

MINUTES

of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on March 4, 1980, 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, Councilmember
- Warren R. Elliott, Councilmember
- Barbara Cram Riordan, Councilmember

- Chris C. Christiansen, City Manager
- Bruce C. Atkins, Attorney
- Peggy A. Moseley, City Clerk
- Ted Randolph, Redlands Daily Facts
- Bettye Wells, The Sun

ABSENT

None

The meeting was opened with the pledge of allegiance, followed by the invocation by Reverend John Inglis of the First Presbyterian Church.

Minutes of the regular meeting of February 19, 1980, were approved as submitted.

PUBLIC HEARINGS

Ordinance
No. 1714

Zone Change
No. 223

Public hearing was advertised for this time and place on Ordinance No. 1714, an ordinance of the City of Redlands which establishes a change of zone from A-1 (Agriculture) District to R-S (Residential Suburban) District for approximately 0.7 acres of property located on the south-west corner of LaSalle Street and Citrus Avenue. Mayor Martinez declared the meeting open as a public hearing for any questions or comments concerning this change of zone. None being forthcoming, the public hearing was declared closed, and Ordinance No. 1714 was adopted, with waiver of the reading of the ordinance in full, on motion of Councilman DeMirjyn, seconded by Councilman Knudsen, by the following roll call vote:
AYES: Councilmembers Knudsen, DeMirjyn, Elliott, Riordan; Mayor Martinez
NOES: None
ABSENT: None

Ordinance
No. 1715

Zone Change
No. 225

Annexation
No. 57

Public hearing was also advertised for this time and place on Ordinance No. 1715, an ordinance of the City of Redlands which establishes changes of zone for property generally located within the area bounded by Almond Avenue, Alabama Street, I-10 Freeway, and California Street; said zone changes shall become effective at the same time that annexation of the subject territory to the City of Redlands becomes effective. Mayor Martinez declared the meeting open as a public hearing for any questions or comments concerning these changes of zones. None being forthcoming, the public hearing was declared closed, and Ordinance No. 1715 was adopted, with waiver of the reading of the ordinance in full, on motion of Councilman DeMirjyn, seconded by Councilman Knudsen, by the following roll call vote:
AYES: Councilmembers Knudsen, DeMirjyn, Elliott, Riordan; Mayor Martinez
NOES: None
ABSENT: None

COMMISSION REPORTS

Present:

Planning Commission recommendations as considered by the City Council at a regular meeting thereof held on March 4, 1980, at 3:00 P.M.

Councilmembers Knudsen, DeMirjyn, Elliott, Riordan; Mayor Martinez; City Attorney Taylor

1.

R.P.C. No. 515 - Zone Change No. 222 - Redlands Railway and Development Company

That R.P.C. No. 515, a resolution of the Planning Commission for adoption of Zone Change No. 222, a change of zone from M-1 (Light Industrial) District to C-3 (General Commercial) District for approximately 5.8 acres

