

City of Redlands

East Valley Corridor Specific Plan



Last Amended on March 18, 2026

Document Updates

This document reflects all amendments through
MARCH 17, 2026

Updates and Amendments	Date Approved
Reference to Section EV4.240(a) corrected in Section EV3.1220(b) as per original approval	11/19/1996
Reference to Section EV4.0225 (1) corrected in Section EV4.0225(5) as per original approval	11/19/1996
Correction of Primary and Secondary Intersections drawings as per original approval	11/07/1997
SP 40, Amendment No. 9 (Ord. 2364) for the landfill	11/07/1997
Removal of Section 3.0140 as per Ord. 2320	3/24/1999
Modification of Section 1.0505 as per Res 5303	3/24/1999
Replacement of Section 1.0405(c) and (d) as per original approval	3/24/1999
Replacement of text on Drive-Thru Restaurant	
and Auto Repair as per original approval	3/24/1999
SP 40, Amendment No. 15 - Change criteria of the Commercial Industrial District to C-4, Highway Commercial	5/05/2000
Amendment No. 16 - Introduction of a FAR of .6 for Motels in Section 4.0240	12/18/2001
Amendment No. 17 - Provisions to allow the "Temporary Sale of Motor Vehicles" in Sections 1.0615, 1.0625, 3.0714, 3.0720,3.0814, and 3.0914	8/07/2001
Amendment No. 18 - Realignment of Palmetto Avenue. Change to Exhibit 4-1	9/04/2001
Amendment No. 20, Remove Criteria in Section 3.0620 that requires the pump area be linked to the building for a service station.	12/04/2001
Consolidation of Pages (no text change)	4/19/2002
Amendment No. 21 - Change of Land Use from EV/IC to EV/CG	7/02/2002
Amendment No. 22 - Change in alignment in Lugonia Avenue and EVCSP Multi-Purpose Trail and deletion of Marigold Avenue between San Bernardino Avenue and Lugonia Avenue	11/05/2002
Amendment No. 23 - Change in Landscaping Standards in Sections 4.0250 and 4.0255	3/18/2003
Amendment No. 24 - Change the East Valley Corridor Specific Plan from an Ordinance to a Resolution. No Text or Map changes included in this Amendment.	1/07/2003
Amendment No. 25 - Change of Land Use for the "Barton House" Property from Multiple Family Residential to Administrative Professional on Nevada Street and the expansion of the Conditional Uses in Section 3.0135(b).	8/05/2003

