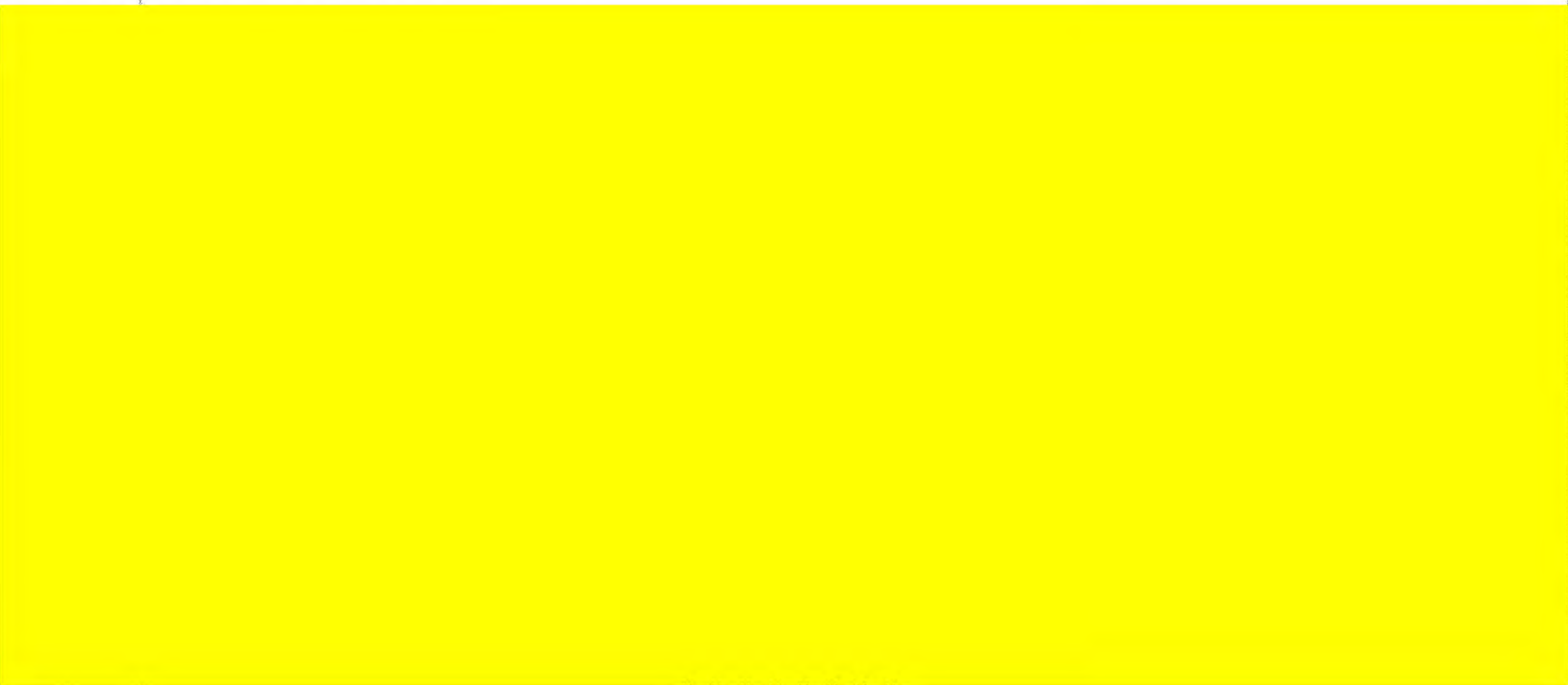




MINUTES

of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, 212 Brookside Avenue, on July 16, 1985, at 3:00 P.M.

PRESENT

- Carole Beswick, Mayor
- Tim Johnson, Vice Mayor
- Oddie J. Martinez, Jr., Councilman
(present for afternoon session only)
- Richard N. Larsen, Councilman

- John E. Holmes, City Manager
- Dallas Holmes, City Attorney
- Richard T. Anderson, City Attorney
- Lorrie Poyzer, City Clerk
- Lauren Richards, Redlands Daily Facts
- Howard Ellis, The Sun

ABSENT

- Charles G. DeMirjyn, Councilman

The meeting was opened by Mayor Beswick with the pledge of allegiance. Councilman Larsen asked for observance of a moment of silence in memory of George Christian and Bob Campbell.

