

RESOLUTION NO. 5578

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS DETERMINING AN EXEMPTION FROM TRAFFIC AND SOCIO-ECONOMIC STUDY REQUIREMENTS OF THE REDLANDS GENERAL PLAN (MEASURE "U")

WHEREAS, the voters of the City of Redlands approved an initiative ordinance commonly known as Measure "U" to amend the Redlands General Plan to establish principals of managed development; and

WHEREAS, the Redlands General Plan requires that specified development projects prepare socio-economic cost/benefit studies and traffic studies as a condition of their being processed within the City of Redlands; and

WHEREAS, the Redlands General Plan further contains an exemption from traffic and socio-economic study requirements, provided the development project satisfies certain criteria; and

WHEREAS, the applicant for a development project commonly known as Mountain View Acres Senior Retirement Facility (the "Project"), proposed on property located within the County of San Bernardino, has requested the City Council of the City of Redlands (this "City Council") determine whether the Project is exempt from the traffic and socio-economic study requirements of the Redlands General Plan; and

WHEREAS, the applicant for the Project has submitted a Project description of the characteristics of the Project, which is attached hereto as Exhibit "A" and incorporated herein by this reference.

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

Section 1. The City's General Plan presently contains an exemption from the General Plan's traffic and socio-economic study requirements for projects which meet the following criteria:

"Development projects that directly further the primary institutional purposes of churches, hospitals, schools (including private schools and universities), and organizations such as the YMCA and YWCA, on sites held by such entities as of March 1, 1997 are exempt from the traffic level of service requirements and the requirement for socio-economic study established by this initiative measure so long as such development projects are either 1) non-residential in character, or 2) provide only dormitory, staff housing or senior congregate care facilities for those exempt entities."

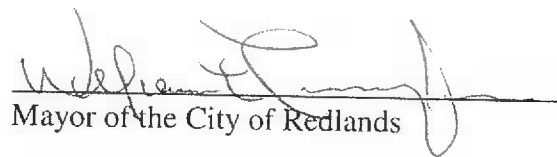
Section 2. The Project applicant has represented to this City Council that it has "held" the site on which the Project is proposed to be developed as of March 1, 1997.

Section 3. The Project applicant has represented to this City Council that it is organized and is presently existing as a non-profit corporation which provides existing social facilities for the benefit of the community in accordance with Federal and State laws.

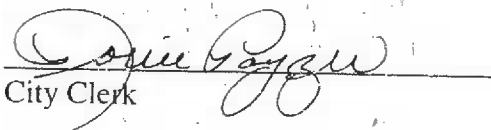
Section 4. The Project applicant has represented to this City Council that the Mountain View Acres Project shall be constructed, operated and maintained as an age restricted project for "seniors" only, in accordance with Federal and State laws, and will provide "congregate care" for such persons.

Section 5. Based upon the foregoing, this City Council determines that the Mountain View Acres Senior Retirement Facility, if developed and constructed as represented to this City Council by the applicant, and as described in Exhibit "A," is exempt from the traffic and socio-economic study requirement of Measure "U" and as incorporated into the Redlands General Plan.

ADOPTED, SIGNED AND APPROVED this 1st day of December, 1998.

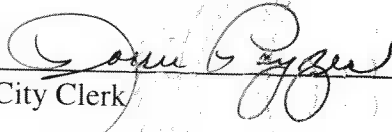
  
Mayor of the City of Redlands

ATTEST:

  
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 1st day of December, 1998, by the following vote:

AYES: Councilmembers Banda, Gilbreath, Freedman;  
Mayor Cunningham  
NOES: Councilmember George  
ABSTAIN: None  
ABSENT: None

  
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City Clerk