

RESOLUTION NO. 7173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS  
INTERPRETING THE PROVISIONS OF MEASURE “U,” AN INITIATIVE ORDINANCE  
AMENDING THE CITY’S GENERAL PLAN, RELATING TO LAND USE  
CLASSIFICATIONS AND THE DEVELOPMENT OF METROLINK STATIONS

WHEREAS, on November 4, 1997, the voters of Redlands, approved Measure “U,” an initiative ordinance of the people of Redlands to amend the City’s General Plan by establishing principles of managed development; and

WHEREAS, the results of the election relating to Measure “U” were certified on December 2, 1997, and Measure “U” subsequently took effect on December 12, 1997; and

WHEREAS, Measure “U,” by its own provisions, recognizes that the City Council of the City of Redlands (the “City Council”) may, from time to time, find it reasonable or necessary to interpret, or resolve ambiguities within, Measure “U;” and

WHEREAS, Measure “U” further provides that when interpreting or resolving ambiguities of Measure “U,” the City Council should do so in the manner which most vigorously and effectively accomplishes its purposes and operative provisions; and

WHEREAS, for almost two decades, the City has planned cooperatively with San Bernardino Associated Governments, other local public authorities, and private interests to establish a Metrolink rail line and Metrolink stations to serve the City of Redlands; and

WHEREAS, the provisions of Measure “U” recognize the importance of the development of the Metrolink rail line and Metrolink stations by exempting from its provisions “Development directly related to proposed Metrolink stations in the City of Redlands, including one at the University of Redlands;” and

WHEREAS, to directly facilitate the development of Metrolink stations, City staff has determined it is appropriate and necessary for the City to establish a new General Plan “Transit-Village Overlay” land use classification to permit the development of high density residential and non-residential users within walking distance of Metrolink stations to reduce vehicular usage, improve air quality and provide health benefits, and provide economic development opportunities; and

WHEREAS, Section 1A.30 Principle Three of Measure “U” provides that “The density standards set forth in Paragraph 4.40, ‘Residential Land Use Classifications,’ of Section 4.0, Land Use Element, of the Redlands General Plan shall not be increased, and no new residential land use classifications shall be added, without a vote of the people;” and

WHEREAS, based upon the information provided by, and recommendation of, City staff, the City Council proposes to resolve the ambiguity arising, on one hand, from the recognition by Measure “U” of the importance of the development of Metrolink stations, and on the other hand,

the prohibition against adding new land use classifications to the City's General Plan which might be necessary for the development of such Metrolink stations, by determining that the proposed Transit-Village Overlay is exempt from the provisions of Measure "U" and thus does not run afoul of the Measure's provision against adding new land classifications without a prior vote of the people;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. The City Council hereby finds and determines that the above recitals are true and correct.

Section 2. The City Council hereby intends to resolve an ambiguity within Measure "U" by interpreting Measure "U" as exempting the establishment of a "Transit-Village Overlay" land use classification for the purposes of developing Metrolink stations from the prohibition of Measure "U" against adding new land use classifications to the General Plan without a vote of the people.

Section 3. The City Council hereby finds and determines that the adoption of this resolution is exempt from review and under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) because the City Council has determined that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

ADOPTED, SIGNED AND APPROVED this 19<sup>th</sup> day of June, 2012.



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Pete Aguilar, Mayor

ATTEST:

  
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Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was adopted by the City Council at a regular meeting thereof held on 19<sup>th</sup> day of June, 2012, by the following vote:

AYES: Councilmembers Harrison, Bean, Foster, Gardner; Mayor Aguilar  
NOES: None  
ABSTAIN: None  
ABSENT: None

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Sam Irwin, City Clerk 