

MINUTES

of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on June 20, 1978, at 7:00 P.M.
Planning Commission 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
Floyd Rinhart, San Bernardino Sun

ABSENT

None

The meeting was opened with the pledge of allegiance followed by the invocation by Reverend David Fong of the Seventh Day Adventist Church.

Accident-Free Driving Awards

Before beginning the agenda proper, Mr. Jim Celano, representing the Automobile Club of Southern California, brought citations of award for safe driving to be presented to 22 officers of the Redlands Police Department. Mr. Celano congratulated the officers for their many years of safe, accident-free driving while patrolling city streets in their responsibility to the community. The following officers received awards for the number of years of accident-free driving as listed: Captain D. C. Poe, 25 years; Captain E. F. Olmos, 8 years; Lt. J. G. Bray, 7 years; Lt. D. W. Johnson, 8 years; Lt. D. E. Brinkman, 6 years; Lt. L. W. Nelson, 5 years; Sgt. G. R. Long, 6 years; Sgt. D. J. Bushnell, 18 years; Sgt. C. G. Herrera, 14 years; Sgt. C. A. White, 11 years; Sgt. C. M. Williams, 7 years; Sgt. C. R. Alexander, 13 years; Detective R. J. Rienstra, 21 years; Detective R. O. Hannebaum, 11 years; Detective B. A. Rouse, 7 years; Detective W. R. Caronna, 6 years; Officer L. E. Golden, 7 years; Office J. P. McGraw, 6 years; Officer L. R. Housley, 7 years; Officer R. P. Key, 6 years; Officer C. M. Millett, 5 years; and Officer J. G. Bodnar, 5 years.

Mayor Martinez thanked Mr. Celano for the gesture of appreciation.

BIDS

The following bids for the reconstruction of Orange Street from Redlands Boulevard to Pearl Avenue were opened and publicly declared in the office of the City Clerk at 10:00 A.M. this date:

Fontana Paving Fontana, California	\$45,997.45
Matich Corporation Colton, California	64,393.50
E. L. Yeager Construction Co. Riverside, California	52,157.00

Bid Award Orange Street Reconstruction

The bids were referred to the Department of Public Works for study and recommendation, and at this time, they recommend award to the lowest fully-qualified bidder, Fontana Paving, in the amount of \$45,997.45. On motion of Councilman DeMirjyn, seconded by Councilman Knudsen, unanimous approval was given this recommendation of the Public Works Department.

PUBLIC HEARINGS

Ordinance No. 1649

Public hearing was advertised for this time and place for Ordinance No. 1649, an ordinance of the City Council creating Zone Change No. 195. This ordinance establishes a change of zone from A-1 (Agriculture) District to R-1 (Single Family Residential) District for approximately 19.9 acres of property located

PUBLIC HEARINGS (Continued)

on the northwest corner of Lugonia Avenue and Judson Street. Mayor Martinez opened the meeting as a public hearing for any questions or comments concerning this change of zone.

Mr. Everett R. Lynn of 1462 East Lugonia Avenue addressed Council pleading for a preservation of the rural atmosphere of that neighborhood and requested rather than 79 more lots be added to the 1,858 acres of land already zoned in the City that the allowable number of lots be changed to 45 or 25. Mr. Lynn added that a lower density of houses would make more satisfied residents.

Ordinance
No. 1649
Zone
Change
No. 195

Mr. Julio Martinez of 1338 East Lugonia Avenue also addressed Council stating that no more R-1 zoning should be place in the Lugonia Avenue area due to the potential severe traffic congestion which is developing on Lugonia Avenue.

Mr. Dick Bradshaw, developer, congratulated the Council on their zoning of this property into 7,200 square foot lots.

On motion of Councilman Knudsen, seconded by Councilman Riordan, Ordinance No. 1649, an ordinance of the City of Redlands for Zone Change No. 195, was adopted by the following roll call vote:

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

The following street resolutions were advertised for public hearing; these resolutions will order the work on the proposed street vacations, however, due to planning difficulties, the resolutions were given public hearing but were not adopted.

Resolution
No. 3504
Street
Vacation

Resolution No. 3504 dealing with portions of Highland Avenue, Lincoln and Redlands Streets was held for public hearing. No comments being forthcoming, the public hearing was declared closed and Resolution No. 3504 was tabled on motion of Councilman DeMirjyn, seconded by Councilman Knudsen.

