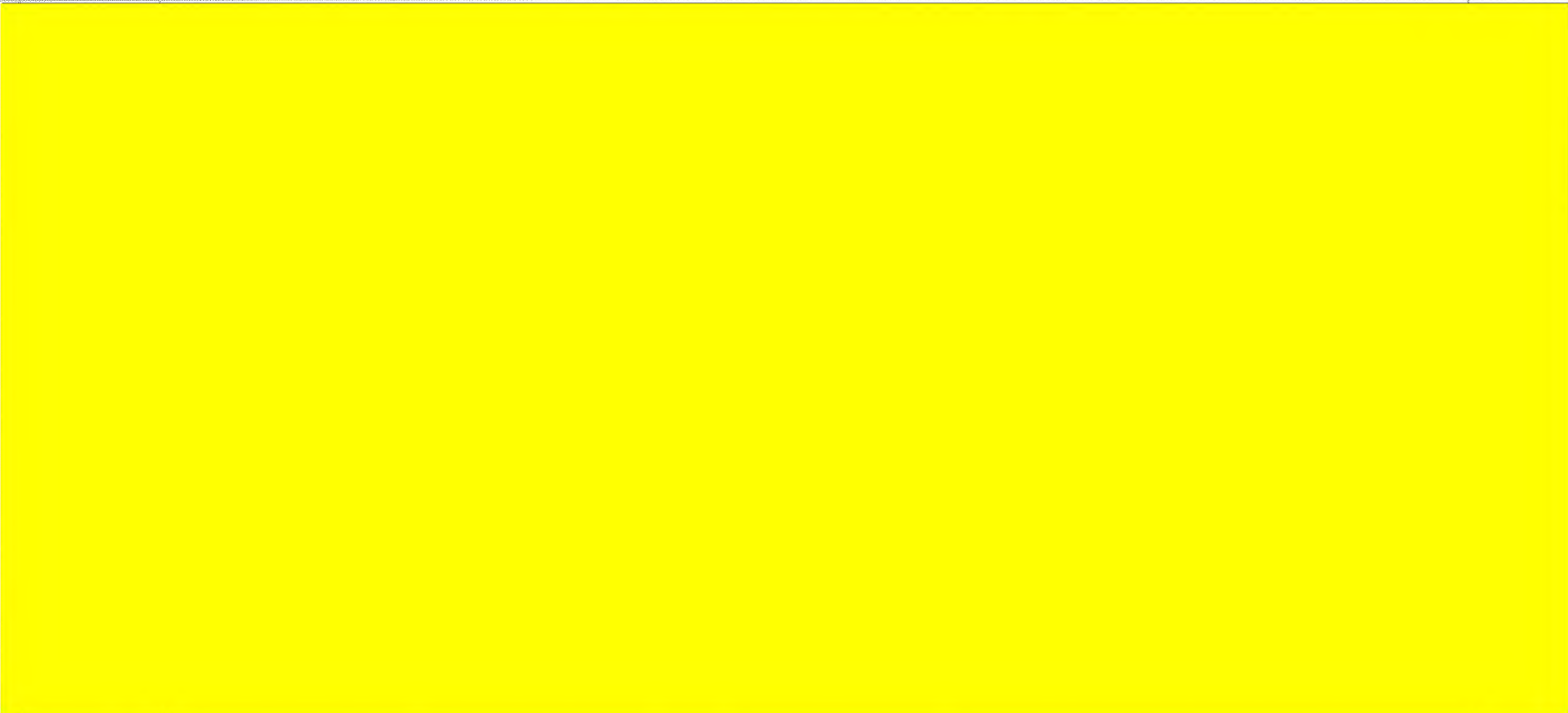




MINUTES

of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on July 21, 1981, at 7:00 P.M. Planning Commission Items 3:00 P.M.

