

MINUTES

of a regular meeting of the Redevelopment Agency of the City of Redlands held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on December 18, 1984, at 3:30 P.M.

PRESENT

Carole Beswick, Chairman
 Tim Johnson, Vice Chairman
 Charles G. DeMirjyn, Member
 Oddie J. Martinez, Jr., Member
 Richard N. Larsen, Member

John E. Holmes, Executive Director
 Derrill Quaschnick, Director
 Dallas Holmes, Agency Attorney
 Lorrie Poyzer, Secretary
 Lauren Richards, Redlands Daily Facts
 Pat Brown, The Sun

ABSENT

None

Minutes of the regular meeting of the Redevelopment Agency of the City of Redlands of December 4, 1984, were approved as submitted.

At the Planning Commission meeting of November 13, 1984, Commissioner Swen Larson requested confirmation of four points with reference to Specific Plan No. 34 (the downtown revitalization project) as follows:

1. All current businesses on Orange Street from Redlands Boulevard to Pearl Street are conforming to the Specific Plan;
2. Remodeling/repairs may be completed with no cost limitations within the confines of the existing structure;
3. The Public Works Improvements are to be reviewed by the Planning Commission prior to City Council action; and
4. Current public review meetings regarding public improvements are a vehicle to stimulate public input and suggestions prior to final decision.

Public
 Improvement
 Component

Planning and Community Development Director Schindler explained in a memorandum that it appeared there was still a misunderstanding concerning compliance with points 3 and 4. With regard to point 3, the Public Improvements Component of the Specific Plan was reviewed by the Planning Commission on a block by block basis at their meeting on November 13, 1984. The review occurred prior to City Council and Redevelopment Agency action on the component. With regard to point 4, the Redevelopment Director scheduled five meetings for public input on the Public Improvements Component. The Planning Commission meeting of November 13, 1984, constituted one of those scheduled meetings. In accordance with Section 65451 of the Government Code, the Planning Commission discharged their responsibility with adoption of Specific Plan No. 34; approval of detailed plans of street improvements are not required under the law.

Mr. Martinez felt there were still some misunderstandings regarding this matter and wished to allow time to hear further comments.

Mrs. Beswick stated the Public Works plans were not in final form until last Tuesday, December 11, 1984, and that members of the Planning Commisison have been notified they are available for review in her office.

Public
Improvement
Component

Dave Rettig, Rettig Machine Shop, again stated his findings are contrary to that of the Agency/Council and the press; that he can find no one in favor of the plans especially with the loss of parking and the "barrier" in Orange Street; and that he had gotten 50 signatures in one day on a petition against the plans. Paul Haislip, Chairman of the Business Improvement District, stated it was a popular consensus of his Board to go ahead with the plans and that sufficient time had been provided for input from the public. Donna Hunter, Beacon Printery, told the Agency that 32 businesses front Orange Street between Redlands Boulevard and Pearl Street and that all but seven had signed a petition prior to the Planning Commission meeting expressing concern regarding the significant loss of parking space and the adverse impact this will have on them and requesting that an alternative parking plan be submitted prior to the approval of the public improvement component. She stated the petition now has more signatures on it and re-submitted it for the record. She reviewed a breakdown of the 17 businesses that answered a questionnaire last week and submitted them also for the record. Dave Maupin expressed his concern about the dilapidated look of Orange Street and was very supportive and enthusiastic about this project. Bill McCallum, stated we need strong business here to attract customers, that the atmosphere and entrance to downtown was very important, and that he supported the plan. Bill Junkin encouraged the Agency to go ahead as this seems to be the only feasible plan that he has seen over the years. Lawrence Wormser noted there are eight empty buildings on State Street between Orange and Sixth Streets and that downtown direly needed the physical improvements in order to boost the sales tax receipts for the City. John Moore noted that there had been eleven meetings open to the public regarding this matter but that there had been very little input at these meetings; he felt the comments should have been brought forth earlier and that now was the time to go ahead with the plans.

Swen Larson thanked the Agency/Council for the opportunity to serve as a Planning Commissioner for the past ten years, and felt it was his duty to express his concerns regarding the approval of the public works component as he and several others felt that final plans would come back to the Planning Commission for final approval. He urged that this be scheduled for re-review to allow the people to have their say. Dick Bartlett, Planning Commissioner, also had concerns for the many people in the area and what is going to happen. He urged that the Planning Commision be kept better informed. Planning Commission Chairman Scott Reynolds stated his vote would have been in the minority had he been present at the Planning Commission meeting as it was his understanding the Commission had had the opportunity to review the plan. He felt it would be redundant for the Planning Commission to hold a public hearing as it already had been before the Commission six times; any further public hearing should be done at the Redevelopment Agency level.

Leonard Jones stated downtown has had more than 25 years of delay and encouraged the Agency to proceed and not let anything stop it. Henry Van Mouwerik was very pleased with the progress of the Redevelopment Agency and excited about his project. Audry Wilson supported these plans as they will benefit downtown and the entire City. Pat Meyer was concerned that any further delays would take us into the next Christmas season and urged the Agency to go ahead.

Mr. Martinez urged a delay to January 15, 1985, for clarification and to allow time to talk with people and give the community the opportunity to be heard. The Agency Board discussed this matter at length and took a brief recess at 4:30 P.M. and reconvened at 4:40 P.M.

Public
Improvements
Component

Public
Hearing
Scheduled

Mr. Johnson moved to instruct staff to proceed with the engineering plans for the public improvement element of the Redevelopment Plan with the understanding that plans be so drawn that the questions of the median strip on Orange Street and the on-street parking on both Orange and State Streets be so designed that the Agency Board can make further refinements to address these questions, and that a public hearing be scheduled for January 15, 1985, at 7:00 P.M. to take any further input on the parking and median strip questions. Motion seconded by Mr. Larsen and carried unanimously.

During the discussions, it was asked that staff provide alternatives for parking and to look for more parking at the north end of Orange Street. Mr. Johnson asked that a report on the flood control project from the Army Corps of Engineers also be scheduled for the January 15, 1985, meeting if it was available.

Reservoir
Canyon
Drain

It was reported that plans for the Reservoir Canyon Drain have been completed and are being checked by City staff and the County Flood Control District. It is scheduled to go to bid in February, 1985, at an estimated \$5.7 million. The Finance Committee will meet to discuss financing for this project.

Property
Acquisitions

Director Quaschnick reported that the Agency now owns the former Southern Pacific Railroad property and through a foreclosure auction has purchased the "old Redlands Carpet building" which will be part of the shoppers' lane.

There being no further business, the Redevelopment Agency meeting adjourned at 4:55 P.M.

Next regular meeting, January 15, 1985.

Carol Berwick
Chairman, Redevelopment Agency

ATTEST:

Sammy Bygler
Secretary

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