

ORDINANCE NO. 2983

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 18 OF THE REDLANDS MUNICIPAL CODE BY ADOPTING A REVISED LAND USE ZONING MAP IN ACCORDANCE WITH PROGRAM 1.1-1 ('RHNA REZONING') OF THE SIXTH CYCLE 2021–2029 HOUSING ELEMENT

WHEREAS, the City of Redlands ("City") has initiated General Plan Amendment No. 149, Amendment No. 1 to Concept Plan No. 4, Amendment No. 54 to Specific Plan No. 40 (East Valley Corridor Specific Plan), and Zone Change No. 479, to amend the General Plan and Specific Plan land use maps and the City Zoning Map to rezone twenty-seven (27) parcels for the regional housing needs allocation ("RHNA") rezoning project (collectively herein referred to as "Project") as required by the City's certified 2021–2029 Housing Element ("Housing Element"); and

WHEREAS, the Planning Division conducted an extensive public outreach effort during preparation of the Housing Element and, furthermore, the Project actions are identified in the Housing Element work program, particularly Program 1.1-1 entitled, "RHNA Rezoning"; and

WHEREAS, the City and the Southern California region faces a serious housing shortage, and a lack of access to housing directly affects the health, safety and welfare of City residents; and

WHEREAS, the state legislature has consistently recognized the continuing need for affordable housing in California and, in Government Code section 65580, states, "the availability of housing is of vital statewide importance, and the early attainment of decent housing... is a priority of the highest order" and, further, that, "local... governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community"; and

WHEREAS, affordable housing is regulated by a variety of state and local laws, ordinances, and policies, and the RHNA requires the City to provide for the development of a specified number of housing units; the City's housing production allocation for the current cycle calls for 2,234 new affordable housing units as follows: 652 units are needed for moderate-income households, 615 units are needed for low-income households and 967 units are needed for very low- and extremely low-income households; and

WHEREAS, the City desires to explore and, to the extent feasible, use all available tools to meet its assigned regional housing production target; and

WHEREAS, state law requires each city to develop a general plan establishing policies for future development. As specified in the Government Code, the general plan

must, among other objectives: (i) encourage the development of a variety of housing types for all income levels; and (ii) assist in the development of adequate housing to meet the needs of low and moderate-income households; and

WHEREAS, according to City Council Resolution No. 5473, the provision in Measure “U” requiring preparation of a socio-economic cost/benefit study does not apply to City-initiated general plan, specific plan or zoning amendments that are not associated with a specific development project; and

WHEREAS, in accordance with the California Environmental Quality Act (“CEQA”), a Draft Subsequent Environmental Impact Report (“Draft SEIR”) for the Project was published on January 21, 2025, and circulated for a 45-day public review and comment period beginning on January 22, 2025, and ending on March 7, 2025; and

WHEREAS, a Final Subsequent Environmental Impact Report (“Final SEIR”) was published on April 9, 2025, including a response to comments received on the Draft SEIR; and

WHEREAS on April 2, 2025, notice of the Planning Commission’s public hearing for the Project was caused to be published by a display ad in a newspaper of general circulation by the Secretary to the Planning Commission; and

WHEREAS, on April 22, 2025, the Planning Commission held a noticed public hearing on the Project and considered the staff written and oral reports, written public comments, and testimony from members of the public; and

WHEREAS, on April 22, 2025, the Planning Commission recommended that the City Council approves the Project; and

WHEREAS, on May 13, 2025, notice of the City Council’s public hearing for the Project was published in a newspaper of general circulation by the City Clerk; and

WHEREAS, on June 3, 2025, the City Council held a public hearing and considered the staff written and oral reports, the recommendation of the Planning Commission, written public comments, and testimony by members of the public; and

WHEREAS, on June 3, 2025, the City Council adopted Resolution No. 8687 adopting Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, and certifying the Final SEIR prepared for the Project; and

WHEREAS, following the public hearing on the proposed General Plan amendment and the Project, the City Council determined that adoption of the amendment is in the best interests of the public health, safety and general welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS
ORDAINS AS FOLLOWS:

Section 1. The zoning district boundaries on the City's Zoning Map are hereby amended for the properties listed below and shown in Exhibit "A."

