

CITY ATTORNEY'S IMPARTIAL ANALYSIS OF
MEASURE F

Measure F proposes an Ordinance amending sections 1A.0, 1A.10, 1.A.30, 4.2B and 4.41j of the Redlands General Plan 2035, collectively titled, "Principles of Managed Development." Measure F was placed on the ballot by the City Council and provides as follows:

- The Redlands General Plan provides that socio-economic studies be prepared for most development projects. Measure F amends the socio-economic impact analysis for residential projects 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 Development Fee Policy and the Socio-Economic Cost/Benefit Study would not apply to any development that is located within the University Street Transit Village, which is government funded and/or subsidized and subject to a master development permit.
- The Redlands General Plan prohibits the establishment of new residential land use classifications by the City Council. Measure F exempts the "Transit Village Overlay Zone" from this prohibition.
- New construction of single-family homes on existing lots bound by developed property as of March 1, 2020 are exempt from Measure U.
- The Redlands General Plan exempts from Measure U development directly related to Metrolink stations. Measure F eliminates this exemption.
- The Redlands General Plan exempts from Measure U projects proposed within the City's Downtown Specific Plan 45 by a 4/5th vote of the City Council. Measure F eliminates this exemption.
- Parcels identified as Resource Preservation located in San Timoteo Canyon west of the Southeast Area which are zoned Agriculture (A-1) cannot be rezoned, unless approved by the voters.
- Measure F adds the following provisions to the Redlands General Plan:
 - Limits building height within the Downtown Transit Village and the University Street Transit Village to 3 stories and 43 feet in height; except:
 - Buildings located within ¼ mile from a transit station within the University Street Transit Village shall be limited to 4 stories and 68 feet in height; and
 - Buildings within a single-family residential neighborhood shall be limited to 2 stories or 35 feet in height.

- Limits building height within the Alabama Street, California Street and New York Street Transit Villages to 4 stories and 68 feet in height.
- Prohibits buildings more than 2 stories in height from being constructed adjacent to a single-family residence, absent written agreement from the owner of the residence, except properties across a public right-of-way.
- Requires residential multistory buildings, constructed within the City's Transit Villages, to provide one covered parking space for each one bedroom or studio unit; two covered parking spaces for two or more bedroom units; and one guest parking space for every five units.
- Parking for projects within ¼ mile of a transit station within the University Street Transit Village shall be governed by a comprehensive parking management plan.
- Allows nonresidential hotels to be constructed within the City's Transit Villages, with the height and size determined by the City Council.

A "yes" vote would approve Measure F.

A "no" vote would reject Measure F.

The above statement is an impartial analysis of Measure F. If you desire a copy of the Measure, please call the elections official's office at (909) 798-7531 and a copy will be mailed at no cost to you.

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