MINUTES of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on November 20, 1984, at 3:00 P.M.

PRESENT

Carole Beswick, Mayor
Tim Johnson, Vice Mayor
Charles G. DeMirjyn, Councilman
Oddie J. Martinez, Jr., Councilman
(Afternoon Session Only)
Richard N. Larsen, Councilman

John E. Holmes, City Manager
Dallas Holmes, City Attorney
Lorrie Poyzer, City Clerk
Laura Wingard, Redlands Daily Facts
Pat Brown, The Sun

ABSENT

None

The meeting was opened by Mayor Beswick with the pledge of allegiance followed by an invocation by Councilman DeMirjyn.

Minutes of the special meeting of October 30, 1984, and the regular meeting of November 6, 1984, were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENT

Conditional Use Permit No. 410 - Earl and Fyrn Morgan

That the application for a proposed 68 unit apartment complex on approximately 4.7 acres of land located on the northwest corner of Orange Avenue and Kansas Street, R-2-3000 Zone, be approved based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated November 13, 1984. Representing the applicant, Pat Meyer requested Council waive Public Works Requirement No. 12 regarding payment of $31,000.00 toward future cost of bridge construction across the Morrey Arroyo channel on Kansas Street or the execution of an Improvement Agreement.

Public Works Director Donnelly explained his reasons for imposing this requirement and said he would be willing to reduce the payment to $9,100.00. Stating it would be in the best interest of the public to discuss this further, Councilman Johnson moved to set a public hearing on this matter for December 4, 1984. Motion seconded by Councilman DeMirjyn and carried unanimously.

PLANNING AND COMMUNITY DEVELOPMENT (Continued)

Later in the meeting, Mr. Meyer asked Council to reconsider their earlier action and approve Conditional Use Permit No. 410 as recommended by the Planning Commission. Councilman Johnson moved to reconsider this action; motion seconded by Councilman Beswick and carried. Councilman Johnson moved to approve the Environmental Review Committee's Negative Declaration for Conditional Use Permit No. 410 and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines. Motion seconded by Councilman Larsen and carried by AYE votes of all present. (Note: Councilman Martinez was not present at this portion of the meeting.) Councilman Johnson moved to approve Conditional Use Permit No. 410 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated November 13, 1984. Motion seconded by Councilman Larsen and carried by AYE votes of all present.

Tentative Tract No. 12821 - Wayne Hutchinson

Councilman Larsen moved to approve the Environmental Review Committee's Negative Declaration for Tentative Tract No. 12821 for the subdivision of three acres of land into six lots for property located on the east side of Terracina Boulevard, approximately 330 feet south of Bellevue Drive, R-S Zone, and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines. Motion seconded by Councilman Martinez and carried unanimously.

Stating that Council finds that pursuant to Section 66473.5 of the California Government Code, Tentative Tract No. 12821 together with the provisions for its design and improvement is consistent with the City's General Plan and any applicable specific plans; that none of the conditions provided in California Government Code Section 66474 exist on this map; and that pursuant to California Government Code Section 66474.6, the discharge of waste from this subdivision apparently will not result in violation of existing requirements prescribed by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 of the California Water Code, Councilman Larsen moved to approve Tentative Tract No. 12821 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated November 13, 1984. Motion seconded by Councilman Martinez and carried unanimously.

Resolution No. 4010 - General Plan Amendment No. 30-B

Stating that the intent of his this motion at the Council meeting of November 6, 1984, was to approve General Plan Amendment No. 30-B without reference to the requirement of a specific plan, Councilman Johnson moved to adopt Resolution No. 4010, a resolution of the City Council of the City of Redlands adopting Amendment No. 30-B to the General Plan and rescinding Resolution No. 4000. Motion seconded by Councilman Larsen and carried unanimously.

Council recessed at 3:25 P.M. to a Redevelopment Agency meeting and reconvened at 5:30 P.M. to a closed session for the purpose of discussing matters covered by attorney/client privilege. Council reconvened at 7:10 P.M. at which time Councilman Martinez was not present.

