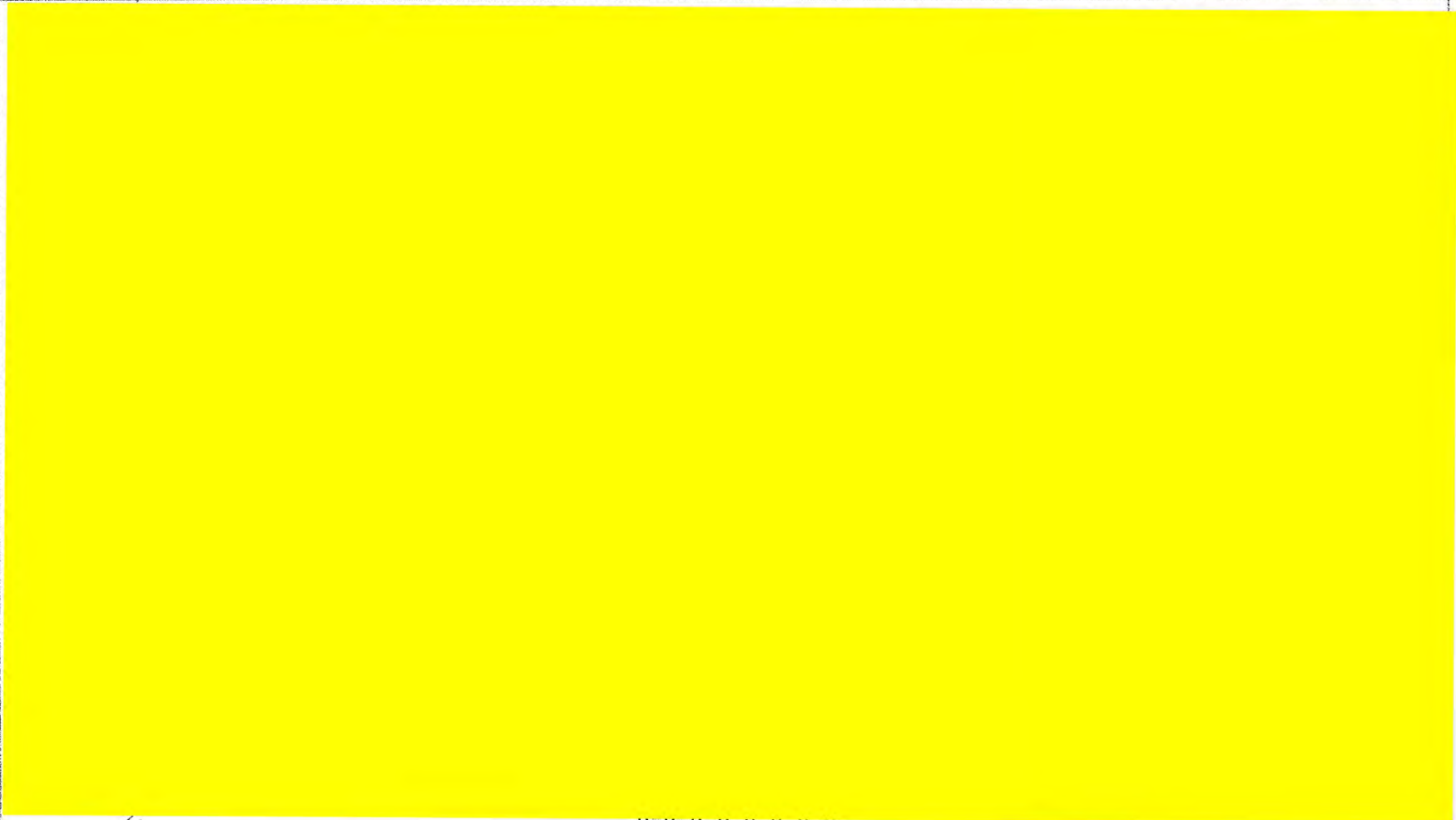




MINUTES

of a regular meeting of the City Council, City of Redlands, held in the Council Chambers in the Edward F. Taylor Building, 212 Brookside Avenue, on February 19, 1985, at 3:00 P.M.

PRESENT

- Carole Beswick, Mayor
- Charles G. DeMirjyn, Councilman
- Oddie J. Martinez, Jr., Councilman
- 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

- Tim Johnson, Vice Mayor

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

Minutes of the regular meeting of February 5, 1985, were approved as amended.

