

MINUTES

of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on March 7, 1989, at 3:00 P.M.

PRESENT

Carole Beswick, Mayor
Barbara C. Wormser, Mayor Pro Tem
Charles G. DeMirjyn, Councilmember
William E. Cunningham, Councilmember
Sven Larson, Councilmember
(evening session only)

John E. Holmes, City Manager
Daniel J. McHugh, City Attorney
Michael Grant, City Attorney
Lorrie Poyzer, City Clerk
Sheryl Oring, Redlands Daily Facts
Pamela Fitzsimmons, The Sun

ABSENT

None

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

Minutes of the regular meeting of February 21, 1989, and the adjourned regular meeting of February 24, 1989, were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENTPlanning Commission Actions - February 28, 1989

On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, the report of the last Planning Commission meeting was unanimously acknowledged as received.

1989 Residential Development Allocations - Phase I

On motion of Councilmember Wormser, seconded by Councilmember Cunningham, the following Residential Development Allocations were unanimously awarded:

RDA 89-I-1	H & S Development	23 Allocations
RDA 89-I-2	H & S Capital Enterprises II	35 Allocations

Procedure - Non-Vested Building Permits

Staff has reviewed the present procedure for obtaining a place in line for non-vested building permits. The majority of non-vested building permits for this calendar year are already taken by developers who have requested a place in line for non-vested building permits. The need is for projects that will be obtaining their permits in 1990. Community Development Director Shaw presented two alternatives in reference to grading plans. Expressing a desire for Alternate No. 2 were Michael Atencio and Mark Blankenship. Mr. Blankenship and Jeff Burun expressed concerns about the effective date. Councilmember Cunningham wanted the school fees paid prior to obtaining a place in line but the City Attorney expressed concerns about collecting fees too early. Councilmember Wormser moved to adopt Alternate No. 2 as the required procedure for obtaining a place in line for non-vested building permits effective June 1, 1989. Motion seconded by Councilmember DeMirjyn and carried with Councilmember Cunningham voting NO. The approved procedure is as follows:

1. The plans must be plan checked by all the concerned departments.
2. The plans must be approved by the following departments for building permit issuance: Planning, Building, Fire, Disposal and Street Trees.
3. The impact fees and the bond amounts must be calculated by the Engineering and the Utilities Departments; but those fees do not have to be paid at this time. The applicant is required to pay the adopted fees at the time of the building permit issuance.
4. The final Tract Map must be recorded.
5. A grading permit must be issued but the grading would not have to be completed to obtain a place in line. However, the grading must be finalized and a letter of pad certification and final compaction report must be submitted for review and approval prior to the issuance of the building permit.
6. The school fees would not have to be paid at this time. However, the fees would still have to be paid prior to the issuance of the building permit.
7. The owner and/or the developer of the proposed project must request the City staff to put his/her project in line once all the above items have been accomplished.
8. Placement in line would be done on a first-come, first-serve basis once Items 1-7 are accomplished.

Northeast Specific Plan

In December 1988, staff brought the City Council a proposed work program for the completion of the Northeast Specific Plan. At that meeting, Council requested staff bring back a cost comparison between two optional approaches. Staff requested John Blayney to prepare an estimate of the cost involved in completing this Specific Plan at the same time as they prepared the revised General Plan. Mr. Blayney has responded with a letter showing two cost estimates. The alternative costs are very close, and with possible errors in estimating, the difference should be considered to be insignificant.

On behalf of the Redlands Association Tex Moore urged Council to cancel further work on the Northeast Specific Plan until completion of the General Plan or to contract with Blayney-Dyett to incorporate the Northeast Specific Plan as part of the General Plan revision. John Moore, a resident of the northeast area, expressed his desire to be included in the General Plan study. Michael Atencio, also a resident of the northeast area, urged Council to continue with the specific plan noting that it could be tailored to certain needs of the area and still be a part of the overall General Plan.

Councilmember Cunningham moved to contract with Blayney-Dyett and fold this northeast specific plan work program into the General Plan process. Motion seconded by Councilmember DeMirjyn and carried unanimously.