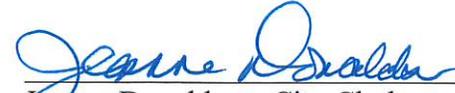
<i>Ref. No.</i>	<i>Assessor's Parcel Number (A.P.N.)</i>	<i>Zoning Designation (New)</i>
1	0292-163-02-0000	R-2, Multiple Family Residential
2	0292-163-03-0000	R-2, Multiple Family Residential
3	0292-165-05-0000	R-3, Multiple Family Residential
4	0292-165-06-0000	R-3, Multiple Family Residential
5	0292-165-07-0000	R-3, Multiple Family Residential
6	0292-165-08-0000	R-3, Multiple Family Residential
7	0292-165-09-0000	R-3, Multiple Family Residential
8	0292-165-10-0000	EV/2500RM (in SP No. 40)
9	0292-165-16-0000	R-3, Multiple Family Residential
10	0292-165-17-0000	R-3, Multiple Family Residential
10A	0292-165-04-0000	R-3, Multiple Family Residential
11	0292-167-02-0000	R-2, Multiple Family Residential
12	0292-167-07-0000	R-2, Multiple Family Residential
13	0292-167-28-0000	R-3, Multiple Family Residential
14	0292-167-29-0000	R-3, Multiple Family Residential
15	0292-167-30-0000	R-3, Multiple Family Residential
15A	0292-167-17-0000	R-3, Multiple Family Residential
16	0292-201-20-0000	R-2, Multiple Family Residential
16A	0292-201-14-0000	R-2, Multiple Family Residential
17	0167-141-04-0000	R-2, Multiple Family Residential
18	0167-141-05-0000	R-3, Multiple Family Residential
19	0167-141-06-0000	R-3, Multiple Family Residential
20	0169-021-02-0000	R-2, Multiple Family Residential
21	0169-021-11-0000	R-2, Multiple Family Residential
22	0167-151-23-0000	R-3, Multiple Family Residential
23	0167-161-10-0000	R-3, Multiple Family Residential
24	0292-165-15-0000 *area north of Morrey Arroyo only	EV/PI (in SP No. 40)

Section 2. 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.



Mario Saucedo, Mayor

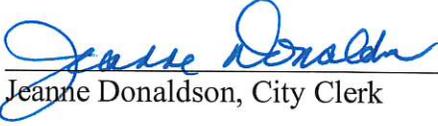
ATTEST:



