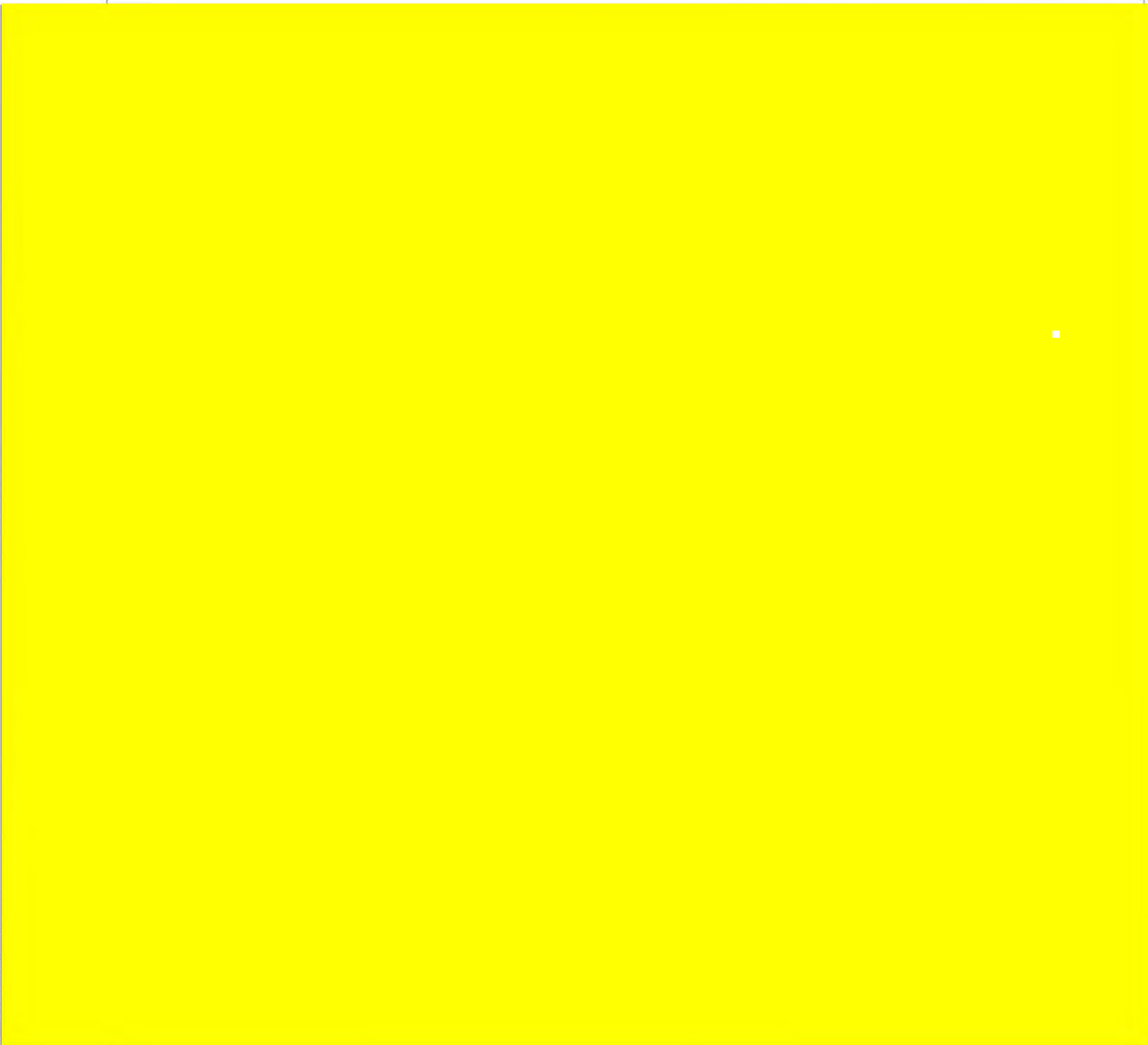




MINUTES

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

PRESENT

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

- John E. Holmes, City Manager
- Dallas Holmes, City Attorney
- Lorrie Poyzer, City Clerk
- Karen Nikos, Redlands Daily Facts
- Howard E. Ellis, The Sun

ABSENT

- Oddie J. Martinez, Jr., Councilmember

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 November 5, 1985, were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENT

Conditional Use Permit No. 446 - Foodmaker, Inc. (Jack-in-the-Box)