PRESENT

Charles G. DeMirjyn, Mayor
James W. Gorman, Vice Mayor
Oddie J. Martinez, Jr., Councilmember
Barbara Cram Riordan, Councilmember
Ken Roth, Councilmember

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

ABSENT

None

The meeting was opened with the pledge of allegiance, followed by the invocation by Reverend Ruth Wilkerson of the Church of Religious Science.

Minutes of the regular meeting of July 7, 1981, were approved with the following correction: Page 2, paragraph 3, Sgt. Bruins' statement regarding overtime referred to "dollars expended" for overtime, not actual "hours." Also the statement comparing population was inaccurate, was not made by Sgt. Bruins, and is stricken from the minutes.

PUBLIC HEARINGS

Ordinance
No. 1751

Fire
Protection
Requirements

Public hearing was advertised for this time and place on Ordinance No. 1751, an ordinance of the City of Redlands which amends the Redlands Ordinance Code, Chapter 42, Fire Code, and Chapter 84, Uniform Codes, by the addition of certain fire protection requirements. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this Code amendment. None being forthcoming, the public hearing was declared closed, and Ordinance No. 1751 was adopted, with waiver of the reading of the ordinance in full, on motion of Councilman Martinez, seconded by Councilman Riordan, by the following roll call vote:
AYES: Councilmembers Gorman, Martinez, Riordan, Roth;
Mayor DeMirjyn
NOES: None
ABSENT: None

PUBLIC HEARINGS (Continued)

Ordinance
No. 1752

Roof
Coverings

Public hearing was advertised for this time and place on Ordinance No. 1752, an ordinance of the City of Redlands amending Chapter 84 of the Redlands Ordinance Code and Ordinance No. 1729, relating to the fire resistance characteristics of roof coverings. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this amendment to the Code. None being forthcoming, the public hearing was declared closed, and Ordinance No. 1752 was adopted with waiver of the reading of the ordinance in full, on motion of Councilman Martinez, seconded by Councilman Roth, by the following roll call vote:

AYES: Councilmembers Gorman, Riordan, Martinez, Roth; Mayor DeMirjyn
NOES: None
ABSENT: None

Ordinance
No. 1753

Accessory
Buildings

Public hearing was advertised for this time and place on Ordinance No. 1753 an ordinance of the City of Redlands adopting Ordinance No. 1000 Text Amendment No. 154 which will establish minimum side and rear setbacks for accessory buildings in the residential zones. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this amendment to the Zoning Ordinance. None being forthcoming, the public hearing was declared closed, and Ordinance No. 1753 was adopted, with waiver of the reading of the ordinance in full, on motion of Councilman Martinez, seconded by Councilman Riordan, by the following roll call vote:

AYES: Councilmembers Gorman, Riordan, Martinez, Roth; Mayor DeMirjyn
NOES: None
ABSENT: None

Ordinance
No. 1754

Grading

Public hearing was advertised for this time and place on Ordinance No. 1754, an ordinance of the City of Redlands amending the Redlands Ordinance Code and providing for minimum fill grading, treatment of hillside grading, permit boundary grading, and driveway gradients. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this amendment to the Code. None being forthcoming, the public hearing was declared closed, and Ordinance No. 1754 was adopted, with waiver of the reading of the ordinance in full, on motion of Councilman Gorman, seconded by Councilman Roth, by the following roll call vote:

AYES: Councilmembers Gorman, Riordan, Martinez, Roth; Mayor DeMirjyn
NOES: None
ABSENT: None

Ordinance
No. 1758

Moving of
Buildings

Public hearing was advertised for this time and place on Ordinance No. 1758, an ordinance of the City of Redlands amending the Redlands Ordinance Code, Chapter 84, Uniform Codes, by revision of Article 848, Moving of Buildings. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this amendment to the Code. None being forthcoming, the public hearing was declared closed, and Ordinance No. 1758 was adopted with waiver of the reading of the ordinance in full, on motion of Councilman Martinez, seconded by Councilman Riordan, by the following roll call vote:

AYES: Councilmembers Gorman, Riordan, Martinez, Roth; Mayor DeMirjyn
NOES: None
ABSENT: None

ORAL PETITIONS FROM THE FLOOR

Mrs. Rose Ramos of 832 Renee reported a street-water problem at the Clock-Judson intersection. City Manager Christiansen explained that funds were budgeted for repairs.

