ORDINANCE NO. 2643

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING ORDINANCE NO. 1850 (SPECIFIC PLAN NO. 33) RELATING TO PERMITTED LAND USES ALLOWED WITHIN THE SPECIFIC PLAN

WHEREAS, the City Council for the City of Redlands adopted Specific Plan No. 33 by Ordinance No. 1850 to establish Specific Plan No. 33;

WHEREAS, City staff has recommended that Specific Plan No. 33, Section 3(A)(2), should be amended to include as permitted uses allowed under the Specific Plan, those same permitted uses set forth in EV/CG General Commercial District of the East Valley Corridor Specific Plan; and

WHEREAS, all provisions of the Redlands Municipal Code and the California Government Code relating to the amendment of Specific Plan No. 33 have been complied with, including publication of a notice on the 18th day of May, 2006 and holding a public hearing on the 6th day of June, 2006;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. Section 3(A)(2) of Specific Plan No. 33 is hereby amended to read as follows:

"Permitted uses - Buildings, structures, and land shall be used primarily for the operation of commercial uses, including but not limited to the following:

a. Antiques
b. Appliances
c. Automobiles, new and used
d. Building materials and supplies
e. Bicycles
f. Carpets, rugs, and floor coverings
g. Department stores
h. Draperies
i. Furniture
j. Garden and lawn equipment
k. Hardware store
l. Home improvement retailer
m. Interior decorator
n. Landscape materials and nurseries
o. Light fixtures
p. Lumber
q. Mirrors and glass

r. Offices, business and professional
s. Paint stores
t. Pet stores
u. Radio, television, and musical instruments
v. Restaurant, sit-down and drive-thru
w. Swimming pools and spas
x. Wall coverings
y. Other retail service establishments as permitted by the C-M Zone of the City of Redlands
z. Uses permitted in Chapter 7. General Commercial District of the East Valley Corridor Specific Plan"

Section 2. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect in accordance with law.

Mayor of the City of Redlands

Attest:

City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 20th day of June, 2006 by the following vote:

AYES: Councilmembers Gilbreath, Gil, Gallagher, Aguilar; Mayor Harrison
NOES: None
ABSTAIN: None
ABSENT: None

City Clerk

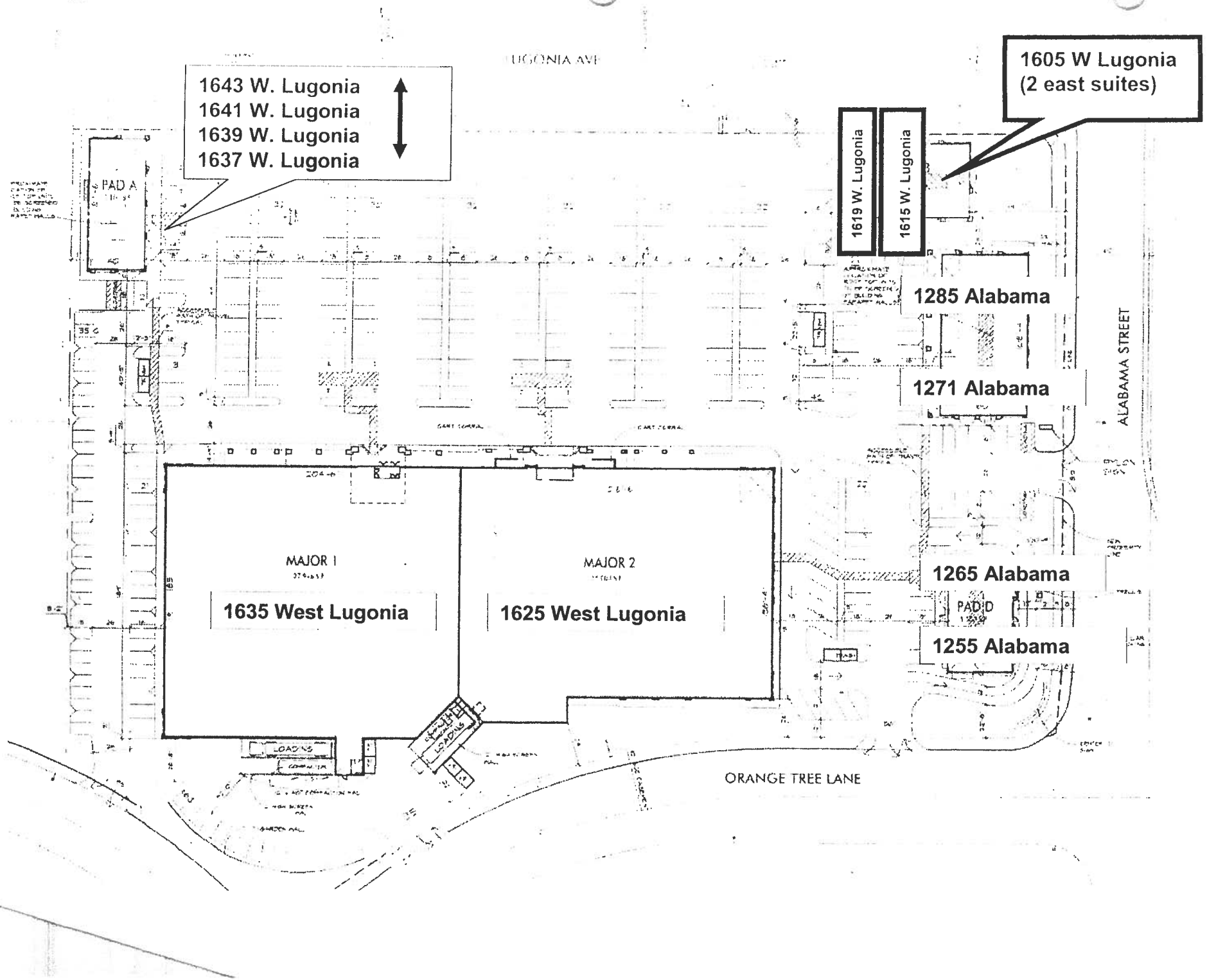
CENTENNIAL COMMERCE PARK
SPECIFIC PLAN NO. 33

CITY OF REDLANDS, CA

MAY 1984

CENTENNIAL CAPITAL FUND
282 SOUTH ANITA DRIVE
ORANGE, CALIFORNIA 92666-0399

PREPARED BY: URBAN ENVIRONS
300 E. STATE STREET
REDLANDS, CA 92373
(714) 798-4446


1643 W. Lugonia
1641 W. Lugonia
1639 W. Lugonia
1637 W. Lugonia
1605 W Lugonia
(2 east suites)
1619 W. Lugonia
1615 W. Lugonia
1285 Alabama
1271 Alabama
1265 Alabama
1255 Alabama
ALABAMA STREET
PAD A
PAD D
MAJOR 1
MAJOR 2
1635 West Lugonia
1625 West Lugonia
LOADING
ORANGE TREE LANE

LIST OF EXHIBITS

Exhibit 1. Project Boundaries

Exhibit 2. Illustrative Site Plan

Exhibit 3. Land Use

Exhibit 4. Circulation

Exhibit 5. Infrastructure

PREFACE

The Centennial Commerce Park Specific Plan has been written and designed to serve as a tool for use by local decision makers, city staff, and developers as a guide for the classification and development of the project area. The Specific Plan has been prepared according to accepted planning principles and fulfills the criteria of the Specific Plan Guidelines as set forth by the City of Redlands and the State of California. In developing this Specific Plan, a commitment has been made to produce a superior business environment through large-scale master planning.

SECTION 1. INTRODUCTION

A. Project Location

The Centennial Commerce Park consists of approximately 18 acres located at the southwest corner of Alabama Street and Lugonia Avenue in the City of Redlands, as depicted in Exhibit 1. The project is currently vacant, having been utilized for citrus production and farming in the past. The surrounding land uses are predominantly vacant; however, the project site is in a dynamically growing commercial corridor and adjacent to the East Valley Complex, a developing business complex.

The legal description of the subject property is as follows:

> Lot 1 and Lot 2, Block 4, of the Henry L. Williams Tract as recorded in Map Book 11/17, Office of the County Recorder, County of San Bernardino, State of California.

The property is being subdivided by Tract Map 12419 approved by the Redlands City Council August 16, 1983. Appendix "A" is a copy of the Tract Map. Enclosed as Appendix "B" are the conditions of approval for this Tract Map.

B. Purpose and Intent

The Centennial Commerce Park Specific Plan will provide for the planning and development of the project site in conformance with the goals and objectives of the City of Redlands General Plan and Zoning Ordinance. The integration of the Centennial Commerce Park with its properly planned land uses with surrounding development will bring long-term economic benefits to the City of Redlands.

