



Redlands General Plan Update

General Plan Steering Committee Meeting #2

Casa Loma Room, Redlands University

September 30, 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>.

COMMENTS AND QUESTIONS

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

- **Website**
 - Some attachments for future meetings may be too large to e-mail, and will instead be placed on the website for download.
- **Demographics**
 - Are permit numbers listed in the presentation consistent with City data?
 - Yes.
 - The presentation did not show specific information about warehousing jobs. Is there job growth related to this industry?
 - The SCAG report talks about manufacturing and industrial, but showed numbers going down. Jobs numbers can be difficult to ascertain because they are not always reported.
- **Measures and Propositions**
 - The committee requested that other city plans from the “Planning Context” slide be added to the library.
 - Measure U needs to be researched further, especially in terms of where exemptions are allowed.

- **Planning Terms**
 - Are transfers of development rights (TDRs) enabled right now?
 - No. There may also be a challenge to the use of TDR if there is a lack of a market for them. It needs to be studied carefully.
 - What's the process for instituting TDR?
 - Could be a General Plan policy to explore it, then would need to be an ordinance to detail implementation.
 - Would TDR be able to be used to develop something like a neighborhood market?
 - This would not necessarily need TDR. TDR is only needed in order to build something over the density allowed by zoning.
 - Is there any trend showing that pressure from the economy has led to non-traditional household sizes?
 - Is there a correlation between amount of pay and commuting jobs?
 - This data doesn't exist in the Census.
 - LOS in Redlands is being studied as part of the Existing Conditions Report.
- **Outreach**
 - The City should reach out to the farming community as a stakeholder group.
 - There were fewer survey respondents on the low-income part of the spectrum. Did this lack of low-income respondents affect results (for example for mobility and low-income housing)?
 - The survey report will show normalized results for comparison in these issue areas.
 - Steering Committee meetings can be held in Council chambers and be broadcasted on TV for better outreach.
 - There was a desire to get out into the community to get attendance from more people around the meeting venues.
 - Not all people on the north side knew about the survey and it wasn't open long enough.
 - Community outreach is ongoing and the City will continue to seek input in a variety of ways.

EMERGING THEMES

Committee members took part in a discussion on emerging themes from the community feedback collected thus far. They reviewed a list of 10 draft themes, and made the following comments.

Draft Themes

- 1. A distinctive community, combining “small town feeling” and leading edge spirit**
 - How to merge small-town feeling with emerging “DTR” scene?
 - What is leading edge? Ex: looking to attract innovative and creative businesses and community members, even the farm cooperative– socially, technologically leading-edge, K-12
 - 1 and 2 could be combined
- 2. Development in keeping with the City’s heritage, scale, and environment**
 - No specific comments
- 3. Managed, balanced growth**
 - #3 isn’t evident what that means, it’s difficult to picture, could be fleshed out more
- 4. Efficient and integrated circulation system that promotes multi-modal mobility**
 - No specific comments
- 5. An open space plan that protects the city’s defining open space features**
 - No specific comments
- 6. A park system that meets the community’s active recreational needs, and a complete “emerald necklace” trail system**
 - Planning for parks and open space is important and something the City should have been doing continuously in the past.
- 7. A city that serves as the environmental steward and grows sustainably**
 - Concern over the term “sustainability”– it’s an intangible quality; it’s not specific or measurable. As soon as we can, we should narrow down what it means in terms of LU planning

8. A unified Redlands that fosters a strong sense of community and participation with a balance of services and amenities across the city.

- See that balance is focused on services and amenities, but see a difference in burdens being carried by community members, ex: environmental burdens being borne by some areas, should be equitable distribution of benefits and burdens
- Want to see an emphasis on neighborhoods/communities

9. A reinvigorated Downtown that integrates preservation, thriving commerce, and diverse housing options

- Realistically, there are other areas besides Downtown that need to be reinvigorated: Colton Ave, Tri-City Center, how are those specific needs addressed?
- Need to be thinking about “greater downtown” up to the freeway, over to Orange and Colton, it’s more than State Street/Orange Street
- Orange Street should extend to the next community (Need to be mindful of people living there)
- Downtown is owned by a lot of the same owners– don’t we need to have their buy-in?
 - (Yes, eventually. Policies can incentivize certain developments, but actual development is driven by the individuals.)

10. A vital community, with strong commerce, arts and entertainment, and leading edge businesses

- No specific comments, but related to “Economic Prosperity” in suggested themes below

Suggested Themes

1. Economic Prosperity

- Not enough emphasis on economic prosperity, was highly ranked on survey, need a separate item
- Can add more mixed uses and incentives to encourage leading-edge businesses in areas that need to be reinvigorated. Example of an incentive for businesses – live/work developments

2. Healthy Community

- We have taken away local agriculture for warehouses, with climate change, options for growing fresh food locally may become more important
- Give communities opportunity to access fresh food, especially low-income communities

- Clarify the concept of Healthy Community. There are healthy community issues that are tied to planning issues (clean air, transportation, recreation, etc.)
- Same concern over “healthy” as “sustainability” – needs to be defined
- Surprised to not see “healthy food/lifestyle” on this list, resources are available in the city, and it was ranked in the survey, and encompasses to some of the other themes
- For Healthy Communities, look to the County as an example (visioning plan on website)

General Questions/Comments

- What is a theme? What is an ideal theme?
 - Ideas that will drive the process/actions/goals in the plan
- Would be helpful to see examples of a theme-based GP
- Examples of hierarchy divisions at the next meeting
- How do we address in the themes the fact that the demographics are changing– the future Redlands community (housing, jobs). Example: Tri-City center, what will that be? How to leverage economic opportunities in the city over the next 20 years?
- Will there be any input from the warehouse/distribution sector as a stakeholder group?
 - City staff is willing but would need assistance setting it up.

PUBLIC COMMENT AND QUESTIONS

- A commenter asked what the term “equity” meant in the definition for sustainability?
 - It means ensuring that all community members have access to a good quality of life. For example, it can refer to the equitable distribution of city services and environmental justice.
- A commenter asked how the City can be sure that the survey responses were honest.
 - Staff reviewed the responses and did not discover any ballot stuffing, and the sheer number of responses would dilute any ballot stuffing that may have gone undetected.
- A commenter asked to for the city’s citrus groves to be identified.
 - Citrus groves will be identified in the Existing Conditions Report.
- A commenter wanted to know the cost of the General Plan updates would be to the public.
 - The themes themselves can’t be quantified. The costs of implementation will likely be determined later on.
- A commenter described a recent California Supreme Court decision involving the liability of a public agency for injury caused by the condition of its property, and suggested

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that the Steering Committee could be liable for future injuries related to planning decisions, specifically those related to the Redlands Rail Project.

- A commenter noted that the themes didn't cover public safety, and also that the train doesn't need further explaining, asking how many people will use the trains.
- A commenter suggested the Inland Empire Transit Alliance and the Downtown Women's Business Group as stakeholders.