Annexation Policy

The City of Redlands has no formal policy relative to the mandatory requirement of annexation of properties located within the County and contiguous with the City boundaries to annex to the City prior to obtaining utility services or development of properties. The present procedure to request properties to annex to the City of Redlands once a project is identified. Generally the applicant has already proceeded and initiated processing of development plans with the County and is reluctant to begin a new process with the City and it results in a time delay and may require modification of the project to conform with City development standards. Staff is seeking a policy direction as to whether to request or require annexation of parcels contiguous with City boundaries when development is proposed. Following brief discussion, Councilmember Cunningham moved to adopt a policy requiring properties contiguous to City boundaries to file for annexation and for development applications to be processed by the City prior to development. Motion seconded by Councilmember Wormser and carried unanimously.

Council directed staff to also study drafting a policy for non-contiguous properties and return to City Council for review.

Measure N Implementation

Further discussion relating to implementation of Measure N outside the City boundaries was continued and staff was directed to prepare an amendment to the General Plan which would require projects proposed within our Sphere of Influence to be subject to all land use policies of the City.

Matich Lease - Consent Agreement

Attorney Michael Grant from Best, Best & Krieger reviewed the proposed form of "Consent" and the City's lease with Matich Corporation dated May 5, 1987. The lessee is seeking the City's consent not merely to a collateral assignment of the Lease but instead to a deed of trust, assignment of rents, security agreement and fixture filing as well as a separate assignment of rents document. Mr. Grant summarized his report noting the proposed Consent appears to be in order and consistent with the terms of the Matich Lease. Councilmember Wormser moved to approve this request. Motion seconded by Councilmember Cunningham and carried unanimously.

East Valley Corridor Specific Plan Area - Community Facilities District

The western portion of the City of Redlands is experiencing dynamic growth which is expected to continue, provided the proper infrastructure and services are available. The lack of adequate fire suppression services in the area west of Tennessee Street is of grave concern to the Redlands Fire Department. Staff recommended that the Council award a contract for consulting services to establish a Community Facilities District in the East Valley Corridor Specific Plan Area for construction and operation of fire services to N.B.S. Lowry of San Bernardino in the amount of \$42,000.00. This recommendation is consistent with Goal No. 39 and No. 41 of the Redlands 2000 report to provide a safe environment for all citizens and to provide adequately for staff for City operations. Councilmember Cunningham desired to have the property owners provide the up-front money for this study. Following discussion, Councilmember Wormser moved to authorize staff to proceed with the award of the contract for the consulting services to establish a Community Facilities District in the East Valley Corridor Specific Plan Area for construction and operation of fire services to N.B.S. Lowry of San Bernardino, and directed staff to approach the property owners and

request financial participation with the understanding if the property owners decline to financially support this study, that staff will return to Council. Motion seconded by Councilmember Beswick and carried unanimously.

Relocation of City Departments

All departments currently located in City Hall are in need of additional space. The Community Development, Engineering, and Municipal Utilities Departments are particularly impacted by overcrowded working conditions to the point that productivity and employee morale are being affected. Beginning March 1, 1989, and over the next ten months, several office vacancies will occur in the Redlands Plaza. This will present an opportunity to relieve congestion in City Hall, place departments in vicinity to each other, and provide better access to departments for the public. It will also reduce foot traffic within City Hall and Redlands Plaza by developing a "one step" counter for developers and home builders and for people seeking employment with the City. Moving the Utility Billing section up to the first floor will place them adjacent to the City Treasurer and eliminate a flight of stairs for the public to negotiate. Staff recommended the following relocations take place over the next ten months: Engineering, Building and Safety, Planning Division and Utilities to move to Redlands Plaza; Personnel, Public Information and Redevelopment to move to City Hall; and Utility Billing to move up to the first floor of City Hall. Councilmember Cunningham moved to approve the relocation of City departments as recommended. Motion seconded by Councilmember Wormser and carried unanimously.

