



CITY OF REDLANDS PUBLIC HEARING GENERAL PLAN UPDATE

NOTICE is hereby given that the Planning Commission of the City of Redlands, County of San Bernardino, State of California, will hold a public hearing for the draft General Plan update. Said public meeting will be held in the Council Chambers, Civic Center, 35 Cajon Street, Ste. 2, Redlands, California, on Tuesday September 12, 2017, at 6:30 P.M. or as soon thereafter as may be heard. In addition, there will be consideration of the related draft Climate Action Plan and Final Environmental Impact Report on the General Plan update and Climate Action Plan on this day.

The General Plan is the City's long-term plan for growth and development. It guides decisions about City regulations, ordinances, and public improvements. The draft General Plan covers a Planning Area that includes the City of Redlands and the unincorporated areas within its Sphere of Influence (Mentone and Crafton). The following land use changes to the 1995 General Plan are to be considered:

City-Owned Citrus Groves:

- Redesignate 14 acres on two parcels of City-owned citrus groves located north and south of Almond Avenue and east of Mountain View Avenue from Commercial/Industrial to Agriculture;
- Redesignate 26.3 acres on three parcels of City-owned citrus groves along Judson Street between San Bernardino Avenue and Lugonia Avenue from Very Low Density Residential to Agriculture;
- Redesignate 24 acres on 13 parcels of City-owned citrus groves surrounding the University Groves subdivision at Dearborn Street and Lugonia Avenue from Very Low Density Residential to Agriculture;
- Redesignate 6 acres on one parcel of City-owned citrus groves located on Riverbend Drive from Very Low Density Residential to Agriculture, and 4.9 acres on the parcel occupied by the Church of Jesus Christ of Latter-Day Saints at 1021 E Pioneer Avenue, from Agriculture to Very Low Density Residential; and
- Redesignate 6.9 acres on 3 parcels located south of I-10 and west of California Street from Commercial to Agriculture.

Changes Reflecting Actual Use:

- Redesignate 3.5 acres on one parcel of City-owned park land along Riverbend Drive designated Parks/Golf Courses, Low Density Residential, and Flood Control/Construction Aggregates Conservation/Habitat Preservation to Parks/Golf Courses;
- Redesignate 53.4 acres on one parcel at the site of the Citrus Reservoir and Pump Station located on the northwest corner of San Bernardino Avenue and Opal Avenue from Agriculture to Public/Institutional;
- Redesignate 5.9 acres on three parcels at the site of the Dearborn Reservoir on the east side of Dearborn Street and north of Herrington Drive from Agriculture to Public/Institutional;
- Redesignate 12.6 acres on one parcel at the site of the Crafton Reservoir at the eastern end of 3rd Avenue and Reservoir Road from Rural Living to Public/Institutional;
- Redesignate 0.8 acres on three parcels east of North Lincoln Street and north of Laramie Avenue from Low Density Residential to Parks/Golf Courses, and 0.9 acres of Flood Control/Construction Aggregates Conservation/Habitat Preservation along the Zanja to Parks/Golf Courses;
- Remove proposed Neighborhood Commercial at the intersection of Wabash Avenue and Interstate 10; and
- Remove proposed Parks/Golf Course in lieu of open space provided at Canyon Drive.

Changes in Transitioning Areas:

- Redesignate 1.9 acres on five parcels designated Commercial and .8 acres on two parcels designated High Density Residential to Office along State Street at its intersection with Center Street and Center Place;
- Redesignate 0.5 acres on one parcel on the north side of Park Avenue between New York Street and Tennessee Street from Light Industrial to Commercial;
- Redesignate 9.7 acres on 15 parcels on the south side of Park Avenue between New York Street and Tennessee Street from Light Industrial to Office; and 2.1 acres on four parcels from Light Industrial to Commercial, and 1.8 acres on 3 parcels from Office to Commercial on the east side of Tennessee at the intersection with Park Avenue;
- Redesignate 1.9 acres on two parcels of privately owned land along Redlands Boulevard at its intersection with New York Street from Parks/Golf Course to Commercial; and 1 acre on four parcels on the southwest corner of Texas Street and Stuart Avenue from Commercial/Industrial to Commercial; and
- Redesignate 34 acres on 47 parcels in the southwest portion of Downtown between Stuart Avenue and State Street, east of Texas Street and west of Eureka Street, from Commercial/Industrial to Commercial.

