

ORDINANCE NO. 1982

AN EXTENDED INTERIM URGENCY ORDINANCE PROHIBITING
DEVELOPMENT APPROVALS IN SOUTHEAST REDLANDS UNTIL
ADOPTION OF PENDING SPECIFIC PLAN

WHEREAS, California Government Code Section 65858 allows this City Council, after making certain findings, to adopt as an urgency measure an interim ordinance prohibiting any land uses which may be in conflict with a contemplated specific plan; and

WHEREAS, this City Council has contracted for and is awaiting the preparation of a specific plan for the Southeast Redlands area as delineated in Exhibit "A" attached hereto and incorporated herein by this reference, which specific plan is due to be completed in October, 1987 and set immediately thereafter for public hearings and possible adoption; and

WHEREAS, the circulation, drainage, sewage disposal, fire flow, and water supply problems in this southeast area remain sufficient to amount to threats to the public health and safety and the general welfare; and

WHEREAS, this City Council has enacted two previous urgency ordinances (Ordinances No. 1959 and 1963) to prohibit development approvals in this area pending preparation and adoption of this specific plan; and

WHEREAS, it now appears that certain minor exceptions can be made to these prohibitions without damaging the City's ongoing

planning effort, the environment, or the public health, safety or general welfare of our citizens;

THE CITY COUNCIL OF THE CITY OF REDLANDS does ordain as follows:

SECTION ONE: This Council finds that the traffic and circulation problems in our Southeast Redlands area, the lack of a master plan for a drainage system and a sewer collection system there, the inadequate water pressures for meeting minimum fire flow requirements in that area, and the need for an additional water source to serve that area, taken together, amount to a current and immediate threat to the public health, safety, or welfare. This Council further finds that the approval of additional subdivisions, use permits, variances, building permits, or any other developments or use entitlements would result in a threat to public health, safety or welfare.

SECTION TWO: Any uses which may be in conflict with the contemplated Southeast Redlands Specific Plan remain prohibited. Therefore, no new subdivisions, zone changes, use permits, variances, or other discretionary entitlement for use shall be approved within the Southeast Redlands area. Further, except as provided in Section Three, no new building permits shall be issued within the Southeast Redlands area.

SECTION THREE: This ordinance shall not prevent the issuance of a building permit for a structure which otherwise meets all City laws and regulations and is to be built on a parcel which

(a) requires no subdivision of property by the County of San Bernardino, (b) is already served by immediately adjacent domestic water, (c) is adjacent to existing development on at least one abutting property line, (d) is located on an improved City street, and (e) is at least ten acres in size. This ten acre minimum is established because in the judgment and discretion of this Council it is the smallest size parcel likely to be consistent with any reasonable future use to be imposed by the new Specific Plan.

SECTION FOUR: This urgency ordinance shall go into effect immediately and shall be of no further force and effect one year from its date of adoption pursuant to State law.

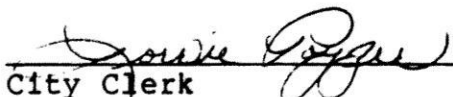
SECTION FIVE: The City Clerk shall certify to the adoption of this ordinance and cause it to be published once each week for three successive weeks in the Redlands Daily Facts. a newspaper of general circulation printed and published in the City of Redlands.

ADOPTED this 2nd day of June, 1987.

ATTEST:



Mayor of the City of Redlands



City Clerk

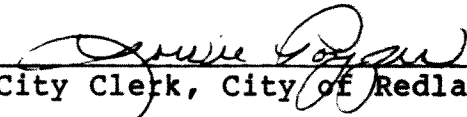
I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 2nd day of June, 1987, by the following vote:

