

## 2 DISTINCTIVE CITY

Enhance Redlands as a distinctive community combining “small town feeling” with historic architecture and a rich cultural heritage, while welcoming innovation and adapting to the needs of future generations.

Redlands is a distinctive city, especially given the backdrop of an increasingly homogenizing region. It has livable neighborhoods, a charming historic downtown, many exquisitely crafted buildings, defined edges, gracious streets, and prominent civic institutions and culture. These attributes are highly valued and endow the city with a rich and unique character. The General Plan should conserve the city’s heritage, particularly through historic preservation of neighborhoods and buildings, and protection of the city’s citrus heritage.

Redlanders also regard the high caliber of culture, enterprise, and academic institutions as core community attributes to be built upon as the city evolves. The Redlands of the future should maintain the small-town feel while expanding the city’s unique offerings, and evolving and adapting to the needs of the future generation of residents, workers, and visitors.

### 2.1 SMALL TOWN FEELING AND COMMUNITY COHESION

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*Note: This section covers community engagement, programmatic actions relating to community unity, etc. Community design policies covering neighborhoods will be forthcoming in Chapter 3: Livable Community.*

#### PRINCIPLES

- 2-P.1 Promote planning practices that foster greater connections between neighborhoods and uses. (Staff recommendation)
- 2-P.2 Embrace diversity—physical, cultural, and social—and blend the old and the new. (Staff recommendation)
- 2-P.3 Ensure equitable distribution of services, resources and amenities in different parts of the city. (Staff recommendation)
- 2-P.4 Partner with civic, neighborhood, cultural, and philanthropic organizations involved in city building. (Staff recommendation)

- 2-P.5 Enhance cultural and generational diversity and social connections through opportunities for volunteerism and civic engagement; more public gathering places and public art, more family-friendly activities, and more events that connect residents to one another and keep them active in the community. □(Staff recommendation)

## ACTIONS

### North-South Integration

- 2-A.1 Ensure equitable distribution of public facilities and amenities—such as parks and senior centers—in the north and the south. (Staff recommendation)
- 2-A.2 Develop “destinations” —for example, commercial area in East Lugonia—that draw south side residents to the north side. (Staff recommendation)
- 2-A.3 Promote cultural activities that span north-south and draw residents and visitors alike - parades, festivals, runs, bicycle races, walking tours, etc. (Staff recommendation)
- 2-A.4 Maintain continuity in streetscape design along major streets and avenues that traverse north and south – California, Nevada, Alabama, Tennessee, Orange, Church, and University. (Staff recommendation)
- 2-A.5 Improve traffic flow along corridors that link the south and the north through techniques such as signal timing, addition of lanes if needed, and other improvements. (Staff recommendation)
- 2-A.6 Promote north–south trail linkages and links to major east-west trails – Santa Ana, OBT, and San Timoteo. (Staff recommendation)
- 2-A.7 Insist on quality development and redevelopment on the north side. (Staff recommendation)
- 2-A.8 Continue investment in housing stock on the north side. (Staff recommendation)

### Community Identity and Cohesion

- 2-A.9 Permit densities, design, and uses that will help preserve the character and amenities of existing neighborhoods. (General Plan; generalized “older existing neighborhoods” to “existing neighborhoods”)
- For additional policies on densities and design, see Chapter 3: Livable Community.*
- 2-A.10 Develop new roadway connections—such as New York Street—and pedestrian and bicycle paths that unite the north and the south sides. (Staff recommendation)
- 2-A.11 Maintain continuity in land uses across barriers such as I-10. (Staff recommendation)
- 2-A.12 Through design guidelines, ensure similar architectural treatments for bordering neighborhoods. (Staff recommendation)
- 2-A.13 Use transit stations as focal points for interconnectivity, plan to equally serve travelers from north and south, and establish cultural hubs of new neighborhoods. (Staff recommendation)

## Community Building and Engagement

- 2-P.6 Continue to encourage Redlands long tradition of civic engagement and philanthropic contribution through public recognition and awards. (Staff recommendation)
- 2-A.14 Continue promoting events that bring the community together and serve as citywide draws. (Staff recommendation)
- 2-A.15 Engage the active volunteer base of the preservation community in planning and community building efforts. (Staff recommendation)