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

PLANNING AND COMMUNITY DEVELOPMENT

Tentative Tract No. 12746 - Robert E. Mills and Lester H. Noreen

Mr. Vincent Matusik, 630 East Pioneer Avenue, addressed Council with his concerns because of the growth of housing development in this area and the additional traffic. Council requested staff to make sure the speed limits were posted properly and enforced on Pioneer Avenue and referred Mr. Matusik to City Manager Holmes and Public Works Director Donnelly to discuss his concerns further.

An engineer representing the applicant requested waiver of Public Works Requirement No. 15, Drainage Fee, for the unbuildable lot (A). Public Works Director Donnelly noted that Lot A is destined to be a park and will never add to drainage. Council asked staff to review this request.

Councilman Martinez moved to approve the Environmental Review Committee's Negative Declaration for Tentative Tract No. 12746 for the subdivision of approximately 20 acres of land into 73 lots for property located on the north side of Pioneer Avenue, approximately 330 feet west of Church Street, R-1 Zone, 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.

PLANNING AND COMMUNITY DEVELOPMENT (Continued)

Stating that Council finds that pursuant to Section 66473.5 of the California Government Code, Tentative Tract No. 12746 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 Martinez moved to approve Tentative Tract No. 12746 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated February 12, 1985, and directed staff to review the Drainage Fee requirement with regards to Lot A. Motion seconded by Councilman Larsen and carried by AYE votes of all present.

Minor Subdivision No. 143 - Kindercare Learning Centers, Inc.

At its February 2, 1985, meeting, the Planning Commission recommended approval of Minor Subdivision No. 143 for the subdivision of approximately 1.5 acres of land into two lots for property located on the northwest corner of Barton Road and Alabama Street, R-1 Zone pending, based on their findings and subject to the recommendations of all departments as contained in the minutes of that meeting.

Stating that Council finds that pursuant to Section 66473.5 of the California Government Code, Minor Subdivision No. 143 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 DeMirjyn moved to approve Minor Subdivision No. 143 as recommended by the Planning Commission. Motion seconded by Councilman Larsen and carried by AYE votes of all present.

Residential Development Allocation No. 84-4B Transfer - Tentative Tract No. 10347

On motion of Councilman DeMirjyn, seconded by Councilman Larsen, Council approved the transfer of Residential Development Allocation No. 84-4B (28 units) for Tentative Tract No. 10347 subject to review of proof of ownership by the City Attorney to Hill-Williams Development Corporation.

Tract No. 12515 - Appeal

It is recommended by the Planning Department that the City Council approve the revised Planning Department Condition No. 10 for Tract No. 12515 as follows:

10. Existing well building abutting Lot 40 to be screened with decorative block walls and landscaping as approved by the Commission.

The subject condition applied to property not under the ownership of the applicant. This alternative recommendation will reasonably mitigate the adverse impact of developing a residential tract that is adjacent to an operating water well. The original condition required all well structures to be moved and the pumping facilities to be located below the grade of the lot. Councilman Larsen moved to approve this recommendation of the Planning Department. Motion seconded by Councilman DeMirjyn and carried by AYE votes of all present.

PUBLIC HEARING - City Council and Redevelopment Agency

Redevelopment Director Quaschnick reported that Redlands Properties, a local developer, proposes to develop a retail complex on West State Street. The development, which would occupy a one-half block area, contains a parcel of land not owned by Redlands Properties. The partnership attempted to purchase the parcel directly, but was unable to do so and approached the Agency for assistance in the site assembly.

Since Redlands Properties has unsuccessfully negotiated acquisition of the property, it is necessary for the Redevelopment Agency to consider a Disposition and Development Agreement wherein the Agency would acquire the site and in turn resell the site to the developers. The terms of this Disposition and Development Agreement (DDA) call for the Redevelopment Agency to acquire the site, relocate the existing tenants and to clear the site of its existing improvements. The Redevelopment Agency may have to use its powers of eminent domain in order to fulfill its responsibilities within the proposed agreement. The owners' responsibilities are to acquire the site from the Redevelopment Agency and to install the improvements as proposed.

The sale "price" to Redlands Properties would be the Redevelopment Agency's cost for acquisition. The Redevelopment Agency would bear the cost of the site clearance, relocation and condemnation which is estimated to be \$10,000, but in no case would be greater than \$15,000.

