

ORDINANCE NO. 2018

AN ORDINANCE OF THE CITY OF REDLANDS
PLACING TEMPORARY RESTRICTIONS ON THE
ISSUANCE OF BUILDING PERMITS WITHIN THE
CITY AND ALLOCATIONS AND CONNECTIONS TO
THE CITY'S WATER AND SEWER SYSTEM BY
DEVELOPMENT PROJECTS OUTSIDE THE CITY'S
BOUNDARIES PENDING THE IMPLEMENTATION OF
INITIATIVE MEASURE "N"

WHEREAS, the voters of the City of Redlands have passed Initiative Measure "N" to moderate the rate of growth within the City of Redlands and to preserve the City's unique environment and character by limiting the number of residential dwelling units in the City to 400 in any calendar year, modifying the City's competitive evaluation system for development projects, limiting property densities based upon a property's natural slope, restricting the number of water and sewer service connections made to development projects outside the City's boundaries to 150 in any calendar year and restricting the rezoning of lands designated urban reserve; and

WHEREAS, Initiative Measure "N" directs the City Council of the City of Redlands and all City agencies, boards and commissions to take any and all actions necessary to carry out its provisions, including the adoption and implementation of amendments to the City's General Plan, zoning ordinances and the Redlands Municipal Code; and

WHEREAS, Initiative Measure "N" further directs the City Council to promptly enact all regulations and ordinances as may be necessary to carry out the purposes, intent and directives of Initiative Measure "N;" and

WHEREAS, Initiative Measure "N" further mandates that its provisions be implemented forthwith as a matter of the highest priority to the City; and

WHEREAS, the City's Planning staff has determined that more than 400 residential dwelling units have already been approved or constructed in the City within the calendar year 1987; and

WHEREAS, the City's Utility and Engineering Departments have determined that more than 150 water and sewer service allocations or connections have already been made to development projects outside the City's boundaries within the calendar year 1987; and

WHEREAS, as of the date of this Ordinance, the City's Planning staff has determined that approximately 1400 of the residential development allocations for projects within the City which have been awarded earlier this year and in previous years under the City's competitive evaluation system, are still extant; and

WHEREAS, as of the date of this Ordinance, the City's utility and engineering departments have determined that development projects consisting of approximately 550 units and located outside the City of Redlands may apply for

water or sewer service allocations or connections during the calendar year 1988; and

WHEREAS, after a careful review of the provisions of Measure "N," and based upon oral and written reports presented to it by the City's Planning, Building, Utility and Engineering Departments, this City Council finds and determines that without a concise, orderly and established plan for allocating the issuance of building permits within the City and water and sewer service connections to development projects outside the City's boundaries, the provisions of Measure "N" may be violated and rendered ineffective; and

WHEREAS, this City Council further finds and determines that the unorderedly distribution of building permits and sewer and water connections and allocations could cause adverse impacts upon the public health, safety and welfare by resulting in increasing air, water and noise pollution, overcrowding, congestion and the potential for increased crime, the overburdening of public services and facilities such as sewer, water, streets, schools and library, and the loss of agricultural and open space land, all of which are identified in Initiative Measure "N" as factors causing the deterioration of the quality of life in Redlands; and

WHEREAS, to protect the public health, safety and welfare, Government Code Section 65858 authorizes this City

Council to adopt as an urgency measure an interim ordinance prohibiting any uses which may be in conflict with general plan, specific plan and zoning proposals which the City intends to study to implement Initiative Measure "N;" and

WHEREAS, this City Council further finds and determines that the approval of building permits within the City and the approval of allocations and connections to subdivisions and other residential development, excepting single family residences on existing lots of record as of the effective date of Initiative Measure "N," will result in a threat to the public health, safety and welfare by contributing to and aggravating those factors described hereinabove which Initiative Measure "N" and the voters of Redlands have identified as causing the deterioration of the quality of life in Redlands;

BE IT ORDAINED by the City Council of the City of Redlands as follows:

SECTION 1. No building permits shall be issued by the City during the life of this ordinance except for the construction of a single family home by an individual on an existing lot of record as of the effective date of Initiative Measure "N," and, if such lot is within a subdivision, provided the subdivider or his agent or contractor is constructing no more than four dwelling units within the subdivision.

SECTION 2. No water or sewer service allocations or connections shall be made by the City to residential dwelling units outside its corporate boundaries; provided, however, that water or sewer service allocations or connections may be made to single family residences constructed by an individual on an existing lot of record as of the effective date of Initiative Measure "N," and, if such lot is within a subdivision, provided the subdivider or his agent or contractor is constructing no more than four dwelling units within the subdivision.

SECTION 3. Notwithstanding any other provision of this Ordinance, any residential development project which is determined to have a "vested right" pursuant to Section 4 of Initiative Measure "N" shall be exempt from the provisions of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately.

SECTION 5. The City Clerk shall certify to the adoption of this Ordinance and cause it to be published once each week for three successive weeks in the Redlands Daily Facts, a newspaper of general circulation printed and published in the City of Redlands.

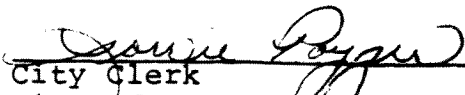

Mayor, City of Redlands,
California

ATTEST:


City Clerk

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at an adjourned regular meeting thereof held on the 29th day of December, 1987, by the following vote:

AYES: Councilmembers Wormser, DeMirjyn, Johnson,
Cunningham; Mayor Beswick
NOES: None
ABSENT: None
ABSTAIN: None



City Clerk
City of Redlands, California