Jeanne Donaldson, City Clerk

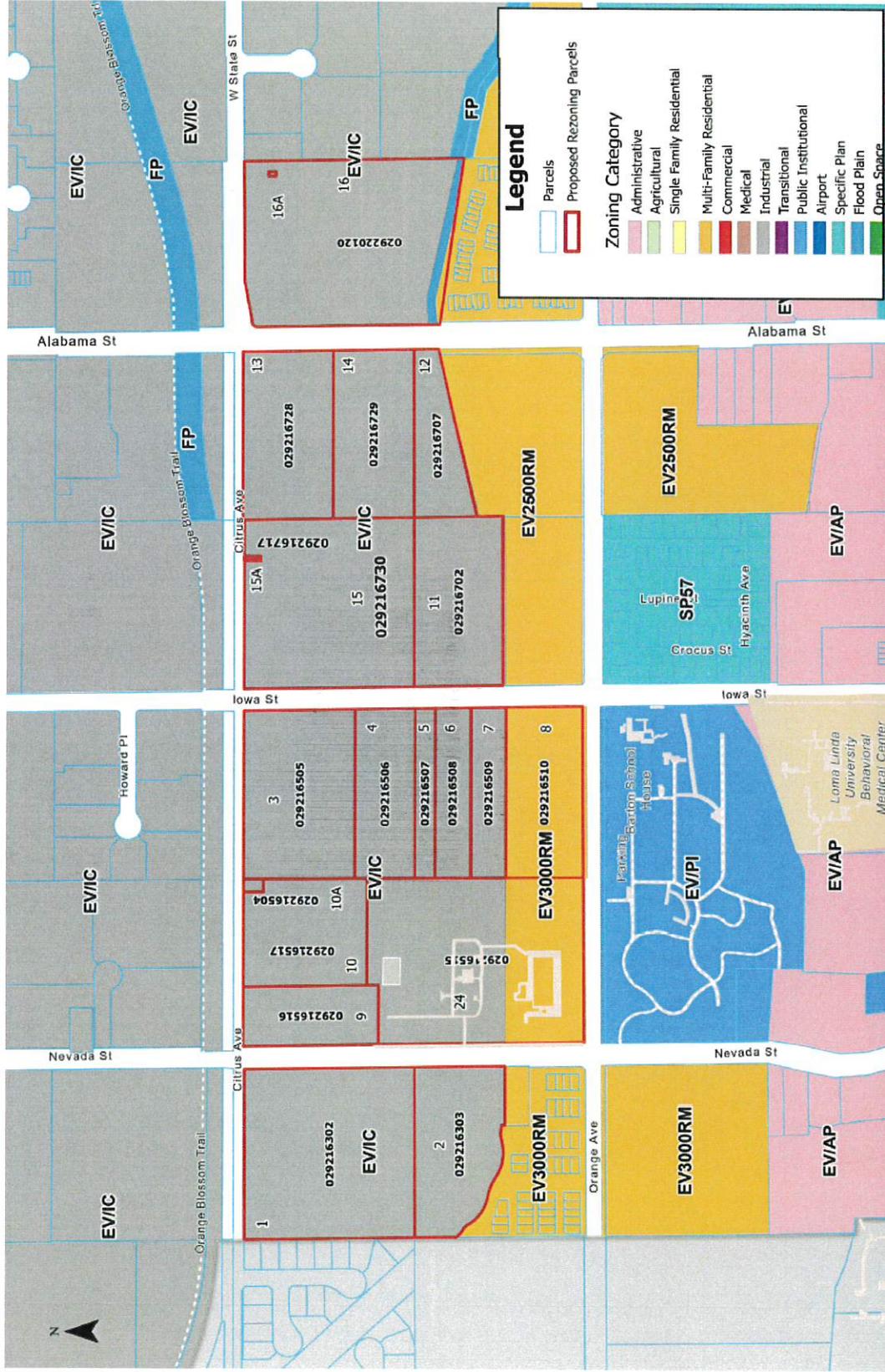
I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 17th day of June, 2025.

AYES: Councilmembers Barich, Tejada, Davis, Shaw; Mayor Saucedo
NOES: None
ABSTAIN: Councilmember Davis abstained from voting on APN No. 029216510 and APN No. 029216702
ABSENT: None