PUBLIC HEARING (Continued)

State Street
Retail Center
Disposition and
Development
Agreement

A joint public hearing of the City Council and the Redevelopment Agency of the City of Redlands was advertised for this time and place to consider, for the purposes of redevelopment as a commercial retail center, the disposition of certain real property located in the southeast portion of the City of Redlands (known as 320 West State Street), and also described as follows: That certain real property situated in the City of Redlands, County of San Bernardino, State of California, described as Lot 5, Block 2, and the east 2.5 feet of the south 60 feet of Lot 6, Block 2, Redlands Town Plat as recorded in Map Book 5, Page 10, Official Records of said County. Mayor Beswick declared the meeting open as a public hearing for any questions or comments concerning this matter. None being forthcoming, the public hearing was declared closed.

Councilman Martinez moved to approve the sale of the Redevelopment Agency acquired property as provided in the State Street Retail Center Disposition and Development Agreement. Motion seconded by Councilman DeMirjyn and carried by AYE votes of all present. (Also see Redevelopment Agency minutes of February 19, 1985.)

Council recessed at 3:40 P.M. to a Redevelopment Agency meeting and reconvened at 4:10 P.M.

COMPUTER SOFTWARE PROGRAM

Police
Computer

Police Chief Brickley, assisted by Captain Lewis Nelson, presented information to justify the purchase of a software system to interface with the City's new Ultimate computer package for use in providing management information for the Redlands Police Department. Councilman DeMirjyn moved to approve the Police Department's request to purchase the Sanders COPIMS police software system along with the necessary printers, terminals and multiplexer and to authorize signing a contract after it has been reviewed by the City Attorney. Motion seconded by Councilman Martinez and carried by AYE votes of all present.

CITY ATTORNEY

Mitsui
Bank

City Attorney Holmes explained the case of Mitsui Manufacturers Bank vs. the City of Redlands, et al, regarding seizure of video games throughout the State. Councilman Martinez moved to authorize the City Attorney to attempt to settle this case with a stipulation as the City Attorney had explained it.

Mead Case

Mr. Holmes presented a status report on the Mead vs. City of Redlands case. Mr. Mead has retained Gresham, Varner, Savage, Nolan & Tilden to represent him in the proceedings to attempt to collect attorney fees.

The City Council meeting recessed at 4:43 P.M. and reconvened at 7:00 P.M.

Lincoln
Shrine
Docents

Mayor Beswick presented a Certificate of Honor to the Lincoln Shrine Docents giving tribute to a group of volunteers who give over 1,500 hours a year in service for the Lincoln Memorial Shrine. The Docents are: Betty Bridwell, Edyth Burgess, Mary Dalton, Mary Fowler, Laura Margaret Ide, Lea Jackson, Mildred Jones, Charlotte McBride, Dr. and Mrs. Hugh McManus, Liz Nye, Janet Piper, Cynthia Sims, Alice VanBoven, and Margaret Winnie.

BIDS

Bid Call

Traffic
Signal
Modifications

On motion of Councilman Martinez, seconded by Councilman Larsen, Council authorized a bid call for the modification of traffic signals at the following locations: Redlands Boulevard at Highland Avenue, Sixth Street, and Texas Street, Orange Street and Citrus Avenue, Citrus Avenue and Church Street, Brookside Avenue and Eureka Street, Citrus Avenue and the Redlands High School crosswalk.

PUBLIC HEARINGS

School
Impaction

Public hearing was continued to this time and place for presentation of facts by the Redlands Unified School District to substantiate their declaration of impaction which was submitted to the City Council on December 4, 1984. Dr. Warren Bryld and Scott Shira presented a report from the Redlands Unified School District pursuant to the requirements of Ordinance No. 1795 of the City of Redlands (report on file in the Office of the City Clerk). Also provided was Ordinance No. 1, 84-85, of the Redlands Unified School District providing a schedule of fees and charges upon residential developments and a draft ordinance for the City Council's consideration. Susan L. Straight, Parker and Covert Attorneys from Santa Ana, was also present as legal counsel for the School District.

Following the presentation and lengthy discussion, Councilman Larsen stated he felt the Schools had not proven at this meeting that they had the students coming to Redlands or showed that they have a building plan to spend the money, and wanted to continue the hearing until Council received projections for the next five to ten years. Mayor Beswick summarized other questions to be considered at the next

PUBLIC HEARINGS (Continued)

meeting including what steps are being taken in the County and Loma Linda, research by the School's legal counsel regarding possible bonding, and whether or not the Schools envision recapturing fees from the building that has gone on during the past four years.

