City of Redlands.”

The amendment to RMC Title 8 is not subject to the Planning Commission's review and recommendation. However, it will be proposed to City Council for adoption in conjunction with the zoning code amendment, so that it is clear the proposal to limit the hours for on-site consumption will be applicable to all business types that offer on-site sales and consumption. As a general provision in the municipal code, it will be uniformly applicable to all zoning districts, Specific Plans, Concept Plans, etc., and all types of ABC licenses.

ENVIRONMENTAL REVIEW:

The proposed Ordinance Text Amendment does not require environmental review in accordance with Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act (“CEQA”), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment may have a significant effect on the environment.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 1753 (Attachment C) and recommend approval to the City Council for Ordinance Text Amendment No. 373 and the related Specific Plan Amendments.

MOTION:

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

“I move to adopt Resolution No. 1753 and recommend that the City Council approve Ordinance Text Amendment No. 373 and related specific plan amendments.”

Attachments

[Attachment A - RMC_18190_Alcohol_Beverage_Regulations.pdf](#)

[Attachment B - RMC 18192 Conditional Use Permits.pdf](#)

[Attachment C - Resolution No. 1753.pdf](#)

CHAPTER 18.190

ALCOHOL BEVERAGE SALES ESTABLISHMENT REGULATIONS

SECTION:

18.190.010: Title And Purpose

18.190.020: Definitions

18.190.030: Hearing Officer

18.190.040: Inspection And Right Of Entry

18.190.050: Conditional Use Permits For New Alcohol Beverage Sales Activities

18.190.060: Operational Standards

18.190.070: Permit Applications

18.190.080: Action On Permit Application

18.190.090: Conditions Of Approval

18.190.100: Appeals From A Determination On An Application For Permit

18.190.110: Grounds For Conditional Use Permit Suspension Or Revocation

18.190.120: Investigative Procedures Of Potential Violation Of Conditions Of Approval

18.190.130: Appeal From Suspension Or Revocation Of Conditional Use Permit

18.190.140: Automatic Deemed Approved Status

18.190.150: Deemed Approved Performance Standards

18.190.160: Notification To Owners Of Establishments Conducting Deemed Approved Activities

18.190.170: Deemed Approved Status Procedures

18.190.180: Penalties

18.190.190: Separate Offenses For Each Day

18.190.200: Any Violation Is A Public Nuisance

18.190.210: Injunction As Additional Remedy

18.190.220: Administrative Penalties

18.190.230: Liability For Expenses

18.190.010: TITLE AND PURPOSE:

This chapter shall be known as the city's *ALCOHOL BEVERAGE SALES ESTABLISHMENT REGULATIONS*. This chapter requires conditional use permits for newly established alcohol beverage sales activities, confers deemed approved status for existing alcohol beverage sales activities that constitute legal nonconforming uses, and establishes standards and an administrative hearing process to review violations of those standards in order to protect the general health, safety, and welfare of the residents of the city and to prevent nuisance activities where alcohol beverage sales activities occur. The city has adopted the regulations described in this chapter for the following purposes:

- A. To protect residential, commercial, industrial, civic and institutional areas and minimize the adverse impacts of nonconforming and incompatible uses;
- B. To provide mechanisms to address problems often associated with the public consumption of alcohol beverages such as litter, loitering, graffiti, unruly behavior and escalated noise levels, and ensure that alcohol beverage sales establishments are not the source of public nuisances in the community;
- C. To provide for properly maintained alcohol beverage sales establishments so that the negative impacts generated by these activities are not harmful to the surrounding environment in any way;
- D. To monitor deemed approved establishments to ensure they do not substantially change in mode or character of operation;
- E. To provide opportunities for alcohol beverage sales establishments to operate in a mutually beneficial relationship to each other and to other surrounding uses. (Ord. 2791, 2015)

18.190.020: DEFINITIONS:

18.190.020: DEFINITIONS:

The meaning and construction of the words and phrases set forth below shall apply throughout this chapter, except where the context clearly indicates a different meaning or construction:

ALCOHOL BEVERAGE: Alcohol, spirits, liquor, wine, beer, and any liquid or solid containing alcohol, spirits, liquor, wine or beer, that contains one-half of one percent or more of alcohol by volume and that is fit for beverage purposes either alone or when diluted, mixed or combined with other substances, the sale of which requires an ABC license.

ALCOHOL BEVERAGE SALES ACTIVITY: The retail sale of alcohol beverages for on site or off site consumption.

ALCOHOL BEVERAGE SALES ESTABLISHMENT: An establishment where alcohol beverage sales activity occurs. Alcohol beverage sales establishments including, but not limited to, the following recognized types of establishments: grocery stores, liquor stores, beer and wine stores, convenience markets, specialty food markets, retail sales establishments, wine shops, bowling alleys, billiard or game parlors, service stations, social halls, taverns, cocktail lounges, dance halls, nightclubs, bars, and alcohol beverage tasting rooms. This definition excludes fast food establishments, restaurants (serving of alcohol beverages with meals only), manufacturing, wholesale, and temporary events.

CALIFORNIA DEPARTMENT OF ALCOHOL BEVERAGE CONTROL OR ABC: The department of the state of California empowered to act pursuant to article 20, section 22, of the California constitution and authorized to administer the provisions of the alcohol beverage control act.

CONDITIONS OF APPROVAL: Requirements that must be carried out by a new alcohol beverage sales activity in connection with a conditional use permit, or by a legal nonconforming alcohol beverage sales activity to comply with deemed approved performance standards to retain its deemed approved status.

DEEMED APPROVED ACTIVITY: Any legal nonconforming alcohol beverage sales activity. Such activity shall be considered a deemed approved activity as long as it complies with the deemed approved performance standards set forth in section 18.190.150 of this chapter.

DEEMED APPROVED STATUS: The permitted use of land for a deemed approved activity. Deemed approved status replaces legal nonconforming status with respect to an alcohol beverage sales activity and remains in effect as long as the activity complies with the deemed approved provisions and performance standards.

ILLEGAL ACTIVITY: An activity which has been determined to be in noncompliance with the deemed approved provisions and performance standards. Such an activity shall lose its deemed approved status and shall no longer be considered a deemed approved activity.