Resolution
No. 3505
Street
Vacation

The Public hearing was then declared open on Resolution No. 3505. Dr. Walter Warner of Summit Avenue requested a brief explanation of the matter. It was explained that these are all remnant parcels of land adjacent to a development area. No other comments or questions being forthcoming, the public hearing was declared closed. Resolution No. 3505 was tabled on motion of Councilman Knudsen, seconded by Councilman Riordan.

Resolution
No. 3506
Street
Vacation

Public hearing was then opened on Resolution No. 3506 dealing with a portion of Palm Avenue. No questions or comments being forthcoming from the audience, the public hearing on Resolution No. 3506 was declared closed, and Resolution No. 3506 ordering the work closing a portion of Palm Avenue was tabled on motion of Councilman Elliott, seconded by Councilman DeMirjyn.

ORAL PETITIONS FROM THE FLOOR

Waiver of
Business
License

Mr. Connant Halsey, chairman of the Redlands Community Music Association, requested permission for the Redlands Jaycees to sell fruit juice at the Bowl programs and a waiver of business license for the Jaycees. On motion of Councilman Knudsen, seconded by Councilman Elliott, unanimous approval was given this request by the City Council.

Mrs. Phyllis Eldridge of 441 Via Vista asked for an explanation of the zone change just approved under Public Hearings. It was explained to Mrs. Eldridge that this is a change of zone from Agriculture to R-1-7200 foot lots, 79 on 19.9 acres of land.

ORAL PETITIONS FROM THE FLOOR (Continued)	
Central Park	Mrs. Ruth Patton addressed Council briefly with a proposal that the small park at the corner of Fifth and State Streets be named Central Park as this is a worthy name and descriptive of the entire downtown Redlands. Council congratulated Mrs. Patton on her continuing support of the City and thanked her for submitting this name.
COMMISSION RECOMMENDATIONS	
Present:	Planning Commission recommendations as considered by the City Council at a regular meeting thereof held on June 20, 1978, at 3:00 P.M. Councilmembers Knudsen, DeMirjyn, Elliott, Riordan; Mayor Martinez; City Attorney Taylor
Absent:	None
1.	<u>Minor Subdivision No. 59 - James Sloan, Jr.</u> That the application for a minor subdivision of property located on the north side of the most southerly terminus of Ramona Drive, 2 lots, R-E Zone, be approved subject to the requirements of all departments as outlined in Planning Commission minutes dated June 13, 1978. On motion of Councilman DeMirjyn, seconded by Councilman Knudsen, this recommendation of the Planning Commission was unanimously approved.
2.	<u>Conditional Use Permit No. 300 - Richard E. Seleine</u> That the application for a Conditional Use Permit for a 44-unit apartment complex located 660 feet north of Barton Road and 670 feet east of Kansas Street, R-2-3000 Zone, be approved subject to all departmental requirements as outlined in Planning Commission minutes dated June 13, 1978. On motion of Councilman DeMirjyn, seconded by Councilman Elliott, this recommendation of the Planning Commission was unanimously approved.
3.	<u>Tract No. 9950 - Presley of Southern California - Abandonment</u> That the request for permission to abandon Tract No. 9950 consisting of 54 lots at the southwest corner of Lugonia Avenue and Grove Street extended, made by the Presley Company of Southern California, be approved. It is the recommendation of the Planning Department that this approval be given. On motion of Councilman Riordan, seconded by Councilman Elliott, unanimous approval was given to this request for permission to abandon.
4.	<u>Commission Review and Approval No. 359 - Southwest Broadcasting Company, Inc., Time Extension</u> That the request of the Southwest Broadcasting Company, Inc. for a one-year time extension on Commission Review and Approval No. 359 be approved. On motion of Councilman DeMirjyn, seconded by Councilman Riordan, this time extension was granted unanimously.
5.	<u>Conditional Use Permit No. 236 - William Stapakis - 90-Day Time Extension</u> That the request of William Stapakis for a 90-day time extension for Conditional Use Permit No. 236 be approved for the reason that the development is very close to completion. On motion of Councilman DeMirjyn, seconded by Councilman Knudsen, this recommendation of the Planning Department was approved unanimously.
6.	<u>Minor Subdivision No. 40 - Clifford L. Nestell - Final Approval</u> All requirements as outlined in Council minutes dated December 20, 1977, having been completed, it is the recommendation of the Planning Department that final approval be given Minor Subdivision No. 40. On motion of Councilman DeMirjyn, seconded by Councilman Elliott, final approval was unanimously granted.
7.	<u>Tract No. 10079 - Jerry Richard Leonard - Final Approval</u> All requirements as outlined in Council minutes dated November 1, 1977, having been complied with, it is the recommendation of the Planning Department that final approval be granted for Tract No. 10079. On motion of Councilman DeMirjyn, seconded by Councilman Riordan, this final approval of Tract No. 10079 was unanimously approved by the City Council.