IDS

The following bids were opened and publicly declared at 10:00 A.M. on November 9, 1984, in the Office of the City Clerk for the landscaping of Smiley Heights Reservoir:

Schubert Landscaping San Bernardino, California	$30,774.00
John C. Ettlin Dana Point, California	32,782.00
William Murray Riverside, California	40,876.00

d Award
iley
ights
servoir
ndscaping

At this time, it is the recommendation of the Department of Public Works that award be made to Schubert Landscaping as theirs is the lowest, responsible bid and to authorize Gary Poling and Associates to inspect the work. Stating that he would prefer staff to monitor and inspect the project, Councilman Larsen moved to award Schubert Landscaping, San Bernardino, the contract to landscape the Smiley Heights Reservoir site in the amount of $30,774.00. Motion seconded by Councilman Johnson and carried by AYE votes of all present.

Public Works Director Donnelly solicited proposals for the rehabilitation of a restroom facility in the A. K. Smiley Library; proposals were received as follows:

John Moore	$24,883.52
Zander Smith	26,003.00
Steve McClain	34,190.00

BIDS (Continued)

Mr. Donnelly recommended that Council award the job to John Moore of Parkwest Construction, the low proposal. On motion of Councilman Johnson, seconded by Councilman DeMirjyn, Council approval was given to the award of the rehabilitation of a restroom facility in the A. K. Smiley Public Library to John Moore, Parkwest Construction, in the amount of $24,883.52.

PUBLIC HEARINGS

Fire Station No. 3 Location

Public hearing was advertised for this time and place to consider the proposed Fire Station No. 3 site at the northwest corner of Church Street and Pennsylvania Avenue. Prior to opening the public hearing, Councilman Larsen moved to instruct staff to investigate purchase of private land in the same vicinity for the new fire station and to report back to Council within thirty to sixty days. Motion seconded by Councilman Johnson and carried by AYE votes of all present.

Mayor Beswick then declared the meeting open as a public hearing for any questions or comments. Following pleas from Corrine Bromberger and Paul Crawford to not locate the fire station within Community Park, Councilman Johnson moved to clarify their action by amending the motion to state that there would be no further consideration to locate the fire station in the park. Motion seconded by Councilman DeMirjyn and carried by AYE votes of all present. Anita Dimery, Margaret Clark, and Joe Gonzales thanked Council for their action this evening. The public hearing was declared closed.

Tract No. 12811 Sidewalk Waiver

A hearing was set for this time and place to hear an appeal to the Planning Commission decision regarding Tract No. 12811 which was granted approval by the City Council at their meeting of October 16, 1984. The appellant is requesting waiver of the Public Works Department's requirement to provide sidewalks on the west side of Allesandro Road. Public Works Director Donnelly prepared a written report stating this requirement is in compliance with the subdivision ordinance and the City of Redlands Master Plan of Streets and Highways. He further reported this application is unique in that a rather high stone wall exists along the west side of Allesandro Road from Sunset Drive to a point where sidewalks now exist. Part of that frontage is Hillside Memorial Park and the remainder is Tract No. 12311. Tract No. 12811 is not taking any access, either vehicular or pedestrian, onto Allesandro Road; therefore, there will not be any required pedestrian use of the west side of Allesandro Road other than that which exists now. The report concluded that a sidewalk along the east side will provide all that is needed for safe pedestrian passage; therefore, the Public Works Department does not oppose the granting of the requested waiver of the sidewalk requirement. Councilman DeMirjyn moved to waive the sidewalk requirements on the west side of Allesandro Road for Tract No. 12811. Motion seconded by Councilman Larsen and approved by AYE votes of all present.

Demolition Permit Delay

Public hearing was advertised for this time and place to confirm, modify, or reject the findings of the Historic and Scenic Preservation Commission regarding a demolition permit for a structure located at 140 West Pioneer Avenue. Mayor Beswick declared the meeting open as a public hearing on this matter. None being forthcoming, the public hearing was declared closed. Councilman DeMirjyn moved to delay issuance of a demolition permit for 140 West Pioneer Avenue for 90 working days in accordance with Ordinance No. 1828 of the City of Redlands. Motion seconded by Councilman Larsen and carried by AYE votes of all present.

Permit for Storage Building

A hearing was scheduled for this time and place to consider Mr. W. E. Brown, Jr.'s request to replace an existing wooden barn with a metal building on 6.5 acres of property located at the westerly terminus of Linda Vista Avenue. Mayor Beswick declared the meeting open as a public hearing regarding this request.

