

Initiative Measure to be Submitted Directly to the Voters

The Redlands City Attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

**BALLOT TITLE AND SUMMARY**

**AN INITIATIVE ORDINANCE OF THE PEOPLE OF REDLANDS  
AMENDING THE PRINCIPLES OF MANAGED DEVELOPMENT OF  
THE REDLANDS GENERAL PLAN**

This initiative ordinance amends sections 1A.1O, 1A.30, 4.2B, and 4.40s of the Redlands General Plan, collectively titled "Principles of Managed Development." A summary of the amendments follows:

- The Redlands General Plan provides that socio-economic studies be prepared for most development projects, and findings must be made, before approval of those projects may occur, except upon 4/5ths vote of the City Council. This initiative ordinance amends the socio-economic impact analysis for projects having a residential component to provide that the “cost portion” of the study be determined by a mathematical formula which considers the City’s budgeted expenditures, the City’s population, and the projected population of the proposed project.
- The Redlands General Plan prohibits the establishment of new residential land use classifications by the City Council. This initiative ordinance exempts the “Transit Village Overlay Zone” from the prohibition.
- The Redlands General Plan provides that no undeveloped land that as of March 1, 1997, which is designated within the Redlands General Plan as “Urban Reserve” or “Urban Reserve (Agriculture)” as of June 1, 1987, and/or any land that was in active agricultural production on November 3, 1986, regardless of zoning designation, shall be re-designated or rezoned to permit a residential density greater than that permitted in the Estate Residential (R-E) classification on June 1, 1987, unless certain findings are made by a 4/5ths vote of the City Council. This initiative ordinance changes the vote requirement to 5/5ths of the City Council.
- The Redlands General Plan provides that development directly related to Metrolink stations within the City is exempt from the requirements of the 1997 voter-approved Measure U. This initiative ordinance eliminates the exemption.
- The Redlands General Plan provides that new development projects proposed within the City’s specific plan no. 45 may be exempted from the requirements of the 1997 voter-approved Measure U, by a 4/5<sup>th</sup> vote of the City Council. This initiative ordinance eliminates the exemption.
- Provisions would be added to the Redlands General Plan to:

Limit building height within the Downtown Transit Village and the University of Redlands Transit Village to three (3) stories and forty (40) feet.

Limit building height within the Alabama Street, California Street, and New York Street Transit Villages to four (4) stories and fifty two (52) feet.

Prohibit buildings more than two (2) stories in height from being constructed adjacent to a single family residence, absent written agreement from the owner of the residence filed with the City.

Require multistory buildings having a residential component, constructed within the City's transit villages, to provide one covered parking space for each one bedroom or studio unit within the building; and two covered parking spaces for each two bedroom, or more, units within the building. Such multistory buildings shall also provide one guest parking space for every five units.

Permit nonresidential hotels to be constructed within the City's transit villages, with the height and size of such hotels being determined within the discretion of the City Council.