LEGAL NONCONFORMING ALCOHOL BEVERAGE SALES ACTIVITY OR LEGAL NONCONFORMING ACTIVITY: An alcohol beverage sales activity which was a nonconforming use pursuant to the city's nonconforming use regulations and for which a valid state of California ABC license had been issued and used in the exercise of the rights and privileges conferred by the license at a time immediately prior to the effective date hereof. Such an activity shall be considered a deemed approved activity and shall no longer be considered a legal nonconforming activity.

OPERATIONAL STANDARDS: Regulations for the business practice activities and land use for locations with a conditional use permit or those further requirements imposed to achieve these goals. Operational standards constitute requirements which must be complied with by an establishment in order to maintain its conditional use permit.

PERFORMANCE STANDARDS: Regulations for the business practice activities and land use for locations with deemed approved status or those further requirements imposed to achieve these goals. Performance standards constitute requirements which must be complied with by an establishment in order to retain its deemed approved status.

PERMIT: A conditional use permit issued pursuant to this chapter.

PERMITTEE: The individual or entity that owns an alcohol beverage sales establishment and to whom a conditional use permit to operate an alcohol beverage sales establishment has been issued by the city.

RESTAURANT: A bona fide eating establishment where a dining area is provided to eat meals that are prepared and served on the premises and alcohol beverage sales do not exceed fifty percent (50%) of all sales at any time.

SURROGATE SALES: The purchasing of alcohol by an individual on behalf of another individual, typically an adult purchasing alcohol on behalf of or for consumption by a minor. (Ord. 2791, 2015)

18.190.030: HEARING OFFICER:

The administrative hearing officer ("hearing officer") shall be a designated person as described in subsection 1.22.100A of this code who shall conduct public hearings and make recommendations intended to encourage and achieve the compliance of particular alcohol beverage sale establishments with the provisions of this chapter. This section is not intended to restrict the powers and duties otherwise pertaining to other city officers in the field of monitoring and ensuring the harmony of alcohol beverage sales activities in the city. (Ord. 2791, 2015)

18.190.040: INSPECTION AND RIGHT OF ENTRY:

The sale of alcohol beverages is a closely regulated industry. The officials responsible for enforcement of this code, and their duly authorized representatives, may enter on any site or into any structure for the purpose of investigation provided they shall do so in a reasonable manner whenever they have cause to suspect a violation of any provision of this chapter or whenever necessary to the investigation of violations of the conditions of approval or deemed approved performance standards prescribed in this chapter. If an

owner, occupant or agent refuses permission to enter, inspect or investigate, the officials or their representatives may seek an inspection warrant under the provisions of Code Of Civil Procedure section 1822.50 et seq. All such inspections shall be conducted in compliance with the fourth amendment to the United States constitution. (Ord. 2791, 2015)

18.190.050: CONDITIONAL USE PERMITS FOR NEW ALCOHOL BEVERAGE SALES ACTIVITIES:

The general purposes of these regulations are to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare by requiring consideration and approval of a land use permit before a new alcohol beverage sales activity will be permitted. This chapter alone does not allow or permit alcohol beverage sales activities, but only applies to these activities where otherwise allowed or permitted within an applicable land use or zoning district. All new alcohol beverage sales establishments are required to comply with the operational standards and objectives set forth in this chapter. Notwithstanding any other provision of this code, no new alcohol beverage sales establishment may be established unless a conditional use permit is first obtained in accordance with the requirements of this chapter. The provisions of this chapter are intended to complement the state of California alcohol related laws. The city does not intend to replace or usurp any powers vested in the ABC. (Ord. 2791, 2015)

18.190.060: OPERATIONAL STANDARDS:

All new alcohol beverage sales establishments shall be designed, constructed, and operated to conform to all of the following operational standards:

- A. That the establishment does not result in adverse effects to the health, welfare, peace or safety of persons visiting, residing, working, or conducting business in the surrounding area.
- B. That the establishment does not jeopardize or endanger the public health or safety of persons visiting, residing, working, or conducting business in the surrounding area.
- C. That the establishment does not result in repeated nuisance activities within its premises or in close proximity of the premises, including, but not limited to, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- D. That the establishment complies with all provisions of local, state and/or federal laws, regulations or orders, including, but not limited to, those of the ABC, California Business And Professions Code sections 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license taxes.
- E. That the establishment's upkeep and operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
- F. That the owners and all employees of the establishment complete an approved course in "responsible beverage sales" (RBS) within sixty (60) days of hire for employees hired after the passage of this chapter, or within six (6) months of the passage of this chapter for existing employees. To satisfy this requirement, a certified program must meet the standards of the California coordinating council on responsible beverage service (CCC/RBS) or other certifying/licensing body designated by the state of California.

A copy of these operational standards, any applicable ABC or city operating conditions, and any training requirements shall be posted in at least one prominent place within the interior of the establishment where it will be readily visible and legible to the employees and patrons of the establishment. (Ord. 2791, 2015)

18.190.070: PERMIT APPLICATIONS:

Any person, association, partnership, corporation or other entity desiring to obtain an alcohol beverage sales activity conditional use permit shall file an application with the city's development services department on a form provided by the city. The application shall be accompanied by a nonrefundable application processing fee in an amount established by resolution of the city council. The application for a conditional use permit shall contain the following information:

- A. The name, address and telephone number of the applicant. If the applicant is a corporation, the applicant shall set forth the name of the corporation exactly as shown in its articles of incorporation. An applicant corporation or partnership shall designate one of its officers or general partners to act as its responsible management officer.
- B. The name, address, and telephone number of the person who shall manage and operate the establishment.
- C. The name, address, and telephone number of a person authorized to accept service of legal notices.
- D. The proposed business name of the alcohol beverage sales establishment and description of all operating aspects of the proposed business.
- E. The type of ABC license the applicant is seeking for the alcohol beverage sales establishment.
- F. The street address of the proposed establishment and the assessor parcel number for the property.
- G. A site plan for the property depicting the location of the building housing the alcohol beverage sales activity on the property, and all existing and proposed parking, exterior lighting, signage, and landscaping, trash enclosures, waiting or queuing areas.
- H. Any other information determined reasonably necessary by the city to accomplish the purposes of this chapter.