Changes Requested by Owners:

- Redesignate 8.7 acres on one parcel located at 1500 Citrus Avenue from Agriculture to Low Density Residential, with a proposed Parks/Golf Courses overlay;
- Redesignate 9.8 acres on five parcels located on the west side of Alabama Street at its intersection with Orange Avenue from Office to Medium Density Residential;
- Redesignate 46.4 acres on three parcels at the northeast corner of the intersection of Crafton Avenue and Madera Avenue from Flood Control/Construction Aggregates Conservation/Habitat Preservation to Light Industrial;
- Redesignate 19.1 acres on two parcels east of Wabash Avenue and south of Citrus Avenue from Rural Living to Very Low Density Residential to reflect a recent annexation; and
- Remove Public/Institutional overlay on 0.7 acres east of Cypress Avenue and north of I-10.

Changes in Designation:

- Relocate a proposed park along Nevada Street near its intersection with Beaumont Avenue as a linear park along Nevada Street and San Timoteo Canyon Road to Barton Road;
- Redesignate 2.4 acres on one parcel west of University Street and north of I-10 from High Density Residential to Parks/Golf Courses;
- Redesignate approximately 3.4 acres on a 9.7 acre parcel near the extension of New York Street north of Lugonia Avenue and adjacent to Karon Street from Commercial to Low Density Residential, and include a proposed park;
- Redesignate 22.7 acres on 11 parcels along New York Street near its intersection with Redlands Boulevard from Commercial/Industrial to Commercial;
- Redesignate 56.3 acres on 12 parcels occupied by Citrus Valley High School from Light Industrial to Public/Institutional north of Pioneer Avenue near its intersection with Texas Street; 19.4 acres west of Citrus Valley High School along Pioneer Avenue from Light Industrial to Commercial/Industrial; 76.5 acres on 10 parcels from Light Industrial to Low Density Residential and 53.9 acres on five parcels from Light Industrial to Very Low Density Residential north of Citrus Valley High School to the Santa Ana River Wash; and 9.9 acres on one parcel from Light Industrial to Open Space at the northern terminus of Texas Street;
- Redesignate 26.8 acres on 2 parcels located north of Redlands Boulevard and west of Nevada Street from Public/Institutional to Commercial/Industrial;
- Rename the Resource Conservation land use designation to Hillside Conservation;
- Create a general Open Space land use designation to replace the sub-categories of Open Space and change 4,180 acres involving 372 parcels from Flood Control/Construction Aggregates Conservation/Habitat Preservation in the Santa Ana Wash, and 194 acres on 3 parcels owned by the City in the Crafton Hills, from Resource Conservation to Open Space; and
- Create a Transit Village Overlay Zone covering up to a half-mile radius from the center of five proposed rail stations at the University of Redlands (near University Street), Downtown (near the Redlands Depot at Orange Street), New York Street (near its Intersection with Redlands Boulevard), Alabama Street (near its intersection with Redlands Boulevard), and California Street (near its intersection with Redlands Boulevard).

Agriculture Preservation:

- Establish an urban/rural boundary to preserve agriculture in the Crafton Planning Area. The boundary shall run northward along Wabash Avenue from 7th Street to 5th Avenue, turn east on 5th Avenue to a midpoint between Wabash Avenue and Opal Avenue, and head north to Sylvan Boulevard, turning east to Opal Avenue and running north on Opal Avenue to Colton Avenue; Colton Avenue forming the northern most boundary until its terminus at the Crafton Hills, and maintain the five acre minimum lot size consistent with the San Bernardino County Rural Living General Plan designation.

Due to time constraints and the number of persons wishing to give oral testimony, time restrictions may be placed on oral testimony at any meeting about this project. You may wish to make your comments in writing to assure that you are able to express yourself adequately. Written correspondence should be delivered or mailed to the Development Services Department, Planning Division, Attn: General Plan Update, 35 Cajon Street, Suite 20, Redlands, California 92373, prior to or at the hearing.

Further information on the General Plan Update, Climate Action Plan, Final EIR, and all related documents are available in the office of the Development Services Department, Planning Division, 35 Cajon St., Suite 20, Redlands, California, during regular business hours. You may also visit the General Plan Update website to view or download documents: <http://www.redlands2035.org>.

If you challenge this topic described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public meeting.

Brian Desatnik, Development Services Director
City of Redlands, California