Jeanne Donaldson, City Clerk

**ZONE CHANGE NO. 479 – EXHIBIT A-1.1
EXISTING ZONING MAP (WEST)**

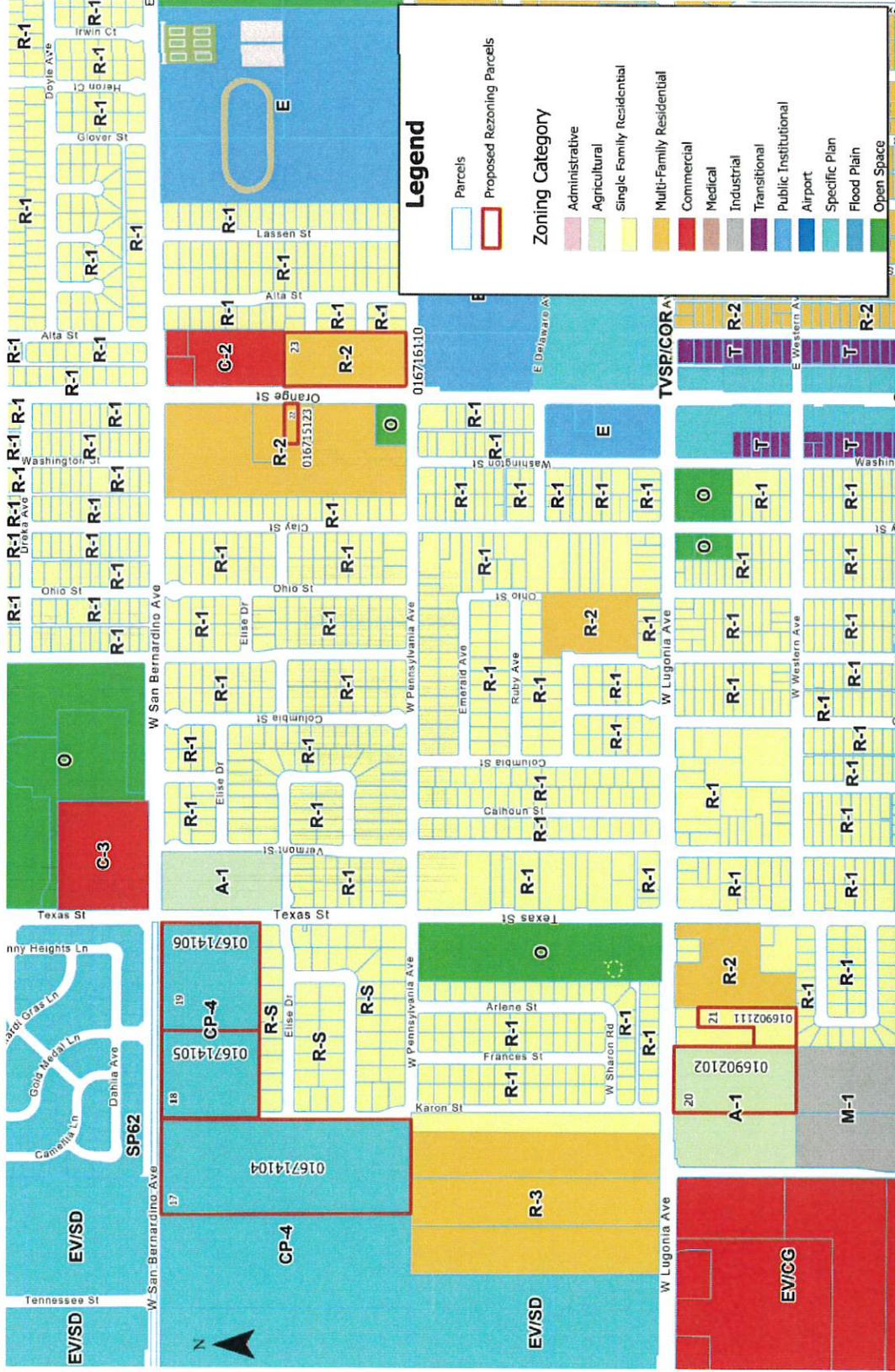


2024 RHNA Rezoning
Existing Zones / SP District (West)

City of Redlands - Development Services
