MINUTES of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on January 19, 1982, 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
Dallas Holmes, City Attorney
Peggy A. Moseley, City Clerk
Glenn Cunliffe, Redlands Daily Facts
Pat Brown, The Sun

ABSENT

None

The meeting was opened with the pledge of allegiance, followed by the invocation by Reverend Gary Ivey of the State Street Christian Church

Minutes of the regular meeting of January 5, 1982, were approved as submitted.

PUBLIC HEARING

Ordinance No. 1779

Crime Prevention Signs

Public hearing was advertised for this time and place on Ordinance No. 1779, an ordinance of the City of Redlands amending the Redlands Sign Code to exempt certain crime prevention signs. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this amendment to the Sign Code. None being forthcoming, the public hearing was declared closed, and Ordinance No. 1779 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, Martinez, Riordan, Roth; Mayor DeMirjyn
NOES:	None
ABSENT:	None

ORAL PETITIONS FROM THE FLOOR

Mr. Steve Carter of Gemini Development Corporation, presented his firm's plan to build 200 condominiums on City owned property at Lugonia and Crafton Avenues. He showed floor plans, described amenities, density and affordability. Council discussed this plan with some interest, but expressed strong concern that the properties would escalate in price upon resale as does the market. Council spoke of interest rates, need for control, lack of staff for monitoring, and made no commitment.

COMMISSION REPORTS

Planning Commission recommendations as considered by the City Council at a regular meeting thereof held on January 19, 1982, at 3:00 P.M.

Present: Councilmembers Gorman, Martinez, Riordan, Roth; Mayor DeMirjyn; Attorney Holmes, Community Planner Atencio; Deputy Clerk Poyzer

1. Conditional Use Permit No. 356 - Redlands Convenience Center

That a conditional use permit for a proposed retail complex of two stores and a drive-thru photo building on property located on the southeast corner of Redlands Boulevard and Alabama Street, C-M Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated January 12, 1982, and subject to the study map. On motion of Councilman Martinez, seconded by Councilman Riordan, Conditional Use Permit No. 356 was unanimously approved by Council.

2. Conditional Use Permit No. 357 - Andrew Bruinsma

That a conditional use permit for a drive-thru self-service car wash on property located on the south side of Redlands Boulevard, approximately 221 feet west of New York Street, C-M Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated January 12, 1982. On motion of Councilman Roth, seconded by Councilman Gorman, Conditional Use Permit No. 357 was unanimously approved by Council.

3. Conditional Use Permit No. 358 - Bud C. Van Uffelen

That a conditional use permit for the removal of structures and replacement with new construction and a preconstructed service station on property located at 305 West Colton Avenue, C-4 Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated January 12, 1982, and adding Planning and Community Development Department Recommendation No. 16, as follows: Applicant shall return to the Planning Commission with additional elevations (drawn by an architect) of all buildings, including remodeling of the existing gun shop, prior to final approval of the conditional use permit. On motion of Councilman Martinez, seconded by Councilman Riordan, Conditional Use Permit No. 358 was unanimously approved by Council.

PLANNING COMMISSION RECOMMENDATIONS (Continued)

4. Conditional Use Permit No. 359 - George A. Sewell

That a conditional use permit for the conversion of a residence into a real estate office located at 421 West Redlands Boulevard, C-4 Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated January 12, 1982, and adding Planning and Community Development Recommendation No. 12, as follows: Stucco wall be extended around the northerly and westerly limits of the parking to match the existing wall around the porch. Council briefly discussed the parking requirements which would remove a portion of the patio. Councilman Riordan commented she felt the Planning Commission had resolved the matter to the best of anyone's ability. On motion of Councilman Martinez, seconded by Councilman Roth, Conditional Use Permit No. 359 was unanimously approved by Council.

5. Conditional Use Permit No. 333 (Revised) - Marilynn L. Vesely

That a conditional use permit to utilize an existing office building, located at 702 (G) West Colton Avenue for a Greyhound Bus Depot, C-4 Zone, be approved subject to the recommendations of all departments as contained in Planning Commission minutes dated January 12, 1982.