The application shall be forwarded to the development services department which may refer the application to other city departments to determine whether the premises where the alcohol beverage sales establishment will be located, complies with the city's building, health, zoning and fire ordinances or other applicable ordinances or laws. City departments may conduct an inspection of the premises to determine compliance with the ordinances and other laws they administer. City departments may prepare reports summarizing their inspections and recommending whether to approve or deny the application based on their inspections. (Ord. 2791, 2015)

18.190.080: ACTION ON PERMIT APPLICATION:

The planning commission may approve issuance of the conditional use permit to allow a new alcohol beverage sales establishment upon making the following findings:

- A. The establishment is located in a zoning district in which the establishment is a conditionally permitted use.
- B. That the operations of the establishment do not cause or result in adverse effects to the health, welfare, peace or safety of persons visiting, residing, working, or conducting business in the surrounding area.
- C. That the establishment does not jeopardize or endanger the public health or safety of persons visiting, residing, working or conducting business in the surrounding area.
- D. A finding of "public convenience and necessity" ¹, if the activity will be located in an area that has been determined by the ABC to have an undue concentration of licenses as defined in Business And Professions Code section 23958.4(a).
- E. That the operations of the establishment will not aggravate existing problems in the neighborhood created by the sale of alcohol such as disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- F. The establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, social service offices, or other alcohol beverages sales activity establishments.
- G. The establishment will otherwise be compatible with existing and potential uses within the surrounding area. (Ord. 2791, 2015)

Notes

- ¹ 1. BPC § 23958.4(b)(2).

18.190.090: CONDITIONS OF APPROVAL:

Reasonable conditions of approval that may be imposed include, but are not limited to, the following:

- A. Sound Walls: If the deemed approved activity abuts residential areas a sound wall may be required between the establishment conducting the deemed approved activity and the abutting residential areas. The sound wall must comply with all state and local requirements for construction and location and must not obstruct the view of the building and parking areas from the street. Vegetation may be required to be planted along the sound wall to improve the appearance of the sound wall.
- B. Trash Receptacles: Permanent, nonflammable trash receptacles may be required to be located at convenient locations appropriately screened from view outside the establishment and in any establishment parking area. The operators of the establishment may be required to remove on a daily basis, or more frequently if needed to maintain a litter free environment, all trash from these receptacles and from the sidewalk adjacent to the establishment. The operators of the establishment also may be required to remove at least three (3) times per week all trash originating from its establishment deposited on public property within two hundred fifty feet (250') of any boundary of its premises.
- C. Pay Telephones: Pay telephones on the site of the establishment may either be: 1) prohibited; or 2) required to be of the type that only allow outgoing calls and be located in a visible and well lighted location.
- D. Program: A "complaint response community relations" program established and maintained by the establishment conducting the deemed approved activity may be required. The program may include the following:
 - 1. Posting at the entry of the establishment a sign providing the telephone number for the area commander of the local police department substation to any requesting individual.
 - 2. Coordinating efforts with the police department to monitor community complaints about the establishment activities.
 - 3. Having a representative of the establishment meet with neighbors or the applicable neighborhood association on a regular basis and at their request attempt to resolve any neighborhood complaints regarding the establishment.
- E. Activities: If appropriate, the following activities may be prohibited on the premises: pool or billiard tables, football or pinball games, arcade style video and electronic games, and amusement devices.
- F. Prohibited Products: To discourage nuisance activities, an off site alcohol beverage sales establishment may be prohibited from selling one or more of the following products:

1. Wine or distilled spirits in containers of less than seven hundred fifty milliliters (750 ml).
2. Malt beverage products with alcohol content greater than five and one-half percent ($5\frac{1}{2}\%$) by volume.
3. Wine with an alcohol content greater than fourteen percent (14%) by volume unless aged at least two (2) years.
4. Single containers of beer or malt liquor.
5. Containers of beer or malt liquor not in their original factory packages of 6-packs or greater.
6. Containers of beer or malt liquor larger than twenty four (24) to thirty nine (39) ounces.
7. Distilled spirits in bottles or containers smaller than three hundred seventy five milliliters (375 ml).
8. Cooler products, either wine or malt beverage based, in less than 4-pack quantities.

G. Chilled Alcohol Beverages: An off site alcohol beverage sales activity may be prohibited from maintaining refrigerated or otherwise chilled alcohol beverages on the premises.

H. Hours Of Operation: In off site alcohol beverage sales activity, the sale of alcohol beverages may be restricted to certain hours of each day of the week unless limited further by the ABC.

I. Cups: In off site alcohol beverage sales activity, the sale or distribution to the customer of paper or plastic cups in quantities less than their usual and customary packaging may be prohibited.

J. Signs: The following signs may be required to be prominently posted in a readily visible manner in English, Spanish, and the predominant language of the patrons:

1. "California State Law Prohibits The Sale Of Alcohol Beverages To Persons Under 21 Years Of Age".
2. "No Loitering Or Public Drinking".
3. "It Is Illegal To Possess An Open Container Of Alcohol In The Vicinity Of This Establishment".

K. Presentation Of Documents: A copy of the conditions of approval and the ABC license may be required to be kept on the premises of the establishment and presented to any law enforcement officer or authorized state or city official upon request.

L. Mitigating Alcohol Related Problems: The establishment may be required to operate in a manner appropriate with mitigating alcohol related problems that negatively impact those individuals living or working in the neighborhood including, but not limited to, sales to minors, surrogate sales, the congregation of individuals, violence on or near the premises, drunkenness, public urination, solicitation, drug dealing, drug use, loud noise and litter.

M. Drug Paraphernalia: The establishment may be prohibited from selling drug/tobacco paraphernalia products as defined in Health And Safety Code sections 11014.5 and 11364.5. "Drug paraphernalia" means all equipment, products and materials of any kind that are used, intended for use or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance in violation of the California uniform controlled substances act commencing with Health And Safety Code section 11000.

N. Loitering: The establishment's operators or employees may be required to discourage loiterers and to ask persons loitering longer than fifteen (15) minutes to leave the area and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if persons requested to leave fail to do so.

O. Security Cameras: The establishment may be required to implement a video camera safety plan which may include:

1. Digital video camera system which records activity of patrons and employees at service counters, entrances and exits, and primary parking areas.
2. Video recordings must be stored and retrievable for a minimum period of seven (7) days from the time of recording.
3. Video clarity must be such that a person's facial features can be identified from the video.
4. The video system must be engaged, and recording at all times, while the establishment is open to the public. The system must be maintained in working order at all times.
5. The video system must be approved by the Redlands police department before it is installed to ensure compliance with city requirements, and approved again after the system is operational.

