



Photo Credit: Bruce Herwig

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Distinctive City

Enhance Redlands as a distinctive community, unique in the Inland Empire, combining a “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 in the increasingly homogenizing Inland Empire, and is unique from other communities in the region. It has a charming, walkable Downtown surrounded by historical and coveted neighborhoods; many exquisitely crafted buildings; gracious streets; prominent institutions; and a rich arts and culture scene. Examples of active farming and the city’s citrus heritage can be found throughout the community. These attributes are highly valued and endow the city with a distinctive character. The General Plan should conserve the city’s heritage, particularly through historic preservation of neighborhoods and buildings; protect the city’s citrus heritage; and promote excellence in design and architecture that is sensitive to the surrounding setting.

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

Distinctive City covers an array of topics related to Redlands’ identity, heritage, and the experience of the city, establishing principles and actions to promote its small-town feeling, community cohesion, street trees and streetscapes, arts and culture, historic resources, citrus groves, and Downtown.



Photo Credit: Christos Hardt



Photo Credit: Ross Sibley



2.1 SMALL TOWN FEELING AND COMMUNITY COHESION

Redlanders take pride in their community and each of the distinct neighborhoods that define the city. Community members have highlighted the city’s friendliness and active civic cultures as prized qualities, and are interested in creating more opportunities to nurture a stronger and more cohesive community. Residents are interested in embracing diversity and social interaction, and ensuring that a physical and cultural environment with ample gathering places and community-wide events is in place to foster these qualities.

They value the city’s overall identity, as expressed through its history, culture, and urban design, as well as the distinctive identities of the city’s neighborhoods, each with its own personality, assets, and challenges. Residents want to embrace the qualities that make their neighborhoods special—including landmarks, art, cultural events, gathering places, activity centers, as well as the size, scale, and architectural features of buildings—in order to preserve and strengthen their identities. Community members have also requested stronger linkages between neighborhoods to ensure that no part of the community feels isolated or neglected, and that the entire city is connected as a whole.

As the city continues to grow in the future, emphasis will be placed on infill development within the city’s core areas. The planned Transit Villages will create new neighborhoods in the city and it is important that they develop with distinctive characteristics that are valued by Redlanders.

Redlands’ distinctive neighborhoods and tight-knit community contribute to the city’s small-town charm.

POLICIES

Principles

- 2-P.1** Embrace the unique identities of individual neighborhoods in Redlands and encourage the celebration and enhancement of characteristics that make each neighborhood distinct.
- 2-P.2** Embrace diversity—physical, cultural, language, and social—and sensitively integrate the old and the new.
- 2-P.3** Promote planning practices that mitigate the presence of physical barriers between communities (i.e. free-ways) and foster greater connections between neighborhoods and uses.
- 2-P.4** Provide for the equitable distribution of services, resources, and amenities in different parts of the city.
- 2-P.5** Partner with civic, neighborhood, cultural, and philanthropic organizations involved in physical improvements to the community.
- 2-P.6** Enhance cultural and generational diversity and social connections through more opportunities for volunteerism and civic engagement, public gathering places and public art, family-friendly activities, and events that connect residents to one another and keep them socially active in the community.
- 2-P.7** Promote a physical and cultural environment, building upon a mature and varied landscape, that creates opportunities for meeting and gathering and encourages face-to-face interactions between people.

Actions

Community Integration

- 2-A.1** Provide for the equitable distribution of public facilities and amenities, such as parks and public facilities, throughout Redlands.
- 2-A.2** Develop “destinations” — such as the regional commercial areas planned along the I-210 freeway — that draw residents from the entire community.
- 2-A.3** Promote cultural activities that span the north and south parts of Redlands and draw residents and visitors alike, such as parades, festivals, runs, bicycle races, walking tours, etc.
- 2-A.4** Maintain continuity in streetscape design along major streets and avenues that traverse north and south – California, Nevada, Alabama, Tennessee, Orange, Church, University, Judson, and Wabash; and those that traverse east and west – Pioneer, San Bernardino, Lugonia, Redlands Boulevard, and Citrus.
- 2-A.5** Develop new roadway connections, pedestrian paths, and bicycle routes that facilitate transportation in the north-south direction traversing the I-10 freeway.
- 2-A.6** Improve and make more efficient traffic flow for all modes of transportation along corridors that link north-south thoroughfares through techniques such as signal timing, additional lanes, sidewalks, bike paths, and other improvements.

- 2-A.7** Establish north-south trail linkages—including the Mountain View Trail, California Street, the Heritage Trail, the Lugonia Trail, and Church Street—to major east-west trails including the Santa Ana River Trail, the Orange Blossom Trail, and the planned San Timoteo Canyon Trail.
- 2-A.8** Insist on high-quality development and revitalization in older neighborhoods, such as the Orange Street and Colton Avenue commercial corridors, that is sensitive to historic architecture, and provides a broad range of retail, restaurants, professional services, and offices that meet the community’s needs. Build a sense of community in these commercial areas.
- 2-A.9** Continue investment in the rehabilitation of older neighborhood housing throughout the community.

Community Identity and Cohesion

- 2-A.10** Permit densities, design, and uses that will help preserve the character and amenities of existing neighborhoods.
- 2-A.11** Work with community members in northern Redlands neighborhoods to update the North Redlands Vision Plan. Use the updated document as a reference for preserving, enhancing, and celebrating the special characteristics of the northern neighborhoods; and for developing strategies to meet the unique goals of the north Redlands community and to improve services and amenities in those neighborhoods.
- 2-A.12** Work with community members to identify distinct features, visions, and goals specific to the Mentone and Crafton areas to establish strategies for preserving and enhancing the unique identities of these neighborhoods.

- 2-A.13** Maintain continuity in land uses, including commercial and residential uses, across barriers such as I-10 and Highway 210. These barriers should not be seen as “walls” that define completely different neighborhoods or divide the city by land use.
- 2-A.14** Use development standards to ensure smooth transitions for neighborhoods that border one another so that neighborhoods maintain their unique qualities while being compatible with one another.
- 2-A.15** Promote the University of Redlands as a community asset that makes Redlands’ identity unique. Seek to better integrate the University with the rest of the City including Downtown and adjacent

neighborhoods through urban design, transportation linkages, and promotion of university events.

- 2-A.16** Use transit stations as focal points for interconnectivity; plan to equally serve travelers from north and south. Plan for each village around the transit stations to have a unique character that complements the adjacent neighborhoods.
- 2-A.17** Establish meeting areas in new neighborhoods, and ensure a safe and secure environment.
- 2-A.18** Promote a safe and secure environment near transit stations through design, adjacent land use considerations, public space programming, and coordination with public safety providers.

2-A.19 Develop entryways and gateways that define Redlands’ major points of entry.

Community Building and Engagement

- 2-A.20** Continue to encourage Redlands’ long tradition of civic engagement and philanthropic contribution through public recognition and awards.
- 2-A.21** Continue promoting events that bring the community together and serve as citywide draws.
- 2-A.22** Engage the active volunteer base of the community in planning and community building efforts.



Community-wide events, such as Market Night, offer ample opportunities for residents to socialize with fellow Redlanders.