PLANNING	COMMISSION RECOMMENDATIONS (Continued)
	of property located within the area generally bounded by Eureka Street, The Atchison, Topeka and Santa Fe Railroad, Orange Street, and the Southern Pacific Railroad, be approved. On motion of Councilman Elliott, seconded by Councilman Riordan, R.P.C. No. 515 was approved by AYE votes of all present, and Ordinance No. 1718, and ordinance of the City of Redlands establishing Zone Change No. 222, was introduced and laid over under the rules with public hearing set for March 18, 1980, at 7:00 P.M.
2.	<u>R.P.C. No. 522 - General Plan Amendment No. 23-B - City of Redlands</u> That R.P.C. No. 522, a resolution of the Planning Commission recommending adoption of Amendment No. 23-B to the General Plan to change the designation from Park To Hillside Residential for approximately 47 acres of property located on the south side of Mill Creek Road, approximately 1,000 feet east of Julian Drive East, be approved. Acceptable processes for developing an Owned-Lot type of mobile home park on this property were discussed at length. Councilman Knudsen stated that he believed it was planned to be handled by private development. Mr. Elliott stated that he did not want to see the City Council, in the present or in the future, in the development business. Mrs. Riordan stated that this project at the distance from city services would not pass "R" requirements. Councilman DeMirjyn entered the Chambers at this time and expressed his hope that the City could become innovative and make a quarter or half million dollars selling the lots. Mrs. Riordan stated that she could not support this proposal as two developers are already doing the same thing and she believes a feasibility study is needed. Councilman DeMirjyn replied that private enterprise had brought water pollution and air pollution, and asked how everyone liked the way gasoline is being handled. Following more discussion, on motion of Councilman Knudsen, seconded by Councilman Elliott, R.P.C. No. 522 was approved, and Resolution No. 3657, setting the public hearing on Amemdment No. 23-B to the General Plan for 7:00 P.M. on March 18, 1980, was authorized.
3.	<u>General Plan Amendment No. 23-A - John Moore/Parkwest Development Inc.</u> This request for an amendment to the Land Use Element of the General Plan changing the disignation from Hillside Residential to General Commercial and Administrative/Professional for 15.75 acres of property located at the southeast corner of Ford Street and I-10 Freeway was unanimously denied by the Planning Commission on February 26, 1980. Councilman Elliott asked why it was before the Council at this time when Council had authorized a Specific Plan. City Manager Christiansen stated that amendments to the General Plan are given exceptional treatment in the Planning Code of California, that when the Planning Commission denies an amendment to the General Plan, it does not automatically come before Council and there is not a "built in" appeal. City Attorney Taylor explained that when Council deemed it in the public interest, Council could take under considration such a request by the applicant. But then it would go back to the Planning Commission and Council should want to give specific direction to the Planning Commission. Mr. Taylor added, "To make sure the applicant is not denied of right of appeal due to the silence of the Code, Council could accept an appeal, but only if you deemed it necessary."
4.	<u>Minor Subdivision No. 78 - T. Lasley and R. M. Rowin</u> That the application for a minor subdivision of land into two lots for approximately 0.8 acres of property located at 1418 Texas Street, R-1 Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated February 26, 1980. On motion of Councilman DeMirjyn, seconded by Councilman Riordan, this recommendation of the Planning Commission was given unanimous Council approval.

OTHER PLANNING ITEMS FOR COUNCIL CONSIDERATION

Request Relief from Development Standards - Dr. Charles E. Irvin, III

Following a brief review of the reasons the required curbing was not installed, Council agreed with Dr. Irvin that installation at this time could be hazardous to people walking from the parking area into his clinic. Waiver of installation at this time was given for the reason of possible hazard on motion of Councilman Knudsen, seconded by Councilman Riordan, by the following vote:

AYES: Councilmembers Knudsen, Elliott, Riordan; Mayor Martinez
 NOES: Councilmember DeMirjyn, who believed this was insufficient reason for a waiver
 ABSENT: None

OTHER PLANNING ITEMS FOR COUNCIL CONSIDERATION (Continued)