P. Security Guards: An establishment may be required to retain a specified number of security guards. The number of security guards shall vary based upon the specific facts and circumstances of each establishment site and operation. All security guards shall have all required state and city permits and licenses.

Q. Vegetation: Any required exterior vegetation shall be planted in accordance with this code, and shall be maintained in a manner that minimizes its use as a hiding place. (Ord. 2791, 2015)

18.190.100: APPEALS FROM A DETERMINATION ON AN APPLICATION FOR PERMIT:

Pursuant to sections 18.192.070 and 18.192.080 of this chapter, any applicant or other person aggrieved by a decision of the planning commission on an application for a permit required by this chapter may appeal the decision to the city council. (Ord. 2791, 2015)

18.190.110: GROUNDS FOR CONDITIONAL USE PERMIT SUSPENSION OR REVOCATION:

An alcohol beverage sales establishment conditional use permit may be suspended by the planning commission and/or the city council for up to one year, or revoked, for failure to comply with operational standards, training requirements or conditions imposed through the conditional use permit in accordance with section 18.192.100 of this code. Notice of intention to suspend or revoke shall be in writing and shall state the grounds therefor. Notice shall be mailed by U.S. first class mail and certified mail return receipt requested. (Ord. 2791, 2015)

18.190.120: INVESTIGATIVE PROCEDURES OF POTENTIAL VIOLATION OF CONDITIONS OF APPROVAL:

The city shall appoint a hearing officer to conduct hearings, make findings and determine whether violations of this chapter, including the operational standards, conditions of approval as well as whether undue negative impacts or public nuisance activities have occurred, are occurring, or are likely to occur in the future. The hearing officer shall exercise all powers relating to the conduct of the administrative hearing as set forth in title 1, chapter 1.22 of this code.

Upon the city's receipt of a complaint from the public, city official, or any other interested person, that a conditional use permit activity is in violation of the operational standards and/or conditions of approval set forth in this chapter, the following procedure shall be followed:

A. The city code enforcement officer (or other designated city representative) shall assess the nature of the complaint and its validity by conducting an on site observation and inspection of the premises to assess the activity's compliance with operational standards and/or conditions of approval. The enforcement officer shall provide the business owner and any manager on the premises during the on site inspection with a copy of any complaint made in writing or with information about the details of any oral complaint.

B. If violations are observed during the observation and inspection, the enforcement officer shall record the violations and send via both U.S. first class mail and certified mail return receipt requested a "notice to abate" to the owner of the activity and the property owner, if not the same person or entity. Such "notice to abate" shall notify the owner and property owner of the violations recorded by the officer and that continued noncompliance may result in the penalties and shall set forth a reasonable period of not less than thirty (30) calendar days within which to abate any violations.

C. At the end of the abatement period prescribed in the "notice to abate", the code enforcement officer shall conduct a reinspection visit. If the violations have not been abated within the prescribed abatement period and the officer determines that it is reasonably unlikely that further efforts to compel compliance with operational standards and/or conditions of approval by the owner of the activity is likely, the officer shall determine that the activity is in persistent violation of the operational standards and/or conditions of approval and shall refer the matter and all material evidence to the hearing officer for adjudication. A copy of the officer's determination of continued noncompliance shall be sent via both U.S. first class mail and certified mail return receipt requested to the owner of the deemed approved activity and the property owner, if not the same person or entity.

D. Upon referral from the code enforcement officer that an activity is in persistent violation of the operational standards and/or conditions of approval of this chapter, the operating status of the activity in question shall be reviewed by the hearing officer at a public hearing. The purpose of the administrative hearing is to receive information as to whether the activity is in compliance with the operational standards and/or conditions of approval.

E. The hearing officer shall determine whether the activity is in compliance with the operational standards and/or conditions of approval. Based on this determination, the officer may continue the conditional use status for the use in question, may impose administrative penalties for violations of the operational standards and/or conditions of approval or may make a recommendation to the planning commission to revoke the activity's conditional use permit. If the officer determines instead to impose further, new conditions on the activity, such conditions shall be based upon the information then before the officer. In reaching a determination as to whether a use has violated the operational standards, or as to the appropriateness of imposing conditions on a use, assessing administrative penalties, or the amount of administrative penalties to assess, the hearing officer may consider:

1. The length of time the activity has been out of compliance with the performance standards.
2. The impact of the violation of the operational standards and/or conditions of approval on the community.
3. Any information regarding the owner of the activity's efforts to remedy the violation of the operational standards and/or conditions of approval.

F. "Efforts to remedy" shall include, but are not limited to:

1. Timely calls to the police department that are placed by the owner of the deemed approved activity, his or her employees, or agents.
2. Requesting that those persons engaging in activities causing violations of the operational standards and/or conditions of approval cease those activities, unless the owner of the activity, or his or her employees or agents feels that their personal safety would be threatened in making that request.
3. Making improvements to the establishment's property or operations, including, but not limited to, the installation of lighting sufficient to illuminate the area within the use's property line, the installation of security cameras, clear unobstructed windows, clean sidewalks and graffiti abated within three (3) days.

G. The decision of the hearing officer shall be final unless appealed to the planning commission, by written form approved by the city, within ten (10) days after the date of the decision.

H. The decision of the planning commission shall be final unless appealed to the city council, by written form approved by the city, within ten (10) days after the date of the decision. (Ord. 2791, 2015)

18.190.130: APPEAL FROM SUSPENSION OR REVOCATION OF CONDITIONAL USE PERMIT:

Any applicant or other person aggrieved by a decision of the planning commission from a suspension or revocation of a conditional use permit may appeal the decision to the city council. (Ord. 2791, 2015)

18.190.140: AUTOMATIC DEEMED APPROVED STATUS:

The deemed approved alcohol beverage sales regulations shall apply to all alcohol beverage sales activities for on site or off site consumption that have been legally established and operating, without a conditional use permit, within the city as of the effective date hereof. All alcohol beverage sales activities that were legal nonconforming activities immediately prior to the effective date hereof shall automatically become deemed approved activities as of the effective date hereof and shall no longer be considered legal nonconforming activities. Each deemed approved activity shall retain its deemed approved status as long as it complies with the performance standards of this chapter. The occurrence of any of the following shall terminate the deemed approved status of the alcohol beverage sales activity and require the issuance of a conditional use permit in order to continue the alcohol beverage sales activity:

- A. An existing alcohol beverage sales establishment changes its activity so that ABC requires a different type of license.
- B. There is a substantial modification to the mode or character of operation.
- C. As used herein, the phrase "substantial change of mode or character of operation" includes, but is not limited to, the following:
 - 1. The off site alcohol beverage sales establishment increases the floor or land area or shelf space devoted to the display or sales of any alcohol beverage.
 - 2. The on site alcohol beverage sales establishment increases the floor or land area or shelf space devoted to the display, sales or service of any alcohol beverage.
 - 3. The off site or on site alcohol beverage sales establishment expands the sale or service of any alcohol beverages and/or increases the number of customer seats primarily devoted to the sale or service of any alcohol beverages.
 - 4. The off site or on site alcohol beverage sales establishment extends the hours of operation.
 - 5. The alcohol beverage sales establishment proposes to reinstate alcohol sales after the ABC license has been either revoked or suspended for a period greater than thirty (30) days by ABC.
 - 6. The alcohol beverage sales establishment voluntarily discontinues active operation for more than ninety (90) consecutive days or ceases to be licensed by the ABC.
- D. A substantial change in the mode of character of operation shall not include:
 - 1. Reestablishment, restoration or repair of an existing alcohol beverage sales establishment on the same premises after the premises have been rendered totally or partially inaccessible by a riot, insurrection, toxic accident or act of God, provided that the reestablishment, restoration or repair does not increase the sales or service of any alcohol beverage, extend the hours of operation of any establishment or add to the capacity, floor or land area or shelf space devoted to alcohol beverages of any establishment that sells or serves any alcohol beverages.
 - 2. Temporary closure for not more than ninety (90) days in cases of vacation or illness or for purposes of repair, renovation, or remodeling if that repair, renovation, or remodeling does not change the nature of the premises and does not increase the sales or service of any alcohol beverage, extend the hours of operation of any establishment, or add to the capacity, floor or land area, or shelf space devoted to alcohol beverages of any establishment that sells or serves any alcohol beverages.
- E. If it is determined by the city that there has been a discontinuance of active operation for ninety (90) consecutive days or a cessation of ABC licensing, it may be resumed only upon the granting of a conditional use permit as provided in this chapter. The property owner shall be notified by the city of the termination of the deemed approved status and shall be informed of the property owner's right to appeal the city's decision to the hearing officer. (Ord. 2791, 2015)

18.190.150: DEEMED APPROVED PERFORMANCE STANDARDS:

The provisions of this section shall be known as the deemed approved performance standards. The purpose of these standards is to control dangerous or objectionable environmental effects of alcohol beverage sales activities. These standards shall apply to all deemed approved alcohol beverage sales activities that hold deemed approved status pursuant to this chapter. An alcohol beverage sales activity shall retain its deemed approved status only if it conforms to all operational standards identified in section 18.190.060 of this chapter. (Ord. 2791, 2015)

18.190.160: NOTIFICATION TO OWNERS OF ESTABLISHMENTS CONDUCTING DEEMED APPROVED ACTIVITIES:

The city or its hearing officer shall notify the owner of each deemed approved activity, and also, if not the same, any property owner at the address shown on the city's property tax assessment records, of the activity's deemed approved status. The notice shall be sent by U.S. first class mail and certified mail return receipt requested and shall include a copy of the performance standards in this chapter with the requirement that they be posted in a conspicuous and unobstructed place visible from the entrance of the establishment for public review. This notice shall also provide that the activity is required to comply with all performance standards and that the activity is required to comply with all other aspects of the deemed approved regulations. Failure of any person to receive notice given pursuant to this chapter shall not affect the deemed approved status of the activity. (Ord. 2791, 2015)

18.190.170: DEEMED APPROVED STATUS PROCEDURES:

18.190.180: DEEMED APPROVED STANDARDS REQUIRED:

The city shall appoint a hearing officer to conduct hearings, make findings and determine whether violations of this chapter, including the deemed approved performance standards, conditions of approval, undue negative impacts or public nuisance activity, have occurred, are occurring, or are likely to occur in the future. The hearing officer shall exercise all powers relating to the conduct of the administrative hearing unless or until the decision of the hearing officer is appealed to the planning commission. Upon the city's receipt of a complaint from the public, the city's police department, city official or any other interested person that a deemed approved use is in violation of the performance standards set forth in this chapter, the procedures identified in section 18.190.120 of this chapter shall be followed. (Ord. 2791, 2015)

18.190.180: PENALTIES:

Any person who violates, causes, or permits another person to violate any provision of this chapter is guilty of a misdemeanor, except as otherwise determined by this code and the city attorney. Any person convicted of either an infraction or misdemeanor under the provisions of this chapter shall be punished by a fine, imprisonment, or both, in accordance with state law. (Ord. 2791, 2015)

18.190.190: SEPARATE OFFENSES FOR EACH DAY:

Any violator shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued, permitted, or caused by such violator and shall be punishable accordingly. (Ord. 2791, 2015)

18.190.200: ANY VIOLATION IS A PUBLIC NUISANCE:

In addition to the penalties provided in this chapter, any use or condition caused or permitted to exist in violation of any of the provisions of this chapter shall be and is declared to be a public nuisance and may be abated as such by the city. (Ord. 2791, 2015)

18.190.210: INJUNCTION AS ADDITIONAL REMEDY:

Any violation of any provision of this chapter shall be and is declared to be contrary to the public interest and shall, at the discretion of the city, create a cause of action for injunctive relief. (Ord. 2791, 2015)

18.190.220: ADMINISTRATIVE PENALTIES:

In addition to any other penalties provided in this chapter, the administrative penalties set forth in title 1, chapter 1.22 of this code shall apply for any violation of this chapter. (Ord. 2791, 2015)

18.190.230: LIABILITY FOR EXPENSES:

In addition to the punishment provided by law, a violator is liable for such costs, expenses and disbursements paid or incurred by the city or any of its contractors in correction, abatement and prosecution of the violation. Reinspection fees to ascertain compliance with previously noticed or cited violations shall be charged against the owner of the establishment conducting the deemed approved activity or owner of the property where the establishment is located. The inspection official shall give the owner or other responsible party of such affected premises a written notice showing the itemized cost of such chargeable service and requesting payment thereof. Should the bill not be paid in the required time the charges may be placed as a lien against the property. (Ord. 2791, 2015)