Minutes of the regular meeting of July 2, 1985, were approved as submitted.

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

CLASS
Donation

Councilman Larsen asked Council to reconsider the donation of \$100.00 to CLASS approved on June 18, 1985, and moved to raise the donation to \$2,500.00. Motion seconded by Councilman Martinez and carried by AYE votes of all present.

PLANNING AND COMMUNITY DEVELOPMENT

Conditional Use Permit No. 435 - Redlands Plaza West

Councilman Martinez moved to approve Conditional Use Permit No. 435, an application for a fast food restaurant (Popeye Chicken), to be located on the south side of Colton Avenue, approximately 360 feet west of Tennessee Street, C-M Zone, based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated July 9, 1985. Motion seconded by Councilman Larsen and carried by AYE votes of all present.

Tentative Tract No. 12714 - FMK, Inc./Rossmore Investments

At its July 9, 1985, meeting the Planning Commission recommended denial of Tentative Tract No. 12714, an application for the subdivision of approximately 34.6 acres of land into 123 lots for property located on the north side of Pioneer Avenue, approximately 990 feet east of Texas Street. The tract is associated with Zone Change No. 276 which was denied by the Commission, and an R-1 classification for the property is required for approval. The Airport Land Use Commission (ALUC) took an action to deny the zone change and subject tract. A 2/3 vote of the Council is required to override an ALUC decision with findings as contained in the staff report. Representing the applicant, Mr. Pat Meyer requested continuance to August 20, 1985, of Tentative Tract No. 12714 including waiver of the time limits in the map act. On motion of Councilman Larsen, seconded by Councilman Martinez, this request was granted by AYE votes of all present.

Appeal - Zone Change No. 276 - Tentative Tract No. 12714

An appeal to the Planning Commission's recommendations regarding Zone Change No. 276 and Tentative Tract No. 12714 was filed in a timely manner with the City Clerk. On motion of Councilman Johnson, seconded by Councilman Larsen, Council set August 20, 1985, as the hearing date for this appeal.

Council directed staff to draft a resolution to set up administrative procedures which would disallow zone changes and tracts to be scheduled on the same agenda.

Tentative Tract No. 10083 - Friedman Homes

Councilman Larsen moved to approve the Environmental Review Committee's Negative Declaration for Tentative Tract No. 10083 for the subdivision of 10.1 acres of land into 36 lots for property located on the north side of Pioneer Avenue, 660 feet east of Orange 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 Martinez and carried by AYE votes of all present.

Mayor Beswick asked how subsequent home buyers will know that this property lies in a higher noise level area. Mr. Atencio responded the project is conditioned to require notification in the CC&R's (Planning and Community Development Requirement No. 11). Attorney Holmes said he did not think it was the City's legal responsibility, but all agreed that the City had a moral obligation to require the notification in the CC&R's. Stating that Council finds that pursuant to Section 66473.5 of the California Government Code, Tentative Tract No. 10083 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. 10083 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated July 9, 1985. Motion seconded by Councilman Martinez and carried by AYE votes of all present.

Conditional Use Permit No. 434 - Richard Kalnas/McDonald's

Councilman Martinez moved to approve the Environmental Review Committee's Negative Declaration for Conditional Use Permit No. 434 for the addition of a drive-thru service for an existing restaurant located at 612 East Redlands Boulevard, C-4 Zone, and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines. Motion seconded by Councilman Johnson and carried by AYE votes of all present. Councilman Larsen moved to approve Conditional Use Permit No. 434 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated July 9, 1985. Motion seconded by Councilman Johnson and carried by AYE votes of all present.