Resolution No. 4480 - Intent to Annex (No. 70)

On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Resolution No. 4480, a resolution of the City Council of the City of Redlands declaring its intention to initiate on its own motion proceedings to annex certain unhabited territory (No. 70) of approximately 280 acres located east of Alessandro Road, north of San Timoteo Creek and south of the City limits, was unanimously adopted.

Resolution No. 4481 - Annexation No. 69 Tax Exchange

On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Resolution No. 4481, a resolution of the City Council of the City of Redlands determining the amount of property tax revenues to be exchanged between and among the County of San Bernardino and the City of Redlands resulting from the jurisdictional change described by LAFCO No. 2522 and rescinding Resolution No. 4471, Annexation No. 69, was unanimously adopted.

Tract No. 13665 - Crafton Hills Partners - Final Approval

On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Tract No. 13665, a subdivision to divide approximately ten acres of land in the R-E Zone into 19 lots for property located at the southwest corner of Fifth Avenue and La Salle Street, was unanimously granted final approval as all requirements have been complied with as contained in Council minutes dated December 1, 1987.

Tract No. 13496 - San Remo Circle, Ltd. - Final Approval

On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Tract No. 13496, a subdivision to divide 8.52 acres of land in the R-A Zone into ten lots for property located on the east side of Alessandro Road, approximately 190 feet north of Sunset Drive, was unanimously granted final approval as all requirements have been complied with as contained in Council minutes dated December 12, 1986.

COMMUNICATIONS

Acquisition of Water Stock and Water Rights

Utilities Director Corneille presented a detailed report reviewing our current and past water source acquisition procedures and presented new alternatives for obtaining water rights. Using the overhead projector he reviewed our existing ordinance in which the developer pays the Water Source Acquisition fee or conveys to the City approved water stock. Alternatives suggested included use of the existing ordinance plus requiring water rights associated with the property to be offered to the City for purchase; requiring only water stock or other acceptable water rights/facilities (i.e. no water source acquisition charge); and payment of one-half of the estimated water source requirements by acquisition fee and one-half from conveyance of stock. Michael Atencio told Councilmembers he preferred the current procedure for the overall good of the community. John Roberts supported the current procedure or the second alternative presented. Councilmember Cunningham had concerns that stock would be sold to the highest bidder which would not necessarily be the City. Staff will return to Council after further study of Alternate No. 2, use of the existing ordinance with additional requirements.

Councilmember DeMirjyn asked staff to look into the feasibility of using the Fox Theatre building for the Senior Nutrition Site.

Council recessed at 4:59 P.M. to a Redevelopment Agency meeting and reconvened at 4:60 P.M. to a closed session for the purpose of discussing pending litigation. In accordance with State law, the City Attorney prepared a confidential memo to Council providing justification for the closed session. Council reconvened at 7:00 P.M.

