

MINUTES

of a regular meeting of the City Council of the City of Redlands held in Council Chambers, 212 Brookside Avenue, on June 18, 1991, at 3:00 P.M.

PRESENT

Charles G. DeMirjyn, Mayor
Carole Beswick, Mayor Pro Tem
William E. Cunningham, Councilmember
Swen Larson, Councilmember
Dee Ann Milson, Councilmember

James D. Wheaton, City Manager
Ronald C. Mutter, Assistant City Manager
Daniel J. McHugh, City Attorney
Lorrie Poyzer, City Clerk
Steven Church, Redlands Daily Facts
Pamela Fitzsimmons, The Sun

ABSENT

None

The meeting was opened with an invocation by Councilmember Milson followed by the pledge of allegiance.

Councilmember Cunningham reported Marshall Phelps died suddenly Monday evening. Mr. Phelps has served on the General Plan Committee since its inception and will be sorely missed.

Minutes of the adjourned regular meeting of June 4, 1991 and the regular meeting of June 4, 1991, were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENT

Planning Commission Actions - June 11, 1991

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

Waiver of sewer connection fees - Mentone School

The Redlands Unified School District is planning to connect the Mentone Elementary School to the City of Redlands sewer line in Crafton Avenue as their septic system is no longer functional. The District requests Council to consider waiving the connection fee

for those students residing within the City of Redlands.
Councilmember Larson moved to refer this request to the City Manager and City Attorney for a report. Motion seconded by Councilmember Cunningham and carried unanimously.

COMMUNICATIONS

- PRD's Councilmember Cunningham moved to direct staff to re-examine and report back to Council regulations pertaining to planned residential developments relating to slope ratio and zoning versus the hillside ordinance for minor subdivisions (four lots or less only). Motion seconded by Councilmember Beswick and carried unanimously.
- Appeal An application filed in conjunction with the Kaiser/Barton Development Company project for a lot line adjustment was denied by the Planning Commission on June 11, 1991. An appeal to this decision was filed with the City Clerk in a timely manner. Councilmember Beswick questioned the propriety of this application as she felt it should be an application for a minor subdivision. Community Development Director Shaw read from the State Code the regulations for a lot line adjustment. The appellant, James Barton, explained the necessity for the lot line adjustment. It was noted the Kaiser/Barton Development Company project would come before this body for a public hearing on July 16, 1991. Councilmembers unanimously agreed to defer this appeal to July 16, 1991, for consideration at the same time as the entire project on motion of Councilmember Cunningham, seconded by Councilmember Beswick.
- Councilmembers reported on various meetings they have attended during the past two weeks including League of California Cities, County Gang and Task Force, General Plan Committee, Parks Commission, SANBAG, Omnitrans, County Solid Waste Task Force, and the Historic and Scenic Preservation Commission.

JOINT HEARING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Resolution No. 4770

- Santa Fe Depot The Disposition and Development Agreement for the Santa Fe Depot provides that the Redlands Redevelopment Agency shall make available to the redeveloper a construction loan in the amount of \$230,000.00 to be deposited into escrow for use in the final construction and to be secured by a second deed of trust. At this time, the redeveloper has proposed that the Disposition and Development Agreement be amended to delete the provision for

the Redevelopment Agency's construction loan as they will complete the project with private developer financing. However, in lieu of the construction loan, the redeveloper is requesting that the Redevelopment Agency agree to finance the complete costs of undergrounding the offsite Southern California Edison electrical transmission plant from the west side of North Eureka Street, easterly to the Santa Fe Depot project. The proposed amendment is estimated to save the Redevelopment Agency \$150,000.00 in up-front costs for fiscal year 1991-92 and provide added value to the Redevelopment Agency-owned property on the south side of Oriental Avenue between the Glaze Auto Center west of Eureka Street and Third Street. Councilmember Beswick moved to adopt Resolution No. 4770, a resolution of the City Council of the City of Redlands approving the third amendment to the Disposition and Development Agreement and making Section 33445 findings (Santa Fe Depot Rehabilitation Project). Motion seconded by Councilmember Larson and carried unanimously. (Also see Redevelopment Agency minutes dated June 18, 1991.)

Council recessed at 4:00 P.M. to a Redevelopment Agency meeting and reconvened at 4:01 P.M. to a closed session for the purpose of discussing personnel matters, property acquisition, and 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 7:00 P.M.

PRESENTATION

Mayor DeMirjyn presented a plaque with the city seal to Harold Hartwick in appreciation for his service on the Airport Advisory Board and Public Works Commission.

