

RESOLUTION NO. 8700

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING SPECIFIC PLAN AMENDMENT NO. 53 TO THE EAST VALLEY CORRIDOR SPECIFIC PLAN (SPECIFIC PLAN NO. 40) AS WELL AS AMENDMENT TO THE VARIOUS RESIDENTIAL SPECIFIC PLANS OF THE CITY OF REDLANDS (SPECIFIC PLANS 23, 26, 43, 47, 56, 59, 60, 61, 62, 64, 65, AND 66) FOR TEXT AMENDMENTS TO THE LISTS OF PERMITTED LAND USES IN THE SEVERAL RESIDENTIAL DISTRICTS WITHIN SAID SPECIFIC PLANS.

WHEREAS, on October 4, 2022, the City Council adopted the final 2021-2029 Housing Element that was certified by the California Department of Housing & Community Development; and

WHEREAS, the City Council finds that the City of Redlands faces a serious housing problem and the lack of access to affordable housing has a direct impact upon the health, safety, and welfare of the residents of the City; and

WHEREAS, the California Legislature has consistently recognized the continuing need for affordable housing in California; stating in Government Code Section 65580, that "the availability of housing is of vital statewide importance, and the early attainment of decent housing... is a priority of the highest order" and, further, that, "local... governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community"; and

WHEREAS, affordable housing is regulated by a variety of state and local laws, ordinances, and policies, and the Regional Housing Needs Assessment (RHNA) requires the City to provide for the development of a specified number of housing units. The City's Housing Production allocation for the 2021-2029 allocation cycle calls for the development of 3,516 new affordable housing units consisting of the following: 1,282 units for above-moderate income households; 652 units for moderate-income households, 615 units for low-income households; and 967 units for very low- and extremely low-income households; and

WHEREAS, a lack of new units affordable to very-low, low and moderate-income households within the City will have a substantially negative impact because: (1) housing will have to be built far from employment centers, which will increase commuting and negatively impact traffic, air and noise pollution, and (2) the City and employers within the City will find it difficult to recruit and retain employees; and

WHEREAS, the State of California requires each city to develop a general plan establishing policies for future development. As specified in the Government Code, the general plan must: (i) encourage the development of a variety of housing types for all income levels; (ii) assist in the development of adequate housing to meet the needs of low and moderate-income households; and (iii) conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action; and

WHEREAS, the City has authority under its police power to protect the public health, safety, and welfare, by imposing land use regulations that that will provide additional housing that is affordable to all income levels that is dispersed throughout the City; and

WHEREAS, the implementation of this resolution will aid the City in achieving the goal of making housing availability more diverse, dispersed, and affordable; and

WHEREAS, on April 8, 2025, and May 27, 2025, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan No. 40) and related amendments to other residential Specific Plans in the City of Redlands; and

WHEREAS, on April 8, 2025, the Planning Commission recommended approval to the City Council for the proposed Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan No. 40) and related amendments to other residential Specific Plans in the City of Redlands; and

WHEREAS, the proposed Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan No. 40) is exempt from environmental review in accordance with Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, in accordance with Government Code sections 65090 and 65854, on or about June 10, 2025, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Resolution No. 8700 would be considered by City Council; and

WHEREAS, on July 1, 2025, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Resolution No. 8700.

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

SECTION 1. California Environmental Quality Act. The proposed amendment to certain text of the Transit Villages Specific Plan (Specific Plan No. 65) 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 environmental review because there is no possibility that the specific plan amendment may have a significant effect on the environment, insofar as it would make minor modifications to the text of the lists of allowable land uses that are contained in the several residential districts contained in the East Valley Corridor Specific Plan as well as the residential Specific Plans of the City.

SECTION 2. Chapter 2 (Single Family Residential District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0210 entitled “Permitted Land Uses,” is hereby amended to read as follows:

“The following uses are permitted within the Single Family Residential District. New construction shall require Commission Review and Approval if required by the Redlands Municipal Code.

