

MINUTES

of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, 212 Brookside Avenue, on June 4, 1985, at 3:00 P.M.

PRESENT

Carole Beswick, Mayor
Tim Johnson, Vice Mayor
Oddie J. Martinez, Jr., 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

Charles G. DeMirjyn, Councilman

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

Minutes of the regular meeting of May 21, 1985, the adjourned regular meeting of May 23, 1985, and the adjourned regular meeting of May 28, 1985, were approved as submitted.

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

Small gifts (a Coors beer can bank and caps) were presented to the Sun reporters who raced against members of the City Council in the Redlands Bicycle Classic over the Memorial Day weekend. Mayor Beswick and Councilman Larsen thanked them for their competitive spirit, support, and coverage.

PLANNING AND COMMUNITY DEVELOPMENT

Tentative Tract No. 12628 - PDQ Realty Holding, Inc.

Councilman Larsen moved to approve the Environmental Review Committee's Negative Declaration for Tentative Tract No. 12628 for the subdivision of approximately 4.4 acres of land into 16 lots for property located on the north side of Brockton Avenue,

334 feet west of Judson 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 impactation to reflect that the Redlands Unified School District has completed presentation of its case that there is impactation 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 Martinez and carried by AYE votes of all present.

Stating that Council finds that pursuant to Section 66473.5 of the California Government Code, Tentative Tract No. 12628 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. 12628 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated May 28, 1985. Motion seconded by Councilman Johnson and carried by AYE votes of all present.

Conditional Use Permit No. 426 - WJE Corporation

Councilman Martinez moved to approve the Environmental Review Committee's Negative Declaration for Conditional Use Permit No. 426 for an 88-unit apartment complex to be located on the southwest corner of State Street and New York Street, R-2 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 impactation to reflect that the Redlands Unified School District has completed presentation of its case that there is impactation 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 AYE votes of all present.

Councilman Larsen moved approval of a 23 percent density bonus for Conditional Use Permit No. 426. Motion seconded by Councilman Johnson and carried by AYE votes of all present. Councilman Larsen moved to approve Conditional Use Permit No. 426 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated May 28, 1985. Motion seconded by Councilman Martinez and carried by AYE votes of all present.

Building Industry Association Sign Program

Ms. Rebecca Gomez, Sign Program Coordinator, Building Industry Association, presented information on their directional sign program for subdivision builders. As there is "no cost" to the City, Councilman Martinez moved to direct staff to prepare an amendment to the Sign Code that would authorize the Building Institute Association's sign program. Motion seconded by Councilman Larsen and carried by AYE votes of all present.

Appeal - Environmental Review Committee Decision - Yusuf and Jale Cale Un

On May 6, 1985, the Environmental Review Committee reviewed an application to change the Land Use Element of the General Plan for approximately 28 acres of property located on the south side of San Bernardino Avenue, 600 feet west of Texas Street, from low density residential to 14 acres of commercial and 14 acres of medium density residential (General Plan Amendment No. 33-D). The Environmental Review Committee agreed that developing alone and without the benefit of the CSA 110 study could have a growth-inducing effect for other properties along the San Bernardino Avenue corridor, and that an Environmental Impact Report should be prepared to identify those potential impacts. Yusuf and Jale Cale Un filed an appeal to this decision stating that the main issues could be addressed in a special report which would be more cost effective than an Environmental Impact Report. Councilman Larsen moved to accept the appeal to the decision regarding General Plan Amendment No. 33-D and to require the preparation of an expanded initial study addressing the issues identified by the Environmental Review Committee. Motion seconded by Councilman Martinez and carried by AYE votes of all present.

Minor Subdivision No. 149 - Deane Properties

Stating that Council finds that pursuant to Section 66473.5 of the California Government Code, Minor Subdivision No. 149, the subdivision of approximately 27.05 acres of land to combine all lots into one for property located on the north side of Barton Road, between Kansas Street and Alabama Street, Specific Plan No. 26, 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 subdivison 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 Minor Subdivision No. 149 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated May 28, 1985. Motion seconded by Councilman Martinez and carried by AYE votes of all present.

Conditional Use Permit No. 432 - Deane Properties

Councilman Martinez moved to approve the Environmental Review Committee's Negative Declaration for Conditional Use Permit No. 432 for a 496-unit apartment complex on 27.05 acres of land located on the north side of Barton Road, between Kansas Street and Alabama Street, Specific Plan No. 26, 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 AYE votes of all present. Councilman Martinez moved to approve Conditional Use Permit No. 432 based on finding of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated May 28, 1985. Motion seconded by Councilman Johnson and carried by AYE votes of all present.

Morey House

Register of Historic and Scenic Properties

On motion of Councilman Larsen, seconded by Councilman Johnson, Council approved the recommendation of the Historic and Scenic Preservation Commission to list the Morey House, located at 190 Terracina Boulevard, on the Historic and Scenic Properties Register. It was noted the three main sides of the house, the roof cupola of the carriage barn, and the cutstone wall will be registered rather than the entire exterior of the main house.