2.2 CULTURAL RESOURCES

Historical Setting

Prehistory and Native Americans in the Historical Period

Between approximately 10,000 years ago and 5,000 years ago the local area was inhabited by highly mobile hunter-gatherer groups. Over the next 3,000 years, these groups became less mobile and established territories across the landscape. By the time Spanish Europeans arrived, the Redlands area was inhabited by the Cahuilla, Serrano, and Gabrielino/Tongva Indians. These groups established permanent settlements and resource procurement locations at or adjacent to reliable water sources, such as canyons, alluvial fans, rivers, and streams. The villages served as a core for activities such as hunting, fishing, gathering or scavenging food, quarrying, ceremonial activity, and local and regional trading.

Cahuilla territory encompassed an area extending from the present-day City of Riverside to the central portion of the Salton Sea in the Colorado Desert, and from the San Jacinto Valley to the San Bernardino Mountains. The Serrano settled an area in and around the San Bernardino Mountains. The Gabrielino/Tongva settled an area ranging from the foothills of the San Gabriel Mountains to the Pacific Ocean. As the Spanish missionaries moved inland to the San Bernardino Valley, local Native Americans were drawn into mission life, and experienced epidemics such as smallpox and a gradual degradation of traditional culture that greatly reduced their numbers. Surviving Serrano and Cahuilla members eventually

resettled in reservations, and persons of Gabrielino/Tongva descent are still present in Southern California (San Bernardino Associated Governments, 2014).

Spanish and Mexican Period

In 1769, the Spanish began establishing missions along the California coast to facilitate the colonization of the region, eventually expanding inland to the San Bernardino Valley by the early 1800s. During the Spanish period, Indian villages, the San Bernardino Rancho (named after the Italian saint), and the Asistencia were established by the San Gabriel Mission. Under direction from the missionaries, Serrano and Gabrielino workers developed the Mill Creek Zanja, the area's first stable water supply. The Zanja was a 12-mile long irrigation ditch connecting the fields surrounding the Guachama Mission Station to Mill Creek. Water from this ditch was used for domestic purposes, as well as for irrigation of the first crops planted in the San Bernardino Valley. The Zanja is said to be the only irrigation ditch constructed and maintained by native peoples for their own use in California during the Spanish and Mexican periods of rule. During the 19th century this water allowed ranching districts to develop in Crafton and in the Asistencia area. Today, the Zanja is used for local drainage and flood control.

When Mexico declared independence from Spain in 1821, the Mexican government began to grant private land to citizens. In 1842, the Lugo family received a land grant from the Mexican government to occupy the San Bernardino and Yucaipa valleys.

Redlands History

After the signing of the treaty of Guadalupe-Hidalgo in 1848, California became a territory of the United States, and was admitted to the Union in 1850. The following year, 500 Mormons moved into the area, purchasing the San Bernardino Rancho from the Lugos. Their settlement at San Bernardino lasted until

1857, when they were recalled to Utah and their land was divided and sold. The first settlement in Lugonia occurred in 1869, and the first store in the area opened in Lugonia in 1881.

The year 1881 marks the beginning of Redlands as a town. E.G. Judson and Frank E. Brown built a canal from Santa Ana Canyon to Reservoir Canyon located along the path of present-day I-10 from below Panorama Point to Ford Park to bring water to the area for growing citrus. They laid out a townsite parallel to the slope, and because the dry adobe soil was red, they named it Redlands. Three years later, Frank Brown built the Bear Valley Dam and reservoir, thereby assuring a water supply for residents of the new town. By 1885, two transcontinental railroads ran through the San Bernardino Valley, and the first spur to Redlands was built in 1887.

The development of the railroads heavily influenced the growth of Redlands, Crafton, and Lugonia. During this period, significant civic improvements, such as paved streets, sidewalks, water, sewer, and electricity systems, were created and established. In 1888, Redlands, Lugonia, the Brookside area, and a portion of Crafton voted to incorporate as Redlands. The incorporation joined the two distinctive street patterns that characterize Redlands today: the north-south Lugonia grid merges with the slope-oriented Redlands grid at the southern edge of the Valley.

Current Context

Redlands' early period of growth remains strongly visible in the community today, in the form of mature street trees, citrus groves, and exquisitely detailed historic buildings like the Post Office (on the National Register of Historic Places since 1985), the A.K. Smiley Library (on the National Register of Historic Places and designated as a California Historic Landmark), the Lincoln Shrine, old Redlands City Hall, and the First Congregational Church. Many of the buildings and homes of Redlands emulate Spanish Mission,

Bungalow, and Victorian architectural styles, which emphasize craftsmanship and the use of natural materials. Many Redlands residents feel strongly about preserving the community's rich agricultural heritage and architectural character.



Photo Credit: James Henderson

The magnificent Kimberly Crest mansion was constructed in 1897, soon after the first railroad station was established in Redlands.



The City of Redlands boasts a rich historical background and is the home of a variety of historic resources valued by the community.

CULTURAL RESOURCE CONSERVATION



Photo Credit: Kristen Eredics

The iconic A.K. Smiley Library is one of the most well-known buildings in Redlands.

Native American Consultation

The conservation of culturally significant sites and objects relies heavily on collaboration between the City and local Native American tribes. The State of California has adopted regulations that establish guidance and clear procedures for contacting and consulting with local tribes regarding proposed land use decisions for the purpose of protecting tribal cultural resources. Senate Bill 18 (SB 18) requires local governments to notify and consult with Native American tribes regarding tribal cultural places (otherwise known as sacred sites) prior to adopting or amending a General Plan or designating land as open space. Assembly Bill 52 (AB 52) requires that Native American tribes be offered the opportunity to consult on CEQA documents and take an active role in the CEQA process in order to protect tribal cultural resources (including sites, features, places, cultural landscapes, sacred places, or objects with cultural value to the tribes that is on or eligible for inclusion in the California Register of Historic Resources or a local historic register).

Mills Act

The Mills Act is an economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. Enacted in 1972, the Mills Act legislation grants participating cities and counties the authority to enter into contracts with owners of qualified historic properties who actively participate in the rehabilitation, restoration, preservation, and maintenance of their historic properties. Since the costs of doing so can be prohibitive, property tax relief can offset these costs. Participation by the City in the State of California's Mills Act Program was approved by the City Council on November 20, 2012.

Certified Local Government Program

The Certified Local Government (CLG) Program is jointly administered by the National Parks Service and the State Historic Preservation Offices with the goal of creating a partnership between local, state, and federal governments for historic preservation. Through this program, a local government becomes an active partner in the Federal Historic Preservation Program and gains access to funding, technical assistance, and other resources to support the preservation of its community's historic character. CLGs are required to enforce State and local designation and protection of historic properties, maintain a system for the survey and inventory of local historic resources, facilitate public participation in local preservation, and follow the requirements of their state's CLG procedures. As of 2016, Redlands is a Certified Local Government.

Historic Resources

Historic resources are deeply cherished by the community, and few Southern California communities can lay claim to the sense of place and history Redlands has managed to retain during a century of development. The General Plan presents actions and principles to harmonize historic preservation with the demands of continued growth and evolution.