The Specific Plan Regulations contained herein are intended to allow design flexibility and to create development standards established specifically for the project site while ensuring substantial compliance with the spirit, intent, and provisions of the various ordinances of the City of Redlands.

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REDLANDS

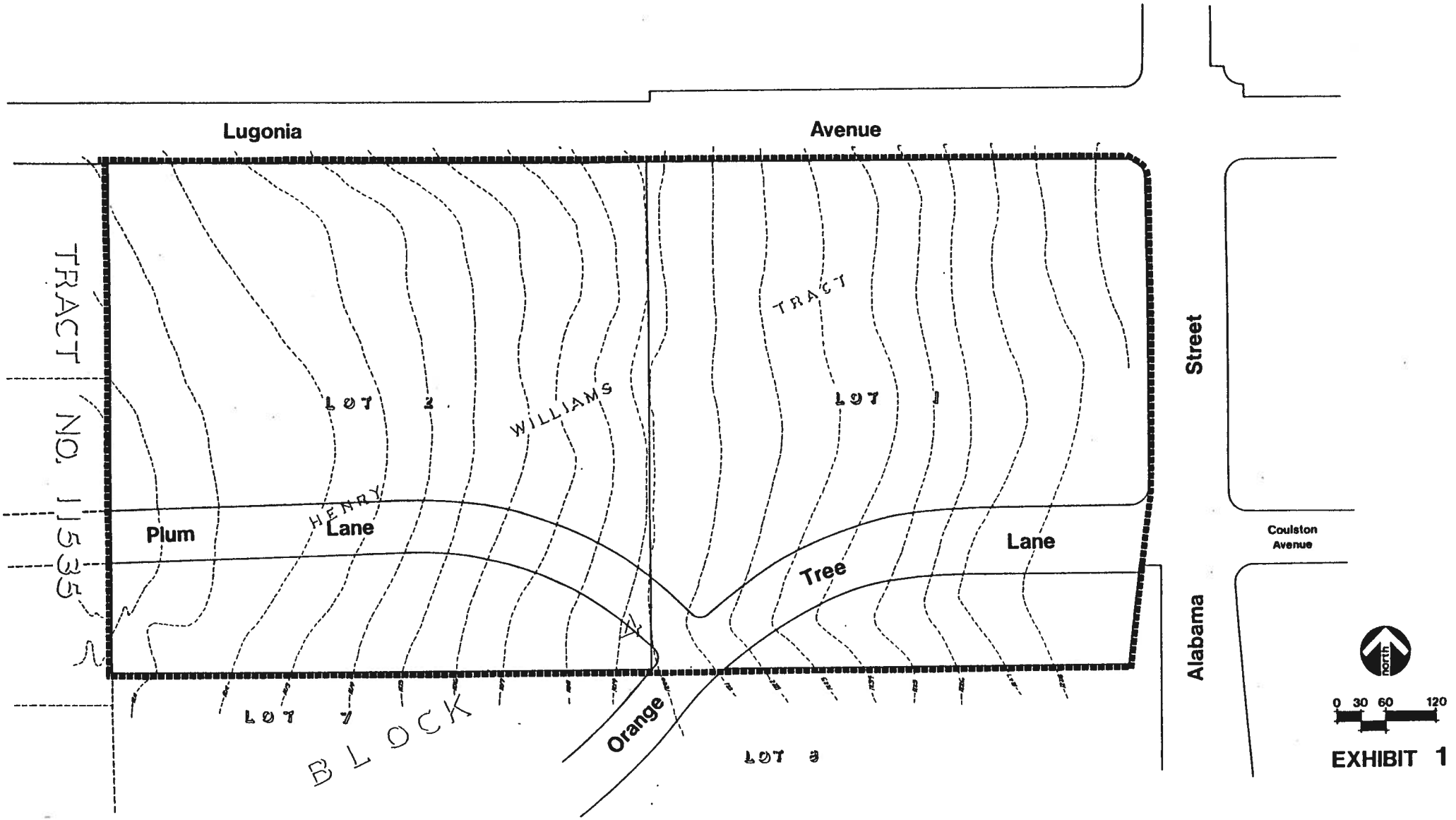


EXHIBIT 1

PROJECT BOUNDARIES

B. Purpose and Intent (Cont'd)

The intention of the Specific Plan is to provide that individual development will occur in such a manner as to provide a park-like atmosphere where visual continuity throughout is obtained by the use of compatible and harmonious design elements. These elements include landscaping, paving and walks, colors, and graphics. Alternative development standards have been incorporated in the Specific Plan in return for development sensitivity and increased amenities to service the needs of the community.

A graphic representation of the development as proposed by the Specific Plan is depicted in Exhibit 2, the Illustrative Site Plan. This is a conceptual example and is only an indication of how the development could appear upon ultimate completion.

C. Project Goals and Objectives

The Specific Plan has several goals and objectives for the purpose of providing a viable commercial development. Among these goals and objectives are:

* To provide an enriched business environment with aesthetic cohesiveness, harmonious massing of structures, and the interfacing of open space through the utilization of superior land planning and architectural design.

* To provide landscape and streetscape design details that enhance the aesthetic quality of the community.

* The creation of a strong business center enhancing the existing and planned development of the surroundings and providing an asset to the community by expanding employment opportunities and increasing the city's tax base.

* To create a cohesive business relationship with surrounding developments by incorporating harmonious development criteria.

* To provide a visually appealing development along the San Bernardino Freeway Corridor.

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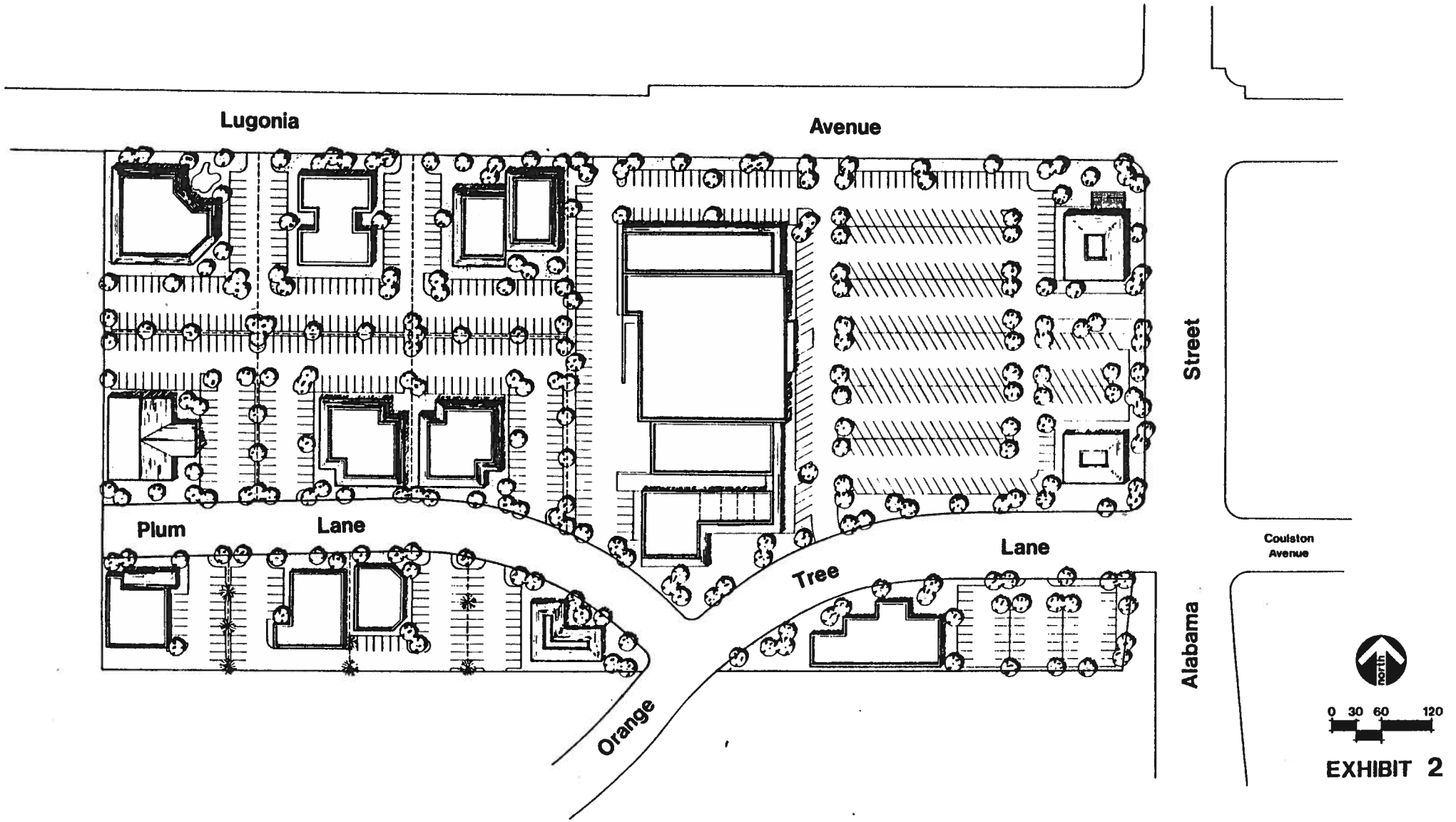


EXHIBIT 2

ILLUSTRATIVE SITE PLAN

D. GENERAL NOTES

1. Any details or issues not specifically addressed by the Specific Plan Regulations shall be subject to the regulations of the City of Redlands. Definitions of terms shall be as defined in the City of Redlands Zoning Ordinance.