Conditional Use Permit No. 437 - Gibraltar Community Builders

At its July 9, 1985, meeting the Planning Commission recommended approval of Conditional Use Permit No. 437, an application for a 560-unit apartment complex to be located on the southeast corner of Barton Road and Terracina Ave, R-2 Zone. Barbara Hausladen, 119 Carmady Street, submitted a letter and an appeal earlier today requesting that a public hearing be scheduled on this matter. In accordance with Section 52.00 of Ordinance No. 1000, Council scheduled a public hearing for August 20, 1985, at 7:00 P.M. and directed that the appeal fee be refunded.

That evening, Corey Patick from Gibraltar Community Builders pleaded with Council to hold this public hearing at an earlier date. After a phone call to the Redlands Daily Facts editor for assurance that a public notice could be published prior to Saturday, July 20, 1985, Councilman Johnson moved to reconsider the afternoon's session. Motion seconded by Councilman Larsen and carried by AYE votes of all present. Councilman Johnson then moved to set the public hearing for Conditional Use Permit No. 437 for July 30, 1985, 7:00 P.M. and directed that notices be sent certified mail with a return receipt requested to all people concerned who were present at this meeting. Motion seconded by Councilman Larsen and carried by AYE votes of all present.

Councilman Martinez left the Chambers at 4:10 P.M. and was not present for the remainder of the meeting.

Minor Subdivision No. 149 - Deane Properties - Final Approval

All requirements as contained in Council minutes dated June 4, 1985, having been complied with, the Planning Division recommended that final approval be given Minor Subdivision No. 149. On motion of Councilman Larsen, seconded by Councilman Johnson, this recommendation of the Planning Division was approved by AYE votes of all present.

Conditional Use Permit No. 406 - Redlands Day Nursery - Time Extension

On motion of Councilman Larsen, seconded by Councilman Johnson, a time extension of one year to July 3, 1986, was given for Conditional Use Permit No. 406 in order to allow the applicant additional time to secure financing and clear necessary County approvals and requirements.

Tentative Tract No. 12901 - Vaughn Bryan - Final Approval

All requirements as contained in Council minutes dated March 19, 1985, having been complied with, it is the recommendation of the Planning Division that final approval be given Tentative Tract No. 12901. On motion of Councilman Larsen, seconded by Councilman Johnson, this recommendation of the Planning Division was approved by AYE votes of all present.

Tentative Tract No. 12515 - Saddlewood Associates - Final Approval

All requirements as contained in Council minutes dated October 18, 1983, having been complied with, it is the recommendation of the Planning Division that final approval be given Tentative Tract No. 12515. On motion of Councilman Larsen, seconded by Councilman Johnson, this recommendation of the Planning Division was approved by AYE votes of all present.

Council recessed at 4:10 P.M. to a Redevelopment Agency meeting and reconvened at 4:35 P.M. to a closed session for the purpose of discussing matters covered by attorney/client privilege and pending litigation. In accordance with State Law, the City Attorney prepared a confidential memo to Council providing justification for the closed session. No announcement was expected to follow the closed session. Council reconvened at 7:00 P.M.

PUBLIC HEARING

Ordinance No. 1881	Public hearing was advertised for this time and place on Ordinance No. 1881, adopting Amendment No. 1 to Specific Plan No. 29 for approximately 9.5 acres of land located at the northeast corner of California Street and Orange Tree Lane, as recommended by Redlands Planning Commission Resolution No. 651. 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.
Amendment No. 1 to Specific Plan No. 29	Councilman Larsen moved to approve the Environment Review Committee's Negative Declaration for Amendment No. 1 to Specific Plan No. 29, and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines. Motion seconded by Councilman Johnson and carried by AYE votes of all present. Ordinance No. 1881, an ordinance of the City Council of the City of Redlands amending Ordinance No. 1794 by adopting Amendment No. 1 to Specific Plan No. 29, was given its first reading of the title by City Clerk Poyzer, and on motion of Councilman Johnson, seconded by Councilman Larsen, further reading of the ordinance text was waived. Ordinance No. 1881 was introduced and laid over under the rules with second reading scheduled for August 20, 1985, on motion of Councilman Johnson, seconded by Councilman Larsen.

