

MINUTES

of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on November 17, 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
Michael Riddell, 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 Councilman Oddie J. Martinez, Jr.

Minutes of the special meeting of October 29, 1981, were approved with paragraph three replaced by the following statement:

"City Manager Christiansen reported on certain data he compiled regarding vacancy factors and rent increases in the three mobile home parks in the City of Redlands. There is approximately a one percent vacancy factor among the three parks. With respect to one of the mobile home parks, rents had virtually doubled over the past four years."

Minutes of the regular meeting of November 3, 1981, were approved with two revisions as follows:

The deletion from the Park Commission report on page two.

"which are raising the sidewalks and creating a safety hazard."

Page three, paragraph four, to read as follows:

"Dr. Roth brought to Council attention what in his opinion was the dangerous conditions existing at the intersections of Mariposa Drive with Garden Street, and Mariposa Drive with Sarrita Drive. He stated that serious accidents have occurred here due to high speed on these streets despite speed limits."

PUBLIC HEARING

Ordinance
No. 1774

Specific
Plan
No. 27

Public hearing was advertised for this time and place on Ordinance No. 1774, an ordinance of the City of Redlands adopting Specific Plan No. 27 for development for a portion of the east side of Citrus Avenue, south of State Street and 300 feet west of Kendall Street. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this Specific Plan of Development. None being forthcoming, the public hearing was declared closed, and Ordinance No. 1774 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

ORAL PETITIONS FROM THE FLOORMobile Home Rent Negotiations Report

Mr. Lang Buchl, chairman of the Orange Grove Renters Association, spoke briefly of a planned meeting with the owner and his attorney in the City Manager's office which was cancelled by Mr. Billings at the last minute. His attempts to contact Mr. Billings since then were unsuccessful. He added that the consensus of opinion among his group is an offer of a three year lease based on a 7 percent rent increase in the first year; 6 percent the second year, and 5 percent the following year.

City Manager Christiansen reported that earlier this month he met with the residents of Lugonia Fountains and the owners; no agreement was reached and no contract resulted. Secondly he confirmed the cancellation of the meeting by Mr. Billings as reported by Mr. Buchl. Mr. Christiansen added that this afternoon, Attorney Coldren, Mr. Billings' attorney, told him by phone that Mr. Billings "is going to make an offer of 9-1/2 percent compounded annually on a three year lease, and indicated that he would like to have your association vote on that."

Mobile
Home
Rent
Negotiations
Report

Mr. Orville Zappe, chairman of the negotiating committee for the Lugonia Fountains Homeowner's Association, reviewed the meetings held; stated that there was a meeting of the Homeowners to either ratify or be critical of the decision which was made the last time the Homeowners met with the Park owners; that they delayed hoping for a final offer from the owners. He stated: "They made an offer, we made a counter offer, and an hour later then advised us that they were unable to come up with any other decision."

"We took this back to our Homeowners and delayed again hoping they would come back. We set a meeting on another night and 55 percent of the owners ratified the actions we took."

Mayor DeMirjyn acknowledged the reports and stated that Council had recieved from the Merle's a listing of rentals charged in nearby mobile home parks.

In the Council discussion which followed the expiration of the moratorium was noted; the notification of a rent increase received by the Lugonia Fountain owners in June which would have gone into effect on August 1 if the moratorium had not been adopted; the Council's intention to take appropriate action prior to December 1 in the event that no settlement is reached; and the fact that no action can be taken at this time due to the CEQA environmental review presently in process and which will be completed on November 24. The Council agreed to hold an adjourned regular meeting on November 30, 1981, at 7:00 P.M.

COMMISSION REPORTS

Planning Commission recommendations as considered by the City Council at a regular meeting thereof held on November 17, 1981, at 3:00 P.M.

Present:

Councilmembers Gorman, Martinez, Riordan, Roth; Mayor DeMirjyn; Attorney Riddell; Planning and Community Director Schindler; Deputy Clerk Poyzer

1,

Conditional Use Permit No. 354 - Aladdins's Castle, Inc.

The City Attorney requested this item be held over until the next meeting.

2. Conditional Use Permit No. 352 - Paul Hsu/ADR Corporation

That the application for Conditional Use Permit No. 352 for a proposed 46 unit townhouse condominium project on property located on the northeast corner of Edwards Street and Cornell Avenue, R-2 Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated November 10, 1981, and the appropriate sections of Ordinance No. 1000 and adding Planning and Community Development Requirements No. 17: That the two open parking spaces adjacent to Edwards Street be relocated to within the project behind the setback lines; No. 18: That a three foot high wall or earth berm be provided at the northerly terminus of the north-south private street within the project; and No. 19: The recreation building design and color be approved at staff level before issuing a permit.