City Attorney Holmes questioned Ms. Straight regarding the relationship of the Schools' ordinance and the draft ordinance proposed by the Schools for the City to adopt. Ms. Straight responded the School ordinance was a vehicle for communication with the City.

Speaking from the audience were: Hal Hagen, Redlands Senior Citizens Corporation, asked where the money from the State lottery and State surplus allocation would go and felt it was unfair to apply this fee only on new dwellings; that perhaps a tax for all to pay would be proper. Susan Peppler questioned her status since she has already purchased a lot and the contracts are signed for construction. Richard Feenstra asked that the City be very cautious because if these fees are applied, there will not be a need for any more schools when it stops construction. Pat Balthazor, PTA President, stated the schools are impacted now. Glen Noyes noted this tax will price Redlands out of the housing market and felt there must be some other alternative. School Board Member Bill Cunningham concluded his plea for these fees stating he did not think it was politically feasible to ask the people of Redlands to pay a tax for construction outside the City.

Councilman DeMirjyn moved to continue this hearing to March 19, 1985. Motion seconded by Councilman Larsen and carried by AYE votes of all present.

Council recessed 8:45 P.M. and reconvened at 8:58 P.M.

CUP
Monitoring

Before continuing with the scheduled public hearings, Council discussed conditional use permit monitoring procedures to make sure conditions are being met. Suggestions included establishing a bonding procedure and a more formalized follow-up procedure for the Code Enforcement Officer. Council directed the City Attorney and staff to explore these ideas and report back to the City Council.

Public hearing was advertised for this time and place for Ordinance No. 1863 which establishes procedures for the utilization of existing single family homes identified as having historical, architectural or cultural significance for bed and breakfast inn purposes. Mayor Beswick declared the meeting open as a public hearing for any questions or comments concerning this proposed ordinance.

Ordinance
No. 1863

Bed and
Breakfast
Inns

James Lotito, 1205 West Crescent Avenue, expressed his support of the ordinance. Carl Ljungquist, 190 Terracina Boulevard, also supported the ordinance and stated he intended to apply for a Bed and Breakfast Inn Conditional Use Permit for the Morey Mansion. Lois Reynolds, 325 West Olive Avenue, read a statement expressing concern that front-yard free standing signs are not appropriate for residential neighborhoods; that the structures should be on the City's Register of Historic and Scenic Properties as a condition of development for conditional use permits; and that Council needs to have a clear definition of what adaptive re-use is. Speaking on behalf of a large number of people present, Howard Hurlbut, 1228 West Crescent Avenue, read from a prepared statement requesting consideration of four points regarding hours sign may be lighted; precise definition of homeowner; that any residence granted a conditional use permit for bed and breakfast be ineligible for any other form of concurrent conditional use permit; and whether or not single-family residential zones are the appropriate place to launch this new and untried venture. Jane Hillsen, Hillsen's Holiday Tours and Travel, felt that allowing Bed and Breakfast Inns would be "the shot in the arm" needed for downtown revitalization. Alan Jorgensen, 1223 Cedar Avenue, questioned if this ordinance would actually assist in preservation of historical structures and suggested the ordinance require an accounting procedure showing the funds generated from this use were used towards preserving the property. There being no further comments from the audience, the public hearing was declared closed.

Council discussed several points within the ordinance and made changes including clarification if a corporation owned the property; that property shall be included on a listing of historical significance; that applications be subject to a one-year review period; and rewording the revocation procedure and the hours the lighting for the sign may be turned on.

Councilman Martinez moved to approve the Environmental Review Committee's Negative Declaration for Ordinance No. 1000 Text Amendment No. 172 and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines. Motion seconded by Councilman Larsen. Councilman DeMirjyn indicated he would not vote for this item until he could see the revised document. Motion carried by the following vote:

AYES: Councilmen Martinez, Larsen; Mayor Beswick
NOES: Councilman DeMirjyn
ABSENT: Councilman Johnson

PUBLIC HEARINGS (Continued)