Historic Properties and Districts

National Register

The National Register of Historic Places (NRHP) is the nation’s official list of historic places. The register is overseen by the National Park Service, and requires that a resource eligible for listing on the register meet one of several criteria at the national, State, or local level and also retain sufficient physical integrity of those features necessary to convey historic significance. The NRHP includes a total of 11 historic resources in the Planning Area, including nine historic properties and two historic districts. Resources listed in the National Register are automatically listed in the California Register.

California Historic Resources

The California Office of Historic Preservation (OHP) offers four different registration programs, including the California Historical Landmarks, California Points of Historical Interest, California Register of Historical Resources, and the NRHP. Each registration program is unique in the benefits offered and procedures required. If a resource meets the criteria for registration, it may be nominated by any individual, group, or local government to any program at any time. Resources do not need to be locally designated before being nominated to a State program nor do they need to be registered at the State level before being nominated to the National Register. The California Register includes buildings,

sites, structures, objects, and districts significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Resources on the California Register have met criteria for designation or have been included due to their presence on the NRHP, the State Historical Landmark program, or the California Points of Historical Interest program. Table 2-1 lists 22 resources included on the register.

State Historical Landmark Program

California Historical Landmarks are buildings, structures, sites or places that have been determined to have statewide historical significance by meeting at least one of several criteria. The resource must be the first, last, only, or most significant of its type in the state or within a large geographic region; associated with an individual or group having a profound influence on California history; or be a prototype of, or outstanding example of, a period, style, architectural movement, or construction, or be one of the more notable works or best surviving work in a region of a pioneer, designer, or master builder. Two Landmarks are designated in the Planning Area—the A.K. Smiley Library and the San Bernardino Asistencia. Resources listed as California Historical Landmarks are automatically listed in the California Register.

Point of Historical Interest

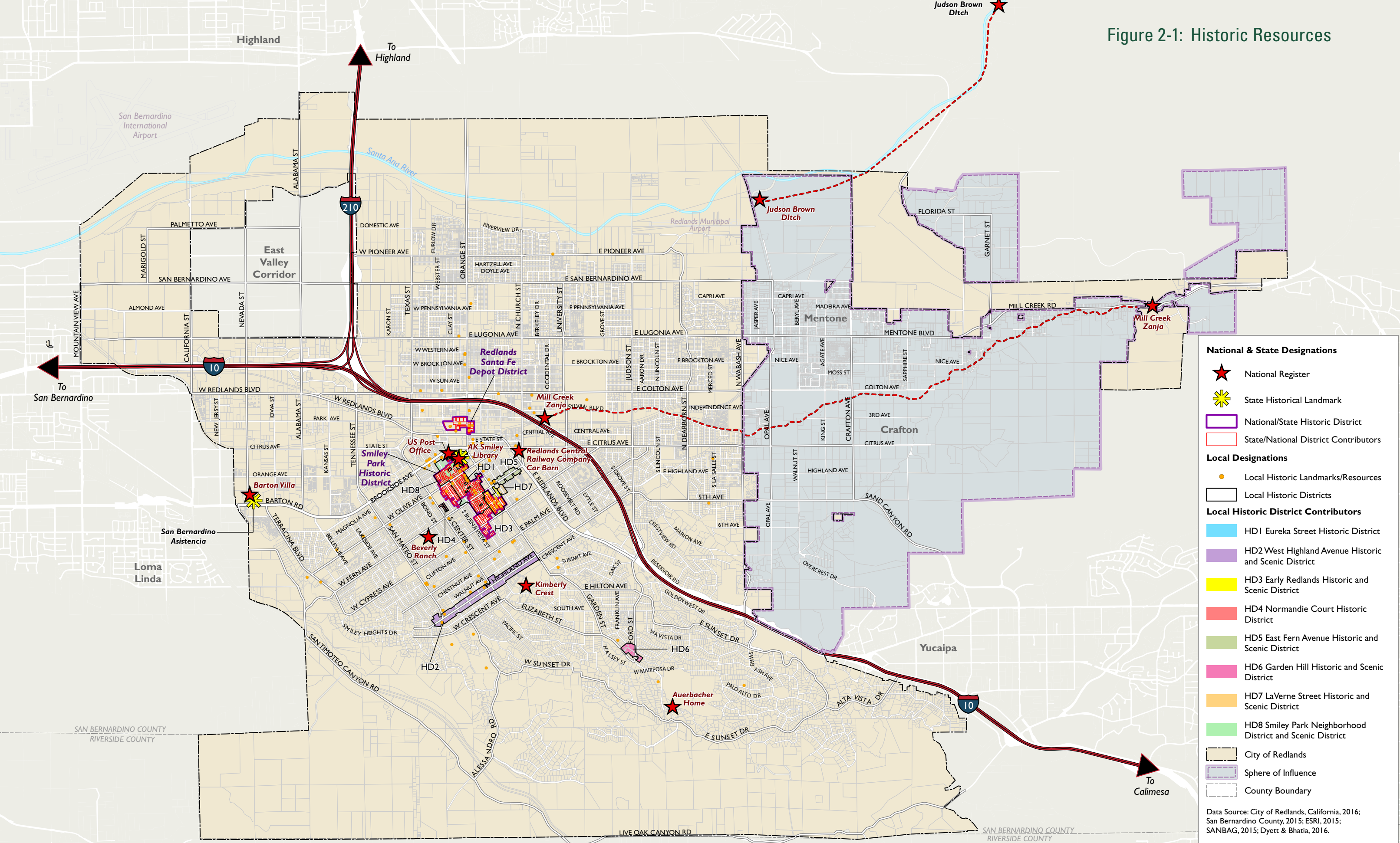
California Points of Historical Interest are sites, buildings, features, or events of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. Criteria are the same as those for Historical Landmarks, but directed to local areas. There are 10 Points of Historical Interest listed in the Planning Area. Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the California Register. No historical resource may be

TABLE 2-1: STATE AND FEDERALLY LISTED HISTORIC RESOURCES IN THE PLANNING AREA

Name	National Register of Historic Places	California Historical Landmarks	California Points of Historical Interest
A.C. Burrage Mansion			X
A.K. Smiley Public Library	X	X	
Atchison, Topeka, and Santa Fe Railway-Redlands Station			X
Auerbacher Home	X		
Barton Villa	X		
Beverly Ranch	X		
Crafts House			X
Fisher House			X
Kimberly Crest	X		
Judson Brown Ditch	X		
Lugonia School Monument			X
Mill Creek Zanja	X		
Morey House / Morey-Cheney House			X
Nordoff Home			X
Partridge House, Paul F Allen House			X
Prospect Park			X
Redlands Central Railway Company Car Barn	X		
Redlands Santa Fe Depot District	X		
San Bernardino Asistencia		X	
Smiley Park Historic District	X		
U.S. Post Office-Redlands Main	X		
Wells House			X

Sources: National Register of Historic Places, 2015; California Office of Historic Preservation, 2015.