COMMISSION RECOMMENDATIONS (Continued)8. Tract No. 9803 - William C. Burns - Final Approval

All requirements as outlined in Council minutes dated April 19, 1977, for Tract No. 9803 having been complied with, it is the recommendation of the Planning Department that final approval be given this tract.

Community Development Director Schindler recommended that this approval be given subject to the furnishing of an easement along the west side of Lot 6 and the east side of Lot 5, in favor of Lots 3 and 4. Mr. Schindler explained that Lots 3 and 4 took access from Lugonia Avenue and as Lugonia is a state highway, CALTRANS objects to such access. This easement would facilitate entrance to the two properties. On motion of Councilman DeMirjyn, seconded by Councilman Knudsen, unanimous final approval was given subject to furnishing of this described easement in favor of Lots 3 and 4.

Vanguard, Inc. - Re: June 6, 1978 Planning Minutes

Councilman DeMirjyn requested that Mr. Robert Kline, executive director of Vanguard, owners of Citrus Village, be allowed to address Council at this time. Mr. Kline asked for "clarification" of the minutes of June 6, 1978, under Planning Item No. 1 as related to the issuing of building permits. Mr. Kline explained that he would like the minutes to read that a need for coordination of all ownerships in submitting Citrus Village requests and applications be confined to new development and not apply to existing leases or to leases in which enlargement is made interiorly, such as removing walls between two segments of the development.

Councilman Knudsen referred to the original covenants which were in effect with the original owners. He stated that these have been changed over the years and that he would not vote for such a change in the wording of the minutes.

Mr. Taylor entered the Council Chambers at this time.

City Attorney Taylor stated that he received a call from Mr. Hartwick in Los Angeles today at eleven o'clock asking if this matter was on the agenda for today's meeting. After checking with the Planning Department, Mr. Taylor assured the caller the matter was not on the agenda and would not be discussed at this time. The matter was discussed informally with Council and Mr. Kline.

City Attorney Taylor stated that there were complicated agreements between the parties within the ownership, and he did not recommend that this Council rule on any matter without all parties being present.

Councilman Knudsen restated his position to Mr. Taylor. The discussion continued informally. Mayor Martinez stated that the Council must rely on City Attorney Taylor's advice. He requested that Mr. Kline submit a letter to City Manager Mitchell stating his position and spelling out his request. This would be studied by Attorney Taylor and Mr. Schindler.

Conditional Use Permits Nos. 275 and 276 - Steve Reeder - Request for Final Approval

Mr. Reeder requested Council give final approval to his project stating that he had completed all but one requirement as outlined for Conditional Use Permit Nos. 275 and 276.

Mr. Mitchell advised Council that this would establish a bad precedent which would burden the staff and possibly lead to errors. The matter was discussed briefly, and Mr. Mitchell reminded Council that this evening he will ask for an adjourned Council meeting. It was recommended that Mr. Reeder complete his requirement and bring the request to Council at the next meeting which will be prior to July 1, 1978.

Proposition 13

City Manager Mitchell addressed Council concerning the impact of Proposition 13's revenue raising limitations as relates to the City's ability to cope with the intense growth which exists. Mr. Mitchell described the results of decisions made at the most recent Environmental Review Committee meeting to require EIR reports on proposed developments, stating that these reports will be very costly and inflate the price of houses. He recommended that Council consider slowing down zone changes, removals from the Agricultural Preserve, and develop a guide line beyond which the City will not push development.

Community Development Director Schindler explained that this would be done by adopting an Urban Limit Line which would delineate the areas beyond which services would not be extended.