B. H. Woodburn, Winifred Woodburn, Charles Young, and Richard Shepherd, all residents of the 1500 block of Bellevue Road, expressed their opposition to this request pointing out there are already seven farm buildings on this property which is within a residential neighborhood. Mr. Brown explained to Council that the metal building will be less intrusive than the existing building and that this building is necessary for the operation of caring for his groves and others. He stated he was willing to screen and landscape all buildings and would use drip irrigation for the plants. The public hearing was declared closed.

Councilman Larsen moved to approve Mr. Brown's request to replace an existing wooden barn with a metal building in compliance with applicable building and fire codes on the property described above, and to require screen landscaping for all buildings as needed be done within sixty days after completion of the construction of the new building. Motion seconded by Councilman Johnson and carried by AYE votes of all present.

Public hearing was advertised for this time and place for the adoption of Specific Plan No. 34 for the area located between I-10 Freeway, Eureka Street, Redlands Boulevard, and Seventh Street. Mayor Beswick declared the meeting open as a public hearing for any questions or comments concerning this specific plan.

Janet Piper, president of the Redlands Area Historical Society, urged Council to implement height limitations for buildings in the central business district as originally recommended by The Arroyo Group consulting firm. Dave Rettig, owner of Rettig Machine Shop

PUBLIC HEARINGS (Continued)

on Stuart Avenue, again expressed his opposition to the specific plan citing that it was not specific and did not address the real problems: parking, traffic flow, and attracting good retail businesses. Mr. Rettig urged rejection of this specific plan. There being no further comments, the public hearing was declared closed.

Resolution No. 4011

Specific Plan No. 34

Councilman Larsen moved to approve Resolution No. 4011, a resolution of the City Council of the City of Redlands adopting Specific Plan No. 34. Motion seconded by Councilmember Beswick and carried by the following vote:
AYES: Councilmembers Beswick, Johnson, Larsen
NOES: Councilman DeMirjyn
ABSENT: Councilman Martinez

Downtown Revitalization Project

Councilman Larsen moved for approval of the Revitalization Project and instructed staff to file a "Notice of Determination" thereon pursuant to the City's guidelines for implementing the California Environmental Quality Act. Motion seconded by Councilman Johnson and carried by the following vote:
AYES: Councilmembers Beswick, Johnson, Larsen
NOES: Councilman DeMirjyn
ABSENT: Councilman Martinez

(NOTE: Action was also taken by the Redevelopment Agency at their meeting held on November 20, 1984, regarding the downtown revitalization project.)

Resolution No. 4008

Design Guidelines and Procedures

Councilman Larsen moved to adopt Resolution No. 4008, a resolution of the City Council of the City of Redlands adopting Design Guidelines and Procedures for the Central Redlands Revitalization Area (Town Center). Motion seconded by Councilman Johnson and carried by the following vote:
AYES: Councilmembers Beswick, Johnson, Larsen
NOES: Councilman DeMirjyn
ABSENT: Councilman Martinez

(NOTE: Action was also taken by the Redevelopment Agency at their meeting held on November 20, 1984, regarding the downtown revitalization project.)

Council briefly recessed at 8:30 P.M. and reconvened at 8:38 P.M.

ORAL PETITIONS FROM THE FLOOR

Public Nuisance

Mr. John Hill, 928 East Pennsylvania Avenue, presented photographs of property located at 925 East Pennsylvania Avenue, and a petition containing seven signatures requesting assistance in declaring the accumulation of junk on this property as a public nuisance. This matter was referred to staff and the City Attorney.

COMMUNICATIONS

Councilman DeMirjyn asked staff to look into enforcing the Granny Housing laws and not to allow renting of the second dwelling on certain properties in the City.

Councilman Larsen felt we should pursue implementation of the airport expansion plan through the Airport Advisory Board as this could be an avenue of great benefit to the City.

Councilman Johnson announced he would be giving testimony regarding infrastructure at a Senate Local Subcommittee meeting in Sacramento next week and solicited input from fellow Councilmembers.

Mayor Beswick noted the beautification Committee will contact the California Conservation Corps for help in protection of the cutstone curbs and walls within the City.

Mayor Beswick reported a marketing survey will be conducted downtown next week by University of Redlands students. The twinkle lights will be returned to use this Christmas season and will be turned on the day after Thanksgiving.

Mayor Beswick asked Council to check their calendars so that a study session retreat could be scheduled after the first of the year.