Councilman Riordan stated she felt strongly the bus depot must be open before and after the arrival of the last bus for the sake of courtesy and safety. Councilman Martinez reiterated he would not support this location because of the traffic problems. On motion of Councilman Riordan, seconded by Councilman Roth, Council approved Conditional Use Permit No. 333 (Revised) with the deletion of the first condition requiring an additional restroom and adding to No. 4, as follows: That the station be open 15 minutes before and after the last scheduled bus. This was approved by the following vote:

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

ADDENDA ITEMS

1. Signs - Jim Glaze

At its meeting of January 12, 1982, the Planning Commission approved the signs for the Jim Glaze Chrysler-Plymouth Agency as submitted subject to the removal of the existing free-standing Chrysler sign located at the east end of the facility. Mr. Gorman stated he felt the whole operation was substantially over-signed and requested Mr. Schindler to attempt to remove any pole signs.

2. CR&A No. 339 - Home Savings Building

On motion of Councilman Roth, seconded by Councilman Gorman, Council unanimously added the following to Planning and Community Development Requirement No. 1: The applicant shall submit to the City Council for approval a parcel map combining all parcels into one lot and said parcel map is to be recorded by the applicant prior to the issuance of a Certificate of Occupancy.

OTHER PLANNING ITEMS FOR COUNCIL CONSIDERATION

1. Request for Annexation

A request for annexation of 70 acres of property located at the northeast corner of Lugonia Avenue and California Street received from Ebrahim Baseri, Ezatolah Baseri, Yosef Maghen, and Aliah Rayhan-Zedeh was unanimously referred to staff for study and a report on motion of Councilman Martinez, seconded by Councilman Riordan.

2. Agricultural Contract Land Removal No. 1 - Rossmore Investments and MKM Inc.

Pursuant to the appropriate provisions of A.B. 2074, enacted by the California State Legislature and effective January 1, 1982, and in concurrence with the provisions established by the City of Redlands, public hearing was advertised for this time and place to consider Agricultural Contract Land Removal No. 1, cancellation of the Land Conservation Contract between the City of Redlands and Rossmore Investments and KMK Inc. for approximately 82.5 acres located generally at the northeast corner of Judson Street and Pioneer Avenue. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this cancellation of a Land Conservation Contract.

Attorney Holmes stated he felt Council did not have enough information at this time to take action on this request.

OTHER PLANNING ITEMS FOR COUNCIL CONSIDERATION (Continued)

Pat Meyer, C-G Engineering, summarized the procedures and guidelines followed in accordance with the new state law and city procedures; he stated approximately 2,500 notices of this public hearing were prepared and mailed at the applicant's expense; and requested the City Attorney to elaborate on his statement. Mr. Meyer explained that the 82.5 acres of property are adjacent to the Redlands Municipal Airport; that the plans are to develop an industrial complex in conjunction with the airport; and that some of the land will be dedicated to the airport. He further stated a zone change request is on file for processing following approval of this application. He then requested Council consider cancellation of the cancellation fee.

Council discussed the procedure to be followed under the new state law at length with City Attorney Holmes, Mr. Meyer, and Planning Director Schindler. Councilman Martinez moved to continue this public hearing and table this request until the second meeting in February, 1982, for study of the legal ramifications. Motion seconded by Councilman Roth and carried unanimously. Mr. Meyer respectfully requested he be allowed to be present at any meetings with the City Attorney and staff regarding this study.

3. Specific Plan No. 23 - John Moore

City Manager Christiansen reported a meeting of all parties involved was held eight days ago and a compromise agreed upon, but that a letter has just been received from John P. Tyler, Dr. Johnson's loan holder, stating any realignment changes were unacceptable to him. Following discussion with Mr. Moore and Mr. Hicks, it was concluded that Mr. Tyler did not understand the compromise, and Councilman Riordan moved to table this matter to the first meeting in February in order for another meeting with all involved to be held. Motion seconded by Councilman Martinez and carried unanimously. Mr. Moore urged Council to talk with the city attorney regarding eminent domain.

4. Neglected Grove Removal Contract - Bid Call

The City Clerk was unanimously authorized to advertise for a two year contract for removal of neglected groves on motion of Councilman Martinez, seconded by Councilman Riordan.

