MINUTES — of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on November 16, 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 Reverend Eugene R. Paulus of Christ The King Lutheran Church.

The minutes of the regular meeting of November 2 and the adjourned regular meeting of November 12, 1971 were approved as submitted.

PUBLIC HEARINGS

Ordinance No. 1465
Zone Change

This being the time and place advertised for the public hearing on Ordinance No. 1465, an ordinance of the City of Redlands establishing a change of zone from R-2 (Multiple Family Residential) District to R-1 (Single Family Residential) District for properties bounded by Lugonia and Sun Avenues, Washington and Texas Streets, and properties 620 feet west of Texas Street between Brockton and Lugonia Avenues, Mayor Cummings at this time declared the meeting open as a public hearing for any comments or questions concerning the ordinance. None being forthcoming, the public hearing was declared closed, and Ordinance No. 1465 was adopted, on motion of Councilman Miller, seconded by Councilman DeMirjyn, with waiver of the reading of the ordinance in full, by the

PUBLIC HEARINGS (Continued)

following roll call vote:

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

PLANNING COMMISSION RECOMMENDATIONS

As considered by the City Council at a regular meeting thereof held on November 16, 1971 at 3:00 P.M.

Present: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings; City Attorney Taylor

1. R.P.C. No. 354 - Zone Change No. 138 - (Annexation No. 44)

That R.P.C. No. 354, a resolution of the Planning Commission for adoption of Zone Change No. 138 - creating a change of zone from R-3 District to "O" Open Land District for that uninhabited, unincorporated territory as shown on Map 138, be approved. On motion of Councilman DeMirjyn, seconded by Councilman Miller, R.P.C. No. 354 was approved and Ordinance No. 1467, an ordinance to establish Zone Change No. 138, was introduced and laid over under the rules with public hearing set for December 7, 1971 at 7:00 P.M.

2. Zone Change No. 139 - Oscar Obst, Jr., San Bernardino

This application for a change of zone from M-1 (Light Industrial) District to C-4 (Highway Commercial) District for approximately 42 acres of property located east of Alabama Street and 200 feet west of Tennessee Street between Interstate 10 and Colton was referred by the Planning Commission to the City Council for a policy determination.

Prior to Council discussion, City Attorney Taylor outlined possible methods of procedure for handling this matter at this time; described changes in the California Zoning Law, particularly as applies to the General Plan; and advised that the matter be referred back to the Planning Commission with authorization that the Planning Director prepare an amendment to the General Plan, and Council would make the final decision.

The Council reviewed the long-time policy supporting the concept of a strong Central Business District and what the impact would be of any large commercial development in the general area as suggested by this application. The Council agreed that decision and action are urgently needed on the matter of commercial area development in Redlands from the view of needed sales revenue.

Mr. John Foy gave a review of his application, with map depicting the location, and stated that this proposal would be a "well-done commercial development."

Delay of any decision in order to allow time for study of downtown redevelopment plans was requested by: Chamber of Commerce president William T. Hartzell; DRA President Clifford Farrar; Mrs. Thelma Atkinson; Mrs. Ruth Patton; Mrs. Valerie Roberts.

Requesting that the property be "zoned commercially" were Mrs. Gladys Dunkirken, owner of property in the area, and Mr. Paul Tudor, owner of the Travelodge Motel.

Planning Director Schindler stated that the last complete revision of the General Plan was in 1961, but that the Plan is under continual review and study by the Planning Commission.

Mayor Cummings stated that appraisal is necessary in the core area to determine if property can be put together at a price that is acceptable for development.

Dr. Miller and Councilman Knudsen recommended strong methods of zoning control such as are in use in some cities, possibly resolutions of intent or covenants or other techniques.

Councilman Sewall stated that Council should determine amount of need first, then determine where it could best serve the community and this matter should have an overall study.

Vice Mayor DeMirjyn suggested that the matter of any change of the Master Plan might go to the people for a vote.

Following continuing discussion, Councilman Sewall moved to take no action on this property at this time, but to pursue a study of redevelopment of the downtown and the community as a whole in relation to commercial development, with all possible speed, and to make a decision based

PLANNING COMMISSION RECOMMENDATIONS (Continued)

on sound economics within a period of six months from today. Councilman Knudsen seconded the motion and explained that Redlands is losing much in retail sales revenue. The Council then adopted this motion unanimously.

3. Conditional Use Permit No. 191 - BOB'S BIG BOY, Inc.

That the request of BOB'S BIG BOY, Inc. for a conditional use permit in an M-1 zone to permit construction of a restaurant at the northeast corner of Tennessee Street and Colton Avenue be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated November 9, 1971. On motion of Councilman DeMirjyn, seconded by Councilman Miller, this recommendation of the Planning Commission was adopted by the City Council.

PARK COMMISSION RECOMMENDATIONS

Councilman Sewall stated that the Park Commission is considering development of the ten acres of property at Pennsylvania Avenue and Church Street and are now soliciting ideas for the development. Councilman Knudsen stated that the Recreation Commission is also interested in the development of this property.

Councilman DeMirjyn stated that the County Museum is looking for a location in the city, and Councilman Miller reminded Council that the Edwards house is still available for relocation to another site.

TRAFFIC COMMISSION RECOMMENDATIONS

At the regular meeting of the Traffic Commission on November 11, 1971 the following recommendation was submitted for Council consideration:

Resolution No. 2908 Traffic

SECTION ONE: Pursuant to Article 678, Section 67801 (b) of the Redlands Traffic Ordinance:

1. Remove loading zone on 4th Street just north of Redlands Boulevard.

Following discussion, on motion of Councilman Sewall, seconded by Councilman DeMirjyn, Resolution No. 2908 establishing the above change was adopted by the City Council.