2. Grading Standards: At the time of development within the Specific Plan area, a complete geological and soils engineering report indicating evidence of a safe and stable development for the improvements anticipated shall be submitted with grading plans. The recommendations by the geologists and soils engineer shall be incorporated into the grading plan design prior to the issuance of a grading permit.

3. The City of Redlands will provide water service to the development.

4. Electrical power will be provided by the Southern California Edison Company based upon a user fee.

5. Solid waste disposal will be provided by the City of Redlands Disposal Department.

6. Natural gas service will be provided by the Southern California Gas Company with monthly user fees applied.

7. Sewer service will be provided by the City of Redlands.

SECTION 2. MASTER PLANS

A. Land Use

The Centennial Commerce Park, encompassing approximately 18 acres, has been planned to accommodate the development of various commercial, office, and industrial land uses in a mutually supportive relationship. The various uses are designed under a single-tenant and multi-tenant format in order to accommodate a variety of business opportunities. The Land Use Plan is depicted in Exhibit 3.

1. Commercial

   A total of two (2) lots and 8.25 acres has been provided for commercial land uses. The commercial land use is intended to provide various commercial, service, and retailing uses. It is anticipated that a major anchor tenant will locate within the commercial complex providing a nucleus for the commercial center, attracting satellite uses on a master planned format. The large parcel located at the southwest corner of Alabama Avenue and Lugonia Avenue, consisting of 7.40 acres (lot 12 of Tract No. 12419), has been designed for the development of a major commercial center. Development of this parcel can be expected to have attached structures as well as free-standing structures. As such, this parcel may be further subdivided to accommodate development in compliance with the development standards contained in Section 3 herein.

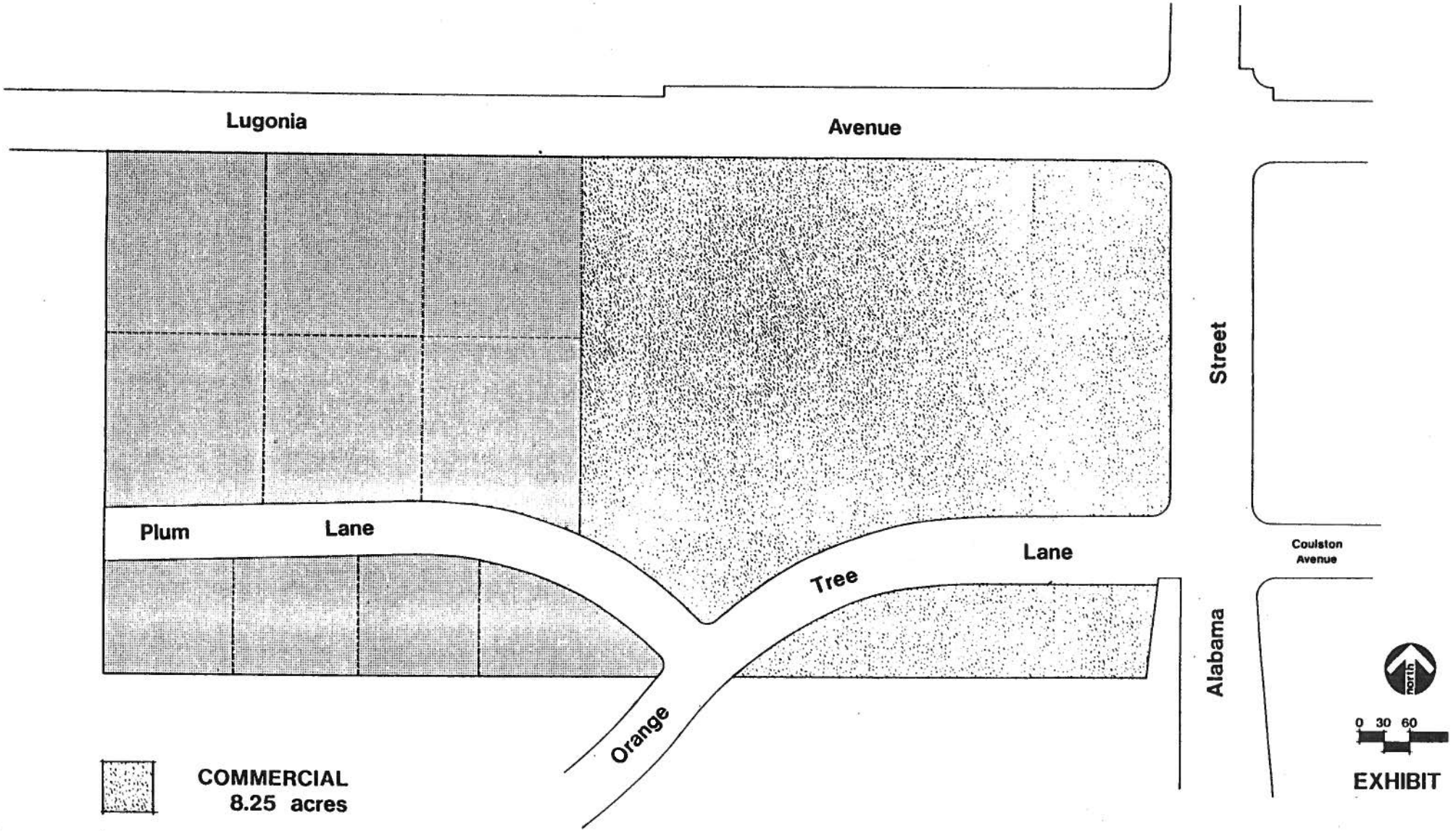
2. Office/Industrial

   The second land use contained in this Specific Plan is Office/Industrial. A total of 10 lots, consisting of 7.27 acres, has been designated for this particular land use. This land use component is intended to provide supportive office and industrial uses closely related to the commercial component. Lot sizes vary from one-half acre to one acre in size and it is anticipated that these lots will be developed for both single-tenant and multi-tenant needs.

3. Land Use Phasing

Initial phases of construction will be focused upon providing the necessary infrastructure and off-site improvements. Orange Tree Lane, Alabama Street, Plum Lane, and Lugonia Avenue will be improved in order to provide an opportunity for development on a lot-by-lot basis. The precise period of development of the individual lots necessarily depends upon market and economic conditions.

CENTENNIAL COMMERCE PARK
REDLANDS



B. Circulation

The Vehicular Circulation Plan presents the overall concept of traffic movement within the Centennial Commerce Park. The Circulation Plan is depicted in Exhibit 4 and all streets have been identified as to location and cross section. The standards for the streets have been developed, utilizing the standard dimensions contained within the City of Redlands standard specifications detail drawings.

1. Lugonia Avenue

   Lugonia Avenue is designated as a secondary highway with an eighty-eight (88) foot right-of-way. Lugonia Avenue currently exists within the boundaries of the subject property with a sixty (60) foot right-of-way, and is unimproved. An additional fourteen (14) feet of dedication will be provided on the south side of the right-of-way within the project limits. When fully improved, Lugonia Avenue will have sixty-four (64) feet of paving curb-to-curb, with a twelve (12) foot parkway provided on either side of the roadway. The parkway will contain a five (5) foot wide meandering sidewalk continuing the full length of Lugonia Avenue, with the balance of the parkway being utilized for streetscape purposes.

2. Orange Tree Lane

   On December 21, 1982, the Redlands City Council approved Specific Plan No. 31 (Ordinance No. 1802) establishing the alignment for Orange Tree Lane extension and connection with Alabama Avenue basically at the existing intersection of Coulston Court. A precise alignment and right-of-way plan was established and this Specific Plan implements that precise plan of alignment. The right-of-way varies from sixty-four (64) feet to eighty (80) feet in order to accommodate turning lanes from Alabama Street. Pavement varies curb-to-curb, while an eight (8) foot parkway is provided containing a five (5) foot meandering sidewalk and streetscape planting.