BIDS

Certificates of Participation	Attorney Anderson explained documents prepared for Council consideration approving and authorizing the execution of various agreements with respect to the issuance and sale of Certificates of Participation for the financing of the acquisition (by Redlands Public Improvement Corporation) of the City Maintenance Yard and site, certain improvements to be constructed thereon, the construction of a fire station, and the acquisition and installation of certain equipment. The current estimated cost of these projects and the principal amount of the Certificates to be issued is \$10,870,000. Following discussion among Councilmembers, Mr. Anderson, Mr. Doug Ayres, Management Services Institute, and John Fitzgerald, Merrill Lynch, Council took the following action.
Resolution No. 4084 Approve Agreements	On motion of Councilman Larsen, seconded by Councilman Johnson, Resolution No. 4084, a resolution of the City Council of the City of Redlands authorizing execution and delivery by the City of Acquisition Agreement, Ground Lease Agreement, Lease Agreement, Trust Agreement and Agency Agreement with respect to the issuance and sale of Certificates of Participation (City of Redlands 1985 Projects), appointing trustee and authorizing issuance of such certificates in an amount not to exceed \$12,000,000, was approved by AYE votes of all present.
Resolution No. 4085 Approve Purchase and Preliminary Statement	Resolution No. 4085, a resolution of the City Council of the City of Redlands approving Purchase Agreement with respect to and awarding Certificates of Participation (City of Redlands 1985 Projects) in a principal amount not to exceed \$12,000,000, and approving and authorizing execution and delivery of preliminary and final official statements, was approved by AYE votes of all present on motion of Councilman Larsen, seconded by Councilman Johnson.

Bid Report City Yards	The following bids were opened and publicly declared at 10:00 A.M. on July 9, 1985, by the City Clerk for the construction of the City of Redlands Municipal Corporation Yard: <table><tr><td>Martin J. Jaska, Inc. Montclair, California</td><td>\$4,367,000.00</td></tr><tr><td>Shirley Bros., Inc. General Contractors Pasadena, California</td><td>4,378,000.00</td></tr><tr><td>Merco Construction Engineers, Inc. Camarillo, California</td><td>4,570,000.00</td></tr><tr><td>Pinner Construction Company, Inc. Paramount, California</td><td>4,687,000.00</td></tr><tr><td>C. V. Holder, Inc. Gardena, California</td><td>4,890,000.00</td></tr><tr><td>Fireside Construction Company Ontario, California</td><td>4,962,000.00</td></tr></table> At this time, it is the recommendation of the Department of Public Works and legal counsel that the responsible bidder submitting the bid or proposal for said project which will result in the lowest cost to the City is Martin J. Jaska, Inc., and that it is in the best interest of the City that the contract for the construction of the Corporate City Yard be awarded to said firm.	Martin J. Jaska, Inc. Montclair, California	\$4,367,000.00	Shirley Bros., Inc. General Contractors Pasadena, California	4,378,000.00	Merco Construction Engineers, Inc. Camarillo, California	4,570,000.00	Pinner Construction Company, Inc. Paramount, California	4,687,000.00	C. V. Holder, Inc. Gardena, California	4,890,000.00	Fireside Construction Company Ontario, California	4,962,000.00
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Pinner Construction Company, Inc. Paramount, California	4,687,000.00												
C. V. Holder, Inc. Gardena, California	4,890,000.00												
Fireside Construction Company Ontario, California	4,962,000.00												
Resolution No. 4086	Councilman Larsen moved to adopt Resolution No. 4086, a resolution of the City Council of the City of Redlands awarding contract for the City Municipal Corporation Yard Improvement Project subject to receipt of proceeds from the sale of Certificates of Participation. Motion seconded by Councilman Johnson and carried by AYE votes of all present.												
Award Contract													
Bond Counsel	Councilman Larsen moved to employ Best, Best & Krieger to serve as bond counsel in connection with the issuance of Certificates of Participation as contained in the letter of proposal dated July 10, 1985. Motion seconded by Councilman Beswick and carried by AYE votes of all present.												