Figure 2-1: Historic Resources



National & State Designations

- ★ National Register
- ✳ State Historical Landmark
- ▭ National/State Historic District
- ▭ State/National District Contributors

Local Designations

- Local Historic Landmarks/Resources
- ▭ Local Historic Districts

Local Historic District Contributors

- ▭ HD1 Eureka Street Historic District
- ▭ HD2 West Highland Avenue Historic and Scenic District
- ▭ HD3 Early Redlands Historic and Scenic District
- ▭ HD4 Normandie Court Historic District
- ▭ HD5 East Fern Avenue Historic and Scenic District
- ▭ HD6 Garden Hill Historic and Scenic District
- ▭ HD7 LaVerne Street Historic and Scenic District
- ▭ HD8 Smiley Park Neighborhood District and Scenic District

Other Designations

- ▭ City of Redlands
- ▭ Sphere of Influence
- ▭ County Boundary

Data Source: City of Redlands, California, 2016; San Bernardino County, 2015; ESRI, 2015; SANBAG, 2015; Dyett & Bhatia, 2016.

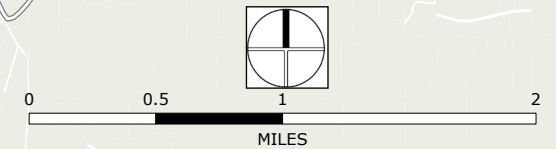
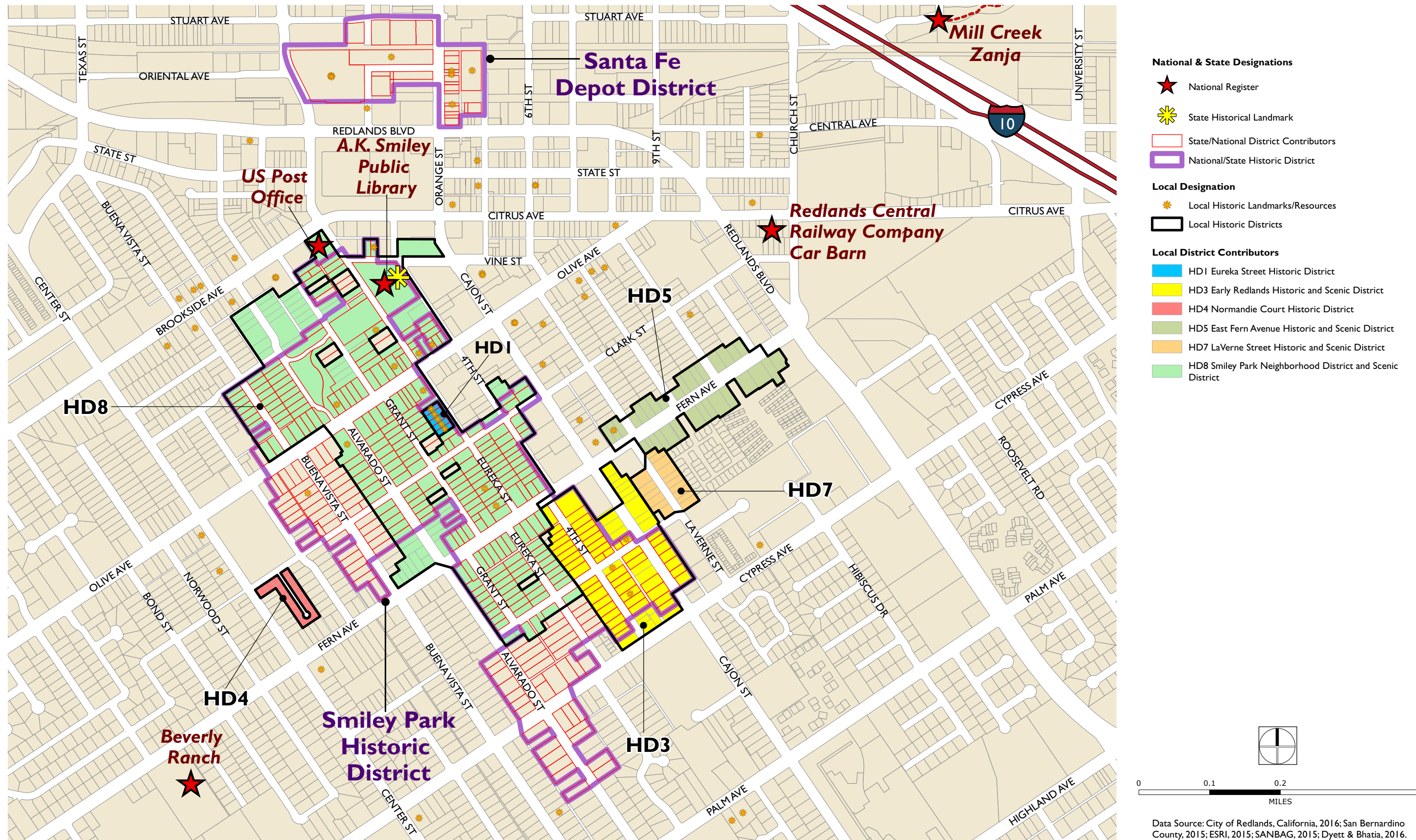


Figure 2-2: Historic Resources (Zoom)



Data Source: City of Redlands, California, 2016; San Bernardino County, 2015; ESRI, 2015; SANBAG, 2015; Dyett & Bhatia, 2016.

designated as both a Landmark and a Point. If a Point is subsequently granted status as a Landmark, the Point designation will be retired.

City of Redlands Historical Resources

The City of Redlands has taken an active interest in preserving its historic resources. The Historic and Scenic Preservation Commission, established in 1986, advises the City Council regarding designation and protection of historic resources. Resources are designated through a nomination process in which a nominated resource is reviewed by the Historic and Scenic Preservation Commission and approved by the Redlands City Council.

City-designated historic resources are identified in the City of Redlands Development Services Department List of Historic Resources. These are generally clustered around the Downtown area and include eight historic and/or scenic districts and 747 properties, including 14 landmarks and 630 contributors to the historic districts. These resources include homes and civic and commercial structures of varying architectural styles, such as Victorian, Queen Anne, Colonial Revival, Craftsman, Bungalow, and Mission Style. Local, state, and national historic resources are mapped in Figure 2-1. Figure 2-2 zooms in on the area surrounding Downtown and the Colony, where the city's historic resources are more highly concentrated.

Scenic Corridors

The City Council has designated a number of streets within the city as scenic highways, drives, and historic streets. Special development standards have been adopted by resolution for these streets (see Actions for a listing of the streets).

Archaeological and Paleontological Resources

Archaeological and paleontological resources are protected under CEQA as cultural resources. Paleontological resources, including fossils, have also been found in the Redlands area, and there is potential for archaeological and paleontological finds to occur in remaining, unexcavated open space areas within and adjacent to the Planning Area. Therefore, it is important to establish strategies for the conservation of these resources.

Archaeologists, including those undertaking research at the San Bernardino County Museum, study archaeological artifacts to understand the Serrano and Gabrielino Indians who populated the Redlands area for thousands of years before the arrival of Europeans. Of particular interest to these researchers are waterways, especially the Zanja, which was constructed in the nineteenth century by the Serrano and Gabrielino people. Remnants of the lifeways of the Serrano and Gabrielino Indians indicate settlement and resource procurement locations at or adjacent to reliable water sources. Likely areas for finding artifacts include springs and streams such as San Timoteo Canyon Creek, Yucaipa Creek in Live Oak Canyon, tributaries and their canyons, and adjacent to larger water bodies, such as the bluffs, terraces, and hillsides above the Santa Ana River and Mill Creek.