*Many of Redlands' notable buildings, and preservation and enhancement of its character and quality of life is a result of the volunteer efforts of the community.*

## 2.2 HISTORIC RESOURCES

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### PRINCIPLES

- 2-P.7 Identify, maintain, protect, and enhance Redlands' cultural, historic, social, economic, architectural, agricultural, archaeological, and scenic heritage. In so doing, Redlands will preserve its unique character and beauty, foster community pride, conserve the character and architecture of its neighborhoods and commercial and rural areas, enable citizens and visitors to enjoy and learn about local history, and provide a framework for making appropriate physical changes. (1995 General Plan)
- 2-P.8 Provide incentives wherever possible to protect, preserve, and maintain the City's heritage. (1995 General Plan)
- 2-P.9 Foster an understanding and appreciation of history and architecture. (1995 General Plan)
- 2-P.10 Encourage retention of the character of existing historic structures and urban design elements that define the built environment of the City's older neighborhoods. (1995 General Plan)
- 2-P.11 Encourage retention of historic structures in their original use or reconversion to their original use where feasible. Encourage sensitive, adaptive re-use where the original use is no longer feasible. (1995 General Plan)
- 2-P.12 Encourage preservation of and public access to significant scenic vistas, viewpoints and view corridors. (1995 General Plan)
- 2-P.13 Coordinate preservation of historic resources with policies designed to preserve affordable housing. (1995 General Plan)
- 2-P.14 Encourage consideration of urban design quality as well as safety when street or other public improvements are proposed. (1995 General Plan)

## ACTIONS

### Historic and Scenic Conservation

- 2-A.16 Undertake a comprehensive assessment of historic resources in the city. (Staff recommendation)

*Redlands conducted a citywide inventory of historic structures in 1976, documenting 568 properties. In the same year, the Historic and Scenic Preservation Commission was established to advise the City Council regarding designation and protection of historic resources. In 1985, a more thorough inventory of historic resources was begun. While since then, the City Council has designated more landmarks or resources, a comprehensive citywide assessment has not been undertaken. Given the passage of time, additional resources may be eligible.*

- 2-A.17 Outline strategies or guidelines to enhance the public realm and context-sensitive landscapes in the historic and scenic districts. (Staff recommendation)

*As of 2016, Redlands has eight historic and/or scenic districts.*

- 2-A.18 Review historic properties that have been inventoried but have not been reviewed for designation as landmarks or historic properties. (Staff recommendation)

*Such properties may have historic and scenic value for the city worth preserving through designation on the city's register.*

- 2-A.19 Until such time as a comprehensive assessment of historic resources is completed, continue requiring any application to alter or demolish an undesignated resource 50 years or older to be accompanied by a report from a qualified historic architect on the merits of the structure, and approval by the Historic and Scenic Preservation Commission. (Staff recommendation)

*Although Redlands has a strict process for potential demolitions and alterations, a significant portion of these policies and regulations are only applicable to designated historic resources. There are no significant constraints placed on future developments in Redlands regarding historic policies and regulations.*

- 2-A.20 Provide incentives to encourage preservation of large historic structures and conversion to multifamily housing if preservation of original use is an economic hardship. (1995 General Plan)

- 2-A.21 Establish guidelines and incentives for appropriate adaptive re-use of historic structures. (1995 General Plan)

- 2-A.22 Where feasible, retain existing easements and rights of way for use as viewpoints, turnouts, and scenic walkways. (1995 General Plan)

- 2-A.23 Consider developing ordinance language and procedures to allow designation of thematic resources. Examples include thematic designation of works of architect Davis Donald; thematic designation of buildings from "boom period" (1886-1888); and thematic designation of buildings related to citrus industry. (1995 General Plan)

- 2-A.24 Establish a list of potential historic resources, historic districts, citrus groves, palm rows, and historic scenic areas. Set up a priority system for designation and proceed with designation. (1995 General Plan)
- 2-A.25 Encourage public participation in the process for evaluating and preserving historic and scenic resources. (1995 General Plan)
- 2-A.26 Support a strong and effective Historic and Scenic Preservation Commission as a key element in decisions affecting historic and scenic resources. (1995 General Plan)
- 2-A.27 Ensure that public funds for rehabilitation are not used to the detriment of private or public historic resources. (1995 General Plan)