COMMUNICATIONS

Southland Cablevision Deregulation	Responding to Council's concerns, the City Attorney and Community Services Administrator Rodriguez have carefully reviewed the Southland Cablevision franchise and the Government Code regarding deregulation. The City Attorney concluded that Southland Cablevision complied with the legal requirements for deregulation and may adjust rates without the approval of the City Council. Our attorneys also reported that the legislature compensated the City by insuring that the deregulating cable television company provides it with certain benefits. As an important part of the deregulation procedure, the Government Code requires that Southland Cablevision comply with what are therein referred to as the "community services channel requirements." Mr. Brett Miller, General Manager for Southland Cablevision, was present at the meeting and responded to Council's questions. He assured them he was preparing a status report for Council's information and that he would try to keep the lines of communication open. Council suggested he submit the report in September.
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UNFINISHED BUSINESS

Resolution No. 4083	Resolution No. 4083, a resolution of the City of Redlands establishing a procedure for allocation of water and sewer connections in the unincorporated area within the City of Redlands' sphere of influence, was prepared for Council's consideration. Ernest Riffenburgh of Gresham, Varner, Savage, et al, asked Council to consider changing Section 4 to establish the order of priority at the time which tentative map approval is granted rather than when final grading and improvement plans are submitted to the County for approval. Leroy Hansberger contended that the later process was more applicable towards actual use of allocations. Russell Rowe stated changing the rules now bothered him. Councilman Larsen moved to adopt Resolution No. 4083; motion seconded by Councilman Johnson and carried by AYE votes of all present. Council instructed staff to return on August 20 with further information regarding the County list of approved projects needing allocations and a procedure to distribute unused and/or expired allocations.
Outside Connection Procedures	
Unused Allocations	
Water Report	Utilities Engineer Garcia prepared a report relating to Ordinance No. 1677 which prohibits the issuance of any permits or approvals for connections to the water and sewer systems once such municipal systems have reached ninety percent of their total capacity. Mr. Garcia indicated it was difficult to report when the water system has reached ninety percent of total capacity for the following reasons: water system demand is not constant and changes daily; water sources availability changes throughout the year in that the Mill Creek flow is a variable flow rate; the ordinance does not address

