MINUTES of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on March 21, 1978, at 7:00 P.M.

Planning Items 3:00 P.M.

PRESENT

Oddie J. Martinez, Jr., Mayor
Chresten M. Knudsen, Vice Mayor
Charles G. DeMirjyn, Councilman
Warren R. Elliott, Councilman
Barbara Cram Riordan, Councilman

Robert H. Mitchell, City Manager
Edward F. Taylor, City Attorney
Peggy A. Moseley, City Clerk
Erwin S. Hein, Redlands Daily Facts
Mike Murphy, San Bernardino Sun

ABSENT

None

The meeting was opened with the pledge of allegiance, followed by the invocation by Reverend Richard LeGros of the Redlands Bible Church.

The minutes of the adjourned meetings of March 9 and 14, 1978, were approved as submitted.

COMMISSION INFORMATION

Planning Commission recommendations as considered by the City Council at a regular meeting thereof held on March 21, 1978, at 3:00 P.M.

Present: Councilmembers Knudsen, DeMirjyn, Elliott, Riordan; Mayor Martinez, Attorney Bruce Atkins

Absent: None

1. Tentative Map Tract No. 10268 - William Stapakis

That the tentative map of Tract No. 10268, proposed at the northwest corner of Brookside Avenue and Tennessee Street, 90 units, R-2000 Zone, be approved subject to the recommendations of all departments as outlined in Planning Commission minutes dated March 14, 1978. On motion of Councilman DeMirjyn, seconded by Councilman Elliott, unanimous Council approval was given to this recommendation of the Planning Commission with the addition to the Planning Department requirements that final approval of this Tract be subject to final approval of Conditional Use Permit No. 236.

2. Conditional Use Permit No. 236 - William Stapakis - Time Extension

That Conditional Use Permit No. 236 which relates to the above development be given an extension of 90 days. Community Development Director Schindler explained that this development has had innumerable engineering setbacks and recommended this 90-day extension. On motion of Councilman DeMirjyn, seconded by Councilman Riordan, an unanimous approval was given to this recommendation of the Planning Director for a 90-day extension.

3. Minor Subdivision No. 55 - Mr. and Mrs. Lewis Schlosser

That a minor subdivision of property located at 631 East Mariposa Drive, 2 lots, R-A Zone, be approved subject to the recommendations of all departments as outlined in Planning Commission minutes dated March 14, 1978. On motion of Councilman Knudsen, seconded by Councilman DeMirjyn, this recommendation of the Planning Commission was unanimously approved by the City Council.

4. Conditional Use Permit No. 296 - Mr. and Mrs. Fredrick Wiles

Request for a conditional use permit for a Group Care Home located at 703 West Olive Avenue, R-2-3000, was disapproved by the Planning Commission. At this time, Council received an appeal to this denial by the Planning Commission.

On motion of Councilman Knudsen, seconded by Councilman Elliott, hearing of the appeal to denial of Conditional Use Permit No. 296 was set for April 4, 1978 at 3:00 P.M.

5. Conditional Use Permit No. 243 - Baird Development Co., Final Approval

All requirements as outlined in Council minutes dated September 20, 1977, having been complied with, it is the recommendation of the Planning Department that final approval be granted for Conditional Use Permit No. 243, with the proviso that the parcel map be recorded prior to the issuing of a build-

COMMISSION INFORMATION (Continued)

ing permit. On motion of Councilman Elliott, seconded by Councilman De-Mirjyn, this recommendation of the Planning Department was unanimously adopted by the City Council.

6. Tract No. 9695 - The Apple Company - Final Approval

All requirements as outlined in Council minutes dated April 5, 1977 for Tract No. 9695 having been complied with, it is the recommendation of the Planning Department that final approval be given this tract.

On motion of Councilman DeMirjyn, seconded by Councilman Knudsen,unanimous approval was given this recommendation of the Planning Department.

7. Tract No. 9996 - CY Development Co. - Final Approval

All requirements as outlined in Council minutes dated August 2, 1977 for Tract No. 9996 having been complied with, it is the recommendation of the Planning Department that final approval be given this tract.

On motion of Councilman Elliott, seconded by Councilman DeMirjyn, unanimous Council approval was given to Tract No. 9996.

8. Tract No. 10032 - W. R. Rasmussen - Final Approval

All requirements as outlined in Council minutes dated December 6, 1977 for Tract No. 10032 having been complied with, it is the recommendation of Community Development Director Schindler that final approval be given this tract.

On motion of Councilman Knudsen, seconded by Councilman Elliott, unanimous final approval was given to Tract No. 10032.

There being no further business, Council recessed to 7:00 P.M. to a personnel session.

Public Works Commission will meet on April 10, 1978.

Historic and Scenic Preservation Commission will meet on Thursday, April 13.

