

RESOLUTION NO. 6865

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS IMPLEMENTING THE PROVISIONS OF THE CITY'S GENERAL PLAN BY DEFINING THE PHRASE "NEW DEVELOPMENT PROJECTS" FOR PURPOSES OF THE CITY'S VOTER-APPROVED INITIATIVE MEASURE KNOWN AS MEASURE "U"

WHEREAS, in September 2008, the City of Redlands ("City") and the Redlands Redevelopment Agency commissioned John E. Husing, Ph.D. to prepare the City's Economic Development Strategy (the "Report") to identify implementation strategies which would improve the quality of life for residents and the community of Redlands overall; and

WHEREAS, an established goal of the City is to create an economically and culturally vibrant downtown; and

WHEREAS, one recommended strategy of the Report is to create incentives to encourage businesses to move forward with their development plans and assist in the development of the City's downtown area; and

WHEREAS, at the February 17, 2009, Joint City Council/Agency Board meeting, the Agency Board approved and authorized the expenditure of 2003A Series Bond funds in the amount of \$1,500,000 to pay for certain City infrastructure improvements; and

WHEREAS, from the \$1.5 million bond funds, the amount of \$750,000 was used to pay for the construction of improvements to the City's water system, and, another \$750,000 was used to pay for the construction of improvements to the City's transportation system (together, the "Improvements"); and

WHEREAS, the construction of the Improvements results in excess capacity in the City's water and transportation systems and enables the City to provide credits ("Capacity Fee Credits") to property and business owners to assist them with their new development projects proposed within the City's Specific Plan No. 45; and

WHEREAS, on August 4, 2009, at the regular meeting of the City Council, the City Council approved a Business Incentive Program to assist and/or attract new development projects within Specific Plan No. 45 through the allocation of Capacity Fee Credits; and

WHEREAS, on November 4, 1997, the qualified voters of the City of Redlands approved an initiative measure, commonly referred to as Measure "U," to amend the City's General Plan by establishing "principles of managed development;" and

WHEREAS, Subsection "E" of Section "B2" of Measure "U," entitled "Special Categories of Development," provides that the provisions of Measure "U" shall not apply to "New development projects subject to the Downtown Specific Plan No. 45, upon a four-fifths (4/5ths) vote of the total authorized membership of the City Council;" and


WHEREAS, by this resolution, it is the desire of this City Council to define the phrase "new development projects" for purposes of whether a development project proposed within Specific Plan No. 45 is exempt from the provisions of Measure "U," including the requirement of Section "1A.0" of Measure "U," that development pay one-hundred percent (100%) of its pro-rated share of the costs of infrastructure and services necessitated as a result of such development, and thus also eligible for Capacity Fee Credits pursuant to the City's Business Incentive Program;

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

SECTION 1. The phrase "new development projects," for the purposes of Measure "U" (the City's General Plan), is hereby defined by the City Council as: (1) new construction on a vacant parcel of land; (2) the addition of fifty percent (50%) or more of existing floor space to an existing business; or, (3) the construction of new tenant improvements for an existing building which have a cost, as determined by the City, in excess of one hundred thousand dollars (\$100,000).

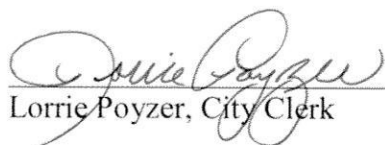
SECTION 2. The City hereby finds and determines that the City's approval of this Resolution is exempt from review pursuant to the California Environmental Quality Act ("CEQA") pursuant to the State's CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that the adoption of this Resolution will not have a significant effect upon the environment.

APPROVED AND ADOPTED this 4th day of August, 2009.



Pat Gilbreath, Mayor Pro Tempore

ATTEST:



Lorrie Poyzer, City Clerk

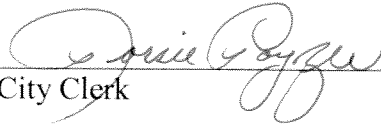
I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting thereof, held on the 4th day of August, 2009, by the following vote:

AYES: Councilmembers, Gallagher, Aguilar, Bean; Mayor Pro Tem Gilbreath

NOES: None

ABSENT: Mayor Harrison

ABSTAIN: None


City Clerk