Lenore Jimenez of 701 Baldwin complained about the curbs and gutters from Webster to Orange Street.

ORAL PETITIONS FROM THE FLOOR (Continued)

Fire Negotiations John Habant of the International Association of Fire Fighters reviewed the items listed in the Fire Fighters Association's ad of July 20, 1981, in the Redlands Daily Facts for the Council, outlined the requests and presented petitions of support carrying approximately 1,436 signatures.

COMMISSION REPORTS

Planning Commission recommendations as considered by the City Council at a regular meeting thereof held on July 21, 1981, at 3:00 P.M.

Present: Councilmen Gorman, Martinez, Riordan, Roth; Mayor DeMirjyn; Planning Director Schindler, Deputy Clerk Poyzer

1. Minor Subdivision No. 101 - Thomas Miller and Son

That the request for approval of Minor Subdivision No. 101, for the subdivision of 5.26 acres of land into four lots, located of Fairway Drive approximately 400 feet west of Palo Verde Drive, R-E Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated July 14, 1981, and amending Planning and Community Development Recommendation No. 9 to read: Further division of Lots 1 and 4 to have the following wording noted on the final map: "This subdivision is under the provisions of Ordinance Nos. 1680, 1717, and 1742, as amended, 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. Parcels No. 2 and 3 are excluded."

Thomas Miller, Sr. made a plea to Council to allow him three permits per year as the project is complete and accepted by the City of Redlands; is a "passed-over" area that once was approved for a building site; would reduce drainage; and is fully developed with off-site improvements. It was noted that Mr. Miller had applied for an allocation under Proposition "R" but did not qualify.

Councilman Riordan suggested some consideration might be given to passed-over areas such as this. She also stated she was meeting with the schools on Monday to discuss the change in school points from last year. Council agreed the point system needed further study and asked staff to note the problem areas that have shown up during the current allocation process.

Following this discussion, on motion of Councilman Martinez, seconded by Councilman Gorman, Minor Subdivision No. 101 was unanimously approved as recommended by the Planning Commission.

2. Conditional Use Permit No. 348 - Bank of Redlands

That the application for a conditional use permit for a branch bank with drive-thru teller facilities to be constructed on property located at the northeast corner of Brookside Avenue and San Mateo Street, C-2 Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated July 14, 1981, and noting the encroachment of the drive-thru canopy whereas a variance might have to be applied for in the future; adding No. 16 to Planning and Community Development recommendations to read: Parking area south of Market Basket to be fully landscaped also; and adding No. 17 to Planning and Community Development recommendations to read: a 21 foot planter along the east side of the building to be installed and maintained. Following discussion with Bob Wagner concerning the general appearance of the property, this recommendation of the Planning Commission was unanimously approved on motion of Councilman Riordan, seconded by Councilman Martinez.

Councilman Roth expressed his concerns regarding allowing construction of new drive-thru facilities.

3. Conditional Use Permit No. 349 - William S. Young

That the application for a conditional use permit for the conversion of an existing service station into a self-service gasoline station and a mini-market operation for property located at 105 West Redlands Boulevard, C-M Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated July 14, 1981, and the study map and revising No. 12 of Planning and Community Development recommendations to read: Placement of sign to be worked out with staff.

In response to Mr. Young's request for relief on requirements for sidewalks, three street lights, and a trash area, Council advised him to apply for an Improvement Agreement through the Advisory Committee. On motion of Councilman Martinez, seconded by Councilman Roth, this recommendation of the Planning Commission was unanimously approved with an extension to August 1, 1982, to complete landscaping in conjunction with the future development next door.