Author: Redlands GIS
Date: July 2024



**ZONE CHANGE NO. 479 – EXHIBIT A-1.2
EXISTING ZONING MAP (EAST)**



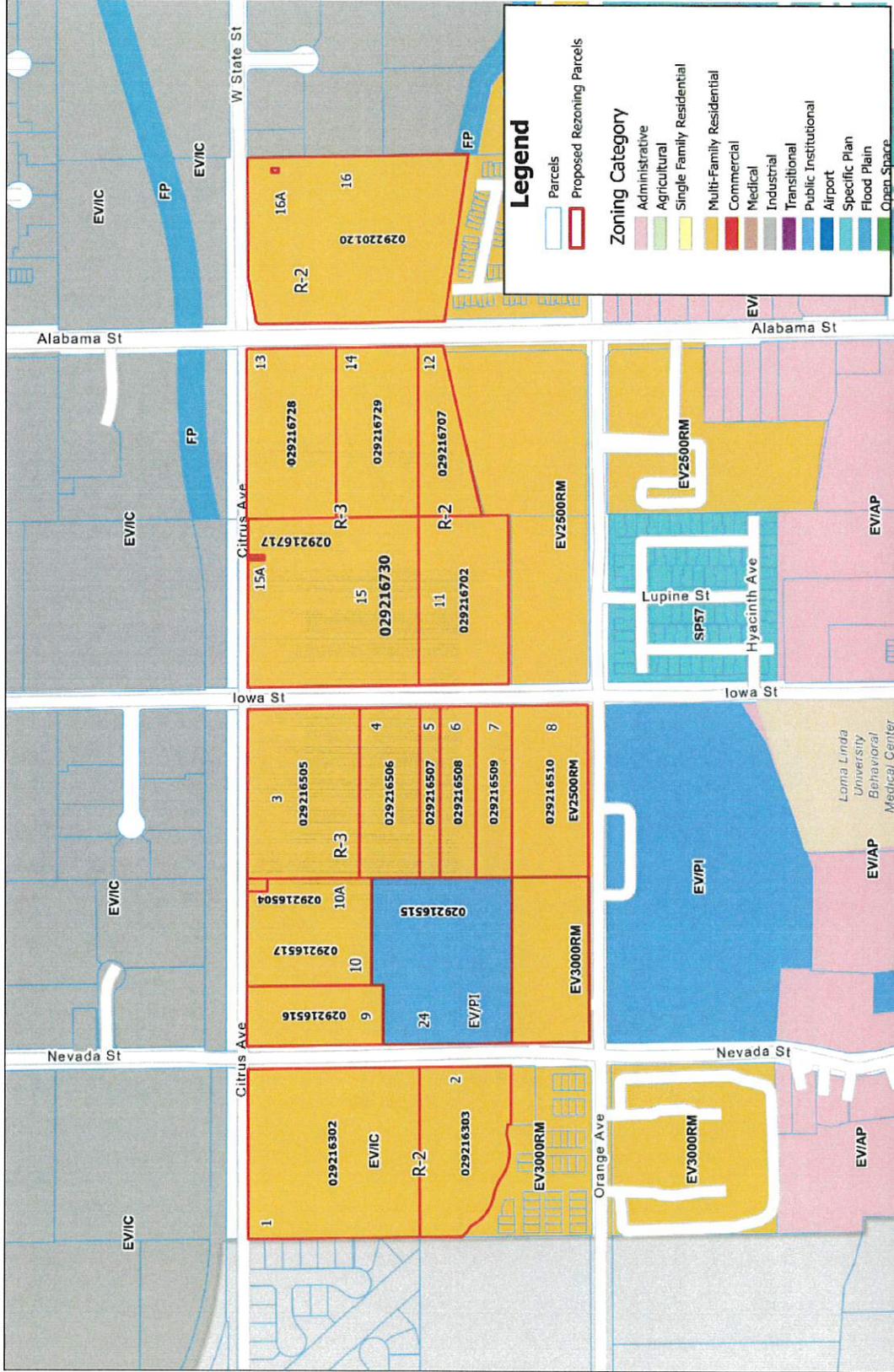
2024 RHNA Rezoning
Existing Zone/SP District (EAST)