AYES: ³
 Councilmembers DeMirjyn, Wormser;
 Mayor Beswick

NOES: None

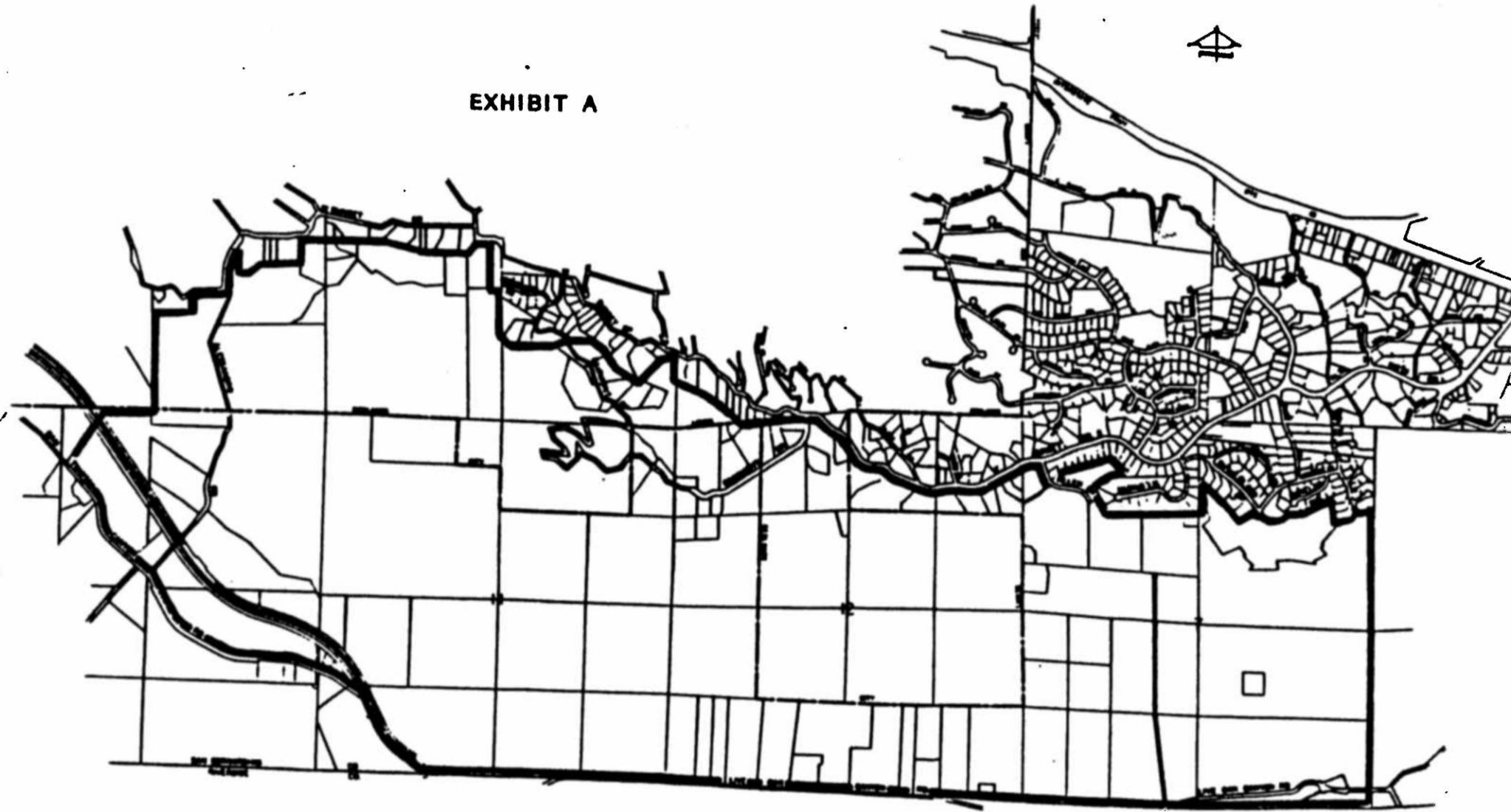
ABSTAIN: None

ABSENT: Councilmembers Larsen and Johnson



City Clerk, City of Redlands

EXHIBIT A



—— Boundary of Land Covered by Ordinance No. 1982
- - - CITY LIMIT LINE