3. Plum Lane

The alignment of Plum Lane plays a key role in the internal circulation system of the complex as well as providing functional drainage and utility servicing. Plum Lane will connect with the cul-de-sac designed in the East Valley Complex to the west and become a through street. The street is planned with a sixty-four (64) foot right-of-way to be dedicated by Final Map 12419. The curb-to-curb pavement width is forty-eight (48) feet and an eight (8) foot parkway will be provided on either side of the roadway. A meandering sidewalk and landscaping will be incorporated into the parkway.

4. Alabama Street

Alabama Street is designed as a major arterial with an ultimate right-of-way of one hundred (100) feet. Within the limits of the project, Alabama Street has been specifically designed with the intersection of Orange Tree Lane in mind. Included is a signalized intersection at Alabama Street and Orange Tree Lane, with an interconnect between the various signalized intersections between Lugonia Avenue and Industrial Park Drive. A median island will be constructed within Alabama Street and contain left-turn pockets that will control turning movements in a more efficient manner, with traffic safety of preeminent importance. The Striping Plan, as indicated on Exhibit 4, will help to control and direct traffic. One driveway from the large commercial lot (lot 12 of Tract 12419) will be permitted onto Alabama Street. Alabama Street will include a meandering sidewalk and landscaping parkway.

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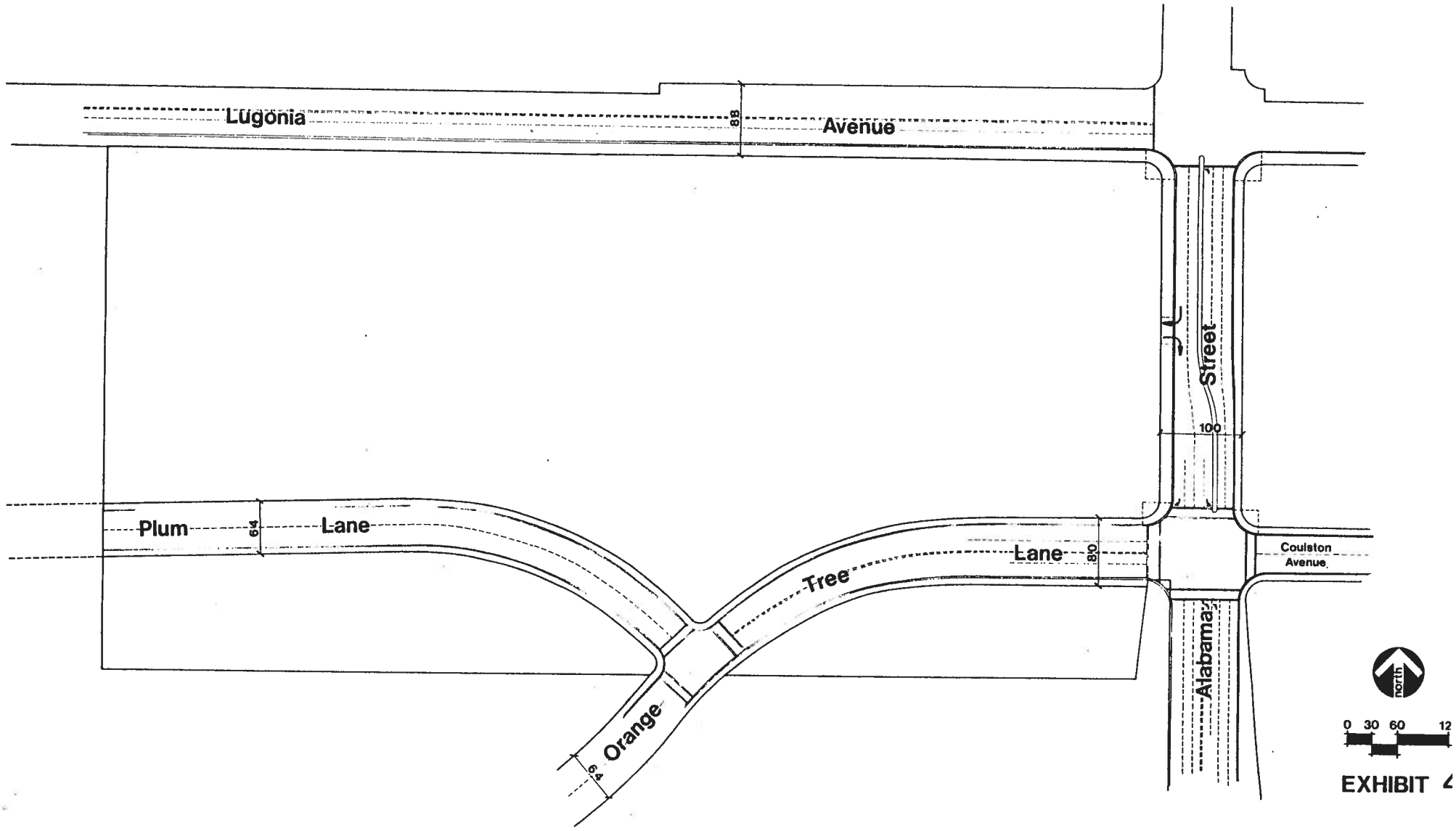


EXHIBIT 4

CIRCULATION

C. Infrastructure

The Infrastructure Plan designates the location and size of sewer and water lines as well as the storm drainage system. Private utilities, including gas, electricity, and telephone, are locally available and are not shown on the Infrastructure Plan. The sewer, water, and storm drain systems will be designed and installed in accordance with plans reviewed and approved by the city engineer. The Infrastructure Plan is depicted in Exhibit 5.

1. Water System

   An existing sixteen (16) inch water main located in Lugonia Avenue and an existing ten (10) inch main in Alabama Avenue will be utilized to service the project site. Eight (8) inch water lines will be constructed within Orange Tree Lane and Plum Lane to provide interior water distribution and will be connected to the lines at the East Valley Complex to the west, thus accomplishing a loop of the distribution system. The water system, when installed, will meet City of Redlands' standards.

2. Sewer System

   An existing eighteen (18) inch sewer line is located within Lugonia Avenue and will provide gravity flow for those lots and future uses along Lugonia Avenue. A proposed eight (8) inch sewer line will be constructed within Plum Lane to Orange Tree Lane to service the balance of the project. The line will be extended westerly through the East Valley Complex for gravity flow down Nevada Street.

3. Storm Drainage

   A forty-eight (48) inch storm drain is proposed to be constructed within Lugonia Avenue pursuant to the Master Plan of Storm Drains. A local system of storm drainage will be designed utilizing street gutters. All storm drainage improvements and/or fees will be provided in accordance to an acceptable system reviewed and approved by the city engineer.

