

MINUTES

of a special meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 2:00 P.M. on April 4, 2000.

PRESENT

Pat Gilbreath, Mayor
Gary George, Mayor Pro Tem
John L. Freedman, Councilmember
Susan Peppler, Councilmember
Karl N. "Kasey" Haws, Councilmember

Gary M. Luebbbers, City Manager
Daniel J. McHugh, City Attorney
Lorrie Poyzer, City Clerk
Jeffrey L. Shaw, Community Development Director

ABSENT

None

STUDY SESSION

Housing Density Bonuses - Community Development Director Shaw reported that at the March 7, 2000, City Council meeting the public hearing for proposed Ordinance No. 2403, Zoning Ordinance Text Amendment No. 264, for the addition of Chapter 18.226 to the Redlands Municipal Code titled "Housing Density Bonuses," which will establish incentives for the production of very-low, lower-income and senior housing, was continued to April 18, 2000, in order to hold this study session. He reviewed the report prepared for the March 7, 2000, meeting which included Ordinance No. 2403 and the Planning Commission reports for February 8, 2000, and May 25, 1999. State Law and the City's General Plan Policy 6.10e provide the ability to give a density bonus of 25 percent to proponents of housing for low income or the elderly. The City Council also has a choice of providing incentives to the proponent of housing for low income or the elderly. This ordinance provides for specific implementation criteria, development standards for participating units, and incentives the City may consider in addition to the density bonus for qualified housing developments. Adoption of this ordinance will bring the City's zoning ordinance into compliance with State law on this subject. Community Development Director Shaw provided an overview of housing requirements, criteria and incentives mandated by State law, and areas within the proposed ordinance subject to City Council discretion. Following discussion, the following changes were approved and will be reflected in the proposed ordinance when the public hearing is held on April 18, 2000:

1. Section 18.226.030.C.1 (page 6) - remove the incentive "(e) increased maximum building height and/or stories" with Councilmembers Peppler and Haws opposing;

2. Section 18.226.020.D - clarification of the definition of "Density Bonus" to reflect a maximum of 25 percent increase over the otherwise Maximum Residential Density;
3. Section 18.226.030.A.4 - eliminate larger apartments for an additional incentive. This will also require an amendment to the Housing Element of the General Plan.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 2:50 P.M. The next regular meeting will be held on April 4, 2000, at 3:00 P.M..

City Clerk