Councilman Riordan questioned sound insulating requirements particularly in condominiums. Mr. Schindler assured her new construction and condominium conversions have these requirements now although they were not in effect five years ago. On motion of Councilman Riordan, seconded by Councilman Gorman, this recommendation of the Planning Commission was unanimously approved by Council.

3. Commission Review and Approval for Revised Conditional Use Permit No. 266 - W. J. E. Corporation

That Commission Review and Approval for Revised Conditional Use Permit No. 266, a request to consider a revised planned residential development for 44 units on property located on the southwest corner of Citrus Avenue and Dearborn Street, R-S Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated November 10, 1981. Council briefly discussed unsightly air conditioning units. Mr. Engevik assured Council there were plenty of places in this project to hide the units. On motion of Councilman Roth, seconded by Councilman Riordan, this recommendation of the Planning Commission was unanimously approved.

OTHER PLANNING ITEMS FOR COUNCIL CONSIDERATION

1. Conditional Use Permit No. 335 and Tentative Tract No. 11779 - Brookside Ltd. - Final Approval

All requirements as outlined in Council minutes dated December 16, 1980, having been complied with, it is the recommendation of the Planning Department that final approval be given Conditional Use Permit No. 335 and Tentative Tract No. 11779. On motion of Councilman Gorman, seconded by Councilman Riordan, this recommendation of the Planning Department was unanimously approved.

2. Conditional Use Permit No. 353 - Emmerson and Bartlett Mortuary - Final Approval

All requirements as outlined in Council minutes dated October 20, 1981, having been complied with, it is the recommendation of the Planning Department that final approval be given Conditional Use Permit No. 353. On motion of Councilman Roth, seconded by Councilman Gorman, this recommendation of the Planning Department was unanimously approved.

3. Abatement of Public Nuisances

Mayor DeMirjyn brought Council attention to the unsightly burned out packing house on Sixth Street and stated it was incumbent on Council to require cleaning of this parcel. He felt the basement should be filled in and the ground leveled. Council pointed out other problems such as the burned area along the freeway near Tennessee Street, the burned tank yard, an old lumber yard, and lack of general maintenance and care by the State of freeway ramps. Mrs. Riordan suggested a letter be directed to the State asking that time be allotted for general clean up and irrigation along the freeway ramps. Public Works Director Donnelley stated the City must provide water for any freeway landscaping. Councilman Roth asked what the water would cost. Staff was requested to report back to Council regarding these concerns.

4. Low-Cost Housing

Mayor DeMirjyn reported the developers of a 200 unit low-cost housing condominium near the Lockheed property wished to know if Council would reconsider a staff investigation of this project if they would guarantee it for five years with 11-1/2 percent money available. Council concurred that the project would have to be policed and the City does not have staff to handle it.

OTHER PLANNING ITEMS FOR COUNCIL CONSIDERATION (Continued)5. Phase II - 1981 Residential Development Allocations

Council concurred to award Phase II of the 1981 Residential Development Allocations at its regular meeting on December 15, 1981.

6. Redlands Community Hospital Expansion

Dr. Roth stated that although there was no financial conflict of interest on his part, he would remain neutral on the application for expansion submitted by Redlands Community Hospital and would abstain when it is before Council. Mrs. Riordan said she had referred this question concerning her position to the City Attorney for his opinion.

There being no further business, Council adjourned to a closed session to discuss possible litigation and personnel matters.

Park Commission - will meet Thursday, November 19, 1981, at 2:15 P.M.

Public Works Commission - Met November 9 to review specifications of street light conversions. No further meetings in November.

Airport Advisory Board - will meet December 7, 1981, at 7:00 A.M. at Lucky's Coffee Shop to consider possible sale of airport assets.

Registration of Stephenson Building Historic and Scenic Preservation Commission - On motion of Councilman Riordan, seconded by Councilman Roth, Council unanimously approved the application for registration of the Stephenson Building at 14 North Fifth Street on the Redlands Historic and Scenic Property Register.

APPLICATIONS AND PETITIONS

Kimberly School Swap Meet The request of the Kimberly School PTA for permission to hold a swap meet on the grounds of Kimberly School on November 21, 1981, was approved on motion of Councilman Riordan, seconded by Councilman Gorman, in accordance with Section 2122 of the Redlands Ordinance Code.

COMMUNICATIONS

1982 Municipal Election Vice Mayor Gorman referred to a memorandum from the City Clerk asking Council's position on the possible delay of the April 13, 1982, Municipal Election until November 2, 1982, as is permitted under recently passed S.B. 230. Councilman Gorman then moved to do this "in the interest of economy." Dr. Roth seconded. City Clerk Moseley explained that information recently obtained from County Registrar Clinton rejected the probability of saving money due to the large number of voting precincts needed for a November General Election. She also stated that all filings and services historically provided in the city, would be provided in the Registrar's Office in San Bernardino. This would in effect remove the election from the City. Councilman Gorman and Dr. Roth then withdrew the motion.