- (1) Single family residential use, not to exceed one (1) dwelling unit per parcel.
- (2) Agriculture as a continuing use of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.
- (3) Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.
- (4) Supportive and transitional housing for up to six (6) people intended to serve the target population, as defined in chapter 18.08 of this title.
- (5) Employee housing for up to six (6) persons, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code.”

SECTION 3, Chapter 2 (Single Family Residential District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0212 entitled “Accessory Land Uses,” is hereby amended to read as follows:

“The following uses are permitted as an accessory to a permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Accessory building such as bath house, cabana, and storage shed
- (2) Garage or carport with space for maximum of four vehicles
- (3) Accessory Dwelling Unit or Guest house
- (4) Home occupation as defined in and subject to the requirements of the Redlands Municipal Code
- (5) Private greenhouse or horticultural collection incidental to the residential use of the premises
- (6) Private swimming pool, as defined by the Uniform Building Code.
- (7) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, and equestrian facilities (subject to Chapter 18.156, Article XII for Private Residential Recreation Courts, of Title 18 in the Redlands Municipal Code, if applicable).
- (8) Small family daycare home is a permitted use as an accessory use to a principal residential use, provided that the use complies with all of the standards defined in section 18.156.610 of Title 18 of the Redlands Municipal Code.”

SECTION 4. Chapter 2 (Single Family Residential District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0213 entitled “Conditionally Permitted Uses,” is hereby amended to read as follows:

“The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Recreational facilities, including playgrounds, tennis courts, and athletic fields not intended for use by residents of a residential development and their guests.
- (2) Large family day-care home, serving seven (7) to fourteen (14) children.
- (3) Churches and other institutions facilitating worship.
- (4) Day care centers for fifteen (15) or more children.
- (5) Board and care homes for more than six (6) residents.
- (6) Adult day care facilities.
- (7) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae.”

SECTION 5. Chapter 3 (Multiple Family Residential – 3000 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0310 entitled “Permitted Land Uses,” is hereby amended to read as follows:

“The following uses are permitted within the Multiple Family-3000 Residential District. New construction shall require Commission Review and Approval as required by the Redlands Municipal Code.

- (1) Multiple family dwellings of three (3) units or more, in either one (1) structure or a group of structures.
- (2) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, berry crops, bush crops, truck gardening and commercial flower growing and all necessary structures and appurtenances thereof.
- (3) Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.

- (4) Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.
- (5) Employee housing, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code.”

SECTION 6. Chapter 3 (Multiple Family Residential – 3000 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0312 entitled “Accessory Land Uses,” is hereby amended to read as follows:

“The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Accessory building such as bath house, cabana, and storage shed.
- (2) Garage or carport.
- (3) Home occupation as defined in and subject to the requirements of the Redlands Municipal Code.
- (4) Private greenhouse or horticulture collection incidental to the residential use of the premises.
- (5) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, and private or public swimming pools (as defined by the Uniform Building Code).
- (6) Accessory Dwelling Unit
- (7) A small family daycare home is a permitted use as an accessory use to a principal residential use, provided that the use complies with all of the standards defined in section 18.156.610 of Title 18 of the Redlands Municipal Code.”

SECTION 7. Chapter 3 (Multiple Family Residential – 3000 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0313 entitled “Conditionally Permitted Uses,” is hereby amended to read as follows:

“The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Recreational facilities intended for use by the general public, including playgrounds, tennis courts and athletic fields.
- (2) Mobilehome parks, subject to the requirements of the Redlands Municipal Code.
- (3) Large family day-care home, serving seven (7) to fourteen (14) children.

- (3) Day care centers for fifteen (15) or more children.
- (4) Churches and other institutions facilitating worship.
- (5) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae.”