	water quality; and the system production is dependent on many pieces of mechanical equipment subject to failure or breakdowns. Included in the report were copies of "Source Usage" for the months of June, July, August, and September of 1984 and June and part of July of 1985, demonstrating the number of days the water system was over ninety percent capacity. A list of action being taken in order to meet water consumption demands was also provided for Council's information.	
Cemetery Operations	Community Services Administrator Rodriguez presented an operations report for the Hillside Memorial Park covering the possibility of weekend operation, burial services procedures, and trends and recommendations. Councilman Larsen stated we should automate as much as possible. Councilman Johnson felt we should look further at the seven-day service. Councilmembers Larsen and Johnson desired further study on this matter.	
Ordinance No. 1878	Ordinance No. 1878, 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. 280, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilman Larsen, seconded by Councilman Beswick, further reading of the ordinance text was waived. Ordinance No. 1878 was adopted on motion of Councilman Larsen, seconded by Councilman Beswick, by the following vote: AYES: Councilmembers Beswick, Johnson, Larsen NOES: None ABSENT: Councilmembers DeMirjyn, Martinez	
Zone Change No. 280		
Ordinance No. 1879	Ordinance No. 1879, 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. 281, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilman Larsen, seconded by Councilman Johnson, further reading of the ordinance text was waived. Ordinance No. 1879 was adopted on motion of Councilman Larsen, seconded by Councilman Johnson, by the following vote: AYES: Councilmembers Beswick, Johnson, Larsen NOES: None ABSENT: Councilmembers DeMirjyn, Martinez	
Zone Change No. 281		
Ordinance No. 1880	Ordinance No. 1880, 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. 284, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilman Larsen, seconded by Councilman Johnson, further reading of the ordinance text was waived. Ordinance No. 1880 was adopted on motion of Councilman Larsen, seconded by Councilman Johnson, by the following vote: AYES: Councilmembers Beswick, Johnson, Larsen NOES: None ABSENT: Councilmembers DeMirjyn, Martinez	
Zone Change No. 284		
NEW BUSINESS		
Resolution No. 4080	Resolution No. 4080, a resolution of the City Council of the City of Redlands calling and giving notice of the holding of a General Municipal Election and requesting the Board of Supervisors of the County of San Bernardino to consolidate said election with the School District Election to be held on Tuesday, November 5, 1985, was approved by AYE votes of all present on motion of Councilman Larsen, seconded by Councilman Johnson. The City Attorney was authorized by AYE votes of all present to prepare an argument in favor of the Paramedic Measure on motion of Councilman Larsen, seconded by Councilman Johnson.	
1985 Election		
Liability Coverage	Councilman Johnson moved to authorize an insurance contract with Planet Insurance Company for Public Entity Liability coverage with a self-insured retention of \$200,000.00. Motion seconded by Councilman Larsen and carried by AYE votes of all present.	
Traffic Regulations	Councilman Larsen moved to authorize City staff to remove the concrete center divider on Redlands Boulevard between 7th and 8th streets and to establish a painted double left hand turn lane as recommended by the Traffic Commission at their June 20, 1985, meeting. Motion seconded by Councilman Johnson and carried by AYE votes of all present. Councilman Larsen also directed staff to investigate the possibility of a left turn lane on Redlands Boulevard into the Jim Glaze auto dealership.	
Declaration of Dedication	Councilman Larsen moved to accept a Declaration of Dedication from University Avenue Associates for street right-of-way on Lugonia Avenue and University Street. Motion seconded by Councilman Johnson and carried by AYE votes of all present.	
Resolution No. 4077	Resolution No. 4077, a resolution of the City Council of the City of Redlands establishing traffic regulations pursuant to Chapter 67 of the Redlands Ordinance Code and establishing additional through highways and streets, as recommended by the Traffic Commission on June 20, 1985, was adopted by AYE votes of all present on motion of Councilman Larsen, seconded by Councilman Johnson.	
Traffic Regulations		

Resolution
No. 4078

Traffic
Regulations

Resolution No. 4078, a resolution of the City Council of the City of Redlands establishing traffic regulations pursuant to Chapter 67 of the Redlands Ordinance Code and relocating two handicapped parking stalls in the Redlands Mall, establishing a twelve-minute parking zone at 719 East Clark Street, and removing the red curb in front of 702 West Colton Avenue, as recommended by the Traffic Commission on June 20, 1985, was adopted by AYE votes of all present on motion of Councilman Larsen, seconded by Councilman Johnson.

Resolution
No. 4081

Tennessee
Athletic Field
Complex

Councilman Larsen moved to adopt Resolution No. 4081, a resolution of the City Council of the City of Redlands approving the application for grant funds under the Regional Competitive Program of the California Park and Recreational Facilities Act of 1984 for the development of the Tennessee Athletic Field Complex, and to authorize the Community Services Administrator to use Park Tax Funds not to exceed \$7,500.00 to seek professional services to prepare the preliminary design and application for said project. Motion seconded by Councilman Johnson and carried by AYE votes of all present.

Resolution
No. 4082

Weed
Abatement

Resolution No. 4082, a resolution of the City Council of the City of Redlands providing for the assessment of costs resulting from the abatement of weeds which constitute a fire hazard, was adopted by AYE votes of all present on motion of Councilman Larsen, seconded by Councilman Johnson.

There being no further business, the meeting was adjourned at 9:35 P.M. to an adjourned regular meeting to be held on Tuesday, July 30, 1985, at 7:00 P.M. in the Council Chambers.

Next regular meting will be held on August 20, 1985.

ATTEST:

Carol Blount
Mayor of the City of Redlands

Dorrie Payne
City Clerk

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