5. Minor Subdivision No. 100 - Neal R. Spence - Time Extension

On motion of Councilman Martinez, seconded by Councilman Riordan, a time extension of one year to January 21, 1983, was unanimously given for Minor Subdivision No. 100.

6. Commission Review and Approval No. 439 - Henry Van Mouwerik - Time Extension

On motion of Councilman Martinez, seconded by Councilman Gorman, a time extension of one year to February 13, 1983, was unanimously given for Commission Review and Approval No. 439.

7. Passenger and Parcel Service - Luther Munoz

Mr. Luther Munoz wishes to operate a passenger and parcel service from 425 East Citrus Avenue to the Ontario Airport, and has complied with all necessary requirements with the exception of the fingerprint check which is normally done after the applicant has received Council approval. Wishing Mr. Munoz luck, Councilman Gorman moved to approve this request to operate a passenger and parcel service, pending receipt of the fingerprint report. Motion seconded by Councilman Martinez and carried unanimously.

There being no further business, Council adjourned to a closed session to discuss attorney-client privilege and personnel matters.

Park Commission - will meet at 2:15 P.M., Thursday, January 21, 1982

Housing Commission - will meet next month to consider Senior housing as a part of redevelopment project on the north side.

Traffic Commission - will meet Thursday, January 21, 1982

Public Works Commission - no meeting during February

Airport Advisory Board - will meet February 1, 1982 at 7:00 A.M. to consider safety issues and sale of assets.

Historic Registration

Historic and Scenic Preservation Commission - On motion of Councilman Roth, seconded by Councilman Riordan, Council unanimously accepted an application from Mr. Ronald Rieke to register property located at 931 West Cypress Ave. known as the "Orchard House" on the Historic and Scenic Properties Register.

COMMISSION REPORTS (Continued)

Appointment

Library Board - On motion of Councilmember Riordan, seconded by Councilman Roth, Mrs. Louise Scott was unanimously appointed to replace Miss Opal Marquardt on the Library Board.

Appointments

Mobile Home Park Rent Review Board - To fulfill the requirements of Ordinance No. 1783, the following people were appointed to terms on this board: Mr. Charles L. Gordon; Reverend J. D. Wadley, Mr. Forrest McCowan, as members; and Mr. Don Ford as alternate.

APPLICATIONS AND PETITIONS

Waiver of Bowl Fees

The YWCA was granted waiver of bowl fees for their annual dance recital scheduled for June 12, 1982, on motion of Councilman Gorman, seconded by Councilman Roth. A police officer will be on duty during the recital and the YWCA will provide their own clean-up.

NEW BUSINESS

Resolution No. 3810

Salary

Resolution No. 3810, a resolution of the City Council establishing a 2.5 percent salary increase for general employees in accordance with the 1981-1982 Memorandum of Understanding, was adopted on motion of Councilman Riordan, seconded by Councilman Roth, with Councilmember Gorman and Mayor DeMirjyn voting NAE for the reason that they disagreed with the original Memorandum of Understanding.

Ordinance No. 1772

Water Lines and Fire Hydrants

Ordinance No. 1772, an ordinance of the City of Redlands requiring the provision of water lines and fire hydrants in conjuncion with certain building construction or change in use, was discussed, noted that fees will remain as presently fixed and was given first reading of the title and laid over under the rules with public hearing set for February 2, 1982, at 7:00 P.M. The primary reason for this change is to allow a developer to sign an agreement guaranteeing the fire hydrant installation at a later date.

Ordinance No. 1781

Traffic Fines

Ordinance No. 1781, an ordinance of the City of Redlands amending the Traffic Ordinance by the addition of a $10.50 penalty fee for traffic fines that are not paid within thirty days, was given first reading of the title and laid over under the rules with public hearing set for February 2, 1982, at 7:00 P.M.

Ordinance No. 1782

Amend Subdivision Ordinance

Ordinance No. 1782, an ordinance of the City of Redlands amending the Subdivision Ordinance to establish a minimum time limit of two years for expiration of a tentative map for subdivisions and clarifying other matters in relation to map extensions and removing outdated material, was discussed at length and was given first reading of the title and laid over under the rules with public hearing set for February 2, 1982, at 7:00 P.M.

