

MINUTES

of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on March 1, 1988, at 3:00 P.M.

PRESENT

Carole Beswick, Mayor
Barbara C. Wormser, Mayor Pro Tem
Charles G. DeMirjyn, Councilmember
Tim Johnson, Councilmember
William E. Cunningham, Councilmember

John E. Holmes, City Manager
Dallas Holmes, City Attorney
Daniel J. McHugh, City Attorney
Lorrie Poyzer, City Clerk
John de Leon, The Sun

ABSENT

None

The meeting was called to order with an invocation by Councilmember Johnson followed by the pledge of allegiance.

Minutes of the adjourned regular meeting of February 9, 1988, and the regular meeting of February 16, 1988, were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENT

Minor Subdivision No. 173 - Redlands Redevelopment Agency

Stating that Council finds that pursuant to Section 66474.5 of the California Government Code, Minor Subdivision No. 173, a subdivision of approximately 6.28 acres of land into four lots for property bounded on the south by Redlands Boulevard, on the north by Oriental Avenue, on the west by Texas Street, and on the east by Eureka Street, M-1 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 DeMirjyn moved to approve Minor Subdivision No. 173 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated February 9, 1988. Motion seconded by Councilmember Wormser and carried by the following vote:

AYES: Councilmembers Wormser, DeMirjyn, Cunningham;
Mayor Beswick

NOES: None

ABSENT: Councilmember Johnson

Council received a letter dated February 24, 1988, with supporting materials, from Mr. and Mrs. Glenn Wennen, 1018 Jefferson Street, Upland, regarding Conditional Use Permit No. 451 for property located at 1103 East Central Avenue. Mr. Wennen was present at the meeting and reviewed his project's history and told Councilmembers he had never been told about applying for Residential Development Allocations throughout the process. He asked for an exemption from Proposition R and Measure N since he had started his project in November, 1985. Councilmember Johnson suggested this matter should be discussed in closed session and rescheduled on the next agenda.

Measure N Vesting Applications - Continued

Community Development Director Shaw reviewed the vesting criteria adopted by the City Council at their January 19, 1988, meeting. Council has granted vesting approval for 451 dwelling units within the City limits and 213 dwelling units outside the City limits. Mayor Beswick declared the meeting open as a continued public hearing. Council reviewed the following applications and heard from Michael Atencio, Charles Schultz, James D. Rose, and Mark Blankenship. Council action was taken as follows:

Application
No.

22 Conditional Use Permit No. 410 - Redlands Joint Venture - application withdrawn.

9 Conditional Use Permit No. 444 - application withdrawn.

14 Tract 10082 - Westmark Communities - no action taken.

25 Tract 12678 - Andly Development - unanimously received vesting approval for 39 dwelling units on motion of Councilmember Cunningham, seconded by Councilmember DeMirjyn.

- 29 Tract 13276 - Davies & Son - unanimously received vesting approval for 155 dwelling units on motion of Councilmember Wormser, seconded by Councilmember DeMirjyn.
- 19 Tract 13496 - Liz McClure - application withdrawn.
- 3 Tract 13514 - James Heine - unanimously received vesting approval for 10 dwelling units on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser.
- 11 Tract 12631 - Colony Service Corporation - received vesting approval for 252 dwelling units on motion of Councilmember Wormser, seconded by Councilmember Johnson with Councilmember Cunningham voting NO.
- 4 Tract 13768 - Farwest Exchange - no action taken.

Measure N - Outside Water and Sewer Service

A resolution has been prepared by the City Attorney to implement Measure N to regulate outside City water and sewer connections by adopting a priority basis for establishing availability of outside City water and sewer connections for each calendar year up to a limit of 150 dwelling units. The resolution also establishes procedures for processing applications, including special application processing dates for 1988. Mayor Beswick noted a letter was received from Valery Pilmer, San Bernaridno County Land Management Department, requesting that this matter be continued for two weeks. On motion of Councilmember Wormser, seconded by Councilmember Cunningham, this matter was unanimously continued to March 15, 1988.

Measure N - Proposition R Point Rating System

Staff provided an analysis of what modifications should occur in order that the current point rating system for Residential Development Allocations (Proposition R/Ordinance No. 1843) can adequately address the following two specific categories under Section 4 of Measure N: (1) Proximity and access to available City and school services; and (2) Senior citizen needs and price. Staff also recommended adding a section for phased projects to assist developers which have completed one or more phases but who still need to be fully allocated in order to finish their projects. City Attorney Holmes suggested having a workshop session to review the point rating system. Council concurred to adjourn this meeting to March 15, 1988, at 1:30 P.M.

Council briefly recessed at 4:50 P.M. and reconvened at 5:00 P.M.