City of Redlands - Development Services
Author: Redlands GIS
Date: July 2024

0 500 1,000 US Feet



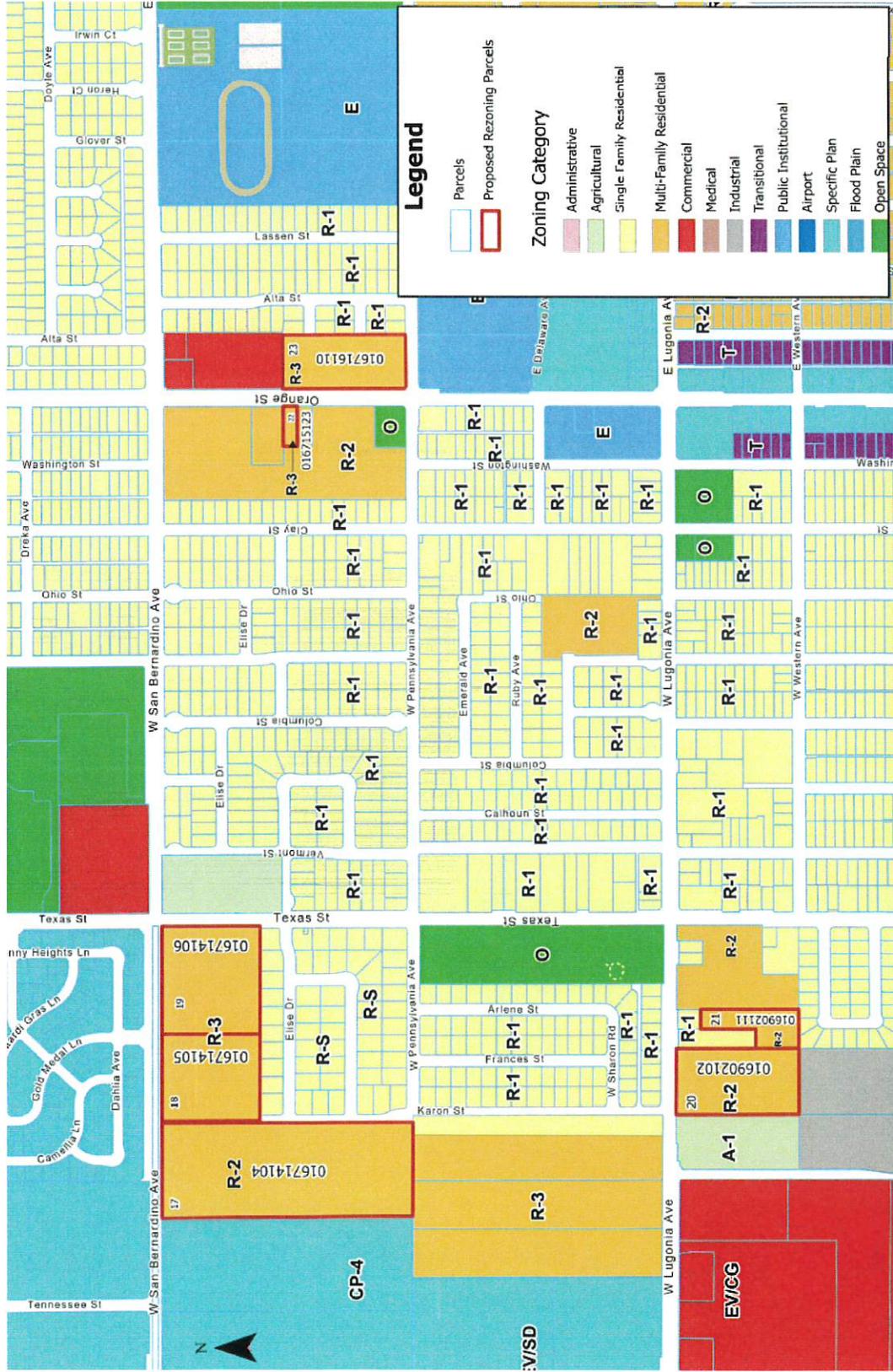
**ZONE CHANGE NO. 479 – EXHIBIT A-2.1
PROPOSED ZONING MAP (WEST)**




2024 RHNA Rezoning
Proposed Zones / SP District (West)

City of Redlands - Development Services
Author: Redlands GIS
Date: July 2024

**ZONE CHANGE NO. 479 – EXHIBIT A-2.2
PROPOSED ZONING MAP (EAST)**



2024 RHNA Rezoning
Proposed Zone/SP District (EAST)

City of Redlands - Development Services
Author: Redlands GIS
Date: July 2024

0 500 1,000 US Feet