2. Appeal of Planning Commission Determination No. 33 - Tanning Salons - Dwight Yeoman
- On February 12, 1980, the Planning Commission denied a request for a finding that a Tanning Salon was compatible with uses permitted in the M-1 (Light Industrial) District. Dwight Yeoman filed an appeal to this decision. At this time, Council considered the matter of this appeal.
- Councilman Knudsen stated that he believed this not to be an item under planning, but rather of health and safety. He moved that the permission be granted as requested. Councilman Elliott seconded the motion.
- City Manager Christiansen recommended that if this use is permitted by Council, the owners be required to abide by any later requirements or regulations of the F.D.A. After discussion, Council concurred that protection was a matter of health and legislative control. Councilmembers Knudsen and Elliott agreed to amend their motion as follows: Approval for this use in the M-1 (Light Industrial) District will be made under the controls of a Conditional Use Permit. This motion was unanimously adopted.
3. Agricultural Preserve Removal No. 37 - C. E. Mercer
- On motion of Councilman DeMirjyn, seconded by Councilman Knudsen, Resolution No. 3656, a resolution of the City of Redlands amending Agricultural Preserve boundaries, was unanimously adopted to permit removal of the Mercer property as requested.
4. Minor Subdivision No. 80 - Mr. and Mrs. Felipe Roque
- See also Council minutes of February 19, 1980 and Planning Commission minutes dated February 12, 1980.
- Council discussed the applicant's request for permission to split property without installing the off-site improvements at this time as requested by ordinance.
- Following Mr. Roque's description of his understanding of this matter, Council approve this minor subdivision subject to Mr. Felipe Roque's signing an improvement agreement covering all requirements as contained in Planning Commission minutes dated February 12, 1980. Councilman Knudsen moved that Minor Subdivision No. 80 be granted subject to:
- "(1) Executing the standard improvement agreement for the improvements,
 - "(2) Executing a covenant running with the land as prescribed by the City Attorney reciting the requirements to make such information known if the land should ever change hands, and
 - "(3) That the improvements would be constructed if and when a residence is to be built."
- This motion was seconded by Councilman Riordan and carried by the following vote:
- AYES: Councilmembers Knudsen, Elliott, Riordan; Mayor Martinez
 NOES: Councilmember DeMirjyn
 ABSENT: None
5. Tract No. 9870 - Thomas Lee Miller, Jr. - 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 given to Tract No. 9870. This tract has not recieved a Residential Development Allocation from City Council; therefore, the following statement will be recorded on the final map:
- "This subdivision is under the provisions of Ordinance No. 1680, City of Redlands. As such, no building permits shall be issued until a Residential Development Allocation application has been submitted and the allocation approved by the City Council."
- On motion of Councilman DeMirjyn, seconded by Councilman Riordan, this recommendation of the Planning Department was unanimously approved.
6. Tract No. 9894, Phase 2 - M. M. Garlington - Final Approval
- All requirements as outlined in Council minutes dated July 5, 1977, having been complied with, it is the recommendation of the Planning Department that final approval be given to Tract No. 9894. This tract has not received a Residential Development Allocation from City Council; therefore, the following statement will be recorded on the final map:

OTHER PLANNING ITEMS FOR COUNCIL CONSIDERATION (Continued)

"This subdivision is under the provisions of Ordinance No. 1680, City of Redlands. As such, no building permits shall be issued until a Residential Development Allocation application has been submitted and the allocation approved by the City Council."

On motion of Councilman DeMirjyn, seconded by Councilman Riordan, this recommendation of the Planning Department was unanimously approved.

7. Resolution No. 3653 - Building Permit Expiration and Extension

Mr. Bob Dale, Director of Building and Safety, presented Resolution No. 3653 stating this resolution will provide a more realistic 180-day-period from date of building permit issuance for the commencement of a building instead of the current 120-day limitation; provide for an extension of time to commence a building in conditions beyond the control of the permittee has delayed the start; and establish a legal definition of "start of construction" which is now interpreted through Building and Safety Department Policy. On motion of Councilman Knudsen, seconded by Councilman Riordan, Resolution No. 3653, a resolution of the City of Redlands providing for building permit expiration and extension, was unanimously adopted.

8. Ordinance No. 1717 - Amendment to Ordinance No. 1680 - Proposition "R Point Rating System

Planning Director Schindler presented Ordinance No. 1717 which was developed by the Proposition "R" Committee to amend Ordinance No. 1680. Following a brief discussion of storm size, Ordinance No. 1717 was given first reading of the title and laid over under the rules with public hearing set for March 18, 1980.

9. A. K. Smiley Library Restoration Project

On motion of Councilman Knudsen, seconded by Councilman Elliott, authorization was given to award the contract for preparation of plans and specifications for A. K. Smiley Library's restoration project to Ruhnau Evans, Ruhnau Architects, in the amount of \$10,000.00.

There being no further business, Council adjourned to join Planning Commissioners for a tour on multiple family residential projects.

Mayor Martinez reported that the Joint Council Planning Commission tour of the city this afternoon was very rewarding and enlightening and also revealed some areas of need.

Park Commission - Will meet March 20th at 1:45 P.M. in the City Hall Conference Room.

Traffic Commission - Will meet March 19th at 2:00 P.M. in the Council Chambers, Safety Hall.

Housing Commission - Meeting on Thursday, March 13th at 8:00 P.M. in the Council Chambers, Safety Hall.

Recreation Commission - Meeting on Thursday, March 13th at 7:00 A.M. at Joslyn Senior Center.

Public Works Commission - There is no meeting scheduled.