Tract 10082 - Wabash and Reservoir Road

On February 16, 1988, Father Louis Hemmers representing 31 Wimbleton Heights homeowners expressed concern over grading of Tract 10082, application of Proposition R and Measure N and heavy truck traffic on their residential streets. Community Development Director Shaw reported that staff reviewed the revised grading plans on February 17, 1988, and compared them with the initial grading plans submitted in March, 1979. It was found that the grading was not significantly changed from that originally approved and the revised plan was approved at staff level. The project pre-dates Proposition R and therefore was not required to go through the allocation process. City Engineer Mutter reported he met with the developer to request voluntary compliance with the residents' requests regarding the truck traffic and the developer was willing to change his route. Father Hemmers expressed appreciation for Council and staff's sensitivity to their concerns. Mr. Shaw indicated that Chief Building Official Martinez will meet with the residents to be sure they understand the grading and drainage plans to alleviate their concerns.

Implementation of Measure N - Vested Projects

Following the February 2, 1988, meeting, Council took actions to define vesting, established criteria for vesting and established a procedure for issuing a limited number of building permits. Vested projects, while exempted from Measure N, were by definition still to be counted toward the overall limit of 400 building permits each year. Given this definition of vesting and the procedures adopted for issuing permits on a first come basis, vested projects received no priority over non-vested projects. Chief Building Official Martinez prepared a memorandum regarding "The Redlands" Mobilehome Park and implementation of Measure N. Mr. Don Buhler, The Redlands, again appealed to Council for assistance with his unusual project. Councilmember Cunningham felt that vested people have priority and should be allowed to proceed.

Policy

Following discussion, Councilmember Cunningham moved that no projects move forward except those of the single family homes that are exempted and vested projects until April 1, 1988, at which time Council will review the permits issued and perhaps set a number for allocations for the next quarter for those non-vested. Motion seconded by Councilmember Johnson and carried unanimously.

Parcel Map No. 11420 - B&Z Enterprises - Redlands Redevelopment Agency

On motion of Councilmember Wormser, seconded by Councilmember DeMirjyn, Council unanimously approved Parcel Map No. 11420 for construction of a 7,200 square foot multi-tenant structure on property located on the north side of Stuart Avenue between Seventh and Ninth Streets.

Minor Subdivision No. 171 - Julius Baro - Final Approval

All requirements as contained in Council minutes dated November 3, 1987, having been complied with, it is the recommendation of the Planning and Community Development Office that final approval be granted Minor Subdivision No. 171, a division of approxiamtely 1.36 acres of land in the R-E Zone into two lots for property located at 1306 Garden Street. Responding to Councilmember Cunningham's concern, Community Development Director Shaw assured Council that lot slope for each parcel was under 15 percent. On motion of Councilmember Cunningham, seconded by Councilmember Johnson, this recommendation was unanimously approved.

COMMUNICATIONS

Library Expansion Plans	Dr. Henry Dittmar reviewed the background on the expansion project for the A. K. Smiley Public Library, and introduced Bruce D. Judd and Cathleen Malstrom from Architectural Resources Group of San Francisco, the designers for this project. Ms. Malstrom then presented slides explaining the expansion plans. Council expressed pleasure with these plans. Mayor Beswick noted that we will need to be sensitive to the public and staff during the construction disruption. Council recessed at 6:04 P.M. to a Redevelopment Agency meeting and reconvened at 6:05 P.M. to a closed session for the purpose of discussing personnel matters, property acquisition with our negotiator, pending litigation. In accordance with State law, the City Attorney prepared a confidential memo to Council providing justification for the pending litigation portion of the closed session. Council reconvened at 7:25 P.M.
Proclamation	Mayor Beswick prsented a proclamation declaring the week of February 28 through March 5, 1988, as Amytrophic Lateral Sclerosis (ALS) Week in recognition of the charity benefit being staged by members of the local barbershop community to raise funds for ALS research.
Contract	City Engineer Mutter presented the monthly contract monitoring reports for projects currently being administered by the Engineering Services Department. The reports detail all contract schedules and anticipated dates for completion and provide a summary of the progress payment expenditures and change orders. A chronology of the underground work being done at the intersection of Tennessee Street and State Street was also included in this monthly report. Mayor Beswick reminded Councilmembers to submit their nominees for interviews for the Redevelopment Advisory Commission to her. She and Councilmember Cunningham will meet later this week to set up the interviews.
Commendation	A letter was received from Theodore M. Fite, 626 South Buena Vista Street, commending the Street Tree Division for their prompt and expert service following a wind storm on February 17, 1988, during which a large oak tree fell across his driveway and up against the house.
Appreciation	Letters of appreciation were received from the San Bernardino County Superintendent of Schools Office and Environmental Health Services for the City's assistance, especially Community Services Director Dan Rodriguez and Fire Chief Ray Mills, during their recent Toxics Sweep Program, a county-wide hazardous waste pickup program for the school districts in San Bernardino County, in particular chemicals from science classroom laboratories.
Composting Site	A letter dated February 18, 1988, was received from Supervisor Barbara Cram Riordan regarding site approval to establish a nursery and composting fertilizer operation in San Timoteo Canyon; Larry Curti, DBA Chino-Corona Farms, Inc., expressing appreciation for the City's thoughts and comments on the project and noting that the County staff has been advised to keep the City of Redlands informed on the project's progress. Councilmember Cunningham felt that letters should be sent to "downstream" cities informing them of this application.
Oak Valley Specific Plan No. 216	Regarding the Revised Oak Valley Specific Plan No. 216 and the draft environmental impact report, Councilmember Cunningham felt we should vigorously pursue this matter. Community Development Director Shaw reported his office will be responding prior to the 30-day review period. It was suggested staff should start gathering data on this project for a legal review. Noting that this project was in neighboring Riverside County and that our local newspapers do not report on their activities, it was suggested the City subscribe to the Press Enterprise and ask Riverside County Planning Department for notifications of applications in our area.