Mr. Mitchell suggested that possibly the Growth Study might include the impact of Proposition 13 on the City.

COMMISSION RECOMMENDATIONS (Continued)

Councilman DeMirjyn offered as a partial solution an increase in the minimum lot size from the present 7,200 square feet to 9,000 square feet. Mr. Mitchell responded that he did not believe this would deter growth in any way, but would instead proliferate growth outward from the center; thus causing even longer drive-lines for police, fire, municipal services, sewer and water lines. Mr. Mitchell added that possibly the City should consider smaller lots in order to serve more homes and more people.

When asked if he would recommend action, Mr. Mitchell replied that he recommends limitation on removal of property from the Agricultural Preserve, limitation on zone changes, and establishment of an Urban Limit Line.

Councilman DeMirjyn moved that the minimum lot size, from this time forward, be 9,000 square feet rather than 7,200 square feet.

In the ensuing discussion were the following subjects: Hardship problems caused by a change of density; streets being used as dividing lines between zones rather than rear lot lines; lot sizes in other areas, including Sunset Drive; a recommended slowing down of development until the impact of Proposition 13 is more apparent; and the costs and staff time required by the EIR.

Following this discussion, Councilman DeMirjyn restated his motion as follows: that all R-1 minimum lot sizes be increased to a minimum of 9,000 square feet. Councilman Riordan seconded the motion and specified that this would apply to new developments and not to property currently under tentative maps. This motion was carried by the following roll call vote:

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

There being no further business, the Council adjourned to a personnel session.

Appoint-
ment

Park Commission - On motion of Councilman Knudsen, seconded by Councilman Riordan, Mr. Edward Butler was reappointed to the Park Commission for a five-year term.

Appoint-
ments

Traffic Commission - On motion of Councilman Knudsen, seconded by Councilman Elliott, Mr. Ronald Stutt, Mr. Jim Celano, and Mr. John Hatfield were re-appointed for four-year terms on the Traffic Commission. Mr. Elliott also announced that there would be no Traffic Commission meeting in June.

Recreation Commission - Councilman Knudsen briefly explained the cuts which will be initiated by the Recreation Department in order to continue the summer recreation program inspite of their slashed budget. He stated that the schools will give no financial support to the Recreation Department in the fiscal 1979-80 year but will allow the use of school property at Orangewood High School and the school grounds on which recreational programs are held.

Mr. Mitchell reminded Council that the City budget session will be held on June 22, beginning at 8:20 A.M. and that additional recommendations for some funding to carrying on a skeleton recreation program is being proposed in this budget. Councilman Riordan commented that a recreation program is doubly important when summer school is being curtailed.

Public Works Commission - The Public Works Commission met and considered the problems of drainage. The Commission has a study committee working on fees for a drainage control system.

APPLICATIONS AND PETITIONS

Business
License
Waiver

Unanimous approval was given to the request of Crafton Hills College and the Friends of Prospect Park to use the Prospect Park theatre area from June 24 to August 26 for the Sixth Annual Redlands Theatre Festival. Also approved was a waiver of business license to sell tickets and refreshments in the area. This permission was given on motion of Councilman DeMirjyn, seconded by Councilman Elliott.

APPLICATIONS AND PETITIONS (Continued)

Business
License
Waiver

Unanimous approval was also given to the request for permission to use the Sylvan Park and sell refreshments at the annual church barbecue on July 16, 1978, for St. Mary's Catholic Church. This was granted on motion of Councilman DeMirjyn, seconded by Councilman Elliott.

COMMUNICATIONS

City Manager Mitchell gave a brief report on the development status of the EDA Grant application entered into by the City in connection with five other cities.

A breakfast Sunday, June 25 between 7:30 and 11:00 A.M. was announced by the Redlands Municipal Airport.

Councilman DeMirjyn reported a complaint concerning the use of the City cars by employees after hours. Mr. DeMirjyn stated that he informed the citizen that many employees are on call at all hours, day and night, that the water lines run into Mentone and Yucaipa, and need to be serviced. Also many City employees attend evening meetings. Mr. Mitchell pointed out that the City of Redlands' cars have decals on them; that the County cars are everywhere with no decals.

CITY MANAGER

Easement
Plymouth
Village

On motion of Councilman Knudsen, seconded by Councilman Riordan, the City unanimously accepted a pipeline easement from Plymouth Village of Redlands to the City in connection with on-site water main and sewer main installation for their new development.