Resolution No 3811

Bear Valley Mutual Water Stock

On motion of Councilman Riordan, seconded by Councilman Martinez, Resolution No. 3811, a resolution of the City Council establishing a cash credit of $16.00 per share of stock that can be paid for Bear Valley Mutal Water Company stock, was unanimously approved by Council.

Resolution No. 3812

Water Rates

Council now considered Resolution No. 3812 which establishes a new water rate structure and increases water rates for users of City of Redlands water.

Public Works Director John Donnelly explained that work began two years ago to analyze the problems within the water delivery system, to have the Master Plan updated, and to have a water rate study. He then introduced Mr. Norman Hixson of the James Montgomery Engineering Firm.

NEW BUSINESS (Continued)

Mr. Hixson gave a brief overview of the study and explained in detail the allocation of costs in the new rate schedule. He added that the City had gone too long during the worst inflation and excessive growth period for the City; he recommended review and update every two years. He added that he found no reason for treating Mentone Water Company users different from other outside-city water users.

Mr. John Egan, Chairman of the Public Works Commission during the water study, briefly described the scope of the study and the meetings held.

Mr. Eldon Vincent, member of the ad hoc water study committee in 1977, reviewed the findings of that study and asked Council to take more time and appoint a committee to review the work of the commission and the Montgomery report. Mr. Fred Ford, a member of the first Public Works Commission, recommended an up-to-date report of water costs, and added that a ten percent increase each year was preferable to a forty percent one in four years.

Resolution No. 3812

Water Rates

Mrs. Hester Leaverton, a Redlands resident since 1912 and owner of a large, well landscaped garden of mature trees, camelias, "hundreds of roses," and daylilies, pleaded that she and hundreds of women like her who are maintaining mini-farms on fixed incomes need a special water rate consideration.

Also speaking were Caroline Corder and Mr. Wilbur S. Gregory who referred to his letter in the Facts.

Mr. Donnelly reviewed past water costs: from 1965 to 1974, nine years, with no increase in rates; in 1974 there was an eleven percent increase; in 1976, 8.6 percent, and in 1978 twenty percent. Over a sixteen year period, the water rate increased forty-one percent while fuel increased 500 percent; electricity, 180 percent, and natural gas 248 percent - all of these are used in the production of water.

Councilman Martinez moved that Council delay action to March 2 to allow more public discussion. His motion failed for lack of a second.

Mr. Gorman then thanked and commended all connected with the study, particularly the Public Works Department, emphasizing the study, analysis, and review involved. He expressed regret that the water rates had not been reviewed and studied on a regular basis to prevent this needed increase and moved for adoption of Resolution No. 3812, stating that rates must in the future be reviewed on an annual or biennial basis. Councilman Riordan seconded the motion.

During the following discussion, Mayor DeMirjyn moved to table this decision until February 2. Councilman Martinez seconded and this motion failed by AYES: two and NOES: three.

The original motion to adopt Resolution No. 3812 then carried by the following vote:

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

CITY MANAGER

Outside Water Service

The New Life Ministries Organization's request for out-side city water service for their proposed church construction at the southwest corner of Orange Avenue and Nevada Street was unanimously approved on motion of Councilman Martinez, seconded by Councilman Riordan.

CITY MANAGER (Continued)

Grant Deed
Fowler

On motion of Councilman Martinez, seconded by Councilman Gorman, a Grant Deed from Orland J. Fowler was unanimously accepted for water rights to Mill Creek Zanja which the City recently purchased.

Funds
Sylvan Park

An additional appropriation from the Park Acquisition Fund for $25,000 for removal of Sylvan Pool and the establishment of a new picnic area was unanimously approved on motion of Councilman Gorman, seconded by Councilman Riordan.

Claims

On motion of Councilman Roth, seconded by Councilman Gorman, claims in the names of Bruce Matlock and Phyllis Calderon were 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, at 8:55 P.M.

Next regular meeting, February 2, 1982.

Mayor of the City of Redlands

ATTEST:

Peggy A. Moseley
City Clerk

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