Basketball Trophy	Mayor Beswick recognized members of the Recreation Division's 9th grade all-star basketball team and presented awards for excellence to the two coaches and 12 team members. The team recently placed third in a tournament held in Alhambra and displayed the beautiful trophy they received.
Recognition	Members of the City Council recognized the beginning of Councilmember DeMirjyn's 24th year of service on the City Council which was acknowledged by a round of applause from the large audience in attendance.
Councilmember Appointment	Councilmember Tim Johnson resigned from his position on the City Council effective midnight February 28, 1989. In accordance with Government Code Section 35612, Council scheduled this time to consider an appointment of a citizen to fill the vacancy. Applications from City residents who were registered voters who expressed a desire to be appointed were received from Swen F. Larson, Dr. Robert Dilger, Bob Cox, Carole A. King, Timothy B. Murone, Diane Nielson Christensen, Stephen Selinger, and Joe A. Gonzales, Jr. Councilmember DeMirjyn nominated Diane Christensen and Councilmember Wormser nominated Carole King for this position. City Attorney McHugh explained the voting requirements. Council concurred to not have any public comments on this matter and a roll call vote was called by City Clerk Poyzer. Councilmembers DeMirjyn and Cunningham voted for Mrs. Christensen; Councilmembers Wormser and Beswick voted for Mrs. King. Councilmember DeMirjyn then nominated Swen Larson and Councilmember Cunningham nominated Mrs. Christensen. A roll call vote was again called as follows: Councilmembers DeMirjyn, Wormser and Beswick voted for Mr. Larson; Councilmembers Cunningham voted for Mrs. Christensen. City Clerk Poyzer administered the oath of office to Mr. Larson who then joined other members of the City Council at the dias.
Master Action Plan	A joint meeting of the City Council and the Redevelopment Agency of the City of Redlands was scheduled for this meeting to discuss the Master Action Plan dated October 1988. Gerald Gast briefly reviewed the plan which was fine-tuned through the process of many public meetings. Mr. V. More who has spoken in opposition at several meetings to the newly-developed A-P-C Zone addressed the joint body expressing his desire to have high standards of development and commending the plan although still expressing concern about the A-P-C Zone. Following discussion, Councilmember Cunningham moved to approve the Master Action Plan - Recommended Plan, October 1988 with the following height limitations: Area B, historic zone: height limitations as recommended in the original plan; Area A: two-story limitation with 15-foot setbacks with three stories allowable but restricted to housing; and Areas C and D: two-story limit with possibility of a third story with approval of the appropriate bodies. Motion seconded by Councilmember Larson and carried unanimously. Staff was directed to review A-P-C zoning on a parcel by parcel basis.

PUBLIC HEARINGS

Historic Resource	Public hearing was advertised for this time and place to consider the recommendation of the Historic and Scenic Preservation Commission to designate this property located at 818 East Colton Avenue as a historic resource. Since the Historic and Scenic Preservation Commission meeting, the property has been sold and the new owner wishes to find out more about the effects of the designation and since she planned to be out of town on March 7, she requested postponement of the hearing. Therefore, it is recommended this public hearing be continued to April 4, 1989. 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 continued unanimously as recommended on motion of Councilmember Cunningham, seconded by Councilmember Wormser.
Ordinance No. 2068	Public hearing was advertised for this time and place for Ordinance No. 2068 to adopt Zoning Ordinance Amendment No. 194 relating to the dimensions of parking spaces as recommended by Redlands Planning Commission Resolution No. 736. The proposed amendment would permit compact parking in the City of Redlands and addresses size, percent of required stalls that can be compact, and location. Mayor Beswick declared the meeting open as a public hearing for any questions or comments concerning this amendment. None being forthcoming, the public hearing was declared closed. Councilmember Wormser moved to adopt the Negative Declaration for Zoning Ordinance Text Amendment No. 194 and directed staff to file and post a Notice of Determination in accordance with City guidelines. Motion seconded by Councilmember Cunningham and carried unanimously. Ordinance No. 2068, an ordinance amending the Redlands Municipal Code by adopting Zoning Ordinance Amendment No. 194, relating to dimensions of parking spaces, thereto, Redlands Planning Commission Resolution No. 736, 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. 2068 was introduced with unanimous Council approval and laid over under the rules with second reading scheduled for March 21, 1989, on motion of Councilmember Wormser, seconded by Councilmember Cunningham.
Compact Parking Stalls	

PUBLIC COMMENTSCitrus Village
Shopping
Center

Bruce Graham, 608 Hibiscus, addressed Council about his concerns regarding the Citrus Village Shopping Center. A specific plan has been scheduled for a public hearing at the Planning Commission on March 14, 1989, at 2:00 P.M. and he asked that this hearing be held in the evening when affected neighbors could attend. Community Development Director noted that another public hearing would be held in an evening session of the City Council. He conceded that the Planning Commission hearing could be continued to the evening but expressed concern about notification of the parties concerned. He also noted that a legal problem has recently surfaced which may require postponement of the scheduled public hearing. Councilmembers expressed concern that Lucky's was now open until midnight which was in violation of their conditional use permit. Mr. Shaw indicated his department had approved this change in the hours on an interim basis to see how the long hours might affect the neighbors. He reported that Lucky's would probably be requesting a 24-hour operation of their market in the near future.