APPLICATIONS AND PETITIONS

On motion of Councilman DeMirjyn, seconded by Councilman Knudsen, unanimous approval was given for each of the following requests:

a. Hunger Walk - Bread For The World
b. Waiver of business license and permission to sell in Sylvan Park - Fourth of July Committee
c. Waiver of business license - Redlands Junior All-American Football
d. Request for use of Redlands Bowl - Strobliters
e. Request for waiver of Bowl fees - Redlands High School Baccalaureate and Commencement
f. Waiver of business license and permission to sell food, beverages, and souvenirs in Sylvan Park - Boy Scouts of Ameica
g. Waiver of business license - Police Athletic League
h. Permission for Revival near the Empire Bowl between April 1 and May 26, 1978, at 816 West Colton Avenue, for the Spanish Seventh Day Adventist Church, subject to City regulations.

COMMUNICATIONS

Vice Mayor Knudsen stated that the OMNITRANS would meet on Wednesday, May 29 to study unmet transit needs and to resolve the problem concerning FAU funds allocation and future of Route 30 in San Bernardino.

Appointments

On motion of Councilman DeMirjyn, seconded by Councilman Elliott, Councilman Riordan was appointed to serve as city representative to SCAG. On motion of Councilman Knudsen, seconded by Councilman DeMirjyn, Mr. Elliott was reappointed as representatiyeto OMNITRANS. On motion of Councilman Elliott, seconded by Councilman Riordan, Mr. Knudsen was appointed as representative to SANBAG and to East Valley Transit.

COMMUNICATIONS (Continued)

Civic Day

City Manager Mitchell announced Civic Day, Thursday, March 23, 1978, schedule as follows: Department heads will meet their counter-parts at 9:00 A.M. lunch at 12:00 noon at the Elks Club, and 1:30 P.M. a Council meeting with the public invited.

NEW BUSINESS

Ordinance No. 1641 Bingo Games

Ordinance No. 1641, an ordinance of the City Council amending the Redlands Ordinance Code and Ordinance No. 1626 which governs the holding of Bingo games in the City, was given first reading of the title and laid over under the rules with second reading set for April 4, 1978. This ordinance defines "non-profit organizations" and prohibits other than non-profit organizations from conducting Bingo games.

CITY MANAGER

Funds Park Department

On motion of Councilman DeMirjyn, seconded by Councilman Knudsen, unanimous approval was given to the appropriation of $1,300 from Park Department's prior years' surplus to replace a 1970 GE 2-way radio in the Park Director's truck.

Lockheed Property

City Manager Mitchell presented a memorandum concerning the lease on the former Lockheed industrial property. This lease will terminate in 2004. The memorandum also briefly outlined the action taken by the Council to authorize the City Manager and the City Attorney to negotiate for the sale of the property at $1,500 per acre on January 17, 1978. A request for reconsideration of the selling price of the land from $1,500 an acre to $300 an acre and the request for an option to purchase an additional 100 acres were also presented.

Mr. Mitchell then read the following six recommendations:

1. That the Council approve expansion of the site under and adjacent to the improvements to 65.9 acres.
2. That the Council approve the amendment of the original lease that will reduce the area to 65.9 acres with the lease price pro-rated accordingly.
3. That the Council hold the land price at $1,500 per acre.
4. That the Council not grant options on adjacent lands.
5. That the Council approve the preparation of all legal documents by the City Attorney and City Manager with the final documents to be returned to the City Council in a public session for approval.
6. That the Council direct that the City Attorney and City Manager properly consider any comments or recommendations of the Water Conservation District.

This matter was discussed at length by Council. Mr. John Creatura made a comprehensive report on the property and the situation existing as to water and gas lines. He expressed concern regarding the property overlying water service lines. Mr. Dave Waters addressed Council expressing concern that no official appraisal had been made on this property.

Following discussion, Councilman Knudsen moved for the approval of the items outlined in Mr. Mitchell's recommendations; Councilman DeMirjyn seconded. Councilman Elliott questioned the approved price of $1,500 per acre. The EDA Grant, the cost to the City for putting the property into saleable condition, and also the value of adjacent land were mentioned as reasons for this price. It was clarified that all discussion at this time relates only to the 65.9 acres under the existing buildings. Councilman Riordan moved to amend the motion to delete item 3 concerning the price and impower the City Manager and City Attorney to negotiate the price. This amending motion was seconded by Councilman Elliott and approved by the following roll call vote:

CITY MANAGER (Continued)

AYES: Councilmembers Knudsen, Elliott, Riordan; Mayor Martinez
NOES: Councilmember DeMirjyn
ABSENT: None

City Manager Mitchell assured Mr. Creatura that the City would retain the property over the controlling water service area. Following further discussion, the vote on Councilman Knudsen's original motion for approval of all recommendations with the amendment of withdrawing item 3 was approved by the following roll call vote:

Lockheed Property

AYES: Councilmembers Knudsen, Elliott, Riorden; Mayor Martinez
NOES: Councilmember DeMirjyn
ABSENT: None

Vice Mayor Knudsen then moved to authorize the City Manager and City Attorney to get an appraisal if this was deemed necessary. Motion was seconded by Councilman Elliott and carried by the following roll call vote:

AYES: Councilmembers Knudsen, DeMirjyn, Elliott; Mayor Martinez
NOES: Councilman Riordan
ABSENT: None

Mr. John Okkerse, speaking for the Lockheed Company, thanked Council for its cooperation in the matter and expressed the hope that this matter would be expedited.