PLANNING COMMISSION RECOMMENDATIONS (Continued)

4. Minor Subdivision No. 109 - Tri-City Center, Ltd. - Tentative and Final Approval

That the request for the subdivision of approximately 6.77 acres of land into three lots for property located on the north side of Colton Avenue between Alabama and Tennessee Streets, C-M Zone, be approved as revised by the Planning and Community Development Department and subject to the recommendations of all departments as contained in Planning Commission minutes dated July 14, 1981. On motion of Councilman Martinez, seconded by Councilman Riordan, this recommendation of the Planning Commission was unanimously approved, and all requirements having been complied with, final approval was unanimously granted, conditional upon completion of the final clearance form on motion of Councilman Roth, seconded by Councilman Riordan.

OTHER PLANNING ITEMS FOR COUNCIL CONSIDERATION

1. Commission Review and Approval No. 433 - Raymond C. Mills - Time Extension

On motion of Councilman Riordan, seconded by Councilman Martinez, a time extension of one year to August 12, 1982, was unanimously given for Commission Review and Approval No. 433.

2. Acceptance of Parcel Map No. 6633 - John Moore

On motion of Councilman Riordan, seconded by Councilman Gorman, acceptance of Parcel Map No. 6633 which completes the conditions of approval for Commission Review and Approval No. 431 for a commercial/office complex located on the southeast corner of First and State Streets, C-3 Zone, was unanimously approved by Council.

3. Zone Change No. 231 - Syrus Rayhan - Denial without Prejudice

A change of zone from A-1 District to C-M District for property located on the northeast corner of California Street and Lugonia Avenue was unanimously denied without prejudice on motion of Councilman Riordan, seconded by Councilman Gorman.

4. Commission Review and Approval No. 434 - Redlands Business Properties, Ltd.- Denial without Prejudice

Commission Review and Approval No. 434 for property located on the northeast corner of Mountain View and I-10 Freeway was unanimously denied without prejudice on motion of Councilman Gorman, seconded by Councilman Roth.

5. Conditional Use Permit No. 327 - Gaugh Plumbing - Time Extension

On motion of Councilman Gorman, seconded by Councilman Roth, a time extension of 90 days to October 19, 1981, was unanimously given for Conditional Use Permit No. 327.

There being no further business, Council adjourned to an executive session.

Housing Commission - will meet at 8:00 P.M., July 30, in the Council Chambers

Airport Advisory Board - meeting will be called

Historic and Scenic Preservation Commission - will present a Victorian house for the Register.

APPLICATIONS AND PETITIONS

Leukemia
Society

On motion of Councilman Riordan, seconded by Councilman Martinez, Council unanimously granted permission to the Tri-County Chapter of the Leukemia Society of America, Inc. to conduct its education-fund raising campaign in Redlands from September 15 through October 15, 1981.

Attorney Richard Kreisler spoke briefly. He complained that it was upsetting to not be informed until 6:30 P.M. this evening that the City will meet with the Police representatives. He commented on former City Manager Mitchell's letter in today's Daily Facts and answered several of the points made. He reminded Council that the City Council, including one current member, had voted for the Police retirement program which Mr. Mitchell refers to in his letter.

APPLICATIONS AND PETITIONS (Continued)

Police
Request
Executive
Session

Speaking in favor of granting the Police requests were: John H. Butler, 1031 Fletcher; Lenore Jimenez and Gary Jimenez, 701 Baldwin Court; Martha Burkey, 391 Los Robles Crest; Anita Demery, 1335 Arlene Street; one woman who did not give her name; Marge Emrick, President of the Redlands Teachers Association; John Mahoney, 690 East Palm Avenue; Walter Garrett, 626 North Dearborn; Dr. Charles Porter, 700 Alvarado; Bob Lamb, 136 Chisolm Trail; Dr. A. L. Tinnen, 522 Chestnut; and Al Bruins, 1325 La Arriba Drive.

Following this Mayor DeMirjyn stated again that the Councilmembers all believe that Redlands has a fine Police force.