Block
Grant
Funds

On motion of Councilman DeMirjyn, seconded by Councilman Elliott, an agreement between San Bernardino County and the City of Redlands for application for Block Grant Funds for two projects in the City of Redlands - one being the rehabilitation of the Smiley Library, and second the rehabilitation of Sylvan Plunge - was unanimously approved.

Option B
Water
Contract

Contracts with Option B water were unanimously approved on motion of Councilman DeMirjyn, seconded by Councilman Elliott, between the City of Redlands and Myrtle B. Curtis as widow of Raymond T. Curtis.

Parking
Lot 3
Plan II

Councilman Elliott brought a recommendation from the B.I.D. concerning the rehabilitation of Parking Lot No. 3. Two plans had been submitted to the membership and the majority chose Plan 2 which included removal of the building, resurfacing and installation of planters and sprinkler system according to City Code. These standards are required of all developers within the City of Redlands and have been complied with on all recent parking lot installations. Mr. Elliott then moved to adopt Plan 2; this was seconded by Councilman DeMirjyn.

Plan I

Councilman Riordan gave a lengthy report on the minority view point at the meeting and pointed out that much money could be saved by doing a simple clean-up job, demolishing the building, and minimal resurfacing. A suggestion to delay the matter for handling by the newly appointed Board of Parking Place Commissioners was disapproved due to the possible cost increase which would occur in the three month delay.

City Treasurer Tom O'Donnell reported that of the 54 spaces 23 are now rented at \$10.00 per month. It was suggested that if Plan I were adopted with lighting added, the probable cost might be \$12,000.00. Nevin Limburg of 1528 Campus reported that there was considerable divergence of opinion at the meeting.

CITY MANAGER (Continued)

Public Works Director Jack Shefchik pointed out the costly damage that would be done by putting in permanent surfacing now and planters and water lines at a later date. Councilman Knudsen's motion to table, seconded by Councilman Riordan, lost having only two AYE votes.

Councilman Elliott's motion to approve Plan 2 conforming to City standards lost by the following roll call vote.

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

Councilman Riordan then restated her original motion to accept Plan I and add lighting. This was unanimously adopted, with Councilman Elliott qualifying his vote that he had voted yes only in order to expedite use of the lot. (Councilman Knudsen seconded this motion.)

B.I.D.
Budget

The B.I.D. budget submitted for Council approval over the signature of Jean M. Williamson, Chairman of the Downtown Redlands Business Improvement District, was unanimously approved on motion of Councilman DeMirjyn, seconded by Councilman Elliott.

Grant
Deed

On motion of Councilman DeMirjyn, seconded by Councilman Elliott, unanimous acceptance was given to a Grant Deed from Ruth Holmes to the City of Redlands for a well site located on Terracina Boulevard, northerly of Olive Avenue.

Funds
Disposal
Truck

The opportunity to purchase a new 1978 disposal truck for \$49,889.94 with a net saving of \$4,000.00 was approved on motion of Councilman Knudsen, seconded by Councilman Riordan. Authorization was given for an additional appropriation in the amount specified.

Board of
Parking
Place
Commission

On motion of Councilman Knudsen, seconded by Councilman Elliott, unanimous approval was given to the appointment of the following to the Board of Parking Place Commission: William Blatnik, Clare Day, Henry Lowy, Ross Maddox, and Robert Lacey.

Mr. Mitchell brought a notice from the Alcoholic Beverage Control of a license transfer in the name of Fed-Mart Stores.

CITY ATTORNEY

Council discussed briefly with Attorney Taylor recent law suits in connection with the Fair Political Practices Bureau and also in connection with conflicts of interest in another city.

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

Mr. Mitchell reminded Council of the budget session at 8:30 A.M. on Thursday June 22 and requested that the Council adjourn to an adjourned regular meeting before July 1.

Following discussion, on motion, the Council agreed to adjourn to a Thursday morning meeting at 11:00 A.M. on June 29.

There being no further business, Council adjourned, on motion, at 8:30 P.M.
Next regular meeting, July 5, 1978.

ATTEST:

Peggy A. Mosley
City Clerk

Carrie F. Mortimer Jr.
Mayor, City of Redlands