*The City receives Community Development Block Grant (CDBG) funds and other federal and state funds that Redlands might obtain funding for rehab in the future.*

### **Historic City Properties**

- 2-A.28 Maintain and improve City-owned historic buildings and houses in an architecturally and environmentally sensitive manner. (1995 General Plan)
- 2-A.29 Maintain and improve Redlands' streets, trees, streetlights, parkways, parks, stone curbs, and citrus groves in a manner that enhances the City's beauty and historic fabric. (1995 General Plan)
- 2-A.30 Use exemplary design quality in new City construction, public works, entry ways, and City signs. (1995 General Plan)

### **Privately-Owned Historic Resources**

- 2-A.31 Ensure that permanent changes to the exterior or setting of a designated historic resource are in keeping with the intent of the General Plan by requiring a Certificate of Appropriateness for such changes. (1995 General Plan)
- 2-A.32 Seek creative solutions to the problem of preservation and maintenance of large houses. (1995 General Plan)
- 2-A.33 Encourage appropriate adaptive reuse of historic resources in order to prevent disuse, disrepair, and demolition, taking care to protect surrounding neighborhoods from disruptive intrusions. (1995 General Plan)
- 2-A.34 Should demolition of a designated historic resource occur, endeavor to ensure that a building of equal or greater design quality and/or use of equal or greater benefit to the community be constructed. Require that archival-quality drawings and/or photographic records be prepared to document the historic resource. (1995 General Plan)
- 2-A.35 Institute an architectural salvage program to preserve architectural artifacts from buildings that are demolished. (1995 General Plan)
- 2-A.36 Encourage the use of tax credits, donated easements, and other fiscal incentives for preservation. (1995 General Plan)
- 2-A.37 Encourage energy conservation alterations that are compatible with preservation. (1995 General Plan)

- 2-A.38 Encourage preservation, maintenance, enhancement and reuse of existing buildings in redevelopment areas, retention and renovation of existing residential structures, and relocation of existing residential structures within the city where retention on-site is not feasible. (1995 General Plan)
- 2-A.39 Encourage the highest maintenance of historic resources by pursuing funding programs to assist people in doing needed repairs, by requiring code compliance, and by providing information to homeowners as to how to maintain their property and where to go for assistance and advice. (1995 General Plan)

### **Historic Considerations for New Development**

- 2-A.40 Establish design review guidelines for historic areas to ensure that new architecture will relate to and respect the environmental context. (1995 General Plan)
- 2-A.41 Encourage compatibility of new land uses and new construction adjacent to buildings listed on the Inventory of Historical Structures. Construction should be physically and aesthetically complementary to the historic buildings. (1995 General Plan)
- 2-A.42 Encourage historical depictions commemorating historic sites or events in Redlands' history. Such depictions could be incorporated into new commercial or rehab development projects. Historical depictions may be monuments, plaques, archaeological viewing sites, exhibits, or illustrative art works, such as sculpture, mosaics, murals, tile-work, etc. (1995 General Plan)
- 2-A.43 Encourage new construction that ties the new with the old in a harmonious fashion, enhancing the historic pattern. (1995 General Plan)

### **Citizen Participation and Cooperation with Preservation Groups**

- 2-A.44 Encourage citizens to participate in public hearings on designation, Certificates of Appropriateness and Certificates of Hardship. (1995 General Plan)
- 2-A.45 Encourage citizens to become involved in historic preservation by training them in survey techniques and involving them in the ongoing surveys of historic resources. (1995 General Plan)
- 2-A.46 Cooperate with private organizations doing preservation work and serve as liaison for such groups. (1995 General Plan)

### **Education and Public Relations on Redlands Heritage**

- 2-A.47 Seek to educate the general public about Redlands' heritage and to educate owners of historic properties about how to rehabilitate and maintain their property. (1995 General Plan)
- 2-A.48 Where inappropriate alterations have been made, endeavor to explain how such alterations detract from the property, how they may be removed, and the economic and cultural benefits of restoration. (1995 General Plan)
- 2-A.49 Encourage involvement of Redlands' schools, adult education classes, and the University of Redlands in preservation programs and activities. (1995 General Plan)

