MINUTES of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, 212 Brookside Avenue, on April 2, 1985, at 3:00 P.M.

PRESENT

Carole Beswick, Mayor
Tim Johnson, Vice Mayor
Charles G. DeMirjyn, Councilman
Richard N. Larsen, Councilman

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

ABSENT

Oddie J. Martinez, Jr., Councilman

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

Minutes of the regular meeting of March 19, 1985, were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENT

Tentative Tract No. 12903 - Metro-California Business Enterprises

Councilman Johnson moved to approve the Environmental Review Committee's Negative Declaration for Tentative Tract No. 12903 for the subdivision of approximately 14.21 acres of land into 54 lots for property generally located on the south side of Lugonia Avenue, approximately 1,100 feet east of Lincoln Street, R-1 Zone, and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines with the Declaration amended on the subject of school impaction to reflect that the Redlands Unified School District has completed presentation of its case that there is impaction on the schools by future development and that in the event that the City Council of the City of Redlands concurs with the alleged impact, then prior to issuance of any building permit on this project, the developer shall mitigate its impact on the facilities of the Redlands Unified School District by paying to the School District any fee or equivalent contribution then in effect in the City of Redlands and imposed by the City of Redlands; such fee shall be no more than like fees imposed elsewhere in the School District. Motion seconded by Councilman Larsen and carried by the following vote:
AYES: Councilman Johnson, Larsen; Mayor Beswick
NOES: Councilman DeMirjyn
ABSENT: Councilman Martinez

Stating that Council finds that pursuant to Section 66473.5 of the California Government Code, Tentative Tract No. 12903 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 Johnson moved to approve Tentative Tract No. 12903 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated March 26, 1985. Motion seconded by Councilman Larsen and carried by the following vote:
AYES: Councilmen Johnson, Larsen; Mayor Beswick
NOES: Councilman DeMirjyn
ABSENT: Councilman Martinez

Density Bonus Agreement - Deane Properties

Following brief discussion, Councilman Johnson moved to approve a 26-unit (5.6 percent) density bonus for Deane Homes for their development located on the northwest corner of Kansas Street and Barton Road, R-2 Zone, subject to the recommendations of the Housing Commission and Planning Division as contained in Housing Commission minutes dated March 21, 1985, and amending Planning Division Requirement No. 1 to read: "The units reserved for low-income households shall be distributed throughout the project with not less than one unit per building." Motion seconded by Councilman Larsen and carried by the following:
AYES: Councilmen Johnson, Larsen; Mayor Beswick
NOES: Councilman DeMirjyn
ABSENT: Councilman Martinez

PLANNING AND COMMUNITY DEVELOPMENT (Continued)

Resolution No. 4051 - Density Bonus Agreement - W.J.E. Corporation

Councilman Larsen moved to approve an 8-unit (10.0 percent) density bonus for Wilmer J. Engevick's Project on 4.6 acres of land at the southwest corner of New York Street and State Street, R-2 Zone, subject to the recommendations of the Housing Commission and Planning Division as contained in Housing Commission minutes dated March 21, 1985, and amending Planning Division Requirement No. 1 to read: "The units reserved for low-income households shall be distributed throughout the project with not less than one unit per building." Motion seconded by Councilman Johnson and carried by the following vote:
AYES: Councilmen Johnson, Larsen; Mayor Beswick
NOES: Councilman DeMirjyn
ABSENT: Councilman Martinez

Appeal - Building Moving Permit No. 92

An appeal was filed in a timely fashion with the City Clerk regarding the Planning Commission's decision of March 26, 1985, on the application for Building Moving Permit No. 92. On motion of Councilman DeMirjyn, seconded by Councilman Johnson, Council will hear this appeal on April 16, 1985.

Council recessed at 3:40 P.M. to a Redevelopment Agency meeting and reconvened at 4:15 P.M.

TOWN CENTER REPORT

Town Center Manager McIntrye reported to Council her activities over the past three months. Council complimented Mrs. McIntrye for her work and expressed appreciation to Glen Noyes for his efforts in organizing the Town Center Corporation.

Council recessed at 4:20 P.M. to a closed session for the purpose of discussing matters covered by Attorney/client privilege and impending litigation. In accordance with State law, the City Attorney prepared a confidential memo to Council providing justification for the closed session. Council reconvened at 7:10 P.M.

Proclamation

Mayor Beswick presented a proclamation to Sandy Taylor and Mary Owen, Junior Women of the Contemporary Club, designating April 21 -27, 1985, as GFWC California Federation Week.

PUBLIC HEARINGS

Public hearing was advertised for this time and place to establish an order of priority for the allocation of $269,057.00 in Community Development Block Grant Funds by the County Board of Supervisors. Eight projects have been certified by the Office of Community Development as eligible for such funding. Mayor Beswick declared the meeting open as a public hearing and the following people spoke: Emil Marzullo, San Bernardino County Community Development Office; Chris Cozen, Redlands Day Nursery, Mabel Jones, Senior Nutrition Program; and Reverend Cornell Haan, Calvary Baptist Church for their shelter care for the homeless program. There being no further comments, the public hearing was declared closed.

Resolution No. 4052

Community Block Grant Funds

Following discussion, Councilman Johnson moved to adopt Resolution No. 4052, a resolution of the City Council of the City of Redlands establishing the following order of priority for the distribution of Community Development Block Grant Funds to be allocated in the amount of $269,057.00 for fiscal year 1985-86:

$85,000.00	Redlands Senior Nutrition Program - for acquisition of land and design of a 200-seating capacity facility.
85.000.00	Redlands Day Nursery - towards the construction of the first phase of a 15,000 square foot child care facility.
81,500.00	Redlands Community Center - for property acquisition for future construction of additional parking.
17,557.00	Home for the Homeless, Calvary Baptist Church - to establish a shelter care program for the homeless.