UNFINISHED BUSINESSSanta Ana
River Area

Councilmember Cunningham reviewed the discussion revolving around the Tri-City Aggregate Project which have been held during a series of continuing meetings.

Donald Holzhauser addressed Council regarding the proposed County General Plan in relation to mining operations and expressed several concerns that need to be addressed and asked the City Council and staff to diligently look into the proposed County General Plan. Councilmember Larson volunteered to attend a County meeting scheduled for Thursday, March 9, 1989, on this matter.

A brief discussion ensued regarding the protest hearing for Annexation No. 69 which is scheduled for March 21, 1989, in these Chambers.

Mr. Holzhauser urged the City Council to allow citizens to participate on any committee formed to discuss the preparation of a joint powers agreement with the City of Highland. Mayor Beswick responded that a committee would be formed consisting of two Councilmembers each from Redlands and Highland, two citizens each from Redlands and Highland, and a representative from the Water Conservation District.

Mayor Beswick reported that a meeting regarding Spheres of Influence was held with Jim Roddy from the Local Agency Formation Commission. Attending this meeting were the City Managers from Redlands and Highland and two Councilmembers each from Redlands and Highland.

Solid Waste
Task Force

Community Services Director Rodriguez suggested a Solid Waste Task Force be formed utilizing members of the existing Citizens Committee (George Webber, Renee Abraham, Ken Jeske, Joan Dotson, Bob Pearce and Jean Petty) which has been meeting to discuss and implement the recycling program. This task force would gather data and information regarding landfill alternatives and report their findings along with staff recommendations to the City Council and Public Works Commission. The Public Works Commission would then be responsible for reviewing that data and information and recommending the more technical improvements or alternatives based on the information provided by the citizens task force. Mr. Webber addressed Council and reviewed what the Recycling Committee has done so far. Claude Johnson, who has met numerous times with staff regarding the automated disposal system, agreed with the idea of forming this committee and asked that the meetings be held on a regular basis with public notice. He was agreeable to serving on this task force. Councilmember Wormser moved to establish a Solid Waste Task Force to include the six members of the recycling task force plus five additional citizens, and that Council revisit this matter in six months. Motion seconded by Councilmember Larson and carried unanimously.

NEW BUSINESS

Appointments

Mayor Beswick moved to reappoint Kathleen S. Gura to a four-year term on the Cultural Arts Commission effective January 6, 1989, and to appoint William A. McCalmon to a four-year term on the Cultural Arts Commission effective January 6, 1989. Motion seconded by Councilmember Cunningham and carried unanimously.

Appointment

Councilmember Wormser moved to appoint Charles L. Baker to complete a term on the Recreation Commission which will expire June 30, 1990. Motion seconded by Councilmember DeMirjyn and carried unanimously.

Appointments

Mayor Beswick moved to appoint Robert O. Turley and Marshall Walker to four-year terms on the Redevelopment Advisory Commission effective January 17, 1989. Motion seconded by Councilmember Larson and carried unanimously.

Resolution
No. 4486Railroad
Right-of-Way

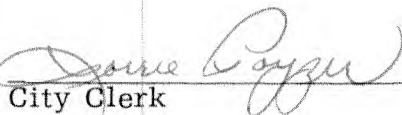
Resolution No. 4486, a resolution of the City Council of the City of Redlands endorsing a policy of planning for light rail transportation and recreational trail systems along the Santa Fe Railroad right-of-way in downtown Redlands, was unanimously adopted on motion of Councilmember Wormser, seconded by Councilmember DeMirjyn. Staff was directed to send copies of this resolution to Assemblyman Woodruff and Senators Leonard and Ayala.