CHAPTER 18.192

CONDITIONAL USE PERMITS

SECTION:

18.192.010: Purpose

18.192.020: Specific Uses Permitted Subject To Conditional Use Permit

18.192.030: Application; Submittal Requirements

18.192.040: Consideration Of Permit; Public Hearing By Planning Commission

18.192.050: Public Improvement And Dedication Requirements

18.192.060: Approval Of Permit; Findings

18.192.070: Appeal From Planning Commission Decision

18.192.080: Council Action In Absence Of Appeal

18.192.090: Conditional Use Permit; Expiration

18.192.100: Revocation Or Voiding Of Permit

18.192.110: Reapplication; Waiting Period

18.192.120: Violation

18.192.010: PURPOSE:

A. The purpose of a conditional use permit (CUP) is to establish a review process for the development of a use that may be desirable under appropriate circumstances but is not permitted by right in the applicable zone. The intent of this chapter is to permit review of such proposed uses on a case by case basis to determine whether, and under what conditions, the use may be approved at a given site. Further, the intent of this chapter is that each use be developed so as to fully protect the public health, safety and welfare of the city. To provide this protection, conditions may be imposed on a use to address potential adverse effects. The privileges and conditions of a CUP are a covenant that runs with the land and, in addition to binding the permittee, bind each successor in interest. A CUP is granted at the discretion of the city, and is not an automatic right of any applicant. (Ord. 2503 § 1, 2003)

18.192.020: SPECIFIC USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT:

A. Uses listed in the city's zones as "uses permitted subject to a conditional use permit" may be permitted in such zones pursuant to the provisions of this chapter.

B. The following uses may be permitted in any zone, except where expressly prohibited, when such uses are determined by the city to be essential or desirable for the public health, safety and welfare in accordance with the provisions of this chapter:

Airport, heliport.

Cemeteries, columbariums, mausoleums.

Convalescent homes, board and care homes.

Development of natural resources (excluding drilling for or producing oil, gas or other hydrocarbon substances or the production of rock and gravel), together with the necessary buildings, apparatus or appurtenances incident thereto.

Educational institutions, public or private.

Golf courses, excepting driving ranges and miniature courses.

Governmental enterprises.

Hospitals and medical clinics.

Meeting places of nonprofit civic groups or community organizations other than social or fraternal clubs.

Neighborhood stores and shopping centers.

Planned residential developments, subject to the provisions of chapter 18.144 of this title.

Problem Areas: In those areas that are so located that their relationship to other uses of land or to topographical features, or where existing land subdivision patterns make use for the zoned purposes impractical, and where one particular use would be reasonable and desirable, the commission may determine such a use, if otherwise permitted by ordinance, to be reasonable.

Public utility structures and service facilities.

Religious places of worship.

Transitional Uses: A use, or combination of uses that will provide an orderly bridge between more intensive and less intensive uses:

1. Adjacent to commercial districts, excepting C-1 and C-2: Administrative and professional offices, off street parking, motels and hotels; no retail sales are permitted unless proposed in conjunction with a complex of uses whereby the adjacent residential districts are buffered by the uses specifically listed as permitted;
2. Adjacent To Industrial Districts: Administrative and professional offices, and off street parking; no retail sales are permitted;
3. Adjacent To Administrative-Professional Districts: Off street parking, and administrative and professional offices, provided property abuts a major or secondary highway and is not separated from the A-P district by a street. (Ord. 2985, 2025: Ord. 2503 § 1, 2003)

18.192.030: APPLICATION; SUBMITTAL REQUIREMENTS:

Applications for a CUP shall be made to the planning commission on forms prescribed by the city. The applicant for a CUP shall be the property owner or the authorized agent of the property owner as evidenced by written document. A completed application and payment of all applicable fees as established by the city shall be submitted to the community development department. The application for a CUP shall include a site plan prepared to scale, showing accurately and with complete dimensions, all buildings and structures proposed and existing on property. (Ord. 2503 § 1, 2003)

18.192.040: CONSIDERATION OF PERMIT; PUBLIC HEARING BY PLANNING COMMISSION:

A. The planning commission shall have the authority to approve, conditionally approve or deny an application for a CUP. In instances when an application for a CUP is processed concurrently with other land use entitlements requiring action by the city council, the planning commission shall make a recommendation on the CUP application to the city council.

B. A public hearing shall be held by the planning commission after a complete application has been filed and legally required notice has been given for the hearing. Notice of the hearing shall be published in a newspaper of general circulation and be mailed to owners of property within a radius of three hundred feet (300') of the external boundaries of the property described in the application not less than ten (10) days before the date set for the commission hearing. For this purpose, the name and address of such owners shall be as shown on the latest official assessors roll of the county.

C. At the public hearing, the planning commission shall review the application and statements, plans and drawings submitted therewith and shall review evidence concerning the proposed use and the proposed conditions under which the use would be operated and maintained. The planning commission shall make findings and its decision on whether to approve or deny the application based upon substantial evidence in the form of verbal or written testimony presented during the public hearing. (Ord. 2503 § 1, 2003)

18.192.050: PUBLIC IMPROVEMENT AND DEDICATION REQUIREMENTS:

A. The city may require the dedication of land and improvements for streets, alleys, drainage, public utilities, bridle trails and flood control purposes that are reasonably related to the proposed use of the project and which are necessary for the orderly development of the site and surrounding properties. Improvements include, but are not limited to:

1. Grading and drainage structures;
2. Curbs and gutters;
3. Sidewalks;
4. Street pavement;
5. Water service;
6. Sanitary sewer facilities and connections;
7. Services from public utilities;
8. Street trees;
9. Streetlights and street signs.