- 2-A.50 Continue to work with local newspapers to inform the community of Historic and Scenic Preservation Commission and other preservation activities. (1995 General Plan)
- 2-A.51 Print informational brochures explaining the preservation process and preservation techniques to the public. (1995 General Plan)
- 2-A.52 Issue awards and commendations as appropriate to owners of historic and scenic resources who have done particularly admirable rehabilitation and to others who have made special contributions to the preservation effort. (1995 General Plan)
- 2-A.53 Make special efforts to reach the business community and to inform its members about Redlands' heritage and the opportunities it presents. (1995 General Plan)
- 2-A.54 Promote Redlands' image, its cultural life, and its outstanding architectural, historic, and scenic resources, in order to attract new business and tourism to the City. (1995 General Plan)
- 2-A.55 Work with civic groups who wish to hold meetings to educate their members about preservation. (1995 General Plan)
- 2-A.56 Support the development of the Redlands Historical Museum as a means of educating the public and visitors alike about Redlands' history (Staff recommendation)

### **Preservation of Older Neighborhoods**

*Actions below could be moved to Chapter 3: Livable Community, but are presented here as they are currently in the General Plan under Historic Resources.*

- 2-A.57 Promote neighborhood preservation and stabilization. (1995 General Plan)
- 2-A.58 Permit densities, design, and uses that will help preserve the character and amenities of existing older neighborhoods. (1995 General Plan)
- 2-A.59 Discourage changes in residential areas that would disturb the character or clearly have a destabilizing effect on the neighborhood. (1995 General Plan)
- 2-A.60 In multiple family areas with a predominance of houses built as single-family residences, create "tailor-made" zones that will protect the single family appearance of the neighborhood. (1995 General Plan)
- 2-A.61 In transitional areas, allow no new uses that would contribute to expansion of commercial uses and subsequent deterioration of neighborhoods. (1995 General Plan)
- 2-A.62 Encourage shared parking or in-lieu parking in older neighborhoods. (1995 General Plan)
- 2-A.63 Encourage preservation of historic public and private improvements, such as street curbs, street trees, specimen trees, street lights, hitching posts, masonry walls, unpaved and early paved sidewalks, etc. (1995 General Plan)

## 2.3 STREET TREES AND STREETSCAPES

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2-P.15 Reinforce Redlands' identity through cohesive streetscapes that reinforce its sense of place, its heritage, and promote pedestrian comfort. (Staff recommendation)

2-P.16 Establish or reinforce City entrances that announce arrival and convey the spirit of the city. (General Plan)

*At some locations the marker may be an orange grove or a bridge; at others a stone pylon or the start of a palm row.*

2-P.17 Use street trees to differentiate arterials and to reduce the apparent width of wide streets. (1995 General Plan)

### ACTIONS

2-A.64 Prepare a citywide streetscape plan that includes the following components:

- Streetscape strategies for major arterial streets that may include items such as tree species, median, or parkway landscape treatment and curbs and sidewalk location and materials should be specified.
- Updated official Street Tree List that is tied to streetscape strategies, and promotes use of native and water efficient trees, and those that provide pedestrian shade and comfort. (combined from two policies from the 1995 General Plan)

2-A.65 Consider creating tree-lined medians where the width of the street is adequate to accommodate the anticipated traffic flows along with a landscaped median. (General Plan)

2-A.66 Avoid soundwalls as a standard on arterial streets in residential areas. (1995 General Plan)

*Walled cities with deserted sidewalks and bleak streets have become the norm in many recently built cities. Redlands has avoided this blight by using side-on cul-de-sacs, but design to mitigate noise resulting from projected traffic increases will require other techniques. Preservation of citrus frontage, use of berms, and frontage roads are alternatives.*

2-A.67 Prepare a design manual for historic district streets that reflects heritage, and promotes cohesive, pedestrian-scales streetscapes that address sidewalks, streetscapes, signage and way-finding, and historic markers. (Staff recommendation)

## 2.4 CITRUS GROVES/FARMS

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For existing information, see Existing Conditions Report Section 8.5: Citrus and Agricultural Open Space.