CENTENNIAL COMMERCE PARK
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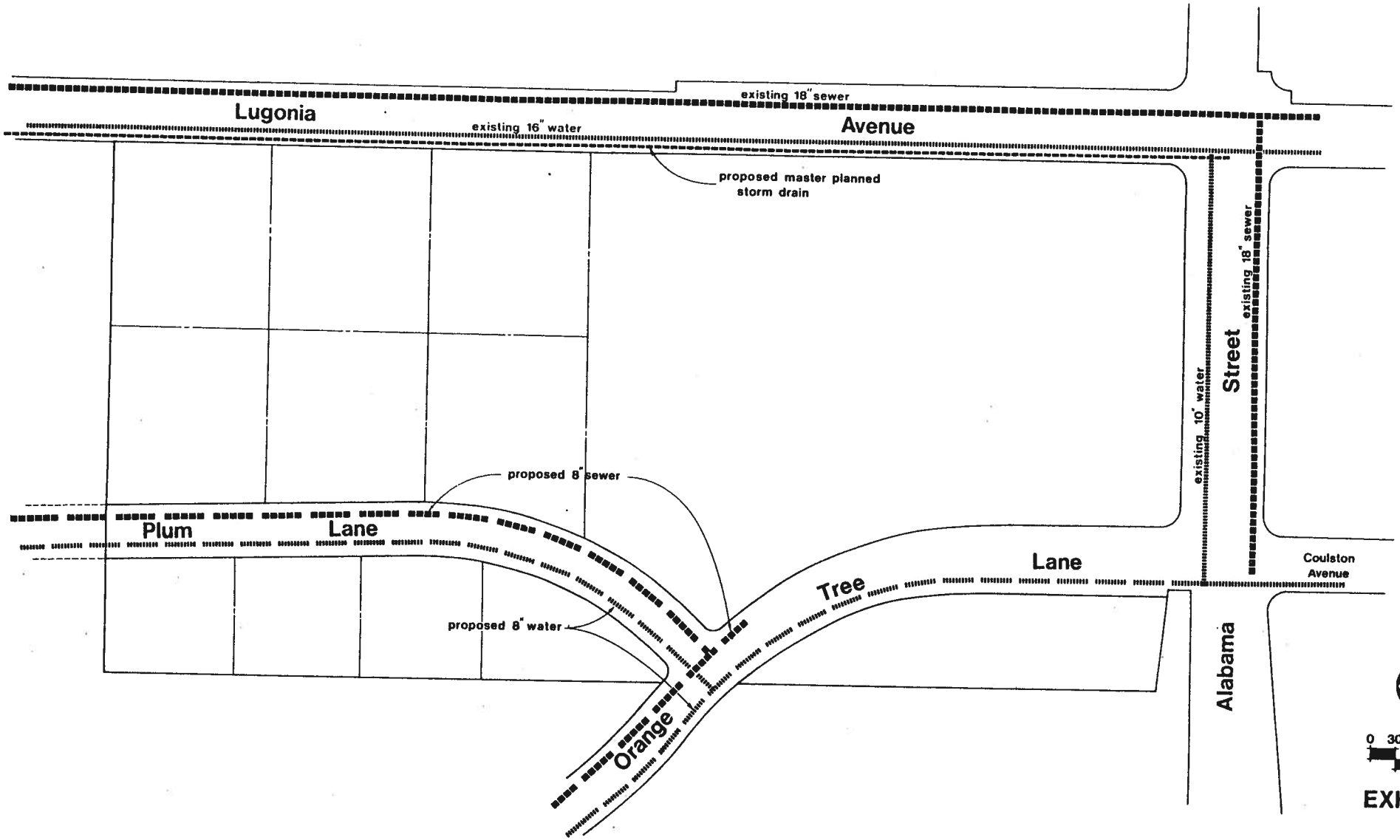


EXHIBIT 5

INFRASTRUCTURE

SECTION 3. DEVELOPMENT STANDARDS

These regulations establish the Development Standards for the land uses described in Section 2 of this Specific Plan. These Development Standards shall apply to all land, buildings, and structures within the project boundaries. The standards have been designed to insure a coordinated, comprehensive project that will fulfill the stated goals and objectives of the Specific Plan.

A. Commercial

1. Purpose and description - The commercial component is intended to provide for the development of retail establishments offering a full range of goods and services on a community and regional basis.

2. Permitted uses - Buildings, structures, and land shall be used primarily for the operation of commercial uses, including but not limited to, the following:
   a. Antiques
   b. Appliances
   c. Automobiles, new and used
   d. Building materials and supplies
   e. Bicycles
   f. Carpets, rugs, and floor coverings
   g. Department stores
   h. Draperies
   i. Furniture
   j. Garden and lawn equipment
   k. Hardware store
   l. Home improvement retailer
   m. Interior decorator
   n. Landscape materials and nurseries
   o. Light fixtures
   p. Lumber
   q. Mirrors and glass
   r. Offices, business and professional
   s. Paint stores
   t. Pet stores
   u. Radio, television, and musical instruments
   v. Restaurants, sit-down and drive-thru
   w. Swimming pools and spas
   x. Wall coverings
   y. Other retail and service establishments as permitted by the C-M Zone of the City of Redlands

3. Uses Prohibited

a. Any outdoor manufacturing or processing operation

b. Auto wrecking and junk yards

c. Poultry and animal raising and slaughter

d. Residential uses

4. Property Development Standards

a. Lot area - each lot shall have a minimum area of 20,000 square feet

b. Lot dimensions - none required

c. Building height - no building or structure shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

d. Setbacks -

1) Each lot shall have a minimum building setback of twenty-five feet (25). Said yard may be utilized for required parking, in which case a minimum 8-12 foot landscaped setback shall be maintained in order to create a minimum twenty (20) foot landscaped buffer from face of curb.

2) Side and rear - none required except where adjoining a street, in which case subsection 1) above shall apply.

e. Lot coverage - lot area coverage by building and structures shall not exceed fifty (50) percent of the total lot area.

f. Off-street parking - as enumerated in Section 40.20 of the City of Redlands Zoning Ordinance.

B. Office/Industrial

1. Purpose and description - the land designated for office/industrial use is intended to provide supportive business and professional offices, service uses, and light industrial uses compatible with the commercial component.

2. Permitted Uses

   a. Any use permitted in Section A above.

   b. Offices, including but not limited to:
   Accounting, auditing, and bookkeeping services
   Administrative Headquarters
   Architectural and
   Engineering services
   Business Associations
   Financial Institutions
   Insurance Offices
   Law offices and
   Legal secretaries
   Medical and health services
   Real estate offices
   Secretarial and clerical services

   c. Industrial uses customarily identified as service oriented or light manufacturing and as permitted in the C-M Zone of the City of Redlands.

   Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted.
   [Resolution No. 8793 (2026); Ord. 3002 (2026)]

3. Uses Prohibited - those uses identified in Section A above.

4. Property Development Standards

   a. Lot area - each lot shall have a minimum area of twenty thousand (20,000) square feet.

   b. Lot dimensions - each lot shall have a minimum width of one hundred (100) feet and a minimum depth of one hundred twenty-five (125) feet.

   c. Building height - no building or structure shall exceed four (4) stories in overall height.

d. Setbacks

1. Each lot fronting onto Plum Lane shall have a front yard setback of twelve (12) feet extending across the full width of the lot with the entire area to be landscaped; for lots adjoining Lugonia Avenue a twenty-five (25) foot building setback shall be maintained with a minimum eight (8) foot fully landscaped setback.

2. No side or rear setbacks are required.

f. Lot coverage - lot coverage by buildings or structures shall not exceed fifty (50) percent of the total lot area.

g. Off-street parking - as enumerated in Section 40.20 of the City of Redlands Zoning Ordinance.

C. General Provisions

1. Off-street loading - Requirements for off-street loading shall be as enumerated in Section 41.00 of the City of Redlands Zoning Ordinance. In all cases, loading areas shall be screened from view of adjacent street.

2. Screening - All exterior storage areas, service yards, electrical enclosures, and storage tanks shall be screened from public view by means of fences or walls that harmonize with the building design. In addition, all roof-mounted mechanical equipment, including but not limited to antennas, vents, and ductwork, shall be concealed by the building design. In the case where mechanical equipment projects above the building mass and is visible from an elevated portion of the freeway or public street, an enclosure shall be designed to house the equipment that is compatible with the architectural design of the building.

3. Exterior Lighting - Parking lot lighting fixtures shall be an overall maximum height of 16 feet. Walkway lighting fixtures shall have an overall maximum height of 12 feet. Security lighting fixtures shall not project above the fascia or roof line of the building and should be designed so as to reflect away from adjoining properties and streets. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading, storage locations, or similar service areas.

4. Landscaping - Landscaping shall consist of an effective combination of street trees, ground cover, and shrubbery, and may include dry landscape cover not to exceed twenty (20) percent of the total landscaped area. The selected combination of objects for landscaping purposes shall be arranged in a harmonious manner. Required landscape areas, including

setbacks and buffers, shall be maintained in a neat, clean, orderly, and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings. Required landscaped areas shall be provided with a suitable permanent method for watering or sprinkling of plants. The irrigation system shall be designed to insure a sufficient amount of water for plants within the landscaped areas, and shall be kept in good working condition at all times. Where landscaping is required, a landscape plan shall be submitted to the Redlands Planning Department pursuant to the provisions enumerated in Section 43.00 of the Redlands Zoning Ordinance. All plans shall be prepared by a registered landscape architect.

5. Fences and Walls - Fences and walls not to exceed six (6) feet in height shall be permitted along side and rear property lines except that no fence or wall exceeding three (3) feet in height shall be located within any required setback area that parallels a street right-of-way. All fences and walls shall be designed and utilize materials of construction in order to be architecturally compatible with the building design. Walls and fences of sheet or corrugated iron, steel, aluminum, or asbestos are specifically prohibited, including chain link when visible from a street.

6. Refuse Collection Area - All trash, refuse, and used merchandise shall be stored in an enclosure constructed by solid wall or fence compatible with the architecture of the building. Said area should be located in the rear portion of the lot behind the building line. Trash compactors may be required by the City Disposal Department.