Paleontological resources are the fossil remains or traces of past life forms, including both vertebrate and invertebrate species, as well as plants. These resources are found in geologic strata conducive to their preservation, typically sedimentary formations. Paleontologic resources have been identified in San Timoteo Canyon area.

POLICIES

Principles

- 2-P.8** 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.
- 2-P.9** Provide incentives to protect, preserve, and maintain the city's heritage.
- 2-P.10** Foster an understanding and appreciation of history and architecture.
- 2-P.11** Encourage retention of the character of existing historic structures and urban design elements that define the built environment of the city's older neighborhoods.
- 2-P.12** Encourage retention of historic structures in their original use or re-conversion to their original use where feasible. Encourage sensitive, adaptive reuse where the original use is no longer feasible.
- 2-P.13** Encourage preservation of and public access to defined and established significant scenic vistas, viewpoints, and view corridors.

- 2-P.14** Coordinate preservation of historic resources with policies designed to preserve neighborhoods and support the affordability of housing in historical structures.
- 2-P.15** Balance the preservation of historic resources with the desire of property owners of historic structures to adopt energy efficient strategies.
- 2-P.16** Work with local paleontologists to identify significant non-renewable paleontological resources.
- 2-P.17** Protect archaeological and paleontological resources for their aesthetic, scientific, educational, and cultural values.



Historic advertisements decorate the exterior walls of businesses in Downtown Redlands.

Actions

Historic and Scenic Conservation

- 2-A.23** Prepare a City of Redlands Historic Context Statement as part of the Certified Local Government Program.
- 2-A.24** Undertake and maintain a comprehensive citywide inventory and assessment of historic resources. Establish and keep current a list of potential historic resources, historic districts, citrus groves, palm rows, and historic scenic areas. The inventory must identify the values of the resources' contribution to the city's historic context. Set up a priority system for designation and proceed with designation.
- 2-A.25** Require any application that would alter or demolish an undesignated and un-surveyed resource over 50-years-old to be assessed on the merits of the structure, and to be approved by the Historic and Scenic Preservation Commission.
- 2-A.26** Provide development standards and guidelines to encourage conversion of historic structures to alternative uses without compromising the quality of the neighborhood if preservation of the original use is an economic hardship.
- 2-A.27** Establish guidelines and incentives for appropriate adaptive reuse of historic structures.
- 2-A.28** Develop strategies or guidelines to enhance the public realm and context-sensitive landscapes in the historic and scenic districts.
- 2-A.29** Retain existing easements and rights of way for use as viewpoints, turnouts, and scenic walkways where feasible.

- 2-A.30** Identify historic design features characteristic of the city and its individual neighborhoods that can be used to establish themes and design guidelines.
- 2-A.31** Develop ordinance language and procedures to allow designation of thematic resources. Thematic resources can include historical resources such as the street grid and streetscapes established by Judson and Brown, architectural resources such as the vernacular packinghouse style, or environmental resources such as the Zanja.
- 2-A.32** Support a strong and effective Historic and Scenic Preservation Commission as a key element in decisions affecting historic and scenic resources.
- 2-A.33** Ensure that public funds for rehabilitation are not used to the detriment of private or public historic resources.
- 2-A.34** Uphold the designation of the following streets within the city as scenic highways, drives, and historic streets. Special development standards have been adopted by Resolution for these streets. The streets are:
- Brookside Avenue, from Lakeside Avenue to Eureka Street;
 - Olive Avenue, from Lakeside Avenue to Cajon Street;
 - Center Street, from Brookside Avenue to Crescent Avenue;
 - Highland Avenue, from Serpentine Drive to Cajon Street;
 - Sunset Drive, from Serpentine Drive to Edgemont Drive;
 - Cajon Street;
 - Mariposa Drive, between Halsey and Sunset Drive; and
 - Dwight Street, between Pepper Street and Mariposa Drive.

In addition, consider designating the following roads as scenic drives within the community as neighborhood connectors and recreational routes for drivers and bike riders.

- Riverview Drive along the Santa Ana River Wash;
 - Live Oak Canyon Road;
 - San Timoteo Canyon Road;
 - Sylvan Boulevard;
 - Nevada Street, from the Orange Blossom Trail to Barton Road;
 - Pioneer Avenue, from River Bend Drive to Judson Street; and
 - Rural roads in Crafton.
- 2-A.35** Establish standards for the evaluation of exterior lighting for new development and redevelopment to ensure that exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) is minimized, restricted to low-intensity fixtures, shielded, and concealed to the maximum feasible extent, and that high-intensity perimeter lighting and lighting for sports and other private recreational facilities is limited to reduce light pollution visible from public viewing areas.

Historic City Properties

- 2-A.36** Maintain and improve City-owned historic buildings and houses in an architecturally and environmentally sensitive manner.
- 2-A.37** Maintain and improve Redlands' streets, trees, streetlights, parkways, parks, stone curbs, ditches, walls, and citrus groves in a manner that enhances the city's beauty and historic fabric.
- 2-A.38** Use exemplary design quality and sensitivity to surrounding historic structures in new City construction, public works, entry ways, and City signs.



Cajon Street (above) is a quaint tree-lined scenic drive offering picturesque views of historic Redlands neighborhoods. Riverview Drive is a proposed scenic drive featuring breathtaking views of the Santa Ana River Wash and mountain scenery (below).

Privately-Owned Historic Resources

- 2-A.39** Ensure that permanent changes to the exterior or setting of a designated historic resource be done in accordance with the Secretary of the Interior standards for historic properties.
- 2-A.40** Seek creative solutions to the problem of preservation and maintenance of large houses.
- 2-A.41** Encourage appropriate adaptive reuse of historic resources in order to prevent disuse, disrepair, and demolition, taking care to protect surrounding neighborhoods from disruptive intrusions.
- 2-A.42** 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 a report documenting the history of the property and archival-quality drawings and/or photographic records be prepared to document the historic resource.
- 2-A.43** Institute an architectural salvage program to preserve architectural artifacts from buildings that are demolished.
- 2-A.44** Encourage the use of tax credits, donated easements, and other fiscal incentives for preservation.
- 2-A.45** Encourage energy conservation alterations that are compatible with preservation.
- 2-A.46** Encourage preservation, maintenance, enhancement, and reuse of existing buildings in revitalization areas; retention and renovation of existing residential structures; and, if retention on-site is not feasible, relocation of existing residential structures within the city.

2-A.47 Encourage the highest maintenance of historic resources by:

- Providing information to homeowners as to how to maintain their historic property;
- Pursuing funding programs to assist people in doing needed repairs; and
- Proactively enforcing code compliance.

Historic Considerations for New Development

2-A.48 Establish design review guidelines for historic areas to ensure that new architecture will relate to and respect the historical and environmental context.

2-A.49 Encourage compatibility of new land uses and new construction adjacent to historical buildings. Encourage construction that is physically and aesthetically complementary to the historic buildings in architectural features and relationship to adjoining structures.

2-A.50 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.

2-A.51 Encourage new construction that ties the new with the old in a harmonious fashion, enhancing the historic pattern.

