

ORDINANCE NO. 2375

AN URGENCY ORDINANCE OF THE CITY OF REDLANDS EXTENDING A PROHIBITION AGAINST CERTAIN DEVELOPMENT APPROVALS WITHIN THE CITY PENDING CONSIDERATION OF A GENERAL PLAN AMENDMENT TO AUGMENT AND IMPLEMENT THE VOTER-APPROVED INITIATIVE ORDINANCE COMMONLY KNOWN AS MEASURE "U"

WHEREAS, Government Code Section 65858 authorizes this City Council, to protect the public safety, health and welfare, by adopting as an urgency measure an interim ordinance prohibiting any uses which may be in conflict with a general plan proposal which the City is considering or studying or intends to study within a reasonable time; and

WHEREAS, on January 20, 1998, this City Council adopted Ordinance No. 2374 as an urgency ordinance pursuant to Government Code Section 65858; and

WHEREAS, on March 3, 1998, after notice pursuant to Government Code Section 65090 and a duly-noticed public hearing on the matter, this City Council considered adoption of Ordinance No. 2375 to extend the interim prohibition imposed by Ordinance No. 2374; and

WHEREAS, this City Council finds, determines and declares that there is a current and immediate threat to the public health, safety or welfare of the City and its citizens and that the approval of any entitlement for use which is inconsistent with the proposed general plan amendment and would result in that threat to public health, safety or welfare, thereby necessitating the immediate enactment of the Ordinance;

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. This City Council finds that the voters approved initiative ordinance Measure "U" as an amendment to the Redlands General Plan with the purpose and intent to establish comprehensive and inviolable principles of managed development to preserve, enhance and maintain the quality of life in Redlands and promote the social and economic well-being of the City. By its provisions, Measure "U" finds that (1) uncontrolled high density urban development will permanently alter the character of the City and affect the public health, safety and welfare by causing increased traffic congestion, associated air pollution, noise and higher crime rates; (2) strict limitations on residential density are necessary in the undeveloped areas of San Timoteo Canyon to protect existing water conservation, recreational and equestrian uses; and (3) discouragement of premature and unnecessary conversion of agricultural lands is important to protect the public interest by ensuring that unnecessary increases in the costs of public services do not occur.

Section 2. This City Council further finds that the approval of additional General Plan amendments, specific plan amendments, zone changes, subdivisions, conditional use permits,

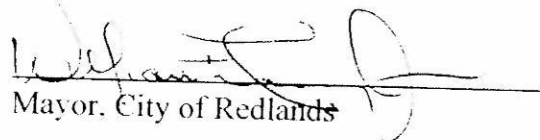
variances, building permits and any other developments or use entitlements that are not consistent with the proposed General Plan amendment requiring the preparation of socio-economic and cost/benefit studies, which is being studied by this City Council, would result in a threat to the public health, safety or welfare.

Section 3. For the life of this ordinance, any uses which may be in conflict with the proposed General Plan amendment to require socio-economic and cost/benefit studies for development projects involving structures of five thousand square feet or more, except for single family residences on existing lots of record and those projects otherwise exempt under the provisions of Measure "U," are prohibited. Therefore, no new General Plan amendments, specific plan or specific plan amendments, zoning changes, subdivisions, conditional use permits, variances or other entitlements for such development projects shall be approved, and no new building permits shall be issued for such development projects, within the City.

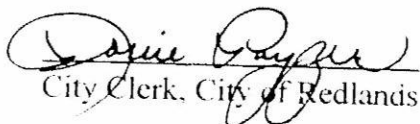
Section 4. This urgency interim ordinance requires four votes of this City Council for adoption.

Section 5 This urgency interim ordinance shall take effect immediately and shall be of no further force or effect upon the effective date of the Resolution No. 5495 approving the proposed General Plan Amendment.

Section 6. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect in accordance with law.

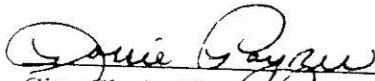

Mayor, City of Redlands

ATTEST:


City Clerk, City of Redlands

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 3rd day of March, 1998, by the following vote:

AYES: Councilmembers Banda, Gilbreath, George, Freedman; Mayor Cunningham
NOES: None
ABSTAIN: None
ABSENT: None



City Clerk, City of Redlands