C. General Provisions (Cont'd)

7. Signs - All signs located in the Centennial Commerce Park shall relate to the character and architectural style of the building or structure upon which it is placed, and a coordinated and harmonious relationship between all signs in the complex is encouraged. The following specific regulations shall apply:

   a. Wall Signs - Identification signs placed on a wall shall not exceed one and one-half (1 1/2) square feet in area for each one (1) foot of lineal frontage of the building or structure it identifies, not to exceed one hundred and twenty (120) square feet. Separate calculations may be made for the front, side, or rear of the building and a separate sign may be permitted on each of these frontages provided, however, that the sign may only be permitted on the side of a building that is located adjacent to public right-of-way.

   (1) All signs attached to a building shall be surface mounted only.

   (2) The area of wall signs shall be calculated by a rectangle around the outside of the lettering and/or the pictorial symbol.

   (3) In multi-tenancy office/ industrial areas, each individual business may have a wall sign over the entrance to identify the tenant. Said sign shall give only the name of the tenant and shall be limited to a maximum of seven and one-half (7 1/2) square feet in area and a maximum fifteen (15) inch high letters. If more than one tenant utilizes an entrance, a directory type sign shall be utilized limited to one (1) square foot of sign for each business up to a maximum gross area of twenty (20) square feet.

* See Specific Plan Amendment for other sign provisions ordinance 2616 in back

C. General Provisions (Cont'd)

b. Ground Signs - Ground signs (monument signs) may be subject to the following:

(1) Ground signs shall not exceed one hundred twenty (120) square feet in area nor fourteen (14) feet above grade in height.

(2) Ground signs shall not extend over public property and ground signs in a corner cut-off area shall not exceed three (3) feet above the adjacent curb top.

(3) Only one (1) ground sign may be permitted for each entity, and no two ground signs on different lots shall be located closer than twenty (20) feet to each other.

(4) Ground signs shall be permitted for single-tenant buildings and for identification of a single complex containing multiple tenants so long as no individual tenant identification is contained.

c. Permitted Freestanding Signs - A freestanding sign for a freeway oriented business may be permitted subject to Planning Commission review and approval. Overall height shall not exceed twenty-five (25) feet. The necessity for a height greater than twenty-five (25) feet shall be established by a flag test. It is intended that the height and area of all types of freestanding signs be maintained at the minimum determined adequate to advertise a particular business. Except in cases of practical difficulty, a monument or pedestal sign shall be utilized rather than a pole sign.

(1) A maximum of one freestanding sign per parcel or unified complex shall be permitted.

C. General Provisions (Cont'd)

(2) No freestanding sign shall be placed in such a manner that it obstructs signs on adjacent properties from public view.

(3) A freestanding sign in excess of twenty-four (24) square feet shall be considered the main identification sign.

(4) No portion of a freestanding sign shall extend over an existing or future public right-of-way.

d. Temporary Signs - The following temporary identification signs shall be permitted:

(1) A sign advertising the sale, lease, or hire of a site or building.

(2) A construction sign denoting the architects, engineers, contractor, and other related subjects. Said sign shall be removed at the time the building is fit for occupancy.

(3) A sign indicating the name of the future tenant.

e. General - The following general standards shall apply to all signs located in the Centennial Commerce Park:

(1) Signs shall be restricted to advertising only the person, firm, company, or corporation operating the use conducted on the site or the products sold therein.

(2) No roof-mounted signs shall be permitted; in addition, no wall-mounted signs shall project above the roof line.

(3) Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink, flash, exert smoke or fumes, or move in any fashion.

ORDINANCE NO. 2616

AN ORDINANCE OF THE CITY OF REDLAND AMENDING ORDINANCE NO. 1850 (SPECIFIC PLAN NO. 33) RELATING TO PERMITTED SIGNAGE

WHEREAS, the City Council for the City of Redlands adopted Specific Plan No. 33 by Ordinance No. 1850 to establish Specific Plan No. 33;

WHEREAS, City staff has recommended that Specific Plan No. 33, Section C.7.b.4, should be amended to permit pedestal signs to identify up to three (3) tenants in a commercial center; and

WHEREAS, all provisions of the Redlands Municipal Code and the California Government Code relating to the amendment to the Specific Plan have been complied with, including publication of a notice on the 21st day of July, 2005 and holding a public hearing on the 2nd day of August, 2005;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. Section C.7.b.4 of Specific Plan No. 33 is hereby amended to read as follows:

"1. Ground signs shall be permitted for the identification of a single complex containing multiple tenants, for up to three (3) tenants in a multiple tenant complex and for the combination of up to three tenants with the identification of the complex.

2. Tenants overall allowable signage shall be determined by store frontage at a ratio of one (1) square foot of sign area for every one (1) foot of building frontage. Only the single longest frontage of a building may be used to calculate allowable sign area except for multi-tenant buildings of less than 10,000 square feet adjacent to arterial streets where both the building frontage adjacent to the street and the frontage facing the parking area may be counted.

3. Ground signs shall not have a sign area that exceeds sixty-five (65) square feet in area nor fourteen (14) feet above grade in height. Ground signs shall not extend over public property and ground signs in a corner cutoff area shall not exceed three (3) feet above the adjacent curb top."

Section 2. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect in accordance with law.

Mayor of the City of Redlands

Attest:

City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 6th day of September, 2005, by the following vote:

AYES:	Councilmembers Gil, Gilbreath, George, Harrison; Mayor Peppler
NOES:	None
ABSTAIN:	None
ABSENT:	None

City Clerk

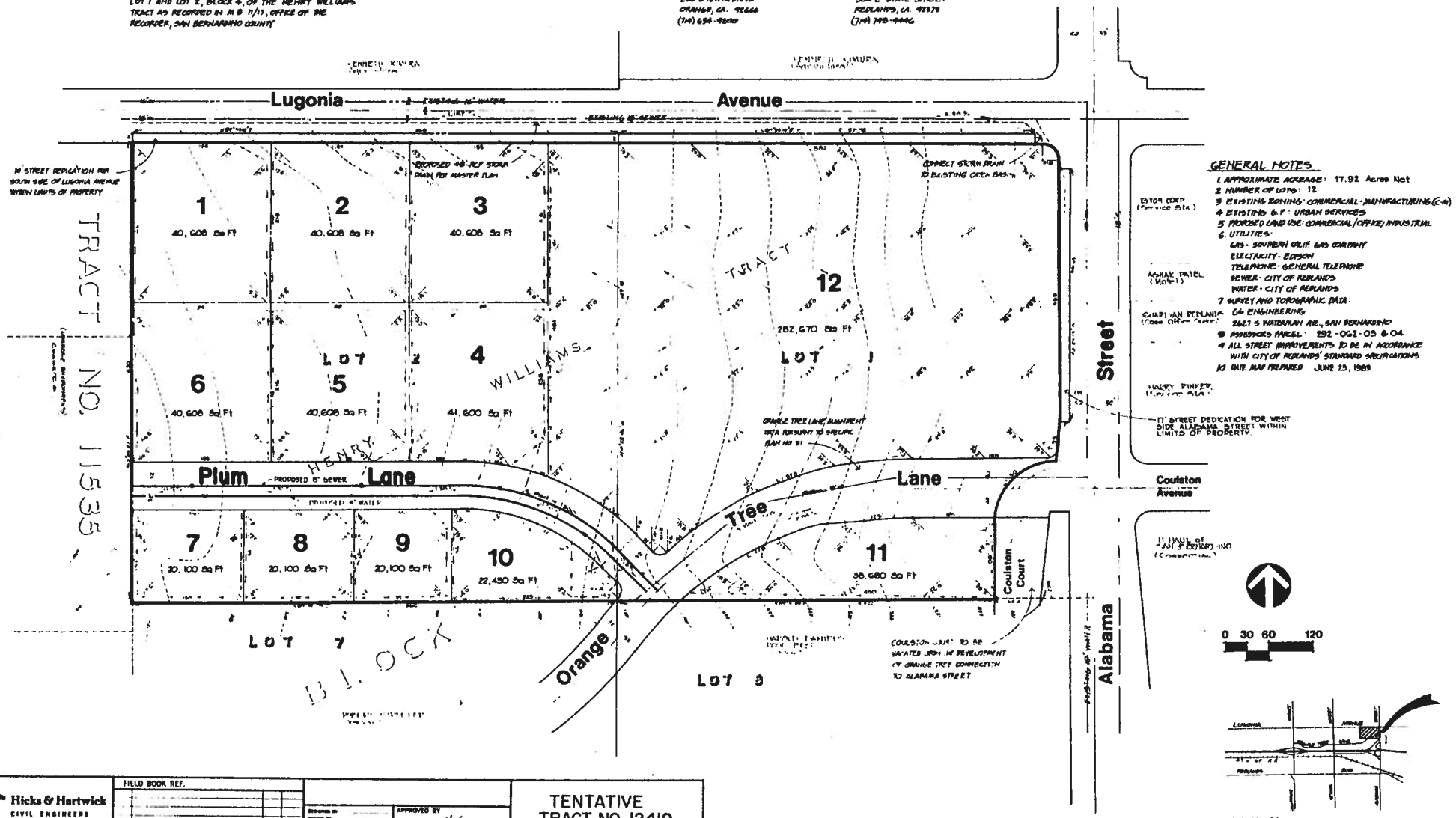
TENTATIVE

TRACT MAP NO. 12419

LEGAL DESCRIPTION
LOT 1 AND LOT 2, BLOCK 4, OF THE HENRY WILLIAMS TRACT AS RECORDED IN M B 11/11, OFFICE OF THE RECORDER, SAN BERNARDINO COUNTY