Citizen Participation and Cooperation with Preservation Groups

2-A.52 Encourage public participation in the process for evaluating and preserving historic and scenic resources.



Photo Credit: Marcus Dashoff

The Redlands Bowl has delighted music lovers for nearly a century.

2-A.53 Encourage citizens to participate in public hearings on designation, Certificates of Appropriateness, and Certificates of Hardship.

2-A.54 Encourage citizens to become involved in historic preservation by training them in survey techniques and involving them in the ongoing surveys of historic resources.

2-A.55 Cooperate with public and private organizations doing preservation work and serve as liaison for such groups.

Education and Public Relations on Redlands Heritage

2-A.56 Seek to educate the general public about Redlands' heritage and to educate owners of historic properties about how to rehabilitate and maintain their property.

2-A.57 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 proper restoration.



The Lincoln Memorial Shrine, complete with fountains, benches, and inscriptions, is a notable historic museum.

- 2-A.58** Encourage involvement of Redlands' schools, adult education classes, and the University of Redlands, as well as civic organizations and service clubs, in preservation programs and activities.
- 2-A.59** Continue to work with local newspapers to inform the community of the Historic and Scenic Preservation Commission and other preservation activities.
- 2-A.60** Print informational brochures and develop electronic media explaining the preservation process and preservation techniques to the public.
- 2-A.61** 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.
- 2-A.62** Make special efforts to reach out to the business community and to inform its members about Redlands' heritage and the opportunities it presents.
- 2-A.63** Promote Redlands' image, its cultural life, and its outstanding architectural, historic, and scenic resources to attract new business and tourism to the city.
- 2-A.64** Work with civic groups who wish to hold meetings to educate their members about preservation.
- 2-A.65** Support the development of organizations such as the Redlands Historical Museum, the Redlands Area Historical Society, the Redlands Conservancy, and other historical organizations to educate the public and visitors alike about Redlands' history.

Preservation of Older Neighborhoods

- 2-A.66** Promote neighborhood preservation and stabilization.
- 2-A.67** Permit densities, design, and uses that will help preserve the character and amenities of existing older neighborhoods.
- 2-A.68** Discourage changes in residential areas that would disturb the character or clearly have a destabilizing effect on the neighborhood.
- 2-A.69** Encourage shared parking or in-lieu parking in older neighborhoods.
- 2-A.70** Encourage preservation of historic public and private improvements, such as street curbs, street trees, specimen trees, street lights, hitching posts, masonry walls, and early paved sidewalks.

Archaeological and Paleontological Resources

- 2-A.71** Using an annually updated Archaeological Resource Sensitivity Map, review proposed development projects to determine whether a site contains known prehistoric or historic cultural resources and/or to determine the potential for discovery of additional cultural resources.
- 2-A.72** Require that applicants for projects identified by the South Coastal Information Center as potentially affecting sensitive resource sites hire a consulting archaeologist to develop an archaeological resource mitigation plan and to monitor the project to ensure that mitigation measures are implemented.

- 2-A.73** Require that areas found during construction to contain significant historic or prehistoric archaeological artifacts be examined by a qualified consulting archaeologist (RPA certified) or historian for appropriate protection and preservation.
- 2-A.74** Proactively coordinate with the area's native tribes in the review and protection of any tribal cultural resources discovered at development sites.
- 2-A.75** Require, as a standard condition of approval, that project applicants provide an assessment as to whether grading for the proposed project would impact underlying soil units or geologic formations that have a moderate to high potential to yield fossiliferous materials, prior to issuance of a grading permit. If the potential for fossil discovery is moderate to high, require applicants to provide a paleontological monitor during rough grading of the project.
- 2-A.76** Establish a procedure for the management of paleontological materials found on-site during a development, including the following provisions:
 - If materials are found on-site during grading, require that work be halted until a qualified professional evaluates the find to determine if it represents a significant paleontological resource.
 - If the resource is determined to be significant, the paleontologist shall supervise removal of the material and determine the most appropriate archival storage of the material.
 - Appropriate materials shall be prepared, catalogued, and archived at the applicant's expense and shall be retained within San Bernardino County if feasible.



Trees create a peaceful ambience in residential settings and provide shade to neighborhood streets and sidewalks.

2.3 STREET TREES AND STREETSCAPES

Trees are among the most valuable resources in the community, and Redlands has been named a “Tree City” by the National Arbor Day Association. In 2012, city streets were lined with approximately 34,100 trees and there were an additional 4,150 trees in parks.

The Redlands urban forest, which includes trees in public and private spaces, provides environmental benefits, adds to property values, and contributes to an enhanced quality of life for all of Redlands’ residents. Trees can help reduce the “heat island” effect and conserve energy by reducing the need for air conditioning, while providing shade and comfort for pedestrians, enhancing neighborhood identity, improving air quality, and harboring wildlife in urban settings. Trees also represent a significant part of Redlands’ heritage. The General Plan seeks to ensure the longevity and health of the urban forest for both present and future generations.

POLICIES

Principles

- 2-P.18** Reinforce Redlands’ identity as a “Tree City” through cohesive streetscapes that enhance its sense of place and its heritage, and that promote pedestrian comfort.
- 2-P.19** Use trees to establish or reinforce city entrances/gateways that announce arrival and convey the spirit of the city.
- 2-P.20** Use street trees to differentiate arterials and to reduce the apparent width of wide streets.

Actions

- 2-A.77** Prepare and maintain a citywide inventory and 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; and
 - An updated official Street Tree List that is tied to streetscape strategies, which promotes use of native and water efficient trees, and trees that provide pedestrian shade and comfort.
- 2-A.78** Consider creating tree-lined medians on arterials, boulevards, and collectors where the width of the street is adequate to accommodate the anticipated traffic flows along with a landscaped median.
- 2-A.79** Avoid sound walls as a standard on arterial streets in residential areas.

- 2-A.80** Prepare a design manual for historic district streets that reflects the city’s heritage and promotes cohesive, pedestrian-scale streetscapes that include sidewalks, signage and wayfinding, and historical markers.
- 2-A.81** Educate property owners on their civic responsibility to maintain trees in parkways. Require property owners to maintain landscaping and trees on private property and in parkways through code enforcement and landscaping ordinances.



Photo Credit: Dianna Lawson



Redlands is famous for its citrus industry. The presence of the citrus industry is apparent via the city's groves and streetscape elements celebrating its citrus heritage.

2.4 CITRUS GROVES/ FARMS

Redlands is known for its historical citrus industry. Citrus farming was Redlands' original economic base and remains visible today in groves and plantings throughout the Planning Area, packing houses, street and development names, and public art and streetscape elements. In 1996, the Citrus Preservation Commission was established to make recommendations and advise the City Council regarding the acquisition, improvement, preservation and retention of citrus properties within the city. Residents greatly value Redlands' citrus heritage and wish to preserve existing citrus groves for the benefit of generations to come.

Despite the city's celebration of its citrus heritage, the amount of land in citrus production has decreased substantially over the years. Today, parcel data shows 1,985 acres of land under citrus cultivation, compared to 4,925 acres in 1991. Of these, 152 acres are owned by the City of Redlands (shown in Figure 2-3) as part of an enterprise operated by the Citrus Preservation Division, in the Quality of Life Department. While residents and visitors alike appreciate the aesthetic benefits of citrus groves, it is important to operate the groves as an agricultural business if they are to be sustained without placing an undue burden on the City's General Fund.