PUBLIC HEARINGS

Appeal Variances

Public hearing was advertised for this time and place to consider an appeal to the Planning Commission's decision to deny Variance Nos. 482 and 484, an application for a variance from the property development standards of the Redlands Municipal Code to permit pavement in excess of 25 percent of total required front yard landscaped area for property located at 1585 Smiley Heights Drive, Antranik Bedros, M.D., appellant. These variances were to permit pavement in excess of 25 percent of the total required front yard setback area to incorporate the construction of a tennis court as part of his overall house plans. It is his intent to place this proposed

tennis court within the front portion of his property. Mayor DeMirjyn declared the meeting open as a public hearing on this appeal.

On behalf of the applicant, Hany Daniel Talya presented slides of examples of their proposal explaining that the terrain of the parcel was not suitable for a tennis court behind the house. He reported the plans have been presented to the immediate neighbors and they do not object. Mr. Talya acknowledged there were two residents in the area who opposed the project. Dr. Bedros urged Council to approve these variances so he could have a place for his children to play. Chairman of the Planning Commission, Ray Alexander, was present to respond to Councilmembers' questions. There being no further comments, the public hearing was declared closed.

Following discussion, Councilmember Cunningham moved to deny the appeal and deny Variance Nos. 482 and 484 based on the three findings as noted by the Planning Commission and other information as presented at the Planning Commission public hearing held on May 14, 1991, and this public hearing. Motion seconded by Councilmember Larson and carried with Councilmember DeMirjyn voting NO.

Appeal
Variance

Public hearing was continued to this time and place to consider an appeal to the Planning Commission's decision to deny Variance No. 471, an application for a variance from the Redlands Municipal Code to permit the addition of a room rental charge sign for property located at 1675 Industrial Park Avenue (Good Nite Inn, appellant). At the request of the appellant, this public hearing was unanimously continued to August 20, 1991, on motion of Councilmember Beswick, seconded by Councilmember Larson.

Resolution No. 4758
Landscape Maintenance
District

Public hearing was continued to this time and place to consider Resolution No. 4758, a resolution of the City Council of the City of Redlands ordering the maintenance of improvements in Landscape Maintenance District No. 1, giving final approval of the engineer's report, and confirming the assessment for the 1991-92 fiscal year. A workshop session on this subject was held earlier in the day. Community Services Director Rodriguez presented alternative budgets for this assessment district. Noel Christensen, C G Engineering, reminded Councilmembers that certain administrative costs will be borne by the City to administer the assessment district. Mayor DeMirjyn declared the meeting open as

a public hearing. Mr. Jack Dieterich proposed reductions in the assessment for Tract 13496 for this year and suggested allowing the homeowners to take over the landscaping maintenance in the future. Council asked staff to review Mr. Dieterich's proposal and on motion of Councilmember Beswick, seconded by Councilmember Milson, unanimously continued this public hearing to July 2, 1991.

**Resolution No. 4761
Street Lighting District**

Public hearing was continued to this time and place to consider Resolution No. 4761, a resolution of the City Council of the City of Redlands ordering the continued operation of Street Lighting District No. 1 and confirming the engineer's report and assessment for the 1991-92 fiscal year. Mayor DeMirjyn declared the meeting open as a public hearing; there being no comments, the public hearing was declared closed. Councilmember Beswick moved to adopt Resolution No. 4761. Motion seconded by Councilmember Milson and carried unanimously.

Pharris EIR

Public hearing was continued to this time and place for consideration and certification of the Final Environmental Impact Report for an agreement adopting the restated conditions of approval for the Pharris Orange Street Aggregates Processing Plant permit and met with Pharris personnel to discuss the changes that needed to be made. The applicant has requested continuance of this matter to July 2, 1991; Robertson Ready Mix and the City of Highland have also requested continuance of this public hearing. Councilmembers concurred there were to be no major changes considered and they were agreeable to continuing this public hearing as requested. Mayor DeMirjyn declared the meeting open as a public hearing and noted letters have been received from Highland Mayor Scott dated June 17, 1991; William J. Brunick, attorney for the City of Highland dated June 18, 1991; and Warren T. Wheeler dated June 18, 1991.

Gertrude Hagum suggested tighter restrictions on the hours of operation. Highland Mayor Jody Scott reviewed their letter explaining their positions with regards to the Mitigation Monitoring and Report Program. Warren T. Wheeler addressed Council regarding the impact on the City streets. On behalf of the Redlands Association, Sally Beck said the only truly sound decision would be "no project at all." Highland City Manager Sam Ricadio urged the preparation of one centralized master document. Members of the Citizen's Committee John Dickinson and Charles Delameter expressed their concerns and provided a copy of their

questions; Council directed that answers be provided at the next meeting. On behalf of the CSA 110 property owners, Bryant MacDonald expressed concern about the impact of heavy industrial use on the roads in their area and urged re-examination of the use of non-City streets. Pharris' attorney Charles Unsworth indicated they were ready, willing and able to work with staff to come up with the report. Following the 45 minute public hearing, Councilmember Beswick moved to continue the public hearing to July 2, 1991, with the understanding that only minor adjustments will be made to the report and agreement documents. Motion seconded by Councilmember Larson and carried unanimously.