Motion seconded by Councilman Larsen and carried by AYE votes of all present.

Council briefly recessed from 7:55 P.M. to 8:05 P.M. to allow the Chambers to clear.

Resolution No. 4054

Multifamily Housing Revenue Bonds

Public hearing was advertised for this time and place to hear and consider information concerning the possible issuance of multifamily housing revenue bonds by the City in an amount not to exceed $25,000,000 pursuant to the provisions of Section 52075, and following, of the California Health and Safety Code. The proceeds from the sale of such bonds (if any are issued) are intended to be used to provide financing for the construction of development of an approximately 630-unit multifamily rental housing project to be located on a 36-acre parcel between Terracina Boulevard, Brookside Avenue, Barton Road, and Bellevue Street in the City, and developed by Gibraltar Community Builders. Mayor Beswick declared the meeting open as a public hearing.

PUBLIC HEARINGS (Continued)

Francis Baum, Best, Best & Krieger, summarized the project and its proposed financing. There being no further comments, the public hearing was declared closed. Resolution No. 4054, a resolution of the City Council of the City of Redlands approving the financing of a multifamily rental housing project (Gibraltar Community Builders Project), was approved on motion of Councilman Johnson, seconded by Councilman Larsen, by the following vote:
AYES: Councilmen Johnson, Larsen; Mayor Beswick
NOES: Councilman DeMirjyn
ABSENT: Councilman Martinez

COMMUNICATIONS

Oppose AB 1995

Councilman Larsen moved to oppose AB 1995, as introduced by Assembly Member Maxine Waters, and directed staff to prepare letters of opposition. Motion seconded by Councilman DeMirjyn and carried by AYE votes of all present.

East Valley Association of Cities and Chambers

Councilman Larsen reported a group is organizing under the name East Valley Association of Cities and Chambers to discuss and act on issues of regional concerns. Cities and Chambers of Commerce to be represented will include San Bernardino, Colton, Rialto, Grand Terrace, Highland, Loma Linda, and Redlands. Councilman Johnson moved to support the organization of this group. Motion seconded by Councilman DeMirjyn and carried by AYE votes of all present.

TRANS

Councilman Larsen briefly explained Security Pacific Capital Group's Tax Revenue Anticipation Notes (TRANS) and by consensus, Council directed the City Manager and City Treasurer to look into this matter.

UNFINISHED BUSINESS

Sale of City-Owned Land

Public Works Director Donnelly reported that Mr. John Creatura contacted the City in March, 1984, expressing an interest in expanding the Seven W Enterprises industrial park onto City-owned land immediately adjacent to the eastern boundary of the existing park. At the August 7, 1984, meeting, the City Council found part of this property to be surplus, that it was not necessary for present or prospective public purposes, that its sale would be for the common benefit and authorized the City Manager to negotiate the sale of the property. In accordance with California Government Code Section 54222, appropriate agencies were notified that the City had declared the property surplus. There was no affirmative response to the City's declaration of surplus. The City ordered an appraisal from Philip Sousa and negotiated a sale price of $3,000 per acre or $65,100 for land and improvements. Councilman Larsen moved to authorized the sale of 21.7 acres of property at Madiera and Sapphire to Seven W Enterprises at $3,000 per acre subject to the conditions imposed by the San Bernardino Valley Water Conservation District and subject to requiring documentation for any possible pipeline easements needed by the City. Motion seconded by Councilman Johnson and carried by the following vote:
AYES: Councilmen Johnson, Larsen; Mayor Beswick
NOES: Councilman DeMirjyn (who felt it should first be offered on the open market for 90 days)
ABSENT: Councilman Martinez

NEW BUSINESS

Resolution No. 4053

Residential Mortgage Revenue Bonds

On motion of Councilman Larsen, seconded by Councilman Johnson, Resolution No. 4053, a resolution adopting a Housing Finance Revenue Bond Program in cooperation with the County of San Bernardino and authorizing the Mayor to execute for and on behalf of the City a cooperative agreement between the County of San Bernardino and the City of Redlands, was approved by AYE votes of all present.

Banner Policy

Council discussed the section in the Sign Code pertaining to temporary permits for a temporary cloth pennant or sign advertising a general city or community celebration or event, and directed the City Manager and City Attorney to return with recommended standards and requirements, including time limit for permits, size, colors, location, materials, and workmanship, to be incorporated into the Sign Code. By consensus, Council set a fee of $25.00 for the placement of any approved temporary banner by City crews.

Resolution No. 4050

Traffic

On motion of Councilman DeMirjyn, seconded by Councilman Johnson, Resolution No. 4050 directing the Traffic Engineer to establish two-hour parking in the area of Terracina Boulevard, Fern Avenue, and Laurel Avenue in the commercial areas surrounding the medical centers as recommended by the Traffic Commission, was approved by AYE votes of all present. It was noted this parking zone was a temporary measure and will be studied by the Public Works Department six months after construction work at the hospital is completed.

Claim

On motion of Councilman DeMirjyn, seconded by Councilman Johnson, the claim of Mr. and Mrs. Donald Palmer and Ms. Suzanne Michelle Palmer in the amount yet to be determined was found not to be a proper charge against the City and therefore rejected.

There being no further business, Council adjourned at 9:10 P.M.

Next regular meeting, April 16, 1985.

Mayor of the City of Redlands

Attest:

City Clerk