Councilmember DeMirjyn moved to approve the Environmental Review Committee's Negative Declaration for Conditional Use Permit No. 446 for a drive-thru restaurant to be located on the southeast corner of Redlands Boulevard and Citrus Avenue, C-4 Zone, and directed staff to file and post a "Notice of Determination" in accordance with

the City's guidelines. Motion seconded by Councilmember Johnson and carried by AYE votes of all present. Following discussion, Councilmember DeMirjyn moved to approve Conditional Use Permit No. 446 based on the findings of the Planning Commission, subject to the recommendations of all departments as contained in Planning Commission minutes dated November 12, 1985, and amending Sewer Section Requirement No. 1 to reflect approval of the letter agreement between the City and the applicant regarding the posting of a cash bond. Motion seconded by Councilmember Johnson and carried by AYE vote of all present.

Conditional Use Permit No. 447 - Medici Investment Company - Preliminary Approval

Councilmember Johnson moved to approve the Environmental Review Committee's Negative Declaration for Conditional Use Permit No. 447 for a 62-unit senior citizen planned residential development on 8.74 acres of land to be located on the west side of Grove Street (Somer Street) between Cypress Avenue and Palm Avenue, R-S Zone, and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines. Motion seconded by Councilmember Larsen and carried by the following vote:

AYES: Councilmembers Johnson, Larsen; Mayor Beswick
 NOES: Councilmember DeMirjyn
 ABSENT: Councilmember Martinez

Councilmember Larsen moved to grant preliminary approval for Conditional Use Permit No. 447 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated November 12, 1985. Motion seconded by Councilmember Johnson and carried by the following vote:

AYES: Councilmembers Johnson, Larsen; Mayor Beswick
 NOES: Councilmember DeMirjyn
 ABSENT: Councilmember Martinez

Minor Subdivision No. 154 - John H. Meier

Stating that Council finds that pursuant to Section 66474.5 of the California Government Code, Minor Subdivision No. 154, an application for the subdivision of approximately one acre of land into two parcels for property located at 103 Garden Hill Drive, R-E Zone, 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, Councilmember Larsen moved to approve Minor Subdivision No. 154 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated November 12, 1985. Motion seconded by Councilmember DeMirjyn and carried by AYE votes of all present.

Minor Subdivision No. 155 - Redlands Railway and Development Company

Stating that Council finds that pursuant Section 66474.5 of the California Government Code, Minor Subdivision No. 155, an application for the subdivision of approximately 3.4 acres of land into three parcels for property located on the west side of Orange Street, approximately 460 feet north of Redlands Boulevard, C-3 Zone, Specific Plan No. 34, 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, Councilmember DeMirjyn moved to approve Minor Subdivision No. 155 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated November 12, 1985. Motion seconded by Councilmember Larsen and carried by AYE votes of all present.

Conditional Use Permit No. 444 - Gary and Waco Dou

Councilmember Larsen moved to approve the Environmental Review Committee's Negative Declaration of Conditional Use Permit No. 444 for a 76-unit apartment complex on 4.90 acres of land located on the south side of Orange Avenue, approximately 330 feet west of Tennessee Street, and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines. Motion seconded by Councilmember Johnson and carried by AYE votes of all present. Councilmember Larsen moved to approve Conditional Use Permit No. 444 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated November 12, 1985. Motion seconded by Councilmember Johnson and carried by AYE votes of all present.

