

MEASURE G
IMPARTIAL ANALYSIS

Measure G is an initiative ordinance prepared by the Redlands City Council. Among the purposes for Measure G, the City Council has determined that approval of Measure G would encourage development within the Redlands Transit Villages Planning Area (“TVPA”), and will enhance the quality of life for Redlands’ residents by increasing the use of public transit, facilitating the creation of, and improvement to, walkable mixed use communities, and decreasing automobile use within the TVPA. If approved by Redlands’ voters, Measure G would exempt new development within the City’s TVPA from the development constraints imposed by the provisions of the 1978 voter-approved measure known as Proposition R, as that proposition was amended by the 1987 voter-approved measure known as Measure N, and the 1997 voter-approved measure known as Measure U. Only Redlands voters may change the provisions of measures R, N and U.

The TVPA is an approximately 782 acre area generally located in downtown Redlands and described as the lands located generally within a one-half mile radius from any of the three planned Redlands Passenger Rail Project transit stations within the City. Measure G does not involve or approve any specific development project within the TVPA. Rather, approval of Measure G would result in the following within the TVPA:

- Presently residential densities may exceed 18 dwelling units per acre, up to a 27 unit per acre maximum, upon a 4/5ths vote of the City Council and findings. Approval of Measure G eliminates the vote and findings requirements.
- Presently residential buildings exceeding two stories or 35 feet in height are prohibited except upon a 4/5ths vote of the City Council and findings. Approval of Measure G eliminates the General Plan height limitation.
- Presently street intersections with traffic levels of service “C” must maintain that level of service. Approval of Measure G eliminates this requirement.
- Presently no new General Plan residential land use designations may be established by the City Council. Approval of Measure G permits the establishment of new General Plan residential land use designations.
- Presently certain new development projects must prepare a socioeconomic-cost/benefit study before approval. Approval of Measure G eliminates this requirement.
- Presently certain residential subdivision projects are subject to competitive review for issuance of building permits. Approval of Measure G exempts subdivisions from this requirement.
- Presently new development must pay 100% of its development impact fees. Approval of Measure G permits the City to lessen this requirement.
- Voter-approved measures R, N and U, prohibit more than 400 residential dwelling units being constructed within the City in any year. Recent state legislation has suspended the City’s enforcement of this limitation through the year 2025. Approval of Measure G permanently exempts residential dwelling units constructed within the TVPA from the 400 dwelling unit limitation.

Measure G will be approved if a majority of qualified voters cast “yes” votes at the election. Regardless of whether Measure G is approved or not, the voter-approved measures R, N and U, would continue to apply to development on land located outside of the TVPA.

Daniel J. McHugh
City Attorney of the City of Redlands