Updates and Amendments	Date Approved
Amendment No. 26 - Modification of Uses in the General Commercial District and the Commercial Industrial District and adding Automobile Sales Development Standards to the General Commercial (EV/CG) District.	1/06/2004
Amendment No. 27 - change of Land Use for twelve parcels along the south side of Redlands Boulevard from Iowa Street to New Jersey Street and one property on the east side of Kansas Street.	3/16/2004
Amendment No. 28 - Repeals Amendment No. 17 which allowed the "Temporary Sale of Motor Vehicles" in Sections 1.0615, 1.0625, 3.0714, 3.0720,3.0814, and 3.0914.	2/17/2004
Amendment No. 29 - Modified Section EV4.0215(k) to allow parking lot light standards to have an overall height of forty (40) feet on property located north of Palmetto Avenue and west of California Street.	7/20/2004
Amendment No. 30 - Withdrawn	--
Amendment No. 31 - Modified Section EV4.0201(b-g) regarding the parking requirements for non-residential uses.	12/06/2005
Amendment No. 32 - Modified Section EV 3.0613 (2) to eliminate text restricting the location of drive-through restaurants from any closer than 300 hundred feet from each other and modifying Sections 3.0620(i), 3.0620(e), 3.0720(c), 3.0820(c), 3.0920(e) to add development standards for drive-through restaurants and services which would allow architectural projections into the required front yard and street side yard setbacks.	12/20/2005
Amendment No. 33 - Change land use designation of 7.5 acres located on the northeast corner of Alabama Street and Orange Avenue from Administrative Professional (EV/AP) District to Multiple Family Residential – 2500 (EV/2500RM) District.	2/20/2007
Amendment No. 34 - Creation of the Commercial Transition (EV/TC) District.	12/06/2005
Amendment No. 35 - Change the land use designation on 9.5 acres located on the east side of Nevada Street, immediately south of the Atchison, Topeka, and Santa Fe railway and 122 feet north of Redlands Boulevard from EV/CG (General Commercial) District to EV/TC (Commercial Transition) District.	12/06/2005
Amendment No. 36 - Established the EV/RP-9 (Planned Residential - 9) District and amended related sections pertaining to the establishment of the EV/RP-9 District. After a CEQA lawsuit, this amendment along with associated entitlements for the Redlands Commons Project were ordered by the Court to be revoked. City Council subsequently revoked this amendment.	1/06/2009
Revoked on 05/04/10	
Amendment No. 37 - Modified Sections EV4.0105(c) & (d) to change the designation of Lugonia Avenue, between California Street and the west side of the 210 Freeway overpass, from a Major Highway to a Secondary Highway.	6/19/2007
Amendment No. 38 - Modified Section EV3.0710(4) of the EV/GC District to allow medical massage therapy as a permitted land use.	11/18/2008
Amendment No. 39 - Modified Section EV3.0910(6) of the Commercial Industrial (EV/IC) District to allow beauty salons, including medical massage therapy as a supplemental service.	2/16/2010

Updates and Amendments	Date Approved
Amendment 40 – Amend Figure 1-1 relating to Planned Development Envelopes and delete the development envelope bounded by Pioneer Avenue on the north, San Bernardino Avenue on the south, Texas Street on the east and the 210 Freeway on the west. See Ordinance for text of the Amendment (it has not been incorporated into the Document).	Adopted 2/07/2012 Inserted on 4/25/18
Amendment 41 – Change of Land Use designation from EV/OS (Open Space) District to EV/IR (Regional Industrial) District for four contiguous parcels (37.4 acres) located north of Palmetto Avenue, between Nevada and California Streets; and amend Figure 4-1 (Circulation Plan) to change the designation of Palmetto Avenue, between Nevada and California Streets, from a major highway to a collector street. See Ordinance for text of the Amendment (it has not been incorporated into the Document).	Adopted 4/17/2012 Inserted on 4/25/18
Amendment 42 – To Modify the following: Amend Division 3, Chapter 6, Section EV3.0613 entitled “Conditionally Permitted Uses”; Division 3, Chapter 7, Section EV3. 0712, entitled “Accessory Land Uses”; Division 3, Chapter 7, Section EV3. 0713, entitled “Conditionally Permitted”; and Division 3, Chapter 9, Section EV3. 0913, entitled “Conditionally Permitted Uses.”	Adopted 2/03/1015 Inserted on 4/25/18
Amendment 43 – To Modify the following: 1) land use designation of a 18.4 acre City-owned property from EV/3000RM District to the Public/Institutional (EV/PI) District; 2) Section EV4.0205(B) to allow proposed Heritage Park to utilize an alternative surfacing solution for required on-site parking areas in lieu of paving; and 3) Section EV4.0255 to allow a reduction in the required landscaping within the parking areas of the proposed Redlands Heritage Park. See Resolution for text of the Amendment (it has not been incorporated into the Document).	Adopted 3/03/2015 Inserted on 4/25/18
Amendment No. 44 – Change the zoning designation of the entire property at the northwest corner of Lugonia Ave./Tennessee St. from Special Development (EV/SD) and its corresponding Development Envelope to Commercial General (EV/CG) and its corresponding Development Envelope. (Annexation No. 93, Reso. 7890; see also Reso. 7771 and Ord. 2857)	9/05/2017 (Reso. 7772)
Amendment No. 45-A – Change the land use district designation of seven parcels from EV/AP and EV/3000RM to EV/2500RM for the LuxView Apartments project, located on the north and south sides of Orange Avenue between Alabama Street and Iowa Street (APNs: 0292-167-08, -11, -12, -13, -18, -25; and 0292-168-03).	10/15/2019 (Reso. 8032)
Amendment No. 45-B – Remove four parcels (37.2 gross acres) from the specific plan area for the Heritage Specific Plan project (Specific Plan No. 62), located on the north side of E. San Bernardino Avenue, west side of Texas Street, and south side of Pioneer Avenue.	6/16/2020 (Reso. 8097)
Amendment No. 46 – Remove seven parcels (58.64 gross acres) from the EVCSP area for the proposed Bergamot Specific Plan project (Specific Plan No. 64), located on the north side of Domestic Avenue and Citrus Valley High School, east side of 210 Freeway, and to the west of Texas Street.	10/05/2021 (Reso. 8253)