	<u>Conditional Use Permit No. 449 - Community Missionary Baptist Church</u> Councilmember DeMirjyn moved to approve the Environmental Review Committee's Negative Declaration for Conditional Use Permit No. 449 for the expansion of an existing church located at 939 Clay 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 Councilmember Larsen and carried by AYE votes of all present. Councilmember DeMirjyn moved to approve Conditional Use Permit No. 449 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated November 12, 1985. Motion seconded by Councilmember Johnson and carried by AYE votes of all present. <u>Resolution No. 4123 - 1985 - California Environmental Quality Guidelines Revisions (CEQA)</u> Community Development Administrator Schindler presented revised procedures prepared by Associate Attorney Calonne for implementing the California Environmental Quality Act (CEQA) in accordance with 1985 State guidelines and re-establishing an appeal process. On motion of Councilmember DeMirjyn, seconded by Councilmember Larsen, Resolution No. 4123, a resolution of the City Council of the City of Redlands adopting "Procedures, Objectives, and Criteria for Implementing the California Environmental Quality Act, As Amended," and rescinding Resolution No. 3954, was approved by AYE votes of all present. <u>Tentative Tract No. 12811 - K. H. Clifford - Final Approval</u> All requirements as contained in Council minutes dated October 16, 1984, having been complied with, it is the recommendation of the Planning Division that final approval be given Tentative Tract No. 12811. On motion of Councilmember Larsen, seconded by Councilmember Johnson, this recommendation of the Planning Division was approved by AYE votes of all present. Council recessed at 3:25 P.M. to a Redevelopment Agency meeting and reconvened at 3:40 P.M. to hold a joint public hearing with the Redevelopment Agency. <u>PUBLIC HEARING - City Council and Redevelopment Agency</u> Joint public hearings were advertised for this time and place for the following: consideration by the City Council of a proposal by Downtown Development (Coast Savings Plaza Project) for Certificates of Participation financing and the issuance of Industrial Development Revenue Bonds by the Redevelopment Agency; and consideration by the Redevelopment Agency of acquisition and disposition of property located on Orange Street, south of the Santa Fe Railroad Station. Acting as Mayor of the City of Redlands and as Chairman of the Redevelopment Agency Board, Mrs. Beswick declared the meeting open as a public hearing for any questions or comments concerning these matters. None being forthcoming, the public hearing was continued to December 3, 1985, at 7:00 P.M. for consideration of the Disposition and Development Agreement. (Also see Redevelopment Agency minutes of November 19, 1985.) Resolution No. 4124 Coast Savings Plaza Project Councilmember DeMirjyn moved to adopt Resolution No. 4124, a resolution of the City of Redlands making certain findings and determination in connection with a public hearing on a certain Industrial Development Bond Financing and the issuance of Certificates of Participation by the Redevelopment Agency of the City of Redlands in a maximum principal amount not to exceed \$3,500,000 (Coast Savings Plaza Project). Motion seconded by Councilmember Larsen and carried by AYE votes of all present. Council recessed at 4:00 P.M. to a closed session for the purpose of discussing personnel matters, 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. There was no mention of names because this could jeopardize settlement negotiations. Council reconvened at 7:10 P.M. <u>ORAL PETITIONS FROM THE FLOOR</u> TCE Products Susana M. Chesus presented a petition to the City Council to draft legislation that would immediately prohibit and ban the use of TCE based products and materials within the City limits of Redlands. Ms. Chesus' request was referred to staff. <u>BIDS</u> Bid Call On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council authorized by AYE votes of all present advertising for bids for engineering services for plans and specifications to cover the City of Redlands sanitary landfill in accordance with the rules and regulations of the State of California Water Resources Control Board. Landfill Cover <u>COMMUNICATIONS</u> League of Women Voters Mayor Beswick announced that Governor Deukmejian has proclaimed the week of November 18-24 as League of Women Voters Week in California, and expressed appreciation on behalf of the City Council for their continued support in Redlands. Run Through Redlands Mayor Beswick proclaimed the week prior to Sunday, March 9, 1986, as "Run Through Redlands Week" which will be sponsored by the Redlands Community Hospital, Redlands Noon Kiwanis, and Redlands Daily Facts.
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Zoning Councilmember DeMirjyn noted that several residents in the Edgemont area do not wish to have hillside zoning in their area and would rather have estate zoning. City Clerk Poyzer noted that public hearing on this matter is scheduled for December 3, 1985, at 7:00 P.M.

Automated Disposal Collection Community Services Administrator Rodriguez briefly explained the advantages of an automated disposal collection system soon to be provided by the Disposal Division. Sanitation Director Moore provided visual aids showing the targeted areas which included Wabash Avenue to Lugonia Avenue to Judson Street; Orange Street to Pioneer Avenue to Lugonia Avenue; and the Lewis Homes tract. Mr. Jess Sparks, formerly in charge of the Beverly Hills Disposal Department, reported how the system worked when he started it in Beverly Hills. Further information will be provided in the future on this new concept.