Minor Subdivision No. 145 - Ross Spear - Final Approval

All requirements as contained in Council minutes dated January 15, 1985, having been complied with, it is the recommendation of the Planning Division that final approval be given Minor Subdivision No. 145. On motion of Councilman Johnson, seconded by Councilman Martinez, this recommendation of the Planning Division was approved by AYE votes of all present.

Historic Survey Project Agreement - State of California

In November, 1984, Council authorized staff to apply for a state grant to continue our inventory of historic structures, district, and streetscape features. The State found that our grant application was meritorius and awarded Redlands one of only four grants to Southern California cities. On motion of Councilman Larsen, seconded by Councilman Martinez, the Historic Survey Project Agreement and Contract between the City of Redlands and the State of California, Department of Parks and Recreation, National Historic Preservation Act of 1966, was approved by AYE votes of all present.

Council recessed at 3:50 P.M. to a Redevelopment Agency meeting and reconvened at 4:10 P.M. to continue study of the 1985-86 proposed budget. Community Service Department budgets for the Parks Division and the Community Center were reviewed. Council recessed at 4:40 P.M. to a closed session for the purpose of discussing matters covered under attorney/client privilege and personnel. Council reconvened at 7:00 P.M.

Mayor Beswick welcomed Albert Molina, our new Cemetery Director, who started work this week.

BID CALL

City Yard

On motion of Councilman Martinez, seconded by Councilman Larsen, Council authorized the bid call for the construction of the expansion of the City Yard.

Fire Station

With a lot of pride, Councilman Martinez moved to authorize the bid call for the construction of Fire Station No. 3 to be located on the northwest corner of Pennsylvania Avenue and Orange Street. Motion seconded by Councilman Johnson and carried by AYE votes of all present.

PUBLIC HEARINGS

Resolution No. 4069	Public hearing was continued to this time and place for any further questions or comments regarding Underground Utility District No. 6-A on Center Street. Mayor Beswick declared the meeting open as a continued public hearing on this matter.
Underground Utility District	Marjorie Miles questioned the reason for this project. Public Works Director Donnelly explained the primary reason is aesthetics but there is also a safety element involved. No further comments forthcoming, the public hearing was declared closed. Councilman Johnson moved to adopt Resolution No. 4069, a resolution of the City Council of the City of Redlands establishing Underground Utility District No. 6-A. Motion seconded by Councilman Larsen and carried by AYE votes of all present.
Resolution No. 4061	Public hearing was advertised for this time and place on Resolution No. 4061, a resolution of the City Council of the City of Redlands adopting General Plan Amendment No. 31, Housing Element. Representing the consultant, Cotton, Beland and Associates, Laura Hudson explained the Housing Element and answered Council's questions. Mayor Beswick declared the meeting open as a public hearing for any questions or comments regarding this matter. None being forthcoming, the public hearing was declared closed. Councilman Martinez moved to adopt Resolution No. 4061 for the adoption of General Plan Amendment No. 31. Motion seconded by Councilman Johnson and carried by AYE votes of all present.
General Plan Amendment No. 31	
Housing Element	
Ordinance No. 1873	Public hearing was advertised for this time and place on Ordinance No. 1873, an ordinance relating to the establishment of a cost control system. Before opening the public hearing, Mr. Doug Ayres, Management Services Institute, addressed Council briefly and answered questions. Mayor Beswick declared the meeting open as a public hearing for any questions or comments regarding this Ordinance.
Cost Control System	Karen Traschel questioned why she had to apply for a conditional use permit for her child care center, and was referred to the City Manager and Planning Administrator for further information and clarification as her questions did not pertain to the establishment of the cost control system. In response to Don Williams' questions, Mr. Ayres assured him the average increase for a developer would be less than one-half of one percent. There being no further comments from the audience, the public hearing was declared closed. Vice Mayor Johnson expressed concerns over the trash fees and overhead calculations, and Council briefly recessed at 7:53 P.M. to allow Mr. Ayres to consult with Vice Mayor Johnson. Following the recess, it was noted by Councilman Larsen that the overhead figures were calculated the same for all departments within the City.
	Ordinance No. 1873, an ordinance of the City Council of the City of Redlands amending the Redlands Ordinance Code by adding Article 144 relating to the establishment of a fee and service charge revenue/cost comparison system, was read by title only by City Clerk Poyzer, and on motion of Councilman Martinez, seconded by Councilman Larsen, further reading of the ordinance text was waived. Ordinance No. 1873 was introduced and laid over under the rules on motion of Councilman Martinez, seconded by Councilman Larsen, with the following change on page 3: S-34: Animal Trap Rentals to read zero percent.
Fourth of July Committee	Mr. Bill McCalmon, Chairman of the Fourth of July Committee, announced this will be their twentieth celebration and it will be bigger and better than ever. On behalf of the Committee, Mr. McCalmon thanked the City for their many areas of support over the years and wished to officially recognize the City of Redlands as a co-sponsor of the event. Councilman Larsen moved to graciously accept the Fourth of July Committee's offer to co-sponsor the Annual Fourth of July Celebration. Motion seconded by Councilman Johnson and carried by AYE votes of all present.
Norton Boosters	Mr. Glen Noyes, Chamber of Commerce Norton Boosters, invited Councilmembers to a reception Wednesday evening at the Chamber of Commerce honoring five important people who are leaving Norton Air Force Base.
Historic Bricks	Ms. Theresa Petite suggested several salvage uses for the used brick being torn up from the downtown streets. Ms. Petite was referred to Suzanne McIntrye and Derrill Quaschnick.