PUBLIC HEARINGS

Resolution No. 4336	Public hearing was advertised for this time and place to consider the recommendation of the Historic and Scenic Preservation Commission to designate the Deming Building located at 526-528 North Orange Street as an historic resource.
Historic Resource	Preservation Officer Cozen explained that this building meets four of the criteria for designation as an historic property. He reported that the Historic and Scenic Preservation Commission determined that certain significant historic design features of the building be preserved including the swastika Indian good health symbol. The owner disagrees with retention of the swastika, which has been there since 1912. The Commission felt strongly that this symbol should be preserved for its historical significance because it helps make the building unique, because its retention can help educate the public about the pre-Nazi nature of the symbol, and because Redlands' citizens understand the symbol and do not object to it. They expressed the desire that a plaque be installed on the building to inform the public of the origins of the symbol. Therefore, the owner has indicated a willingness to work with the community although a design treatment may be used to tone down the symbol. 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. Councilmember Cunningham moved to adopt Resolution No. 4336, a resolution of the City Council of the City of Redlands designating the Deming Building located at 526-528 North Orange Street as an historic property. Motion seconded by Councilmember Beswick and carried by the following vote: AYES: Councilmembers Wormser, Johnson, Cunningham; Mayor Beswick NOES: Councilmember DeMirjyn who continues to maintain that the building should be demolished.

NEW BUSINESS

Ordinance No. 2024	Ordinance No. 2024, an ordinance of the City of Redlands adding Chapter 12.49 to the Redlands Municipal Code relating to the use and operation of Hillside Memorial Park, was read by title only by City Clerk Poyzer, and on motion of Councilmember Wormser, seconded by Councilmember DeMirjyn, further reading of the ordinance text was unanimously waived. Ordinance No. 2024 was introduced with unanimous Council approval and laid over under the rules with second reading scheduled for March 15, 1988, on motion of Councilmember Wormser, seconded by Councilmember DeMirjyn.
Hillside Cemetery	
Resolution No. 4334	Council reviewed Resolution No. 4334, a resolution of the City of Redlands establishing rules and regulations governing the use and operation of Hillside Memorial Park and amended Section 4, Paragraph (d) to read: "Placement of artificial flowers is not permitted anywhere in the cemetery. All artificial flowers shall be removed by August 1, 1988." Councilmember Cunningham moved to adopt Resolution No. 4334 as amended at this meeting. Motion seconded by Councilmember Johnson and carried unanimously.
Hillside Cemetery	
Resolution No. 4354	Resolution No. 4354, a resolution of the City of Redlands adopting and amending local guidelines for implementing the California Environmental Quality Act in accordance with State guidelines, was unanimously adopted on motion of Councilmember Wormser, seconded by Councilmember DeMirjyn.
CEQA Guidelines	
Right-of-Way Purchase	On motion of Councilmember Wormser, seconded by Councilmember DeMirjyn, Council unanimously authorized the purchase of right-of-way from Jereldene Welker on the south side of Lugonia Avenue, west of Judson Street, in conjunction with the project to install traffic signals.
Well Exchange	On motion of Councilmember Wormser, seconded by Councilmember DeMirjyn, Council unanimously approved the exchange of the City's San Bernardino Avenue well and associated property for the Bear Valley Mutual Water Company's Orange Street well, pipeline and associated property with the further consideration to Bear Valley Water Company of \$45,000.00.
Wastewater Plant	On motion of Councilmember Wormser, seconded by Councilmember DeMirjyn, Council unanimously approved Task Order No. 8 to the Carollo Engineering Services Agreement for the bidding and construction administration services and on-site inspection services for the wastewater treatment plant operation/laboratory building.
Funds	On motion of Councilmember Wormser, seconded by Councilmember DeMirjyn, Council unanimously approved an additional appropriation for the Business Improvement District in the amount of \$24,965.24.
B.I.D.	

There being no further business, the meeting adjourned at 8:25 P.M. to March 15, 1988, at 1:30 P.M. in the Council Chambers, 212 Brookside Avenue, Redlands, California.

Next regular meeting, March 15, 1988.

Carole G. Busch
Mayor of the City of Redlands

ATTEST:

Sophie Boyer
City Clerk

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