UNFINISHED BUSINESS

Ordinance No. 1890 Ordinance No. 1890, 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. 287, a change of zone from A-1 (Agricultural) District to R-2 (Multiple Family Residential) District for approximately 4.40 acres of property located on the south side of Orange Avenue, 330 feet west of Tennessee Street, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilman DeMirjyn, seconded by Councilmember Johnson, further reading of the ordinance text was waived. Ordinance No. 1890 was adopted on motion of Councilmember DeMirjyn, seconded by Councilmember Larsen, by the following vote:
AYES: Councilmembers DeMirjyn, Johnson, Larsen;
Mayor Beswick
NOES: None
ABSENT: Councilmember Martinez

Resolution No. 4130 City Manager Holmes reported that included in the Council's packet for this meeting was a letter received from the Redlands Unified School District outlining some of their thoughts on school impaction, especially as a result of Measure M's failure to receive a two-thirds vote at the polls earlier this month. He suggested Council may wish to consider the school impaction issue further at this time and hear from the School District's representatives.

School Board President William Cunningham summarized the letter addressed to Mayor Beswick dated November 15, 1985, and clarified points for those present. In answer to City Attorney Holmes' query, Mr. Cunningham said that the attachment to his letter was from the ordinance the School Board enacted last spring and was provided for comparison. Mr. Cunningham noted that the School District has reached settlement with some developers on the basis of the fees outlined in his letter.

City Attorney Holmes presented a draft resolution which was substantially similar to the one discussed last spring by Council with additional facts included that have occurred since that time, and suggested that if Council chose to act on this matter, that action take the form of this draft resolution.

Councilmember Johnson noted he thought it was time action was taken and that an appropriate fee should be imposed tonight. He felt it was important that it be known that Council had extensively researched what the fees were in surrounding communities in the east valley in order to have context in which to review our needs.

Councilmember Larsen noted that almost all of these other fees were found to be lower in dollar amount than what was proposed in the School Board's letter. He did feel that headway was being made in this matter as there is a study going on right now being supported by other governments which was reported in this morning's newspaper. A staff report is expected in 180 days, with School District input if available, on comparison with what had been done and particularly an update on different pupil generation factors of single and multiple dwellings. Mayor Beswick asked if the School District was familiar with this study and asked the City Manager to look into it to see if it would be something of value for us in future reviews of this problem.

Councilmember Larsen expressed his concern regarding the newest student generation figure which was quoted as .50; Mr. Cunningham responded that the .50 yield was a compromise figure accepted by the task force, but that the School District is convinced the yield is significantly higher.

Referring to the \$16 million that Measure M would have raised, Councilman Johnson noted that not all of that money was to have been spent within the City limits of Redlands and felt the fee in Redlands had to reflect what was needed in Redlands. He also noted that there are three other jurisdictions that the School District has to deal with and that a fee set tonight by this Council would probably set the tenor for what other jurisdictions might adopt.

Attorney Holmes noted that the draft resolution included a paragraph in brackets on the first page which he had included although he did not have confirmation of the fact until today. He reported that figures from the County Registrar of Voters indicate

that the percentage "yes" votes for Measure M within the City of Redlands was a bit higher than district-wide, and came out to about 58.6 percent "yes" and 41.4 percent "no" within the City. Therefore, the brackets can be removed from the draft resolution and that paragraph retained. He also noted that an amount needs to be filled in in Section Five and Section Eight needs an operative date. He recommended putting this resolution into effect immediately to avoid possible inequities of notice.

Responding to questions from the audience, Mayor Beswick read from Section Eight to clarify which developments and subdivisions would fall under the provisions of this resolution.

Councilmember Johnson stated that we have a self-imposed responsibility to the school impaction fee but that we must also carry our fair share of the housing load in the east valley, and that we will have to balance both needs in our decision.

Councilmember Larsen moved to adopt Resolution No. 4130, a resolution of the City of Redlands requiring mitigation of school impaction caused by residential development, as follows: remove brackets from the last paragraph on page one and retain said paragraph; establish the amount of fee in Section Five as follows: \$2,400 per single-family dwelling and \$1,600 per unit of a multi-family dwelling; establish the effective date as November 20, 1985, in Section Eight; and confirm that this resolution shall be reexamined in ninety days which is also contained in Section Eight. Motion seconded by Councilmember DeMirjyn and carried by AYE votes of all present.

Councilmember Johnson urged the School District to develop a creative investment program to generate more interest income on this money that will start coming in tomorrow. Councilmembers concurred that the City would assist the School District in actively pursuing other sources of funds and that this would be further discussed during the reexamination period.

Council briefly recessed to allow people to leave the Chambers and reconvened at 8:17 P.M.