Sgt. Bruins stated that two weeks ago he came to Council happy to meet, eager to settle the impasse, and wanting a resolution of the problem. Now he has an Association meeting tomorrow (Wednesday afternoon), there is a serious situation with his constituents and he hopes they can meet with you anytime. He added, "if you have any questions, I would like to meet with you in executive session."

Dr. Roth thanked all in the audience for coming and speaking their minds.

Redlands
Jr.
All-American
Football

The Redlands Jr. All American Football was unanimously granted permission to sell concessions at Community Field during their football season and waiver of a business license for all monies collected help defray expenses for the football program on motion of Councilman Gorman, seconded by Councilman Martinez.

UNFINISHED BUSINESS

Mobile Home
Rent
Moratorium

Mrs. Rachel Biddick of Lugonia Fountains Mobile Home Association reported that no progress has been made in regard to the August 1 rent increase. She described the contents of a letter from the owners which was received by tenants with copies to Councilmembers. She requested that Council establish a six-month rent moratorium and a Rent Review Board, as Council assistance is needed to negotiate rents. Other problems will be negotiated by the tenants.

Mr. Orville Zappe implored Council to take action for a six-month rent moratorium and establishment of a strong Rent Review Board. He believes the letter indicates the owner's mind is made up. Judith Pelka made the same request.

Mr. Langdon Buchl spoke for the Orange Grove Mobile Estates stating that they also request a six-month moratorium on rent increases and a Rent Review Board.

Mr. Carl Billings, owner of Orange Grove Estates, said he was ready to negotiate and that he felt a moratorium would not be necessary. He was wholly against it.

Council discussed the matter as presented here, and the results of Mayor DeMirjyn and Mrs. Riordan's meeting with the Lugonia Fountain owners and their attorney. Mrs. Riordan stressed that negotiation is a reasonable way to proceed. Both Dr. Roth and Mr. Gorman spoke for a Rent Review Board with time and expertise to seek solutions.

Attorney Scott Reynolds, representing Lugonia Fountains' Association, said the suggestion that rent is negotiable was included in the owner's letter at his insistence.

UNFINISHED BUSINESS (Continued)

Mobile Home Rent Moratorium

Councilman Roth moved that Council establish a moratorium on mobile home rent increases in the City for a three months - 90 days beginning August 1, 1981, to be extended if necessary. The purpose of the moratorium is to establish a Rent Review Board. Meanwhile, tenants can negotiate to solve problems if possible. Following lengthy discussion, the motion was seconded by Councilman Gorman and carried by the following vote:

AYES: Councilmembers Gorman, Martinez, Roth; Mayor DeMirjyn
NOES: Councilmember Riordan
ABSENT: None

Ordinance No. 1767

Ordinance No. 1767, an ordinance of the City of Redlands establishing a Rent Review Board and effecting a space rental rollback, was tabled on motion of Councilman Gorman, seconded by Councilman Roth, unanimously.

Rent Review Board

Council discussed the requirements of a Rent Review Board ordinance considering payment by both sides to forestall bringing frivolous matters to the Board. The requirement was stressed that members would need training and skill in order to obtain and review the necessary information. The staff was requested to develop such an ordinance.

NEW BUSINESS

Resolution No. 3767

Weed Abatement

Resolution No. 3767, a resolution of the City Council of the City of Redlands providing for the assessment of costs resulting from the abatement of weeds which constitute a fire hazard, was unanimously approved by Council on motion of Councilman Riordan, seconded by Councilman Martinez. Councilman Riordan expressed concern for people living in unkept groves with dry weeds near the home.

CITY MANAGER

Appointment

Mayor DeMirjyn announced the Council's decision to retain the firm of Best, Best and Krieger to represent the City in legal matters, stating: "We are confident Best, Best and Krieger will fill the void left by the resignation of Attorney Ed Taylor.

