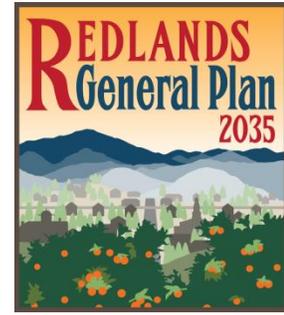


Redlands General Plan Stakeholder Interviews



Stakeholder: Bob Roberts

Representing: Real Estate Industry

Date & Time: 6/22/2015, 2 PM @ City Hall

Questions

1. Describe your organization:
 - Real estate sales and broker. Involved with the Building Industry Association.
 - Long time resident of Redlands.

2. From your perspective as a representative of the organization, how supportive has the City been for your purpose or discipline?
 - The City has put in place quality development standards. Though the regulations can be onerous for developers.
 - When the City works with product types and themes (density, development standards, etc.), it does well
 - Redlands has an 8 to 10 year housing cycle. It has meant moderate growth.

3. What has the City done right?
 - City has high standards for planning and building. Development has improved City infrastructure (e.g. widened roads)
 - In 1977 things changed with Prop 13. Impact fees were also introduced.

4. What needs improving? Missed Opportunities?
 - Some indecisiveness on the part of City leaders
 - Need for a product type that appeals to “empty nesters” and retirees looking to down size. Unsure about the appeal of Redlands to Millennials
 - Can be seen as a hard place to do business. City loses applicants at the counter. Applicant sometimes does not know what questions to ask.

5. What are the key issues, both opportunities and constraints, which the City will face in the next 20 years?
 - Policy and standards should drive the type of development not politics and propositions.
 - Redlands Rail should be explained better. More outreach. Who will be the riders?
 - Transit Villages – what are they? Where are they?
 - Tri-City Mall could become the new Auto Mall. Half of it was recently sold.
 - Twenty year life on County landfill. It could become a park.
 - Less worried about running out of water than contaminating it.

6. What should the City be doing to plan for the future?
 - Take the politics out of planning. Let the professionals do their job.

7. What do you think Redlands will be like in 20 years?
 - Even as Redlands gets older, if it maintains a balance in housing types and proper “themes” it will do well.
 - Need to have the flexibility to adjust as times, technology change.

8. Other Comments:

- Off ramps built with 210 killed Tri-City Mall. They didn't have the access they use to. Alabama and Tennessee use to be the busiest Interchanges.
- The mid-60s was the biggest housing boom.
- The subdivision that was built in San Timeteo Canyon was going through entitlements. Built on and old chicken ranch.
- Measure R was at the tail end of the residential cycle 8 to 10 years
- Another shopping center may be in trouble – Albertsons is moving out of Citrus Village Shopping Center.