



Redlands General Plan Update

General Plan Steering Committee Meeting #1

125 West Vine Street, Redlands CA

August 19, 2015 | 6:00 – 8:30 pm

MEETING SUMMARY

The General Plan Steering Committee (GPSC) is a Brown Act committee. Agendas and official meeting minutes for the GPSC can be found at the City of Redlands website, at <http://www.cityofredlands.org/commissions/ad-hoc>.

ELECTION OF CHAIR AND VICE CHAIR

The GPSC elected Carol Dyer as Committee Chair, and Patrick Meyer as Vice Chair.

COMMENTS AND QUESTIONS

The following issues arose as comments or questions during the presentation.

- **Relationship to Other Plans and Projects**
 - Some aspects of the Downtown Specific Plan will be folded into the General Plan update (such as policies and goals). More specific implementing pieces, such as design guidelines, will be kept in the Specific Plan.
 - Redlands Rail station locations and more information can be found on SANBAG's website <http://www.sanbag.ca.gov/projects/redlands-transit.html>.
 - In the unincorporated portions of the Planning Area, land use decisions will be made by the County using applicable zoning. According to State law, the City must plan for its sphere of influence, which includes these areas. The County may take the City's General Plan into consideration when making land use decisions in those areas. The City does supply services in the unincorporated parts of the Planning Area.
 - The City is in conversation with neighboring jurisdictions during this planning process.
- **Online Survey**

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- The online survey is expected to be open until at least the third week of September.
- Thus far, the City has advertised the survey via Redlands Daily Facts, social media, posters in local establishments, and through the Chamber of Commerce, University of Redlands, and Downtown businesses.
- The survey was designed to be as accessible as possible. The City would like for residents and business owners (including non-resident business owners) to participate.
- Demographic information is being collected for analytical purposes.
- Community members in the north side of town may not know about the survey. Steering Committee members can help spread the word. Is it possible to make a paper version of the survey?
- **Public Engagement**
 - There is an opportunity to include youth in the General Plan update process. The City is looking into options to involve University of Redlands students and would be interested in ideas to include younger students.
 - Non-internet forms of public input will include community workshops and special meetings. City staff is willing to visit community groups to introduce the project.
 - The City should consider the following options for public outreach: churches, social groups, NextDoor, utility bills, etc.
- **Committee Procedures**
 - Any information that a committee member would like to share with the group should be e-mailed to Troy Clark, General Plan Administrator, and he will distribute.
 - The GPSC would like for both primary and alternate committee members to stay involved throughout the process, to make use of the variety of perspectives and expertise. At meetings, all members may weigh in, but voting will involve primary members (or alternates voting in place of a primary member).
 - Primaries and alternates will coordinate to ensure attendance at meetings (if possible) and to ensure that each is up to date on information that may be discussed at the meetings.
 - E-mail is the City's preferred method of sharing documents. The City will work with any committee members who would prefer to receive documents as mailings or as a pick-up from City Hall.
 - Meeting venues will change regularly to allow the committee to meet in various parts of the community.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

Committee members took part in a discussion of the city's strengths, weaknesses, opportunities, and threats and identified the following list.

Strengths

- A city for family, religion– good place to raise a family and interact with community
- Wealth of historical resources (cultural and economic)
- Quality of life– activities that families want to participate in (cultural activities)
- Many volunteers in the community
- Well-educated community, good education system
- Culturally diverse community (variety of different spoken languages)
- Good access to all levels of education
- Safe town
- Downtown is a gem, walkable, a destination, good mix of food establishments and specialty stores, not many vacancies or empty lots– intact
- Infrastructure supports face-to-face interaction between people (not as car-oriented, denser neighborhoods, etc)
- ESRI– brings educated employees and impacts what happens here
- University of Redlands
- Rich citrus heritage
- Stability, ability to develop roots, loyalty, and pride in the community
- People live here, work here, want to come back here
- Seeing economic growth currently, are financially balanced
- Great wealth of intellect from industries, arts
- Airport
- Centrally located (close to outdoor activities, not in LA)
- Promotes physical activity (bicycle classic, run through redlands, clubs)
- Unique geographic setting, mountain backdrop, rivers, etc
- Philanthropic community (ex: YMCA able to raise amount for new building)
- Downtown is hip– for 21+
- Local businesses
- Diversity of architecture and preservation

Weaknesses

- Not enough sports fields for youth; community centers don't have enough hours for youth
 - *Contributes to gang membership*
- Recreation Commission has been diminished
- No centralized police station
- Need beat cops to engage with members of the community
- Not all of Redlands has a sense of neighborhood
- I-10 bisection of city, how to bring the two sides of the community together
- Underutilized areas– Redlands Mall, Tri-City (good location, but dwindling)
- Safety near Redlands Mall
- Division– boundaries that create non-inclusivity, unification in central downtown area would be important
- Transportation (San Bernardino & Lugonia)
- Accessibility to information citywide
- People prefer to leave here on the weekends and spend their money elsewhere– young professionals feel like there's not much to do here
- Not as many leisure activities for under 21
- Haven't identified systemically how to redevelop Redlands Mall– what has prevented it from being adapted until now?
- Don't know what the full inventory of architectural resources, hasn't been updated recently
- Only small pockets left to develop/redevelop, don't have a community of specialized in-fill developers
- Not a lot of open space
- Absentee property owners, slumlord activity

Opportunities

- Can send information home with school children to improve accessibility to information?
- North side is an opportunity to develop community identity (ex: neighborhood market, small businesses)
- Focus on local businesses, especially in Downtown, help them flourish
- Look to attracting specialized infill developers
- Opportunity to diversify from megabusiness

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- Can capitalize on rail development
- Can develop regulations for property owners to improve rental situation
- Place on north Orange Street for small business development
- When warehousing is no longer the “hottest thing,” it’s an opportunity for new businesses looking for space

Threats

- Dilution of small-town character that comes with growth, need to be aware of it
- Relationship between water resources and potential development (especially re: ground-water)
- Pressure of growth from LA metropolitan area may come here
- Development in north side could eat up its identity
- Can see development that ties Redlands to a boom and bust cycle like other communities
- Potential for “gentrification” in north side neighborhoods to displace heritage/sense of place
- Businesses like Wal Mart are single-use buildings and can be difficult to redevelop
- Amount of regulations on small businesses threaten small businesses (ex: stormwater, code enforcement)– be careful about burden on small businesses
- Need to be able to plan for changing demographics over time– ensure representation from different ethnic groups, socioeconomic statuses
- City is not prepared for the Rail Line
- Asian citrus psyllid– bacteria hasn’t been found yet, but the psyllid is in Redlands
 - *How to support families in maintaining agricultural uses in light of both the psyllid and development pressure (resistant citrus? Other groves?)*
- We like the way we are so much, we may prevent innovation, the next ESRI or innovative business
 - *What things would be encouraging of innovation and creativity in the community?*

PUBLIC COMMENT

- A member of the public mentioned the North Redlands Visioning Plan and the North Redlands Visioning Committee as potential resources during the planning process. The Chair thanked him, and mentioned that that plan is included in the thumb drive of resource information provided to all committee members by staff.