Resolution No. 2910 Stop Signs 4th & State

Stating that the recent change to two-way traffic on West State Street is causing a potential danger at the intersection of State and Fourth Streets, Councilman Miller moved that stop signs be placed on the north and south corners of Fourth Street. Councilman DeMirjyn seconded. Resolution No. 2910, which establishes this change, was adopted by the following roll call vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Mayor Cummings
NOES: Councilman Sewall, who felt the matter should go to the Traffic Commission
ABSENT: None

COMMUNICATIONS

Mayor Cummings read an invitation from the Redlands Junior Chamber of Commerce inviting the Council to ride in the 17th annual Christmas parade on December 4th at 2:00 P.M.

Announcement of a closed-circuit broadcast from Washington, D. C., regarding Phase II of President Nixon's wage and price freeze on station KCKC on November 18 from 11:00 o'clock to noon.

Announcement of the City-County Coordinating Committee dinner November 17.

UNFINISHED BUSINESS

Council set Tuesday, November 30, 1971 at 7:00 P.M. for a meeting of the Redevelopment Agency with the City of Pomona representatives, on motion of Councilman Miller, seconded by Councilman DeMirjyn.

UNFINISHED BUSINESS (Continued)

REDEVELOPMENT

Mayor Cummings recommended that as a first major step in adoption of a redevelopment plan for Downtown Redlands, the West State Street district be designated as the City's first survey area, that a study be made by the City Council and the staff to determine whether all of the area or a portion of it qualifies as a project area, and to prepare a preliminary plan for development. To implement this he recommended that the City Manager and City Attorney be authorized to undertake the selection of such appraisers and analysts as may be necessary to make the basic studies of property values and economic potential of Downtown Redlands. On motion of Councilman Knudsen, seconded by Councilman Sewall, unanimous approval was given to authorization for the City Manager and City Attorney to undertake selection of appraisers and analysts to make the necessary study.

Appraisers and Anaylsts

Mayor Cummings briefly spoke of the wealth of material received at the recent meeting with the Pasadena Redevelopment staff and said that the material, as taped, would be available to the Council members soon.

Initial Study Area

On motion of Councilman Sewall, seconded by Councilman Knudsen, unanimous approval was given to the designation as the initial study area, as a prior step to developing of preliminary plans for redevelopment, the area generally described by Redlands Boulevard on the north, Texas Street on the west. Brookside Avenue and Vine Street on the south, and Orange Street on the east, and further, seek advice of our Planning Commission regarding other areas for study.

NEW BUSINESS

Ordinance No. 1464 Amending Sign Ordinance

Ordinance No. 1464, an ordinance of the City of Redlands amending Ordinance No. 1342 regulating signs and advertising structure of the City of Redlands, was given first reading of the title, with changes in the body of the ordinance as requested by Councilman Knudsen, and the ordinance laid over with second reading set for the meeting of December 7, 1971.

Ordinance No. 1466 Storm Drains

Ordinance No. 1466, an ordinance of the City of Redlands amending Ordinance No. 1356 and the Redlands Ordinance Code to provide for exemption of certain storm drains from provisions of Ordinance No. 1356, was given first reading of the title and laid over with second reading set for December 7, 1971.

Ordinance No. 1468 Public Nuisances

Proposed Ordinance No. 1468, an ordinance of the City of Redlands for the identification and abatement of public nuisances, was given lengthy consideration. Both City Attorney Taylor and Director of Building and Safety Mitchell spoke on this ordinance. Following discussion, and the addition of a recommended section stating that the complainant shall sign a complaint, and a definition of noise as a nuisance, the ordinance was given first reading of the title and laid over with second reading set for December 7, 1971.

CITY MANAGER

Agreement Pearl St.

On motion of Councilman Miller, seconded by Councilman DeMirjyn, the Council accepted an agreement between the City of Redlands and the State Division of Highways providing for the construction of Pearl Street from Orange Street to 6th Street and authorized the Mayor to

CITY MANAGER (Continued)

sign the agreement in behalf of the City.

Special Aviation Fund

On motion of Councilman DeMirjyn, seconded by Councilman Miller, authorization was given unanimously for the transfer of $850.00 from Special Aviation Prior Year's Surplus to the Special Aviation Fund for the purchase of a replacement Unicom and the acquisition of a wind-direction and velocity instrument.

Easements to Redlands Security Company for La Posada

Two easements from the City of Redlands to the Redlands Security Company over a city-owned public alleyway, developed to allow Redlands Security Company to construct a pedestrian entrance to the north side of La Posada hotel building and to improve the north wall by application of brick veneer and stucco, were presented by the City Manager. The easements specify that in the event the alley is vacated to permit its use for further construction the easements will either be cancelled or adopted so that any new construction is not affected. All expenses in connection with any easement adjustment are to be borne by the Redlands Security Company. And, in the event that the La Posada north wall improvements are not completed by February 29, 1972, both easements are cancelled. On motion of Councilman Miller, seconded by Councilman DeMirjyn, unanimous approval was given to these easements, and the Mayor authorized to sign in behalf of the City.

Resolution No. 2911 Application for Funds

Resolution No. 2911 authorizing application for State and Federal funds for modification and additions of waste water treatment facilities, was unanimously approved on motion of Councilman Knudsen, seconded by Councilman DeMirjyn.

On motion of Councilman Miller, seconded by Councilman DeMirjyn, Council unanimously reaffirmed their intent that Underground Utility District No. 3 be the extension of prior Underground Utility District No. 1 along Citrus Avenue to Grove Street.

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

There being no further business, on motion the Council adjourned at 8:45 P.M.

Next regular meeting, December 7, 1971.

ATTEST:

Peggy A. Moseley
City Clerk

Jack B. Cummings
Mayor of the City of Redlands