Sign Code Committee Recommendations

Vice Mayor Gorman, as Council representative on the Sign Code Study Committee, thanked the members for their time, energy, diligence, insight, and thoughtfulness, and requested letters of appreciation be sent to each. He also thanked Mrs. Riordan who served as his alternate. He referred to the Sign Code packets each Councilmember had received, explaining that it contained a final draft of proposed sign code changes as recommended by the study committee with a resume by Planning and Community Development Director Schindler, and a collection of Sign Code modifications proposed by Director of Building and Safety Director Dale. Mr. Gorman summarized the changes and recommended that the proposal of Mr. Dale be adopted as submitted.

After brief consideration, the Council concurred that they would need more time to study this matter.

Mr. Larry Wormser addressed Council for the Board of Directors of the Business Improvement District, and as a property owner and owner of a business in downtown Redlands. He brought two recommendations: (1) a request for enforcement of the current (1970) Sign Code; and (2) a recommendation that the formula for determining area not be changed in the C-2 Zone.

Council discussed particular signs in the City informally. Mr. Ray Heemstra, sign painter, stated that the City is becoming too strict.

CITY MANAGER (Continued)

Vice Mayor Gorman then pointed to special areas he hoped the Council would consider: (see clarification in minutes of 8/4/81, page 65)

The insertion of a provision to set the period of time in which to amortize the value of a sign from the time of adoption of the Code to the time of installation of the sign.

Sign Code

Pole signs - restricting all but freeway oriented businesses. Could be higher than 40 feet, if demonstrated to be necessary.

Recommend that Code designate the freeway oriented areas where these signs would be permitted.

Declaration of Dedication

A Declaration of Dedication from Stephen and Charles W. Reeder and from Barbara J. and David B. Van Deerlin for street purposes in accordance with requirements of Conditional Use Permit No. 276 was unanimously accepted on motion of Councilman Martinez, seconded by Councilman Gorman.

Declaration of Dedication

A Declaration of Dedication from Lawrence A. Luebbe for street purposes in accordance with requirements of House Moving Permit No. 78 was unanimously accepted on motion of Councilman Martinez, seconded by Councilman Gorman.

Funds
Joslyn
Center

An additional appropriation in the amount of \$6,000 to hire a part time individual to arrange furniture for various programs and to perform routine maintenance at the Joslyn Senior Center was unanimously approved on motion of Councilman Martinez, seconded by Councilman Gorman.

Legal
Represent-
ation

On motion of Councilman Martinez, seconded by Councilman Gorman, Council unanimously requested the City to provide legal representation for individuals named in the lawsuit filed by C-Y Development Company.

Such legal representation was granted subject to the right of the City to bring a separate action for the amount of any judgement, settlement, or compromise paid on behalf of an employee or Councilmember because of the employee's or Councilmember's unauthorized conduct or willful failure or refusal to cooperate in good faith in the conduct of his defense.

Council unanimously approved two Option "B" Water Contracts from the City to (1) Jesse J. Umali and Belle P. Umali with Otilia M. Van Leuven as pledgee, and (2) Jesse J. Umali and Belle P. Umali, one-half interest, and Elisea Bautista and Esther Bautista, one-half interest, with Opal A. Van Leuven as Pledgee, on motion of Councilman Martinez, seconded by Councilman Gorman.

CITY ATTORNEYResolution
No. 3768
Water Co.

Resolution No. 3768, a resolution of the City Council of the City of Redlands to acquire the Mentone Domestic Water Company, was unanimously approved on motion of Councilman Roth, seconded by Councilman Martinez.

Mayor DeMirjyn expressed his thanks to Bruce Atkins for serving the City Attorney's place since December 6, 1977.

Bills and salaries were ordered paid as approved by the Finance Committee. There being no further business, Council adjourned, on motion, at 10:05 P.M. to an executive session.

Next regular meeting, August 4, 1981.

ATTEST:

Regina A. Martinez
City Clerk

Charles W. Reeder
Mayor of the City of Redlands