Iterim Ordinance No. 1642 Growth Regulations

City Manager Mitchell stated that the Citizens Groups studying growth management have unanimously recommended that growth control within the City of Redlands be continued until August 15. He added that City Attorney Taylor reports that the only available legal device at this time would be a 90-day emergency ordinance which would contain similar restriction to those contained in Resolution No. 3412 adopted on November 29, 1977. Mr. Mitchell then presented Interim Ordinance No. 1642, an ordinance temporarily prohibiting any uses of land which may be in conflict with contemplated zoning proposals and curtailing processing of new applications. Mr. Elliott stated that he would be against further curtailment of building in the City as he believes it would have disasterous affect on economy and increase unemployment. Mr. Martinez stated that his position was quite clear in his campaign, and that he is not in favor of a moratorium. Mrs. Riordan stated that she felt a compromise should be worked out and requested that Bill Hodson speak to Council on the reasons that an extension had been recommended.

Councilman DeMirjyn presented a compromise recommendation as follows: That the ordinance be adopted as presented but that the R-2, R-2-2000 and R-A 20,000 square feet designations be omitted from control by the interim ordinance. He added that this offered an alternantive to either entire removal of the moratorium or complete control of building for an additional 90 days.

Mr. Bill Hodson of 835 Clay Street described the work being done by the consultants and the study committees. He emphasized the number of lots currently available, added that much empty land will be disirable for future use, and explained that in making a study, it is much easier to work with a known quantity. It was pointed out that the R-2 and R-3 lands do not appear to be moving into the agricultural areas. Councilman DeMirjyn added that density is a consideration at this point because of school problems.

Mr. Jim Foster of 1515 Helena Lane urged Council not to vote for the moratorium. Mrs. Gloria Lee, speaking for the League of Women Voters, urged the Council to continue the moratorium until early summer and pointed out that $57,000 was being spent for the study and that it should not be subverted. Mr. Robert D. Morningstar read a brief letter from the Joint Educational Advisory Committee of the Redlands Unified School District urging that

CITY MANAGER (Continued

the Council extend the moratorium and thus allow time for the responsible bodies to review and utilize the information generated by the studies to direct the future growth of the City.

Dr. Kenneth Roth of 1723 Sarrita Drive explained that the Friends of Redlands are not a "no growth" organization but are citizens concerned about what is happening today in Redlands, and added that to end the moratorium now would jeopardize the $57,000 Growth Management Study.

Speaking against the ordinance were Gus Bisessi, Elmer Miller of Loma Linda, and David Waters.

Interim Ordinance No. 1642
Growth Regulations

Councilman DeMirjyn restated his motion to remove the control on R-2-2000 and R-A 2,000 square feet, and retain with the other zonings under moratorium. Councilman Knudsen seconded the motion.

In the discussion, Mr. Elliott recommended adjourning this meeting to the adjourned meeting to the Civic Day and then adjourning that meeting to a Council meeting on Tuesday, March 28, 1978.

Mayor Martinez stated that he believed a seven-day period in which to study the matter would be satisfactory to him. The question was called and the motion to approve Ordinance No. 1642 as amended failed by the following roll call vote:

AYES: Councilmembers Knudsen, DeMirjyn
NOES: Councilmembers Elliott; Riordan; Mayor Martinez
ABSENT: None

Mrs. Riordan explained that she had voted no because she felt that all items should have been removed from the ordinance with the exception of the agricultural which should be left during the study period and with a curtailment of changes of zone.

The Council concurred that they would adjourn this meeting to 1:30 P.M. Thursday, March 23rd for Civic Day, and declared the intention of adjourning that meeting to Tuesday, March 28th at 7:00 P.M. for further consideration of this matter.

Mr. Mitchell brought on sale beer and wine license notice at 1001 Park Avenue

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

The Council adjourned, on motion, to an adjourned regular meeting at 1:30 on Thursday, March 23, 1978.

Cadie Y. Martinez Jr.
Mayor, City of Redlands

ATTEST:

Peggy A. Moseley
City Clerk

0-0-0-0-0-0-0-0-0-0