SECTION 8. Chapter 4 (Multiple Family Residential – 2500 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0410 entitled “Permitted Land Uses,” is hereby amended to read as follows:

“The following uses are permitted within the Multiple Family-2500 Residential District. New construction shall require Commission Review and Approval as required by the Redlands Municipal Code.

- (1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, berry crops, bush crops, truck gardening and commercial flower growing and all necessary structures and appurtenances thereof.
- (2) Multiple family dwellings either in one (1) structure or a group of structures. No groups of single family detached dwelling units may be placed on any lot or parcel of land.
- (3) Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.
- (4) Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.
- (5) Employee housing, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code.”

SECTION 9. Chapter 4 (Multiple Family Residential – 2500 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0412 entitled “Accessory Land Uses,” is hereby amended to read as follows:

“The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Accessory building such as a bath house, cabana, and storage shed.
- (2) Garage or carport

- (3) Private or Public swimming pool, as defined by the Uniform Building Code.
- (4) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts and athletic fields.
- (5) Accessory Dwelling Unit
- (6) Small family daycare home is a permitted use as an accessory use to a principal residential use, provided that the use complies with all of the standards defined in section 18.156.610 of Title 18 of the Redlands Municipal Code.”

SECTION 10. Chapter 4 (Multiple Family Residential – 2500 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0413 entitled “Conditionally Permitted Uses,” is hereby amended to read as follows:

“The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Recreational facilities, including playgrounds, tennis courts and athletic fields not intended for use primarily by residents of a residential development and their guests.
- (2) Large family day-care home, serving seven (7) to fourteen (14) children.
- (3) Day care centers for fifteen (15) or more children.
- (4) Mobilehome parks, subject to the requirements of the Redlands Municipal Code.
- (5) Churches and other institutions facilitating worship.
- (6) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae.”

SECTION 11. The single-family residential districts of specific plans adopted by the City of Redlands are hereby amended to include (and/or be interpreted to include in accordance with current State housing law) the following land uses within each of their respective single-family residential district(s):

“Principal Permitted Uses include:

- Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.

- Supportive and transitional housing for up to six (6) persons intended to serve the target population as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.
- Employee housing, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code.”

The applicable specific plans include, but are not limited to, the following:

- a. Specific Plan No. 23 (Section 3, sub-part (B)(3));
- b. Specific Plan No. 26 (Section 3, sub-part (B)(3)(a));
- c. Specific Plan No. 43 (Neighborhoods 1, 2, 3, and 4);
- d. Specific Plan No. 47 (Section 4, sub-part (A)(2));
- e. Specific Plan No. 56 (Section 2, sub-part (A));
- f. Specific Plan No. 59 (Section 4, sub-part (A)(2));
- g. Specific Plan No. 60 (Section II, sub-part (A));
- h. Specific Plan No. 61 (Section 3, sub-part (A));
- i. Specific Plan No. 62 (Section 2, sub-part 2.2(A));
- j. Specific Plan No. 64 (Section 3, sub-parts (A)(1), (B)(1), and (C)(1));
- k. Specific Plan No. 65 (Chapter 4, Section 4.2 and Table 4-2); and,
- l. Specific Plan No. 66 (Section 3, sub-part (1)).

SECTION 12. General Plan Consistency. The City Council finds that the Specific Plan Amendments described herein are consistent with the City’s adopted and certified 2021-2029 (6<sup>th</sup> Cycle) Housing Element and will comply with the applicable provisions of State law.

SECTION 13. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this resolution for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have adopted this resolution, each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 14. Effective Date. This Resolution shall become effective upon adoption.



\_\_\_\_\_  
Mario Saucedo, Mayor

ATTEST:



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Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at the regular meeting thereof, held on the 1<sup>st</sup> day of July, 2025, by the following vote:

AYES: Councilmembers Barich, Tejada, Davis, Shaw; Mayor Saucedo

NOES: None

ABSENT: None

ABSTAIN: None

  
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Jeanne Donaldson, City Clerk