Updates and Amendments	Date Approved
Amendment No. 47 – Division 4 (Community Design), Chapter 1 (Circulation), Section EV4.0110(B) (Road Standards), Section EV4.0155(A) (Special Landscaped Streets), and Section EV4.0125(2) (Setbacks and Intersections) to revise the road right-of-way requirements adjacent to the property located at 1605 Calvary Circle.	4/19/2022 (Reso. 8322)
Amendment No. 48 – Amend the EVCSP to remove three parcels (24.4 gross acres) from the specific plan area for the Lugonia Village residential project, located on the north side of W. Lugonia Avenue, west side of Karon Street, and south side of a proposed extension of Pennsylvania Ave. (See also: Reso. 8552)	3/05/2024 (Reso. 8553)
Amendment No. 49 – Amend the EVCSP to remove two parcels (approx. 9.56 acres) from the specific plan area for the Bergamot Specific Plan Phase 2 project (SP 64, Amendment 1), located on the north side of Pioneer Avenue, east side of 210 Freeway, and west side of Citrus Valley High School stadium.	3/30/2020 (Reso. 8533)
Amendment No. 50 – Amend the EVCSP to remove one parcel (13.48 gross acres) from the specific plan area for the Tennessee Village mixed use project, located on the east side of Tennessee Street, approximately 600 feet north of W. Lugonia Ave., and south side of a proposed extension of Pennsylvania Ave.	12/3/2024 (Reso. 8641)
Amendment No. 51 – Amend the Land Use Map to change the designation of three parcels (totaling 8.8 acres) from EV/SD to EV/CG located at northeast corner of W. Lugonia Avenue and Tennessee Street.	Withdrawn
Amendment No. 52 – Amend Chapter 7 (General Commercial), Section EV3.0713 (Conditional Uses) to allow “Retail sales of pre-owned or used automobiles (as primary use) not in conjunction with new auto sales”; and amend Section EV3.0720(g) to include used automobile sales and require screening of outdoor vehicle storage areas.	7/16/2024 (Reso. 8616)
Amendment No. 53 – Amend Chapter 2 (Single Family Residential District), Chapter 3 (Multiple Family Residential – 3000 District), Chapter 4 (Multiple Family Residential – 2500 District), and Chapter 7 (General Commercial) to incorporate various text changes and updates to housing definitions and permitting procedures in accordance with the 2021-2029 Housing Element.	7/01/2025 (Reso. 8700)
Amendment No. 54 – Amend the EVCSP to remove 18 parcels from the EV/IC district, remove three parcels from the CP-4 district, and change one parcel from EV/3000RM to EV/2500RM, to permit future high-density residential developments and densities in accordance with the 2021-2029 Housing Element. One parcel will change from EV/IC to EV/IP for an existing school facility on the subject property.	6/03/2025 (Reso. 8690)
Amendment No. 55 – Amend the Land Use Map to change the designation of three parcels (totaling 8.8 acres) from EV/SD to EV/CG located at northeast corner of W. Lugonia Avenue and Tennessee Street.	3/17/2026 (Reso. 8752)

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