UNFINISHED BUSINESS

Ordinance No. 1855, an ordinance approving a change of zone from R-2 (Multiple Family Residential) District to C-3 (General Commercial) District for approximately one acre of property located on the south side of The Terrace between Sixth and Orange Streets, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilman DeMirjyn, seconded by Councilman Larsen, further reading of the ordinance was waived.

UNFINISHED BUSINESS (Continued)

Ordinance No. 1855

Zone Change No. 267

Ordinance No. 1855, an ordinance amending Ordinance No. 1000 of the City of Redlands by adopting an Additional Land Use District Map as part of the Official Land Use Zoning Map and effecting Zone Change No. 267, was adopted on motion of Councilman DeMirjyn, seconded by Councilman Johnson, by the following vote:

AYES: Councilmen Johnson, DeMirjyn, Larsen; Mayor Beswick
NOES: None
ABSENT: Councilman Martinez

Amend Telephone Contract

Councilman DeMirjyn moved to amend the contract with General Telephone Company of California to increase the contract price from $106,559.40 to $164,900.00 and that $36,000.00 additional be allocated to provide for reimbursement for the cost of providing conduit between City Hall, Safety Hall, and the Library. Motion seconded by Councilman Johnson and carried by AYE votes of all present.

NEW BUSINESS

On motion of Councilman Johnson, seconded by Councilman DeMirjyn, Resolution No. 4007, establishing a self-insured retention program, was tabled to the December 4, 1984, Council meeting.

Funds Xerox Machine

Councilman Larsen moved to appropriate $35,000.00 for the purchase of the Model 1075 Xerox machine which the City is presently leasing. Motion seconded by Councilman DeMirjyn and carried by AYE votes of all present.

Mobilehome Rent Stabilization

The City Attorney prepared two draft ordinances for mobilehome rent stabilization for the Council's review. Exhibit A is a continuation of our current rent stabilization ordinance with proposed "clean up" language and alternative language for rent increases based on the Consumer Price Index. This could be bypassed by appeal and the Rent Review Board would continue to conduct the hearings. Exhibit B proposes an entirely different concept which includes mediation for settling rent increase requests which are in excess of that permitted by the ordinance. If mediation does not lead to settlement, differences between owners and tenants would be decided by arbitration. An independent hearing officer would conduct both the mediation and arbitration sessions thus relieving the Rent Review Board of the arduous task of auditing books and being subjected to the tensions and pressures currently related to the administration of the existing ordinance.

Presentations were made by the following individuals: R. J. Whited, chairman of the Orange Grove Renters Association; Dick Bessire, Managing Agent for Orange Grove Mobilehomes; Marvin Land, Lugonia Fountains Mobilehome Park; Rachael Biddick, Lugonia Fountains Mobilehome Park; Orville Zappe, Lugonia Fountains Mobilehome Park; John Merle, owner of Lugonia Fountains Mobilehome Park; and Sue Bell, Orange Grove Mobilehomes.

This matter was discussed at length and the City Attorney was instructed to return on December 4, 1984, with a document incorporating the ideas discussed on motion of Councilman Larsen, seconded by Councilman Johnson.

Appointments Proposition R Committee

Mayor Beswick moved to appoint the following to the Proposition R Committee: Dr. Ken Roth, Larry Wormser, Bill Buster, Ray Alexander, Bill Emrick, Harold Hartwick, Larry Hendon, Evelyn Ifft, Louise Linton, and John Moore; Walter Baumgartner and Don Carlson to serve as alternates. Motion seconded by Councilman DeMirjyn and carried by AYE votes of all present.

A report on street sweeping options for the central business district was tabled to the next meeting.

Funds Transfer

On motion of Councilman DeMirjyn, seconded by Councilman Johnson, transfer of $13,876.64 from the General Fund to the Community Development Block Grant Fund to eliminate the existing deficit was authorized by AYE votes of all present.

Resolution No. 4009

School Fees

Resolution No. 4009, a resolution of the City Council of the City of Redlands rescinding Resolution No. 3727 which provided for promissory letters in lieu of school fees, was adopted by AYE votes of all present on motion of Councilman DeMirjyn, seconded by Councilman Johnson.

There being no further business, Council adjourned at 11:00 P.M.

Next regular meeting, December 4, 1984.

Carole Beswick
Mayor of the City of Redlands

ATTEST:

Lorrie Poyzer
City Clerk

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