Ordinance No. 1863	Ordinance No. 1863, an ordinance amending Zoning Ordinance No. 1000 of the City of Redlands by adopting Amendment No. 172 thereto, which establishes procedures for bed and breakfast inns, was given its first reading of the title by City Clerk Poyzer, and on motion of Councilman DeMirjyn, seconded by Councilman Martinez, further reading of the ordinance was waived. Ordinance No. 1863 was introduced and laid over under the rules with second reading scheduled for March 5, 1985, on motion of Councilman Larsen, seconded by Councilman Martinez, by the following vote: AYES: Councilmen Martinez, Larsen; Mayor Beswick NOES: Councilman DeMirjyn ABSENT: Councilman Johnson
Bed and Breakfast Inns	
	Public hearing was advertised for this time and place for Ordinance No. 1864, which establishes a change of zone from A-1 (Agricultural) District to I-P (Industrial Park) District for approximately 10.33 acres of property located on the south side of Sessums Drive, approximately 1,820 feet west of Wabash Avenue as recommended by the Redlands Planning Commission Resolution No. 633. Mayor Beswick 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.
Ordinance No. 1864	Councilman Martinez moved to approve the Environmental Review Committee's Negative Declaration for Zone Change No. 271 and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines. Motion seconded by Councilman DeMirjyn and carried by AYE votes of all present.
Zone Change No. 271	Ordinance No. 1864, 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 District Map and effecting Zone Change No. 271, was given its first reading of the title by City Clerk Poyzer, and on motion of Councilman Martinez, seconded by Councilman DeMirjyn, further reading of the ordinance was waived. Ordinance No. 1864 was introduced and laid over under the rules with second reading scheduled for March 5, 1985, on motion of Councilman Larsen, seconded by Councilman Martinez.
	Public hearing was advertised for this time and place for Ordinance No. 1865, which establishes a change of zone from A-1 (Agricultural) District to R-1 (Single Family Residential) District for approximately 16 acres of land located on the north side of Colton Avenue, approximately 1,255 feet west of Wabash Avenue as recommended by Redlands Planning Commission Resolution No. 634. Mayor Beswick 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.
Ordinance No. 1865	Councilman Martinez moved to approve the Environmental Review Committee's Negative Declaration for Zone Change No. 272 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.
Zone Change No. 272	Ordinance No. 1865, 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 District Map and effecting Zone Change No. 272, was given its first reading of the title by City Clerk Poyzer, and on motion of Councilman Larsen, seconded by Councilman Martinez, further reading of the ordinance was waived. Ordinance No. 1865 was introduced and laid over under the rules with second reading scheduled for March 5, 1985, on motion of Councilman Martinez, seconded by Councilman Larsen.
	Public hearing was advertised for this time and place for Ordinance No. 1866, which establishes a change of zone from A-1 (Agricultural) District to R-1 (Single Family Residential) District for approximately 1.53 acres of land located on the northwest corner of Barton Road and Alabama Street as recommended by Redlands Planning Commission Resolution No. 635. Mayor Beswick 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.
Ordinance No. 1866	Councilman Martinez moved to approve the Environmental Review Committee's Negative Declaration for Zone Change No. 273 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.
Zone Change No. 273	Ordinance No. 1866, 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 District Map and effecting Zone Change No. 273, was given its first reading of the title by City Clerk Poyzer, and on motion of Councilman Larsen, seconded by Councilman DeMirjyn, further reading of the ordinance was waived. Ordinance No. 1866 was introduced and laid over under the rules with second reading scheduled for March 5, 1985, on motion of Councilman DeMirjyn, seconded by Councilman Larsen.

PUBLIC HEARINGS (Continued)Resolution
No. 4037Kansas
Street
Vacation

Public hearing was advertised for this time and place for the vacation of a portion of Kansas Street. Mayor Beswick declared the meeting open as a public hearing for any questions or comments concerning this street vacation. Representing the applicant, Dave McAdow urged approval of this street vacation. There being no further comments, the public hearing was declared closed. Resolution No. 4037, a resolution of the City Council of the City of Redlands ordering the vacation of a portion of Kansas Street, was adopted by AYE votes of all present on motion of Councilman Martinez, seconded by Councilman DeMirjyn.

COMMUNICATIONS

Art Display

By consensus, Council will allow the Redlands Area Historical Society to display local children's art work in City Hall again this year.

NEW BUSINESSDetention
Basin
Study
Report

Public Works Director John Donnelly reported the County of San Bernardino contracted with the firm of Gill and Pulver to conduct a study on the use of detention basins in the County area. The recommendation in the report is that San Bernardino County implement its master plans of drains. City staff concurs with this only with the provision that the County immediately proceed with the design and construction of a Zanja Regional Basin. City staff feels such a basin is mandatory whether or not the County is able to complete its drainage system. The reason for this position is the recognition of the probable inability of the City of Redlands to complete the improvement of the Zanja between University and our east city limits. A complete drainage system of pipes pointed at an unimproved zone within the City would exacerbate our flooding problems.

