MINUTES of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue on March 2, 1971 at 7:00 P.M.

Planning Commission Items 3:00 P.M. Regular Agenda 7:00 P.M.

PRESENT

Jack B. Cummings, Mayor
Charles G. DeMirjyn, Vice Mayor
Chresten M. Knudsen, Councilman
Ellsworth E. Miller, Councilman
Sam S. Sewall, Councilman

Ralph P. Merritt, Jr., City Manager
Edward F. Taylor, City Attorney
Peggy A. Moseley, City Clerk
Erwin S. Hein, Redlands Daily Facts
Chuck Palmer, San Bernardino Sun

ABSENT None

The meeting was opened with the pledge of allegiance, followed by the invocation by Mayor Jack B. Cummings.

The minutes of the adjourned regular meeting of February 23, 1971 were approved as submitted.

PUBLIC HEARINGS

Ordinance No. 1435
Zone Change

This being the time and place advertised for public hearing on Ordinance No. 1435, an ordinance of the City of Redlands establishing Zone Change No. 126 - a change of zone to R-2 (Multiple Family Residential) District for approximately 26 acres of land located west of New York Street extended and northeast of Interstate No. 10 at the Tennessee Street interchange, Mayor Cummings at this time declared the meeting open as a public hearing for any comments or questions concerning this ordinance. None being frothcoming, the public hearing was declared closed, and Ordinance No. 1435 was adopted, on motion of Councilman Miller, seconded by Councilman Sewall, with waiver of the reading of the ordinance in full, by the following roll call vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings
NOES: None
ABSENT: None

Mobile Home Parks

At this time Council briefly discussed the number of applications for mobile home parks, were told by Mr. Schindler that 125 spaces had been approved, and that there were applications for an additional 204. Councilman Knudsen added that 4% of the number of residences in Redlands could be considered as approximately 400. Also mentioned was the fact that 13 dwellings per acre is very near the density at the Meridian development which was recently viewed by Council; it was 14½ dwellings per acre. Director of Public Works Shone pointed out that the increase in density which is being added by zone changes hastens the day when additional larger sewer lines will be needed.

ORAL PETITIONS

Mr. Ralph Nichols presented a pledge which is being sponsored by the Americanism Committee of the Elks Club, and gave each Councilman a copy. Following consideration, Councilman Sewall moved that the Council go on record as endorsing this pledge and each member agreed to sign it. Motion seconded by Councilman Knudsen and unanimously adopted.

PLANNING COMMISSION RECOMMENDATIONS

As considered by the City Council at a regular meeting thereof held on March 2, 1971 at 3:00 P.M.

Present: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings; Deputy City Attorney Bill Brunick

PLANNING COMMISSION RECOMMENDATIONS (Continued)

1. Grant Deed - Hedden - Garden Hill

On motion of Councilman DeMirjyn, seconded by Councilman Miller, the Council accepted a Grant Deed from Mrs. M. W. Hedden of property at 126 Garden Hill which is planned for the extension of Ford Street, with the City Manager authorized to execute the certificate of acceptance in behalf of the City.

2. Commission Review and Approval for C.U.P. No. 166 - Henry S. Henschel

This matter was referred to the City Council following consideration by the Planning Commission in which a tie vote was cast on the following motion: "That the Planning Commission advise the City Council that the site plan submitted on February 23, 1971 meets the planning requirements of the zone for the development, and if the City Council wishes to pursue the matter of giving approval to this particular application that the Planning Commission has investigated the plans and it does meet the planning requirements of the ordinance subject to the recommendations of the various departments." This motion was seconded, but the vote ended in a tie, with the result that no action was taken.

Mayor Cummings spoke of two letters received by the Council concerning this matter, and they were filed with the City Clerk.

At this time the Council heard a statement by Mr. Henry Henschel, the applicant, who outlined his personal qualifications, experience and knowledge in the area of interest-subsidy housing.

Mr. Henschel commented concerning the City's policy of a fifty-apartment limit for such housing and stressed that his plan actually presented groupings of 24 dwellings separated by parking and landscaping.

