

RESOLUTION NO. 8027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF THE EXPIRATION DATE FOR CONDITIONAL USE PERMIT NO. 1045 FOR THE CONSTRUCTION OF AN EIGHTY (80) UNIT AFFORDABLE APARTMENT COMPLEX ("LIBERTY LANE PROJECT") LOCATED AT THE SOUTHWEST CORNER OF TEXAS STREET AND LUGONIA AVENUE (APN: 0169-021-19-0000)

WHEREAS, Redlands Supportive Housing, L.P. has submitted an application for a one-year extension of time for Conditional Use Permit No. 1045 for the construction of an eighty (80) unit affordable apartment complex for veterans and their families, individuals with special needs, and low income families on approximately 4.72 acres, located at the southwest corner of Texas Street and Lugonia Avenue (APN: 0169-021-19-0000) in the R-2 (Multiple Family Residential) District; and

WHEREAS, extensions of expiration dates of conditional use permits are permitted in accordance with Redlands Municipal Code Section 18.192.090; and

WHEREAS, affordable housing developments have complex financial structures with funding often coming from multiple, overlapping government programs, each of which have lengthy and time consuming application processes and, therefore, the applicant has requested an extension to the expiration date of the CUP to allow additional time to secure financing for the project; and

WHEREAS, on September 19, 2017, the City Council held a public hearing, adopted the project Mitigated Negative Declaration, adopted Resolution No. 7704, approving the project Socio-Economic Cost Benefit Study, introduced Ordinance No. 2845 to change the zoning designation of approximately 4.72 acres from R-1 (Single Family Residential) District to R-2 (Multiple Family Residential) District, adopted Resolution No. 7709 approving Conditional Use Permit No. 1045, and approved a density bonus and incentive/concession agreement for the construction of very low and low income housing; and

WHEREAS, on October 3, 2017, the City Council adopted Ordinance No. 2845; and

WHEREAS, on September 17, 2019, the City Council held a hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, Section 15162(a) of the California Environmental Quality Act Guidelines provides that a subsequent Negative Declaration is not required if a project meets all criteria contained in this Section, and the proposed extension meets all criteria and therefore requires no additional environmental analysis; and

WHEREAS, following the hearing for the extension of time for Conditional Use Permit No. 1045, the City Council determined that approval of the requested one-year extension of time is in the best interests of the public health, safety and general welfare;

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposed one-year extension of time meets all criteria contained in Section 15162(a) of the California Environmental Quality Act Guidelines, and the proposed extension of time does not require additional environmental analysis, based on the following findings:

- a) The proposed Extension of Time would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects because the project has not changed and remains within the scope of the environmental analysis and Mitigation Monitoring Program adopted for the project;
- b) No substantial changes have occurred with respect to the circumstances under which the project will be undertaken because the project would be constructed in accordance with the Mitigation Monitoring/Reporting Program adopted for the project; and
- c) There is no new information of substantial importance with respect to the project's environmental consequences that was not known at the time the previous Mitigated Negative Declaration was adopted as no new information of substantial importance has come to light since certification of the Mitigated Negative Declaration.

SECTION 2. CONDITIONAL USE PERMIT EXTENSION. The proposed one-year extension of time for Conditional Use Permit No. 1045 is hereby approved in accordance with Redlands Municipal Code Section 18.192.090. The findings for approval as contained in City Council Resolution No. 7709 are incorporated herein by reference in their entirety.

SECTION 3. EXPIRATION DATE. The new expiration date for Conditional Use Permit No. 1045 shall be September 19, 2020. The project shall remain subject to all conditions of approval contained in City Council Resolution No. 7709.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 17th day of September, 2019



Denise Davis, Mayor Pro Tem

ATTEST:



Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, 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 the 17th day of September, 2019 by the following vote:

AYES: Councilmembers Barich, Tejada, Momberger, Davis

NOES: None

ABSENT: Mayor Foster

ABSTAIN: None



Jeanne Donaldson, City Clerk