Revenue Forecast	Finance Director Kaenel distributed the first rough draft of projected revenue for the coming fiscal year. Councilmember Cunningham desired a workshop be held to review projected revenues and last year's audit. Councilmembers concurred to meet on March 21, 1989, at 9:00 A.M. for that purpose
California Gateway Project	On behalf of The California Gateway, Rufus Barkley addressed Council describing his company's proposed office development and restaurant project on approximately 16 acres of property on the southwest corner of Lugonia Avenue and California Street. Their attorney, Patrick Evans, explained the procedure for establishing development agreements and the need for an ordinance which would allow the City and developers to enter into development agreements such as they are proposing. Council directed staff to prepare an ordinance for their review which would enable the City to enter into development agreements.
	Action on the following consent Calendar items was taken during the afternoon session prior to Councilmember Larson taking office.
Resolution No. 4477 Traffic	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Resolution No. 4477, a resolution of the City Council of the City of Redlands establishing the following traffic regulation pursuant to Title 10 of the Redlands Municipal Code, was unanimously adopted: erect stop signs on southbound Alessandro Road at Sunset Drive; erect sign specifying that trucks over five tons gross vehicle weight shall be prohibited on Rossmont Drive and Valle Vista Drive; designate Reservoir Road between Ford Street and Wabash Avenue as a through highway; and place appropriate signs or curb markings to prohibit stopping, standing or parking of vehicles on Alabama Street from Barton Road to 600 feet north of Orange Avenue except that portion controlled by the County of San Bernardino.
Resolution No. 4479 Zanja Creek	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Resolution No. 4479, a resolution of the City Council of the City of Redlands approving the application for Urban Stream Restoration grant funds from the State Department of Water Resources for the Zanja Creek Restoration Project from Lincoln Street westerly through Sylvan Park, was unanimously adopted.
Resolution No. 4485 Agreement Termination	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Resolution No. 4485, a resolution of the City Council of the City of Redlands approving the agreement for termination of a joint powers agreement with the Five City Economic Development Authority, was unanimously adopted.
Resolution No. 4483 DBE Program	Following an explanation by City Engineer Mutter, Councilmember Cunningham moved to approve Resolution No. 4483, a resolution of the City of Redlands establishing a Disadvantage Business Enterprise (DBE) Program, appointing a DBE liaison officer and establishing DBE goals, was unanimously adopted. Development of the program is required by Federal regulations to construct the improvements to the intersection of Colton Avenue and Tennessee Street. Motion seconded by Councilmember Wormser and carried unanimously.
Resolution No. 4484 Special Olympics	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Resolution No. 4484, a resolution of the City of Redlands authorizing a grant application for funds from Special Olympics International, was unanimously adopted. Funds for this program are intended to assist organizations and/or individuals who have access to persons with mental retardation to develop creative ways to bring persons with mental retardation into Special Olympics sports training and athletic competition.
Santa Ana River	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Council unanimously authorized the Mayor to execute and enter into an Interagency Funding Agreement for development of a Santa Ana River Corridor Master Plan as recommended by the Open Space Executive Committee and the Parks Commission.
Support Letter	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Council unanimously approved forwarding a letter of support for the San Bernardino County Housing Authority's application for funding under the Comprehensive Improvement Assistance. The units for which funds are sought include the 113 units located at the northeast corner of Orange Street and Lugonia Avenue and the 75 units located at the southwest corner of Texas Street and Brockton Avenue.
Fund Transfer	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Council unanimously approved the Cultural Arts Commission's request to place Reserve Account No. 01-1217 into an interest-bearing fund. These funds were recently donated to the City by the Steele Foundation, Inc. and this authorization will maximize the use of the donation.
Funds Arts Calendar	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Council unanimously authorized the allocation of \$4,000 to the Community Services Department for the development of an arts calendar by the Cultural Arts Commission. These funds are being appropriated from a recent donation from the Steele Foundation, Inc.

There being no further business, the meeting adjourned at 9:27 P.M. to an adjourned regular meeting to be held on Thursday, March 16, 1989, at 1:30 P.M. in the Council Chambers in order to hold the annual Civics Day meeting with students from Redlands High School.

Next regular meeting, March 21, 1989.

ATTEST:


City Clerk


Mayor of the City of Redlands

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