Mr. Henschel replied to Councilman Sewall's question as to the number of apartments in the two developments recently visited by members of the Council in San Bernardino that there were 120 at Meridian and 84 at Mayfield. He said that approximately 20 percent of the tenants were ineligible for subsidy. Mr. Henschel also stressed that this was the average number of tenants who do not have subsidies in each of his developments.

Mr. Henschel said that it was possible that all 160 units in the development might possibly be taken by qualified tenants, but that this was not Mr. Henschel's policy. Asked how long he expected to own the land so developed, Mr. Henschel said he planned to remain in this business as long as he lived.

Mr. Guy Pierce, owner of an apartment complex in the area under consideration, stated that three complexes in the City have vacancy figures of 6%, 14% and 10%; that the proposed development is not necessary.

Councilman DeMirjyn then made the following motion:

1. That the Redlands City Council accept the concept that the "Section 236 Rental Housing Program" is an appropriate program for Redlands on the basis that each proposed installation be specifically approved as to number of units and location.
2. That the Council disapprove the Henschel Redlands Park Apartment Project on the basis that the number of units far exceeds the number considered appropriate for one location here in Redlands.
3. That in accordance with Section 52.00 C-2 of Ordinance 1000 the Council should consider rescinding C.U.P. No. 166 since such use may not be necessary or desirable for the orderly development of the community, in harmony with the various elements or objectives of the General Plan, and may be detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located since the Housing Commission of the City of Redlands has recommended a policy of concentration of less than 50 units of subsidized housing.

Motion was seconded by Councilman Knudsen.

Mr. Henschel stated that he wished to go on record averring that he believed this application of the 50-unit limitation was being applied applied to his development retroactively.

Miss Gertrude Hagum, Chairman of the Housing Commission, pointed out that the 50-unit policy was first established by the Mayor's (Burroughs) Housing Study in April, 1969, and that this concept had been a part of the Housing Element, Second Phase application and is officially a part of the General Plan.

PLANNING COMMISSION RECOMMENDATIONS (Continued)

Councilman Knudsen added that any plan which included a family-type development required very large play areas.

Following this discussion, the motion carried by the following roll call vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Mayor Cummings
NOES: Councilman Sewall
ABSENT: None

Letter - Department of Housing and Urban Development

City Manager Merritt announced receipt of a letter from Dallas A. Martin, Program Manager of the Department of Housing and Urban Development, stating that the blighted area in and around the central business district of Redlands appears to be eligible as an Urban Renewal Project, and that the City is invited to prepare and submit a formal application for Federal financial assistance to undertake a Feasibility Survey.

Mr. Merritt added that it would now become necessary to name either the Council itself as Redevelopment Agency or a separate citizen group.

PARK COMMISSION RECOMMENDATIONS

Councilman Sewall announced that the Park Commission members and Mr. Dawson will be at the Brockton Hall to discuss park matters on March 4 at 7:30 P.M., Thursday evening.

Councilman Sewall also announced that at the meeting Thursday afternoon, March 4, the Park Commission will discuss the Prospect Park picnic on Memorial Day, and asked the Council to urge interested groups to participate.

TRAFFIC COMMISSION

Appointments

Mayor Cummings reported that at the Personnel Session this afternoon the following appointments to the Traffic Commission were recommended: Mr. John Hatfield, of Hatfield Buick, and Dr. Robert D. Schulze. On motion of Councilman Miller, seconded by Councilman DeMirjyn, the appointment of these gentlemen to the Traffic Commission was unanimously approved. It was added that there exist two more openings on the Traffic Commission, but the addition of these two members will permit a quorum. Also, that one member of the Traffic Commission is to be a high school student and the choice of this student will be left to the other members of the Traffic Commission.

COMMUNICATIONS

Mayor Cummings announced that Thursday, March 4, at 9:30 A.M. will be the groundbreaking of the new addition to the Community Hospital. As Mayor Cummings has a previous commitment, Vice Mayor DeMirjyn will represent the City at this affair; the other Councilmen are invited to attend.

Mayor Cummings announced that the next session of the Council - Planning Commission will meet Monday evening, March 15.