Historic and Scenic Preservation Commission - Will meet later this month.

APPLICATIONS AND PETITIONS

Bowl Fees Policy

Mr. DeMirjyn addressed Council with concern for Council's policy on giving waivers of Redlands Bowl fees. He stated that the City is in need of money and urged that fees be charged to all organizations which use paid staff and paid performers.

Bowl Fees

On motion of Councilman DeMirjyn, seconded by Councilman Riordan, Richard Scrima's request for waiver of bowl fees to hold the Second Annual Muscular Dystrophy Variety Show on June 28, 1980, was denied; a \$10.00 an hour charge will be made for park attendant's time plus a \$5.00 rental charge for a piano.

APPLICATIONS AND PETITIONS (Continued)

Waiver of
Business
License
Baseball
for Boys

The Redlands Baseball for Boys' request for permission to operate a concession stand at the Community Field and a waiver of business license for the period April 18 to July 30, 1980, was unanimously granted on motion of Councilman DeMirjyn, seconded by Councilman Knudsen.

COMMUNICATIONS

Unification
Church

Renee Pearson of the Unification Church again addressed Council requesting permission for the Church's Missionaries to solicit funds in the city. The Council did not change its original stand against this project.

Councilman DeMirjyn reminded Mr. Donnelly of the deplorable condition of the Santa Fe Railroad Crossings. Mr. Donnelly will again contact the Railroad.

UNFINISHED BUSINESS

Proposed
Disclosure
Ordinance

Councilman Knudson stated that the ordinance on Disclosures of Campaign Contributions is not yet completed.

NEW BUSINESS

Resolution
No. 3654
Election
Canvass

Resolution No. 3654, a resolution of the City Council of the City of Redlands ordering the canvass of the General Municipal Election to be held on Tuesday, April 8, 1980, to be made by the City Clerk, was unanimously adopted on motion of Councilman Elliott, seconded by Councilman DeMirjyn.

Ordinance
No. 1716
Check
Handling
Charge

Ordinance No. 1716, an ordinance of the City of Redlands amending the Redlands Ordinance Code, Chapter 14, Returned Check Handling Charge, was given first reading of the title and laid over under the rules with second reading set for March 18, 1980.

Resolution
No. 3655
Commercial &
Industrial
Development

On motion of Councilman Elliott, seconded by Councilman Riordan, Resolution No. 3655, a resolution of the City Council supporting a policy of commercial and industrial developments within the framework of state laws and City ordinances, was unanimously adopted.

Councilman Elliott read a brief statement in support of this resolution and an additional one he will bring to Council on March 18th.

CITY MANAGER

Resolution
Nos. 3658
3659

Surplus
Property

Council adopted Resolutions Nos. 3658 and 3659 which contain the legal descriptions of two pieces of surplus city owned property. The first property is an old, unused well-site on Alessandro Road; the second is known as Lot 36, Tract No. 3466 which is on the north side of Miramonte Street, east of Amopolas in the County area, and is no longer required for city purposes; and setting the public hearing of this sale for March 18, 1980. This was unanimously voted on motion of Councilman DeMirjyn, seconded by Councilman Knudsen.

Council discussed the actual sale, unanimously concurring with City Manager Christiansens recommendation that minimum amounts acceptable to the city will be advertised and the sale will be held with open bids as in an auction.

Mr. Brian Hartnell, 1653 Henrietta, urged this procedure, stating he is the person recommending the sale.

CITY MANAGER (Continued)

Advertising
Ordinance

Councilman Knudsen commented on the cards available for signups for citizens interested in not receiving advertising materials at their residence in accordance with Ordinance No. 1707. These cards are available in the City Clerk's office and from high school student, A. Robert Lamb, Jr.

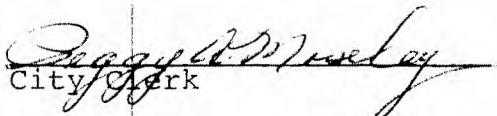
Bills and salaries were ordered paid as approved by the Finance Committee.

There being no further business, Council adjourned, on motion, at 7:20 P.M., to an executive session.

Next regular meeting, March 18, 1980.

ATTEST:


Mayor of the City of Redlands


City Clerk

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