One of the biggest challenges faced by the Citrus Preservation Division is the threat from the Asian citrus psyllid, an invasive insect that is a potential transmitter of huanglongbing, a disease that can be devastating to citrus trees. The psyllid has been found in the Planning Area, though the disease has thus far been absent.

POLICIES

Principles

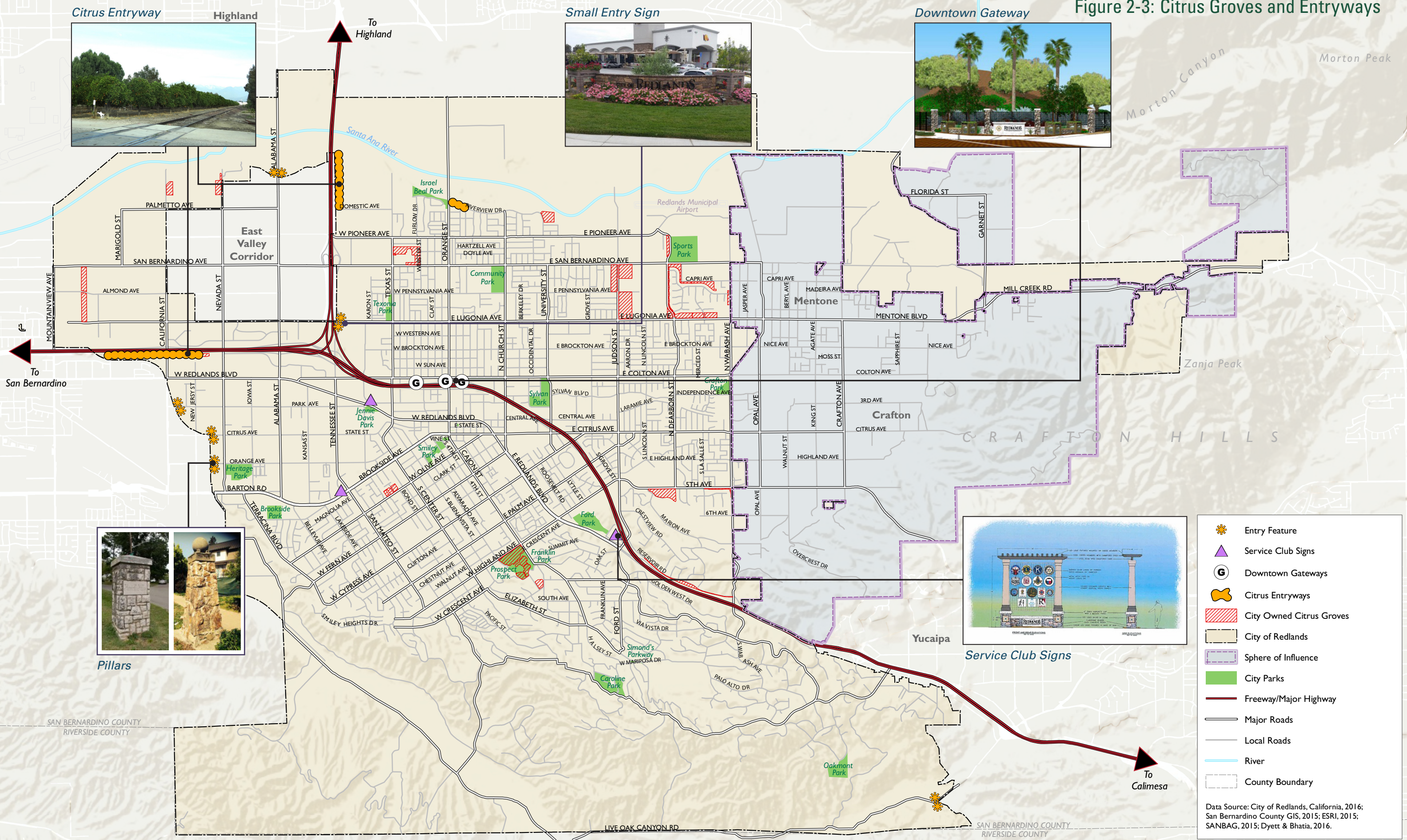
- 2-P.21** Encourage conservation and preservation of citrus groves and farms, especially those that have cultural or scenic significance. Encourage retention of existing privately-owned citrus groves of all sizes.
- 2-P.22** Expand the City inventory of citrus groves in strategic locations such as along the city's entryways and Highway 210, and in areas adjacent to existing groves.
- 2-P.23** Incorporate citrus trees, in groves of sufficient size and depth to be a viable grove, as part of streetscapes and scenic views, and encourage their conservation in historic neighborhoods.

Actions

- 2-A.82** Continue using the Citrus Preservation Commission as the body to make recommendations and advise the City Council regarding the acquisition, improvement, preservation, operation, maintenance, and retention of citrus properties within the city.
- 2-A.83** Explore funding mechanisms to increase City acreage of citrus groves to an approximate target of 200 acres.
- 2-A.84** Where practical, establish new groves at the city's entrances/gateways to announce the city's citrus heritage.
- 2-A.85** Explore incentives and supportive programs that encourage the ongoing conservation of privately-owned citrus groves.

- 2-A.86** Take advantage of desirable environments, such as the Crafton subarea, that can provide citrus groves and agricultural land that otherwise would be subject to strong development pressures. Encourage or incentivize homeowners to maintain the groves.
- 2-A.87** Encourage planting new groves along street frontages where feasible. The minimum planted acreage should be one acre, preferably in a "grouped" or "squared" pattern.
- 2-A.88** Undertake efforts, including spraying and working with other agencies, as well as education to manage the spread of diseases such as *huanglongbing* carried by the Asian Citrus Psyllid. Assist growers in transitioning to other crops if necessary.
- 2-A.89** Continue working with packinghouses, local schools, and restaurants to encourage local consumption of citrus.

Figure 2-3: Citrus Groves and Entryways



- Entry Feature
 - Service Club Signs
 - Downtown Gateways
 - Citrus Entryways
 - City Owned Citrus Groves
 - City of Redlands
 - Sphere of Influence
 - City Parks
 - Freeway/Major Highway
 - Major Roads
 - Local Roads
 - River
 - County Boundary
- Data Source: City of Redlands, California, 2016; San Bernardino County GIS, 2015; ESRI, 2015; SANBAG, 2015; Dyett & Bhatia, 2016.

2.5 VIBRANT DOWNTOWN

For policies related to Downtown economic development, see Section 3.5: Downtown.

Beginning in the 1880s, Downtown Redlands consisted of businesses and industrial buildings along Orange and State streets. Today, these two streets serve as the area's main commercial thoroughfares. State Street serves as Redlands' "Main Street," and encourages pedestrian use through streetscaping including citrus-themed planters housing large ficus shade trees, brickwork on the sidewalks and crosswalks, decorative streetlamps, benches, and drinking fountains. State Street accommodates retail and mixed-use buildings that tend to front the street directly to create a tight and friendly street edge.