A regional detention basin could be developed which could also provide for recreational activity in a park-like setting. Council attention was directed toward the statement at the bottom of Page 3-III of the report.

Mr. Donnelly has told both County staff and the County Planning Commission that he will recommend to the City Council that they provide \$10,000 toward engineering and development of the regional basin.

Mr. Donnelly concluded his report with a statement in regards to the Crafton Hills development, that if the County proceeds with the Zanja Regional Basin, then the effects of the Crafton Hills development are minimized, and City staff concurs with the recommendations in the report.

Ken Topping, San Bernardino County, explained the contents of the report and answered questions from Councilmembers. Chres Knudsen expressed his support of Mr. Donnelly's approach and invited Councilmembers to his office for further information on detention basins. Because of the late hour and the importance of this report, this item was continued to the February 26, 1985, Council meeting for further discussion.

Resolution
No. 4036Street
Vacation

Resolution No. 4036, a resolution of the City Council of the City of Redlands declaring its intention to vacate a portion of a street described within the resolution and setting a public hearing on this street vacation for March 5, 1985, at 7:00 P.M., was adopted by AYE votes of all present on motion of Councilman DeMirjyn, seconded by Councilman Martinez.

Resolution
No. 4039Private
Activity Bond
Allocation

Resolution No. 4039, a resolution of the City Council of the City of Redlands transferring to the State of California the aggregate amount of the City's unused 1984 private activity bond allocation under the Tax Reform Act of 1984 (Public Law 98-369) and the Governor's Proclamation of July 19, 1984, implementing said Act, was approved by AYE votes of all present on motion of Councilman Martinez, seconded by Councilman Larsen.

Tennis
Courts
Agreements

Community Services Administrator Rodriguez informed Council that the existing tennis program for the Redlands community is being impacted due to the interest for organized tennis activities. It is recommended that Council authorize the negotiations with the Redlands Unified School District to establish a Joint Powers Agreement for the use of the Clement Junior High School tennis courts. The proposed agreement is the first anticipated agreement whereby both the City and the District may benefit. A discussion of a philosophical agreement is also anticipated at the same time. The Recreation Commission has discussed this subject and is supportive of the project. Councilman Martinez moved to authorize the Community Services Administrator to negotiate with the Redlands Unified School District for adoption of a Joint Powers Agreement for the Clement Junior High School tennis courts. Motion seconded by Councilman DeMirjyn and carried by AYE votes of all present.

MOU

Mid-
Management
Employees

On motion of Councilman DeMirjyn, seconded by Councilman Martinez, a Memorandum of Understanding between the City of Redlands and the Redlands Association of Mid-Management Employees (RAMME) was approved by AYE votes of all present. Responding to Council's questions, City Manager Holmes will provide Councilmembers a list of the professional people to be added to the membership of RAMME. An amendment to the employee-employer relations resolution will be presented for Council consideration after meet and confer procedures are completed.

NEW BUSINESS (Continued)

Declarations
of
Dedications

On motion of Councilman Martinez, seconded by Councilman DeMirjyn, Council accepted a Declaration of Dedication from Mark A. and Candice J. Ostoich for street right-of-way on Sessums Drive.

On motion of Councilman Martinez, seconded by Councilman DeMirjyn, council accepted a Declaration of Dedication from Sylveria Commercial Company, Ltd. for street right-of-way on Stuart Avenue.

Claims

On motion of Councilman Martinez, seconded by Councilman DeMirjyn, the claim of Bernard Gottlieb in the amount of \$800.00 was found not to be a proper charge against the City and therefore rejected on motion of Councilman Martinez, seconded by Councilman DeMirjyn.

The claim of Hazel Yingst in the amount of \$727.42 was found not to be a proper charge against the City and therefore rejected on motion of Councilman Martinez, seconded by Councilman DeMirjyn.

There being no further business, Council adjourned at 11:35 P.M. to an adjourned regular meeting on Tuesday, February 26, 1985, at 7:00 P.M. in the Council Chambers.

Next regular meeting, March 5, 1985.

ATTEST:

Carole Beswick
Mayor of the City of Redlands

City Clerk

Gloria Boyer

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