UNFINISHED BUSINESS

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| Solid Waste Plan | Councilmember Beswick moved to approve the agreement with Camp Dresser & McKee, Inc. to furnish engineering services for the development of a Solid Waste Master Plan as recommended by the Public Works Commission. Motion seconded by Councilmember Milson and carried unanimously. |
| Budget Transfer | Councilmember Beswick moved to approve the request for budget transfer of \$98,000.00 from the Solid Waste Division, Collection System Equipment Purchase Fund Program, to the following programs in the amounts indicated: Consultants, \$44,000.00 and Other Professional Services, \$54,000.00. Motion seconded by Councilmember Larson and carried unanimously. |

NEW BUSINESS

The following items were acted upon during the afternoon session:

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| License | Councilmember Beswick moved to issue a license to Westways Medical Transport to operate a non-emergency medical transportation services subject to meeting all requirements of Section 5.64 of the Redlands Municipal Code including receipt by the City Clerk of a certificate of insurance; clearance from the Police Department; and payment to the City Treasurer for the license. Motion seconded by Councilmember Milson and carried unanimously. |
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Resolution No. 4769

Candidates' Statements

On motion of Councilmember Larson, seconded by Councilmember Beswick, Resolution No. 4769, a resolution of the City Council of the City of Redlands adopting regulations for candidates for elective officer, pertaining to materials submitted to

the electorate and the costs thereof for the General Municipal Election to be held in Redlands on Tuesday, November 5, 1991, was unanimously adopted.

Resolution No. 4771

Salary

On motion of Councilmember Beswick, seconded by Councilmember Larson, Resolution No. 4771, a resolution of the City of Redlands amending Resolution No. 4738 establishing a salary schedule and compensation plan for City employees and incorporating the changes relating to the Finance and General Services Departments, was adopted with Councilmember Cunningham voting NO. Council requested a report showing the dollar figures of these salaries be prepared for the next Council agenda and that those amounts be included in future requests.

Contract Award

On May 6, 1991, the City Council awarded a contract for the Redlands/Yucaipa Guidance Clinic project to Contractors Specialty Services. On June 3, 1991, the City received written confirmation that Contractors Specialty Services withdrew their bid; therefore, it is recommended that the second lowest bidder be awarded the contract. On motion of Councilmember Beswick, seconded by Councilmember Milson, Council unanimously awarded the contract for this project to R.S.H. Construction in the amount of \$32,431.00.

Donation

On motion of Councilmember Beswick, seconded by Councilmember Milson, Council unanimously authorized the donation of a City-owned dwelling located at 1203 Washington Street to The House of Neighborly Services for their use as a part of their shelter for homeless families. The House of Neighborly Services will be responsible for moving the house from the Washington Street location to the Project Home Again site on Lawton Street.

CDBG Agreement

On motion of Councilmember Beswick, seconded by Councilmember Milson, Council unanimously approved the Community Development Block Grant Delegate Agency Agreement for 1991-94. This cooperation agreement allows the City to participate in the County's Community Development Block Grant Program.

Property Acquisition

On motion of Councilmember Beswick, seconded by Councilmember Milson, Council unanimously authorized the purchase of the property located at 1211 Washington Street, Assessor's Parcel No. 167-243-11 in the amount of \$83,690.00 for the Community Center parking lot.

Resolution No. 4767

Reclaimed Water Noting this was a positive step in the right direction, Councilmember Cunningham moved to adopt Resolution No. 4767, a resolution of the City Council to study ways to provide reclaimed and/or nonpotable water for irrigation purposes to CALTRANS for landscaping on the Route 30 Freeway. Motion seconded by Councilmember Beswick and carried unanimously.

Funds

Water Stock On motion of Councilmember Beswick, seconded by Councilmember Milson, Council unanimously authorized an additional appropriation of \$107,000.00 in the Water Source Acquisition Fund for the purchase of water stock.

There being no further business the meeting adjourned at 8:55 P.M. to an adjourned regular meeting to be held on Tuesday, June 25, 1991 at 8:30 A.M. in City Hall, 30 Cajon Street, Redlands, California. Next regular meeting July 2, 1991, at 3:00 P.M.