Residents agree that downtown Redlands is an exciting place, but they also acknowledge that it has potential to become even more exciting. They imagine Downtown Redlands as a place that is accessible via an array of means of transportation, that draws people as varied as children, visitors, workers, and residents, and that boasts an ideal mix of housing, retail, office, entertainment, and civic functions. The General Plan seeks to foster Downtown as an attractive, mixed-use, accessible destination that entices people from across the community. Detailed planning for Downtown would be directed by a Specific Plan, preparation of which is underway.

POLICIES

Principles

- 2-P.24** Promote Downtown as Redlands' vibrant center for residents, visitors, and workers, infused with thriving commerce and active streets.
- 2-P.25** Encourage a variety of uses and activities, such as a mix of commercial, office, restaurant, specialty retail, and residential uses, and civic, cultural, and entertainment activities to attract visitors and residents from across the community by creating a lively, interesting social environment.
- 2-P.26** Foster transit-oriented development that is consistent/compatible with and sensitive to the historical structures in the vicinity of the proposed railway station.
- 2-P.27** Conserve Downtown's character and historic assets while infusing it with new uses, buildings, and activities. New development should proportionately relate to and complement existing structures and the pedestrian environment.

Actions

- 2-A.90** Complete and adopt a Transit Village Specific Plan as the guide for Downtown development that will establish guidelines or standards for roadways, building forms, architecture, signage, streetscape, parking, and public realm amenities.
- 2-A.91** Provide opportunities for the expansion and development of small businesses that provide local services.

- 2-A.92** Provide public improvements for traffic and pedestrian circulation, flood control, utility services, and aesthetic amenities that will attract new private investment and economic development.
- 2-A.93** Preserve historic buildings and sites while permitting sensitive adaptive reuse.
- 2-A.94** Encourage mixed-use projects in the Transit Village areas and Downtown that integrate retail, restaurant, office, and residential uses. Permit urban housing at a density up to the High-Density Residential standard.
- 2-A.95** Enhance and extend the civic realm through vibrant streetscapes.
- 2-A.96** Promote redevelopment of the Redlands Mall with a vibrant mix of uses. Explore feasibility of re-extending the traditional street grid through the new development.
- 2-A.97** 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.
- 2-A.98** Promote a variety of housing types to attract a spectrum of households to live Downtown.
- 2-A.99** Ensure that new development along Redlands Boulevard is pedestrian-oriented.
- 2-A.100** 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 facilities to support them.

- 2-A.101** 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 reuse of existing buildings, paid parking, etc. Monitor the impacts of new technology such as the autonomous vehicle and car hire /car share services on the total demand for parking.
- 2-A.102** Improve connections from Downtown to adjacent neighborhoods, including areas north of I-10, through streetscape enhancement and multi-modal improvements.



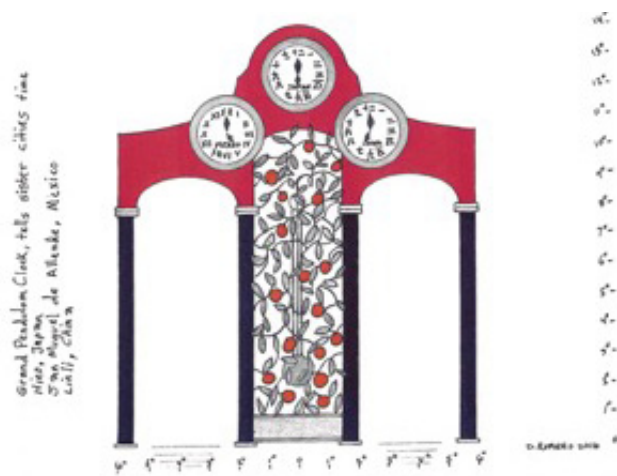
Outdoor dining allows Redlanders to take in the sights of Downtown Redlands.

2.6 ARTS AND CULTURE

With events and organizations such as the Redlands Bowl Summer Music Festival (“America’s oldest continuously running summer music festival at which no admission is charged!”), Festival of the Arts, Market Night, the Downtown Art Walk, Redlands Theatre Festival, Redlands Symphony, Music Changing Lives, and the Redlands Art Association, Redlands’ thriving arts and culture community is a crucial component to its identity.

Redlands has a Cultural Arts Commission that promotes public interest in the arts, recommends new art programs and funding for those programs, and recommends to the City Council policies to encourage, develop, and support the arts in Redlands. The Commission also advises the City Council in the administration of the City’s Art in Public Places program.

Redlanders would like to see art and culture become more vital in their community, primarily in order to serve as means of neighborhood beautification, economic development, and education. The General Plan seeks to promote arts organizations, arts-related programming in major festivals and events, and arts-related educational outreach.



As part of the Art in Public Places initiative, the Grand Pendulum Clock will display time in Redlands’ sister cities of Hino, Japan; San Miguel de Allende, Mexico; and Linli, China.

POLICIES

Principles

2-P.28 Integrate the arts, public art, and art education as vital aspects of community life that strengthen communication and cohesion within the community with a wide range of facilities and public programs designed to engage the city’s diverse audiences as active participants and patrons.

2-P.29 Foster an environment of active participation in and attendance at artistic and educational programs and activities by residents and visitors.

2-P.30 Explore a range of public and private funding sources to support the visual and performing arts and cultural development goals and activities.

2-P.31 Establish and strengthen Redlands’ identity as a destination for the visual and performing arts.

2-P.32 Promote arts and culture as a means to stimulate economic development.

Actions

2-A.103 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, perform, and/or display their art. Where possible, provide interim spaces within other facilities for arts and arts education opportunities. Funding and support

can occur through public-private partnerships, non-profits, public and private grants, and endowments.

2-A.104 Support the continued operation of existing arts and cultural venues, including local museums.

2-A.105 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 permanent and traveling works of art within or upon public facilities and land.

2-A.106 Support the Art in Public Places Initiative, with the Cultural Arts Commission providing overall guidance and recommendations.

2-A.107 Continue supporting a variety of arts and cultural events and programs, such as Downtown Art Walk, Festival of the Arts, Redlands Bowl events, and Music Changing Lives.

2-A.108 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.

2-A.109 Encourage and provide funding for the development of a broad range of high-quality arts and arts education and youth programs that are accessible to all, respond appropriately to the changing demographic needs of the community, and develop the skills of participants at all levels of creative expression.

2-A.110 Promote active community participation in arts and arts education programming through such means as sustained and creative communication initiatives and volunteer opportunities.

2-A.111 Promote cooperation with educational organizations (schools, community colleges, and the University of Redlands) and community groups in the programming of artistic and cultural events and opportunities.

2-A.112 Encourage the sharing and exchange of artistic endeavors and venues between the City and local, regional, State, and federal government agencies.

2-A.113 Support a strong and effective Cultural Arts Commission as a key element in decisions to encourage, develop, and support the arts in Redlands.

2-A.114 Encourage and support art and cultural opportunities offered by non-profit organizations through strategies such as allocating funding, providing access to venues for events and activities, and exploring partnerships.

2-A.115 Develop an Arts and Culture Master Plan with community input to provide strategies for the development of arts and cultural goals in Redlands and to foster economic growth based on arts and culture.