B. Security, in a form acceptable to the city, may be required by the city to ensure that any public improvements required in connection with the approval of a CUP are constructed and completed prior to the issuance of any building permit or certificate of occupancy for the CUP. Notwithstanding the foregoing, the city shall not require a bond as security for any improvements not reasonably related to the use approved in the CUP. (Ord. 2503 § 1, 2003)

18.192.060: APPROVAL OF PERMIT; FINDINGS:

A CUP may be approved or conditionally approved only if the planning commission, or the city council as appropriate, makes the following findings:

- A. That the proposed development will not adversely affect the applicable land use plans of the city;
- B. That the proposed development will not be detrimental to the public health, safety and welfare;
- C. That the proposed development will comply to the maximum extent feasible with the regulations of the city's general plan, the applicable zoning district and the city's development standards;
- D. That the proposed development is appropriate at the proposed location. (Ord. 2503 § 1, 2003)

18.192.070: APPEAL FROM PLANNING COMMISSION DECISION:

- A. Within ten (10) days of the planning commissions decision, any person may appeal the decision to the city council. The appeal shall be made on forms provided by the city, and upon payment of the fees established by resolution of the city council.
- B. The city council shall forthwith hold a public hearing on the CUP after the hearing is noticed as set forth in section 18.192.040 of this chapter.
- C. After such public hearing, the city council shall either approve, modify or disapprove the CUP based upon findings required by section 18.192.050 of this chapter. (Ord. 2503 § 1, 2003)

18.192.080: COUNCIL ACTION IN ABSENCE OF APPEAL:

- A. Within ten (10) days after the commission's decision, or at its next regularly scheduled city council meeting after the commission's decision, whichever is later, the city council may, if determined to be in the public interest to do so, appeal any decision of the commission.
- B. Notice of the city council hearing shall be published and mailed as required by section 18.192.040 of this chapter.
- C. After the hearing, the city council shall either approve, modify or disapprove the CUP. (Ord. 2503 § 1, 2003)

18.192.090: CONDITIONAL USE PERMIT; EXPIRATION:

- A. Except for a CUP issued for a planned residential development and, unless otherwise specified by the planning commission or city council in the conditions of approval for a CUP, a CUP shall expire two (2) years from the date of its approval unless the holder of the permit obtains a building permit or, in those instances where no building permit is required, a certificate of occupancy for the use, within such two (2) year period. The planning commission may, upon submittal of a written application for a time extension by the holder of the permit and prior to the expiration of the CUP, grant a one year extension of time; provided, however, that the total number of extensions for a CUP shall not exceed three (3).
- B. Failure to develop the use within the time limits of this section shall amount to the forfeiture of all development entitlement under the CUP. (Ord. 2985, 2025: Ord. 2503 § 1, 2003)

18.192.100: REVOCATION OR VOIDING OF PERMIT:

- A. The commission may, after notice and public hearing, revoke any CUP for noncompliance with any of its conditions.
- B. Notice shall be mailed to the record owner or lessee of the subject property not less than twenty (20) days prior to giving public notice. Such notice shall set forth the noncompliance, and shall request appearance by the permittee at the time and place specified for the hearing, to show cause why the CUP should not be revoked.
- C. Notice shall be given as provided in section 18.192.040 of this chapter.
- D. Within ten (10) days after the hearing, the planning commission may revoke or modify the CUP. After revocation, the subject property shall conform to all regulations of the zone in which it is located. (Ord. 2503 § 1, 2003)

18.192.110: REAPPLICATION; WAITING PERIOD:

Following the denial of a CUP or the revocation of a CUP by the city, no application for a CUP for the same or substantially the same use on the same or substantially same site shall be filed within six (6) months of the date of the denial or the revocation of the CUP. (Ord. 2503 § 1, 2003)

18.192.120: VIOLATION:

It is unlawful for any person to maintain, use or develop any premises without a CUP if such a permit is required for the use or development, or to maintain, use or develop any premises contrary to the requirements or conditions of any existing CUP. (Ord. 2503 § 1, 2003)

RESOLUTION NO. 1753

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO AMEND TITLE 18 (ZONING REGULATIONS), CHAPTER 18.190 (ALCOHOL BEVERAGE SALES ESTABLISHMENT REGULATIONS), AND RELATED AMENDMENT TO CHAPTER 18.192 (CONDITIONAL USE PERMITS), OF THE REDLANDS MUNICIPAL CODE.

WHEREAS, the City Council has initiated Ordinance Text Amendment No. 373 in accordance with Chapter 18.204 (Amendments) of the Redlands Municipal Code; and

WHEREAS, the City is duly empowered to impose zoning regulations and development standards for the protection of the public health, safety, and general welfare; and

WHEREAS, the California Department of Alcoholic Beverage Control (ABC) is an agency of the government of the State of California charged with regulation of alcoholic beverages, licensing, and enforcement on licensed premises pursuant to the Alcoholic Beverage Control Act (Division 9 of the Business & Professions Code); and

WHEREAS, Business & Professions Code Section 23790 states that the Alcoholic Beverage Control Act does not preempt or otherwise preclude enforcement of a city's ordinance addressing nuisance problems or criminal activity associated with alcoholic beverage sale establishments; and

WHEREAS, Business & Professions Code Section 23791 states that the Alcoholic Beverage Control Act does not interfere with the zoning powers of cities conferred upon them by Sections 65850 to 65861, inclusive, of the Government Code; and

WHEREAS, the purpose and intent of the proposed amendment is to address current nuisance problems and criminal activity associated with alcoholic beverage sales establishments providing intoxicating beverages for on-site consumption (On-Sale ABC license types) after 12:00 a.m./midnight; and

WHEREAS, on or about June 12, 2026, a public notice legal advertisement (display ad) was published in a newspaper of general circulation in the city, in accordance with Redlands Municipal Code Section 18.204.040; and

WHEREAS, on June 23, 2026, the Planning Commission opened a duly noticed public hearing, received public comments, and continued the public hearing to a future date; and

WHEREAS, on or about August 28, 2026, a public notice legal advertisement (display ad) was published in a newspaper of general circulation in the city, in accordance with Redlands Municipal Code Section 18.204.040; and

WHEREAS, on September 8, 2026, the Planning Commission held a duly noticed public hearing and considered the staff report, oral report, the testimony and written evidence submitted by

the City staff; and

WHEREAS, on September 8, 2026, the Planning Commission received and considered public comments and testimony regarding proposed Ordinance Text Amendment No. 373; and

WHEREAS, according to Section 15061(b)(3) of the California Environmental Quality Act (“CEQA”) Guidelines, a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment and, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

WHEREAS, after closing the public hearing and deliberating upon the matter, the Planning Commission finds that the proposed amendment to Title 18 (Zoning Regulations) of the Redlands Municipal Code will be consistent with the public health, safety, and general welfare.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. It is hereby recommended that the City Council find and determine that the proposed action is exempt from CEQA because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment pursuant to Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment may have a significant effect on the environment. The amendment would impose restrictions on the hours during which alcohol sales may occur for the purpose of preventing or reducing public nuisances associated with on-site alcohol beverage sales and/or consumption of alcoholic beverages. Because the amendment is regulatory in nature and would limit, rather than intensify, activities associated with on-sale alcohol beverage sales and/or on-site consumption, it would not result in any direct or reasonably foreseeable indirect physical change in the environment.