OWNER/SUBDIVIDER
CENTENNIAL CAPITAL FUND
285 W ANITA DRIVE
ORANGE, CA. 92666
(714) 634-9200

MAP PREPARED BY
URBAN ENVIRONS
300 E STATE STREET
REDLANDS, CA. 92373
(714) 798-9446



GENERAL NOTES

1. APPROXIMATE ACREAGE: 17.92 Acres Net
2. NUMBER OF LOTS: 12
3. EXISTING ZONING: COMMERCIAL-MANUFACTURING (C-M)
4. EXISTING G.P.: URBAN SERVICES
5. PROPOSED LAND USE: COMMERCIAL/OFFICE/INDUSTRIAL
6. UTILITIES:
   GAS - SOUTHERN CALIF. GAS COMPANY
   ELECTRICITY - EDISON
   TELEPHONE - GENERAL TELEPHONE
   SEWER - CITY OF REDLANDS
   WATER - CITY OF REDLANDS
7. SURVEY AND TOPOGRAPHIC DATA:
   C&L ENGINEERING
   2821 S WATERMAN AVE., SAN BERNARDINO
8. ASSESSOR'S PARCEL: 292-062-05 & 04
9. ALL STREET IMPROVEMENTS TO BE IN ACCORDANCE WITH CITY OF REDLANDS' STANDARD SPECIFICATIONS
10. DATE MAP PREPARED JUNE 15, 1989

Vicinity Map

Hicks & Hartwick CIVIL ENGINEERS LAND SURVEYORS 37 East Olive Ave. REDLANDS, CALIFORNIA	FIELD BOOK REF. MARK / REVISIONS / APPR / DATE	APPROVED BY James W. Hicks R.C.E. 25562 DATE	TENTATIVE TRACT NO. 12419

8136

SECTION 4. PROCEDURAL IMPLEMENTATION

A. Site Plan Review

The purpose and intent of site plan review is to assure that development occurs in conformance with the Centennial Commerce Park Specific Plan development standards through the submittal of required information describing the proposed development. All development within the Specific Plan area shall be subject to the provisions of Section 32.20 of the City of Redlands Zoning Ordinance.

B. Subdivision Maps

All tentative subdivision maps and final maps shall follow the standard subdivision procedures as outlined in the State Map Act and by Local Subdivision Ordinance.

C. Amendment to the Specific Plan

An amendment to the adopted Centennial Commerce Park Specific Plan shall follow the procedures as outlined in California Government Code Section 65500.

No specific grading information has been submitted at this time, however, each lot when developed will require Planning Commission approval and at that time, grading concerns will be addressed.

The final concern of staff deals with the issue of access onto Alabama Street from Lots 11 and 12. When the Environmental Review Committee considered this project they were concerned with future access from these lots. ERC determined that access from these lots would create severe traffic problems due to the high traffic volume and the number of intersections in the area and existing driveways. Therefore, as a mitigation, the Environmental Review Commmittee has required no access from Lots 11 and 12 due to adverse traffic congestion.

From the planning staff's point of view we support and recommend no access from these lots onto Alabama Street.

When Specific Plan No. 31 was approved permitting Orange Tree Lane to intersect Alabama Street there was an air of assumption that access would be taken from Lugonia Avenue and Orange Tree Lane. However, no specific requirement was noted on the specific plan that prohibited access from these lots onto Alabama Street.

Staff recommends APPROVAL subject to all departmental conditions.

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

1. All utilities, curbs, gutters and pavement shall be installed on such existing major and secondary streets and other streets as may be designated by the City Council within 60 days after the issuance of the initial permit from the Department of Building and Safety for all or part of a development.

2. Fees to be paid shall be as established by City Council and in effect at the time a permit is issued.

3. All improvements to be designed by owner's civil engineer and installed to the specifications of the City Engineer.

4. Owner's civil engineer shall furnish tie sheets for all points set or found in public rights-of-way and one mylar copy of recorded tract map and data sheet to the City Engineer.

5. Applicant must have all approved plans delivered to the City Engineer ten calendar days prior to the date of the City Council meeting that applicant requests final approval.

6. 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 verify that these improvements comply with City specifications and any corrective work must be completed prior to final release of bonds.

11. Construct standard sidewalk along the entire street frontage and construct standard handicap ramps.

12. Install 12 sodium vapor ornamental street lights.

13. Pay $100 for two street name signs and $100 for 1 stop sign.

14. Provide adequate drainage facilities including but not limited to an adequate sized R.C.P. as per Comprehensive Storm Drain Plan No. 4, Zone 3, Page 17, in Lugonia Avenue.

15. Comply with Ordinance No. 1665 "Storm Water Drainage Facilities" and Resolution No. 3534 "Drainage Fees".

16. All irrigation lines in the street shall be replaced with either steel or asbestos cement pipe.

17. Comply with City Council action of December 21, 1982 for Specific Plan No. 31.

UTILITY DIVISION

Water Section

1. Pay frontage charges as follows:

Lugonia Avenue	1,261 x $5.00 = $6,305.00
Alabama Street	630 x $5.00 = $3,150.00

2. Install water system as shown on plan on file in Public Works Department.

3. Water Capital Improvement Charge and Water Source Acquisition Fund charge to be determined at time of future development.

4. Install fire hydrant as required by City Fire Department.

5. Compliance with ordinances in effect (Chapter 59, Redlands Ordinance Code).

Sewer Section

1. Pay frontage charges as follows:

Lugonia Avenue	1,261' x $7.50 = $9,457.50
Alabama Street	630' x $7.50 = $4,725.00

2. Install sewer system as shown on map on file in the Public Works Department.

3. Compliance with ordinances in effect.

PARK DEPARTMENT

1. Plant street trees as provided for in the Subdivision Ordinance. Comply with Subdivision Ordinances when each individual parcel is developed.

2. Comply with Ordinance No. 1651 - Park Tax.

FIRE DEPARTMENT

1. The fire protection water system that will supply fire hydrants will conform to the City of Redlands Department of Public Works Utility Division Water Section Standard Specifications and detail drawings with latest revisions thereof.

   Required fire hydrants: Commercial fire hydrants Spec. No. W-45 12

   as per map on file in Planning Department and Department of Public Works.

2. All roadways and/or driveways so indicated on map shall be graded and maintained during construction for fire apparatus access.

3. All mains to be minimum size 12".

BUILDING AND SAFETY DEPARTMENT

1. Lot drainage to be conducted under sidewalk area to gutter at time of street construction for the purpose of providing for future paved area drainage.

PLANNING AND COMMUNITY DEVELOPMENT

1. Compliance with all provisions of Subdivision Ordinance 1562, as amended.

2. All on-site utilities shall be placed underground.

3. Provide for retaining walls or obtain slope easements to maintain property lines at the tops of all slopes prior to issuance of a building permit.

4. Compliance with all provisions of Ordinance 1000 as amended. Specifically section 27.00.

5. Compliance with map as submitted.

6. No vehicular access onto Alabama Street from Lots 11 and 12. Non-access shall be designated on the final map.

7. Negative Declaration granted by Environmental Review Committee on August 1, 1983.

RESOLUTION NO. 8793

A RESOLUTION OF THE CITY OF REDLANDS AMENDING NON-RESIDENTIAL SPECIFIC PLANS AND CONCEPT PLANS TO PROHIBIT NEW WAREHOUSES AND LOGISTICS DISTRIBUTION USES, AS DEFINED, IN ALL COMMERCIAL AND INDUSTRIAL DISTRICTS OF SPECIFIC PLANS, WHILE ALLOWING FOR EXISTING WAREHOUSES AND LOGISTICS DISTRIBUTION USES TO REMAIN AS PERMITTED OR CONDITIONALLY PERMITTED USES SUBJECT TO NEW REBUILD PROVISIONS CONTAINED IN REDLANDS MUNICIPAL CODE TITLE 18.