Mayor Cummings requested that the Council save Friday, March 26 for the Citrus Belt Dinner, the location to be announced at a later date.

Councilman Knudsen announced that on page 32 of the March Sunset Magazine was an article on Easter Week celebration at San Miguel de Allende, Mexico, which is Redlands Sister City. He added that the Mexican Sister City group is also planning another bus trip in June or July.

UNFINISHED BUSINESS

On motion of Councilman Sewall, seconded by Councilman Miller, the adoption of the previous motion that the Council would not wear shoes

UNFINISHED BUSINESS (Continued)

Student Council Action

in the Council Chambers was rescinded for the reason that it served no reasonable purpose, by the following roll call vote:

AYES: Councilmen Miller, Sewall, Mayor Cummings
NOES: None
ABSTAIN: Councilmen DeMirjyn, Knudsen

NEW BUSINESS

City Manager Merritt reported that the proposed annexation at the northwest corner of Brookside Avenue and Bellevue by Dr. Jerome Taurek has been withdrawn at the request of the developer.

Resolution No. 2869
Crossing Protection Funds

On motion of Councilman Knudsen, seconded by Councilman Miller, the Mayor was authorized to sign a request for allocation of funds from the Public Utilities Commission of the State of California, and Resolution No. 2869, a resolution of the City Council of the City of Redlands authorizing the application to the Public Utilities Commission for allocation from the State Crossing Protection Fund for crossing protection installed at San Timoteo Canyon Road and the Southern Pacific Company crossing was unanimously approved by the City Council.

CITY MANAGER

On motion of Councilman Knudsen, seconded by Councilman Miller, withdrawal from the agenda of the proposed street improvement at Mariposa and Garden Street, as requested by the president of the Country Club, received unanimous approval.

Agreement
Culvert at Dearborn Street

An agreement between the San Bernardino County Flood Control District and the City of Redlands concerning construction of a culvert at Dearborn Street and the Zanja was unanimously approved on motion of Councilman Sewall, seconded by Councilman Miller, with the Mayor and City Clerk authorized to sign in behalf of the City.

Bid Call
Dearborn Street

On motion of Councilman Sewall, seconded by Councilman Miller, the City Clerk was authorized to advertise for bids for the improvement of Dearborn Street from Citrus Avenue to Sylvan Boulevard.

Grant Deed
School District

A grant deed from the Redlands Unified School District to the City of Redlands for right-of-way on Citrus Avenue as required for the recently completed Citrus Avenue street widening project, was accepted on motion of Councilman Knudsen, seconded by Councilman Miller, with the City Manager authorized to execute the certificate of acceptance in behalf of the City.

Claims

Two claims concerning fall-down cases were denied in a routine manner, on motion of Councilman DeMirjyn, seconded by Councilman Knudsen, and referred to the City's insurance carrier.

Sidewalk Installation

Councilman Miller brought up the problem of the sidewalks adjacent to the Wells property on University and Citrus. Following lengthy discussion and comments by Mr. Shone and City Attorney Taylor, Councilman Miller moved that the Engineering Department be instructed to move by the 15th of March to get the sidewalk completed. Motion seconded by Councilman DeMirjyn and carried.

CITY ATTORNEY

City Attorney Taylor read Resolution No. 2870, a resolution of the City Council supporting the twenty-five million dollar water bond project

CITY ATTORNEY (Continued)

Resolution No. 2870

Water Bond Project

proposed by the San Bernardino Valley Municipal Water District. On motion of Councilman Knudsen, seconded by Councilman Miller, Resolution No. 2870 was approved by the City Council following lengthy Council discussion, by the following roll call vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Mayor Cummings
NOES: None
ABSTAIN: Councilman Sewall (regretfully, for the reason that he has not had time to investigate this resolution)

Bills and salaries were ordered paid as approved by the Finance Committee.

No further business demanding attention at this time, on motion the Council adjourned at 7:45 P.M.

Next regular meeting, March 16, 1971.

ATTEST:

Jack B. Cummings
Mayor of the City of Redlands

Peggy A. Mosley
City Clerk

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