SECTION 2. GENERAL PLAN CONFORMITY. The Planning Commission finds that the proposed Ordinance Text Amendment will be in conformity with the Redlands General Plan, including the following policies:

Chapter 3 – Prosperous Economy

Action 3-A.38: Improve the safety and sense of safety throughout Downtown and the adjoining commercial areas.

Chapter 7 – Healthy Community

Action 7-A.73: Improve the sense of safety within Downtown, including the Redlands Mall area.

SECTION 3. RECOMMENDATION TO APPROVE ORDINANCE TEXT AMENDMENT.

It is hereby recommended that the City Council amend the text of Section 18.190.020 contained in Chapter 18.190 (Alcohol Beverage Sales Establishment Regulations) of the Redlands Municipal Code to read as follows:

“ALCOHOL BEVERAGE SALES ACTIVITY: The retail sale of alcohol beverages for on site or off site consumption- including but not limited to, the active handling, pouring, or delivering of alcoholic beverages to patrons by employees or contractors of a licensed establishment, whether or not for commercial gain or profit.”

SECTION 4. AMENDMENT TO R.M.C. SECTION 18.190.065. It is hereby recommended that the City Council add new Section 18.190.065 to Chapter 18.190 (Alcohol Beverage Sales Establishment Regulations) of the Redlands Municipal Code as follows:

“18.190.065: UNPERMITTED SERVICE OF ALCOHOL BEVERAGES:

(a) Any retail sales or furnishing of alcohol beverages for on-site sales and/or consumption, whether or not for commercial gain or profit, shall be operated to comply with this section in addition to any other applicable operating standards and performance standards.

(b) Any retail sales or furnishing of alcohol beverages for on-site sales and/or consumption shall be permitted only between the hours of 6:00 a.m. and 12:00 a.m./midnight of the same day each day of the week, unless otherwise modified in writing by the City. This section shall apply to all businesses and licensees operating in the City of Redlands, including Alcohol Beverage Sales Establishments and those with deemed approved status.”

SECTION 5. AMENDMENT TO R.M.C. SECTION 18.190.110. It is hereby recommended that the City Council update Section 18.190.110 contained in Chapter 18.190 (Alcohol Beverage Sales Establishment Regulations) of the Redlands Municipal Code as follows:

“18.190.110: GROUNDS FOR CONDITIONAL USE PERMIT MODIFICATION, SUSPENSION, OR REVOCATION:

An alcohol beverage sales establishment conditional use permit may be modified, suspended by the planning commission and/or the city council for up to one year, or revoked, for any of the following reasons, which includes, but is not limited to, failure to comply with operational standards, training requirements or conditions imposed through the conditional use permit in accordance with section 18.192.100 of this code, the application contained incorrect, false or misleading information, the property and/or business is operated in manner that constitutes a public nuisance, or the City has amended its municipal and/or zoning code to abate or prevent public nuisances. Notice of intention to modify, suspend, or revoke shall be in writing and shall state the grounds therefor. The procedures for a public hearing shall be governed by Chapter 18.192. Notice shall be mailed by U.S. first class mail and certified

mail return receipt requested.”

SECTION 6. AMENDMENT TO R.M.C. SECTION 18.192.100. It is hereby recommended that the City Council update Section 18.192.100 contained in Chapter 18.192 (Conditional Use Permits) of the Redlands Municipal Code as follows:

“18.192.100: MODIFICATION, SUSPENSION, OR REVOCATION ~~OR VOIDING~~ OF PERMIT:

A. The commission may, after notice and public hearing, modify, suspend, or revoke any CUP for, including but not limited to, noncompliance with any of its conditions or training standards, the application contained incorrect, false or misleading information, the City has amended its municipal and/or zoning code in order to abate or prevent public nuisances, or the property and/or business is operated in a manner that constitutes a public nuisance.

B. Notice shall be mailed to the record owner or lessee of the subject property not less than twenty (20) days prior to giving public notice. Such notice shall set forth the ~~noncompliance~~ grounds for modification or revocation, and shall request appearance by the permittee at the time and place specified for the hearing, to show cause why the CUP should not be modified, suspended, or revoked.

C. Notice shall be given as provided in section 18.192.040 of this chapter.

D. Within ten (10) days after the hearing, the planning commission may revoke or modify the CUP. After revocation, the subject property shall conform to all regulations of the zone in which it is located.

E. Modifications Requested by Permittee. Modification requests by the Permittee shall be reviewed in accordance with Section 18.192.060.

F. Modifications and/or Revocations Initiated by the City. The City may modify or revoke the approval of applications or permits when any of the grounds as defined in Section 18.190.110 are substantiated by a preponderance of evidence.”

SECTION 7. RECOMMENDATION TO APPROVE ORDINANCE TEXT AMENDMENT.
The Planning Commission hereby recommends approval to the City Council for the above-referenced code amendments.

SECTION 8. APPLICABILITY TO ALL SPECIFIC PLANS AND CONCEPT PLANS. The provisions of the proposed ordinance shall be applicable citywide, and are recommended to be applicable to all Specific Plans, Concept Plans, and other zoning districts within the City of Redlands.

SECTION 9. EXPIRATION DATE. The Planning Commission’s recommendation shall automatically become null and void one year from the date of adoption of this Resolution, unless the City Council has adopted an applicable ordinance or resolution.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED, AND APPROVED this 8th day of September, 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 8th day of September, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Katherine Coleson, Secretary
Planning Commission



Planning Commission

AGENDA ITEM NO. EB.

DATE: September 8, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Overview of the Ralph M. Brown Act (City Attorney Garcia)

DISCUSSION:

This is a Special Ralph M. Brown Act (Brown Act) workshop of the Planning Commission. The City Attorney will provide an overview presentation of the Brown Act, interwoven with opportunities for questions and answers regarding the Brown Act.

PREPARED BY:

Brian Foote, City Planner