### PRINCIPLES

- 2-P.18 Encourage preservation of citrus groves and farms, especially those that have cultural or scenic significance. Encourage retention of existing privately owned citrus groves of all sizes. (1995 General Plan)
- 2-P.19 Expand City inventory of citrus farms (Staff recommendation)
- 2-P.20 Incorporate citrus trees as part of streetscapes and scenic view, and encourage their conservation in historic neighborhoods (1995 General Plan historic neighborhoods, with staff recommendation additions)

### ACTIONS

- 2-A.68 Continue using the Citrus Preservation Commission as the body to make recommendations and advise the City Council regarding the acquisition, improvement, preservation and retention of citrus properties within the city. (Staff recommendation)
- 2-A.69 Explore funding mechanisms to increase City acreage of citrus groves. (Staff recommendation)

*The City's citrus operation operates as an enterprise funds and has been able to maintain City groves without general fund support to date. All of the revenue received from the harvesting of the crops is used to continue the on-going cultural care.*

- 2-A.70 Take advantage of the desirable residential environment that can be provided among citrus groves to preserve agricultural land that otherwise would be subject to strong development pressures. (General Plan)

*Crafton exemplifies a prime environment for homes in citrus groves.*

- 2-P.21 Where practical, establish new groves at City's entrances to announce the City's citrus heritage. (Staff recommendation)
- 2-P.22 Encourage planting new groves along street frontages to be developed. (1995 General Plan)

*The result can be a significant presence of citrus, no loss of housing units, cleaner air, and a quieter living environment near arterial streets.*

- 2-A.71 Undertake efforts, including spraying and working with other agencies, as well as education to manage spread of diseases such as huanglongbing carried by the Asian citrus psyllid. (Staff recommendation)
- 2-A.72 Continue working with packinghouses, local schools and restaurants to encourage local consumption of citrus. (Staff recommendation)

## 2.5 VIBRANT DOWNTOWN

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*For policies related to Downtown economic development, see Section 8.5: Downtown.*

- 2-P.23 Promote Downtown as Redlands' vibrant center for residents, visitors, and workers, infused with thriving commerce and active streets. (Staff recommendation)
- 2-P.24 Encourage a variety of uses and activities, such as a mix of commercial, restaurants and specialty retail shops, dining, residential, civic, cultural, and entertainment activities to attract visitors and residents from across the community by creating a lively, interesting social environment. (Staff recommendation)
- 2-P.25 Foster transit oriented development in the vicinity of the proposed railway station. (Staff recommendation)
- 2-P.26 Conserve Downtown's scale and historic assets, while infusing it with new uses, building, and activities. (Staff recommendation)

### ACTIONS

- 2-A.73 Complete and adopt the Downtown Specific Plan as the guide for Downtown development. (adapted from 1995 General Plan)
- 2-A.74 Provide opportunities for the expansion and development of small businesses that provide local services. (1995 General Plan)
- 2-A.75 Provide public improvements for traffic circulation, flood control, utility services and aesthetic amenities that will attract new private investment and economic development. (1995 General Plan)
- 2-A.76 Preserve historic buildings and sites, while permitting sensitive adaptive reuse. (modified from General Plan; added adaptive reuse)
- 2-A.77 Encourage mixed-use projects that integrate, retail, restaurant and/or office uses along with urban housing permitted at a density up to the High-Density Residential standard. (1995 General Plan)
- 2-A.78 Enhance and extend the civic realm through vibrant streetscapes. (Draft Downtown Specific Plan)
- 2-A.79 Promote redevelopment of the Redlands Mall with a vibrant mix of uses. Explore feasibility of re-extending traditional street grid through the new development. (Staff recommendation)
- 2-A.80 Seek an increased presence of both residents and activity in Downtown with new development, particularly residential as part of mixed-use development, as well as commercial, entertainment and cultural uses that serve both residents and visitors. (Staff recommendation)
- 2-A.81 Promote a variety of housing types to attract a spectrum of households to live in Downtown. (Staff recommendation)