Following a brief consideration of the Clerk's recommendation that Redlands join in accepting County Registrar Clinton's offer to count computer ballots on election night for the City and a statement of support by Councilman Riordan, on motion of Councilman Gorman, seconded by Councilman Roth, Council unanimously approved use of computer ballots and the computer service offered by the County Registrar of Voters.

UNFINISHED BUSINESS

Mariposa Drive and Garden Street Intersection Councilman Roth spoke again of his concerns expressed at the last meeting regarding the Mariposa Drive/Garden Street intersection. He moved to authorize staff to proceed to implement the design to change the overall configuration which has been developed after lengthy study. This motion was seconded by Councilman Riordan and unanimously adopted.

NEW BUSINESS

Resolution No. 3800 Salary	Resolution No. 3800, a resolution of the City Council establishing a salary schedule and compensation plan for City employees which implements the salary increases approved previously by the Council for all city employees, was unanimously adopted on motion of Councilman Roth, seconded by Councilman Riordan.
-----------------------------------	--

Resolution No. 3801 Intent to Vacate Alley	Resolution No. 3801, a resolution of the City Council declaring the intention to vacate a portion of a certain alley and setting the public hearing on this alley vacation for December 1, 1981, at 7:00 P.M. was unanimously adopted on motion of Councilman Roth, seconded by Councilman Gorman.
---	--

CITY MANAGER

Holidays	On motion of Councilman Martinez, seconded by Councilman Riordan, the calendar of employee holidays for 1982 was unanimously adopted.
----------	---

Bid Call Weed Abatement Contract	The City Clerk was unanimously authorized to advertise for bids for a two year contract commencing January 1, 1982, for weed abatement and waste removal under the direction of the Fire Department on motion of Councilman Riordan, seconded by Councilman Martinez.
-------------------------------------	---

Bid Call Slurry Sealing	The City Clerk was unanimously authorized to advertise for bids for slurry sealing various streets within the City and the Redlands Plaza Parking Lot on motion of Councilman Riordan, seconded by Councilman Martinez.
----------------------------	---

Agreement San Timoteo Canyon Road Water Main	On motion of Councilman Riordan, seconded by Councilman Martinez, Council unanimously authorized the Mayor and City Clerk to execute an agreement with the Southern Pacific Transportation Company in order for San Bernardino County to install a 12-inch water main in San Timoteo Canyon Road for their new solid waste disposal site. The County will pay all fees and charges to the railroad company.
---	---

Airport Lease Amendment	The Mayor was unanimously authorized to sign on behalf of the City Amendment No. 1 to the Airport Master Lease Agreement with Redlands Aviation Corporation regarding the use of Lease Parcel No. 2 at Redlands Municipal Airport on motion of Councilman Riordan, seconded by Councilman Martinez.
-------------------------	---

Grant Deed Redlands Heights Well Site	A grant deed from Redlands Heights Water Company for a well site located easterly of Ford Street and southerly of South Avenue was unanimously accepted by the Council on motion of Councilman Riordan, seconded by Councilman Martinez. The Redlands Heights Well Site, including all pumping equipment, have been conveyed by Redlands Heights Water Company in accordance with the agreement approved July 7, 1981.
--	--

Claims	On motion of Councilman Gorman, seconded by Councilman Riordan, claims in the names of Richard L. Neal and Fidel Pacheco and an amended claim of Wilbur Boystun and Sandy Corley were unanimously denied and referred to the City's insurance carrier.
--------	--

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

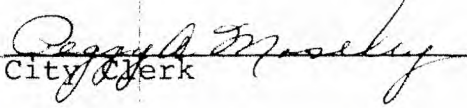
There being no further business, Council adjourned, on motion, to an adjourned regular meeting to be held on November 30, 1981, at 7:00 P.M. in the Council Chambers to address mobile home rent problems.

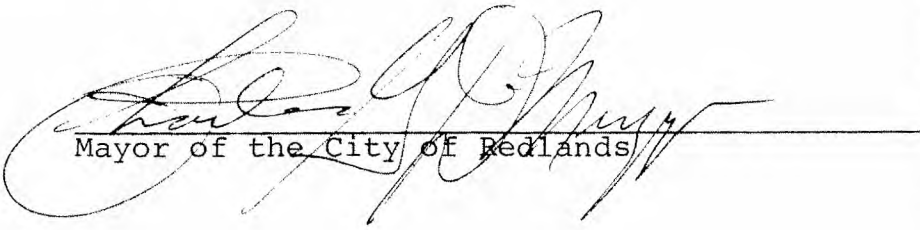
CITY MANAGER (Continued)

At 7:45 Council adjourned to a closed session.

Next regular meeting, December 1, 1981.

ATTEST:


City Clerk


Mayor of the City of Redlands

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