NEW BUSINESS

Ordinance No. 1891	Ordinance No. 1891, an ordinance of the City Council of the City of Redlands amending the Redlands Ordinance Code and Ordinance No. 1843 implementing the initiative ordinance to moderate growth within the City of Redlands to preserve the City's unique environment and character which incorporates changes recommended by the Proposition R Advisory Committee, was read by title only by City Clerk Poyzer, and on motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, further reading of the ordinance text was waived. Ordinance No. 1891 was introduced and laid over under the rules with second reading scheduled for December 3, 1985, on motion of Councilmember Johnson, seconded by Councilmember Larsen, by AYE votes of all present.
Proposition R Amendments	
Appointment Recreation Commission	Councilmember DeMirjyn moved to appoint Wally Sanchez to the Recreation Commission to complete a term which expires June 30, 1986. Motion seconded by Councilmember Johnson and carried by AYE votes of all present.
Ordinance No. 1892	A draft of Ordinance No. 1892, an ordinance of the City of Redlands providing for the purchase of supplies, services and equipment, was presented to Council for their review and comment. This ordinance will be considered by Council at the next regularly scheduled meeting.
Purchasing	
Funds	Councilmember Larsen moved to approve \$12,000 of the Reserve for Park Groves Account to convert seventeen acres of flood irrigated grove at Prospect Park to a drip irrigation system as recommended by the Parks Commission. Motion seconded by Councilmember Johnson and carried by AYE votes of all present.
Prospect Park Grove	
Resolution No. 4121	Resolution No. 4121, a resolution of the City Council of the City of Redlands amending Resolution No. 4109 which established franchise grantee towing and storage garage rates of charge and operating procedures effective within the City of Redlands, was adopted by AYE votes of all present on motion of Councilmember Larsen, seconded by Councilmember Johnson.
Towing Rates	
Agreement	Councilmember Larsen moved to approve a Joint Powers Agreement with the Redlands Unified School District for the joint usage of tennis courts located at Clement Junior High School as recommended by the Recreation Commission. Motion seconded by Councilmember Johnson and carried by AYE votes of all present.
Tennis Courts	
B Contract Water Agreement	On motion of Councilmember Larsen, seconded by Councilmember Johnson, Council approved by AYE votes of all present the change of name from Ronald D. La Plante to Lynton C. Elston-Hurdle and K. A. Elston-Hurdle on a B Contract Water Agreement dated January 28, 1985.

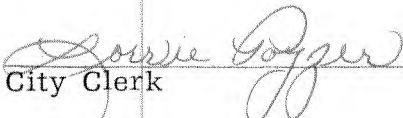
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| Claim | On motion of Councilmember Larsen, seconded by Councilmember Johnson, the claim of John K. Baker in the amount of \$75.08 was found not to be a proper charge against the City and therefore rejected by AYE votes of all present. |
| Claim | On motion of Councilmember Larsen, seconded by Councilmember Johnson, the claim of William J. Doyle in the amount of \$1,600.00 was found not to be a proper charge against the City and therefore rejected by AYE votes of all present. |
| Claim | On motion of Councilmember Larsen, seconded by Councilmember Johnson, the claim of Christopher A. Hernandez in the amount of \$2,529.75 was found not to be a proper charge against the City and therefore rejected by AYE votes of all present. |
| Claim | On motion of Councilmember Larsen, seconded by Councilmember Johnson, the claim of State Farm Insurance as subrogee for Mr. and Mrs. Larry Farris in the amount of \$2,938.67 was found not to be a proper charge against the City and therefore rejected by AYE votes of all present. |
| Claim | On motion of Councilmember Larsen, seconded by Councilmember Johnson, the claim of K.E.C. Company in an amount yet to be determined was found not to be a proper charge against the City and therefore rejected by AYE votes of all present. |
| Easement | On motion of Councilmember Larsen, seconded by Councilmember Johnson, Council authorized by AYE votes of all present execution of a quitclaim deed for a "B" Contract pipeline easement through Tract No. 12535 located at the northwest corner of Tennessee Street and Brookside Avenue. |
| National League of Cities | Councilmembers Johnson and DeMirjyn will attend as voting delegates the Annual Congress of Cities sponsored by the National League of Cities on December 7-11, 1985, in Seattle, Washington.

There being no further business, the meeting adjourned at 8:25 P.M.

Next regular meeting, December 3, 1985. |


Mayor of the City of Redlands

ATTEST:


City Clerk

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