- 2-A.82 Ensure that new development along Redlands Boulevard is pedestrian oriented. (Staff recommendation)
- 2-A.83 Encourage public art and community gatherings through a wide range of visual and physical forms—from banners on light posts, paving and artwork on sidewalks, murals, light displays at night, music, and sculptures, to the design and shaping of public spaces and plazas—all of which set the stage for people to gather, play, and observe. Build on existing activities and events and incorporate cultural facilities. (Staff recommendation)
- 2-A.84 Address parking demand by finding additional areas to provide parking for Downtown, and by developing creative parking management strategies, such as shared parking, maximum parking standards, “smart” metering, utilizing on-street parking for re-use of existing buildings, etc. (Staff recommendation)

## 2.6 ARTS AND CULTURE

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### PRINCIPLES

- 2-P.27 Integrate the arts, public art and art education as a vital aspect of community life, with a wide range of facilities and public programs designed to engage the city’s diverse audiences as active participants and patrons. □(Staff recommendation)
- 2-P.28 Foster an environment of active participation in and attendance at artistic and educational programs and activities by residents and visitors. □(Staff recommendation)
- 2-P.29 Enhance cultural and generational diversity and social connections through opportunities for volunteerism and civic engagement; more public gathering places, family-friendly activities, and public art; and more events that connect residents to one another and keep them active in the community. □(Staff recommendation)

### ACTIONS

- 2-A.85 Explore opportunities and funding strategies for developing dedicated arts-oriented gathering places and venues, such as an Arts and Cultural Center, that ensure wide availability and accessibility to arts and arts education opportunities, and small, affordable spaces for local artists to produce and display their art. Where possible, provide interim spaces within other facilities for arts and arts education opportunities. (Staff recommendation)

*Both exhibition spaces and spaces for performing arts are needed.*

- 2-A.86 Pursue public art initiatives. Allocate funding for the purchase, maintenance and conservation of public art collections and provide, when possible, for the siting, selection, installation, and maintenance of works of art within or upon public facilities and land. (Staff recommendation)

*The City recently launched a public art initiative to raise voluntary contributions toward a public art program, designated for a single piece of art to be located downtown and completed by the end of the 2015-2016 fiscal year.*

- 2-A.87 Support Art in Public Places Initiative, with the Cultural Arts Commission providing overall guidance and recommendations. (Staff recommendation)
- 2-A.88 Continue supporting a variety of art events and programs, such as Downtown Art Walk, Festival of the Arts, Redlands Bowl events, and Back2School Jam. (Staff recommendation)
- 2-A.89 Promote cooperative arrangements with other public or private agencies that facilitate the temporary or permanent display of works of art for display within or upon public or private facilities and land. (Staff recommendation)
- 2-A.90 Encourage and provide funding for the development of a broad range of high quality arts and arts education programs that are accessible to all, respond appropriately to the changing demographic needs of the community, and which develop the skills of participants at all levels of creative expression. (Staff recommendation)
- 2-A.91 Promote active community participation in arts and arts education programming through such means as sustained and creative communication initiatives and volunteer opportunities. (Staff recommendation)
- 2-A.92 Promote school and community cooperation in the programming of artistic and cultural events and opportunities. (Staff recommendation)
- 2-A.93 Encourage cooperation and communication in areas of mutual benefit and corresponding programs between the city and local, regional, state, and federal government agencies. (Staff recommendation)

## **2.7 REDLANDS AIRPORT**

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### **PRINCIPLES**

- 2-P.30 Develop Redlands Airport to meet the general aviation needs of the Planning Area based on capabilities of the existing runway. (1995 General Plan)
- 2-P.31 Maintain compatibility of airport operations with development in the surrounding area. (1995 General Plan)

### **ACTIONS**

- 2-A.94 Utilize the 2008 Redlands Municipal Airport Master Plan in planning for the growth and expansion of the airport and facilities. (1995 General Plan; updated date reference)
- 2-A.95 Periodically update the Airport Land Use Compatibility Plan. (Staff recommendation)

*The current plan was prepared in 1997, and revised, but not comprehensively updated, in 2003.*

- 2-A.96 Regulate land uses within safety and noise compatibility zones in accordance with the Airport Land Use Compatibility Plan. (updated and cleaned up from various General Plan policies that go into details for some land uses but not others)

*A simplified version of the compatibility matrix is reproduced here, as Table xxx.*

- 2-A.97 Require use of aircraft noise abatement procedures for departures of aircraft. (1995 General Plan)