APPLICATIONS AND PETITIONS

Street Light Variance Request	Dr. K. H. Clifford, 815 San Mateo Street, requested Council to grant a variance to the Public Works requirement to use high-tower mercury vapor street lights in Tract No. 12811 as he felt the quality of his subdivision would be enhanced by the placement of more decorative traditional lamps. Another alternative would be to eliminate all public lights and for each lot to have an outside yard light. Public Works Director Donnelly stated he was in opposition of allowing developers to set their own standards; that his department follows certain standards allowing for safety and protection from vandalism; and that it would become very expensive for the City to maintain many different street lights throughout the City. Dr. Clifford's request was referred to staff to review on-site possibilities.
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COMMUNICATIONS

Anonymous Letters	Mayor Beswick noted that unsigned letters received are not read nor are worthy of Council's consideration. This statement was made following receipt of a communication at City Hall and in the Council Chambers which was anonymously sent to the Council.
Resolution No. 4073 Support AB 1868	Councilman Johnson moved to adopt Resolution No. 4073, a resolution of the City Council of the City of Redlands supporting the passage of Assembly Bill 1868 as a step to strengthen the air quality management program for the citizens of this area. Motion seconded by Councilman Larsen and carried by AYE votes of all present.
Pomerado Development Group	A letter was received from the Pomerado Development Group regarding the development of a convalescent center and a residential retirement center to be located on the southwest corner of Barton Road and Terracina Boulevard in the County. No action was taken at this meeting.

UNFINISHED BUSINESS

Ordinance No. 1857 Mobilehome Park Rent Stabilization	Another draft of Ordinance No. 1857 to stabilize mobilehome park rents was presented during the Council meeting by City Attorney Riddell. This latest draft includes Council's revisions from the meeting of May 21, 1985. Because there was no air-conditioning in the building, Mayor Beswick asked that comments be brief from the audience. Dick Bessire, representing the owner of Orange Grove Mobile Estates, spoke at length reviewing his concerns. Also speaking were Rachael Biddick, Lugonia Fountains tenant, and Fred Johnson, Orange Grove tenant.
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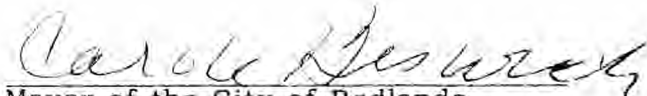
Minor revisions were made to Section 37406(b), Section 37408(e)(vi), and Section 37410(e) following review with the Civil Code. The owners and tenants were asked to submit any suggestions regarding Section 37411 to Building and Safety Director Dale which will be forwarded to the City Attorney. Ordinance No. 1857, an ordinance of the City Council of the City of Redlands amending Article 374 of the Redlands Ordinance Code to stabilize mobilehome park rents was read by title only by City Clerk Poyzer, and on motion of Councilman Johnson, seconded by Councilman Martinez, further reading of the ordinance text was waived. Ordinance No. 1857 was introduced and laid over under the rules with second reading scheduled for June 18, 1985, on motion of Councilman Johnson, seconded by Councilman Larsen.

Public Works Commission	Councilman Martinez moved to direct staff to prepare an amendment to the ordinance establishing the Public Works Commission to increase the membership to seven. Motion seconded by Councilman Johnson and carried by AYE votes of all present.
Bicycle Classic	Councilman Larsen moved to endorse holding the second Redlands Bicycle Classic next year. Motion seconded by Councilman Martinez and wholeheartedly carried by AYE votes of all present.

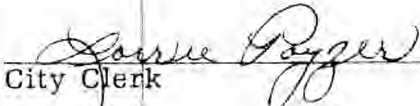
There being no further business, the meeting adjourned at 9:25 P.M.

NOTE: a special meeting of the City Council has been scheduled for Monday, June 17, 1985, at 7:00 P.M. in the Council Chambers for the purpose of holding a Water Workshop.

Next regular meeting, June 18, 1985.


Mayor of the City of Redlands

ATTEST:


City Clerk