WHEREAS, the City Council of the City of Redlands has initiated Ordinance Text Amendment No. 372, in accordance with Chapter 18.204 (Amendments) of the Redlands Municipal Code, as the public necessity, convenience, or general welfare justifies such action; and

WHEREAS, over the past twenty years, Redlands has experienced the construction of numerous large warehouses and logistics distribution facilities in and around the City of Redlands including the unincorporated County jurisdiction located in northwest Redlands; and

WHEREAS, on September 29, 2024, the Governor of the State of California signed Assembly Bill (AB) 98 to add Section 65302.02 to, and to add Chapter 2.8 (commencing with Section 65098) to Division 1 of Title 7 of, the Government Code, and to add Sections 40458.5 and 40522.7 to the Health and Safety Code, relating to land use, and the "Warehouse Concentration Region" defined therein includes the City of Redlands among other nearby cities and counties; and

WHEREAS, two major transportation corridors (Interstate 10 and Interstate/S.R. 210 freeways) serve the Southern California region and are gateways to the Interstate Highway System, and both freeways pass through the City of Redlands, which contributes to a significant quantity of heavy-truck and other vehicular traffic to pass through the City to reach destinations located outside the City of Redlands as well as within the unincorporated "donut hole" area; and

WHEREAS, heavy-truck traffic that serves several million square feet of warehousing and logistics distribution uses located within the unincorporated County island area (surrounded by the City of Redlands) must pass through the City and utilize City streets on a daily basis at all hours of the day and night; and

WHEREAS, the residents and visitors of the City of Redlands may experience exposure to environmental effects (such as numbers of truck trips, vehicle miles traveled, greenhouse gas emissions affecting air quality, vehicular noise, etc.) and other externalities from such warehousing and logistics distribution uses; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about March 24, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by the Planning Commission; and

WHEREAS, on April 14, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about April 21, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by the Planning Commission; and

WHEREAS, on May 12, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, following the public hearing on May 12, 2026, the Planning Commission determined that Ordinance Text Amendment No. 372 would be in conformity with the 2035 General Plan, and would be consistent with goals of the General Plan for transportation, connectivity, compatibility and harmonious relationship of different land uses; and

WHEREAS, on May 12, 2026, the Planning Commission recommended to the City Council that the proposed Specific Plan Amendment(s) be approved; and

WHEREAS, this Resolution is exempt from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which the proposed Resolution would be considered by City Council; and

WHEREAS, on June 16, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Specific Plan Amendments and continued the public hearing; and

WHEREAS, on September 1, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Specific Plan Amendments and continued the public hearing to October 6, 2026; and

WHEREAS, on October 6, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Specific Plan Amendments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS RESOLVES AS FOLLOWS:

SECTION 1. Environmental Determination. The proposed Specific Plan Amendments do not require environmental review in accordance with Sections 15061(b)(3), 15308, 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 specific plan amendment(s) may have a significant effect on the environment, insofar as it would amend the lists of permitted land uses in the City of Redlands. Furthermore, even if the proposal is considered a project, the proposed specific plan amendment(s) is categorically exempt under CEQA Guidelines Section 15308, because it is clear that it will not create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations prohibiting new large warehouses and logistics distribution facilities. Accordingly, no further environmental review is necessary.

SECTION 2. Concept Plan No. 1 (CP-1), Section III entitled "Development Standards," subsection 'B' entitled "Commercial Industrial District," Part 1 entitled "Permitted Uses" thereof, is hereby amended as follows:

"g. Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade or professional schools
- Clubs, lodges and similar organizations
- Government buildings
- Warehouses, not to exceed 50,000 square feet in any single building
- Wholesale trade of most consumer items including drugs, dry goods, apparel, groceries, building materials and paper products.
- Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 3. Concept Plan No. 1 (CP-1), Section III entitled "Development Standards," subsection 'B' entitled "Commercial Industrial District," Part 2 entitled "Conditionally Permitted Uses" thereof, is hereby amended as follows:

"d. Large Warehouse-Distribution Buildings.
Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 4. Concept Plan No. 2 (CP-2), Section 3.2 entitled "Regional Industrial District," subsection 'A' entitled "Permitted Uses," Part 3 thereof is hereby amended as follows:

"3. Wholesale trade:

Wholesale trade of durable and non-durable goods to commercial, industrial and professional business uses, including motor vehicles, sporting goods, electrical appliances, hardware, machinery and equipment for industry, construction, professional and service establishments.

Warehouses and logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 5. Specific Plan No. 40 (East Valley Corridor Specific Plan), Chapter 9 titled "Commercial Industrial District," Section EV3.0910 (Permitted Land Uses), part 7, is hereby amended as follows:

"(7) Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade, or professional schools
- Clubs, lodges, and similar organizations
- Government buildings
- Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002 (or the property has a valid land use entitlement approved prior to the effective date of Ordinance No. 3002). Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.
- Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).
- Warehousing, ancillary to another primary use (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).
- Wholesale trade of most consumer items, including motor vehicles, drugs, dry goods, apparel, groceries, building materials and paper products."

SECTION 6. Specific Plan No. 40 (East Valley Corridor Specific Plan), Chapter 10 titled "Regional Industrial," Section EV3.1010 (Permitted Land Uses), part 4, is hereby amended as follows:

"(4) Wholesale Trade, such as:

- Warehouses or logistics distribution with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.

- Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).

- Wholesale trade of durable and non-durable goods to commercial, industrial and professional uses, including motor vehicles, sporting goods, electrical appliances, hardware, machinery and equipment for industry, construction, professional and service establishments."

SECTION 7. Specific Plan No. 25 (East Valley Complex), Section 3 titled "Property Development Standards," subsection (B) titled "Office/Industrial," part 3 (Uses Prohibited) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 8. Specific Plan No. 32 (Redlands Aviation Park), Section 3 titled "Property Development Standards," subsection (B) titled "Office/Industrial District," part 2 titled "Permitted Uses," subsection (c) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 9. Specific Plan No. 33 (Centennial Commerce Park), Section 3 titled "Development Standards," subsection (B) titled "Office/Industrial," part 2 titled "Permitted Uses," subsection (c) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 10. Specific Plan No. 42 (Redlands Research Park), Section 3 titled "Development Standards," subsection (A) titled "Office/Industrial Land Use," part 1 (Permitted Uses), is hereby amended as follows:

"1. Permitted Uses - No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged except for the following purposes:

a. Offices, including but not limited to:

Accounting, auditing, and bookkeeping services
Administrative headquarters
Architectural, planning andengineering offices
Business associations
Corporate headquarters
Banks and finance companies
Insurance offices
Law offices
Real estate offices
Such other office uses as deemed similar to the above.

b. Research and development, including but not limited to:

Biochemical and Chemical
Metallurgical Pharmaceutical
Medical and dental
Film and photographic
Electrical and Mechanical
Optical

c. Manufacturing, including but not limited to:

Establishments primarily engaged in manufacturing the following products:

Apparel, drapery, upholstery,millinery, and related cloth and clothing
Furniture and fixtures, including office furniture, store fixtures, blinds and shades, and shelving
Paper products, including envelopes, bags, wallpaper, containers, pressed and molded pulp goods
Publishing, including newspapers, business forms, typesetting, photoengraving, bookbinding, and printing
Fabricated plastic products
Fabricated metal products
Professional and scientific goods, including measuring instruments, clocks and watches, optical goods, surgical and medical instruments, photographic equipment, engineering, computers, and similar equipment and

supplies
Miscellaneous manufactured goods, including jewelry, lapidary, precious metals, toys, sporting goods, musical instruments, and similar goods.

Warehouse and distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.

Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors."

SECTION 11. The adopted Planned Development entitlements within the City of Redlands are hereby amended to prohibit the development or establishment of new warehouses and logistics distribution centers, as defined in Article XII of Chapter 18.156 of the Redlands Municipal Code, while allowing existing warehouses to remain as permitted or conditionally permitted uses within their respective Planned Development (PD) entitlements:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

The applicable Planned Development entitlements are the following:

a. Planned Development No. 1 (PD 1);
b. Planned Development No. 3 (PD 3);
c. Planned Development No. 4 (PD 4);
d. Planned Development No. 7 (PD 7).

SECTION 12. 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 13. Effective Date. This Resolution shall become effective on the effective date of Ordinance No. 3002.

ADOPTED, SIGNED AND APPROVED this 6TH day of OCTOBER, 2026.

Mario Saucedo, Mayor

ATTEST:

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 6TH day of OCTOBER, 2026, by the following vote:

AYES: Council Members Barich, Tejeda, Davis, Shaw; Mayor Saucedo
NOES: None
ABSENT: None
ABSTAIN: None

Jeanne Donaldson, City Clerk