

MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on January 7, 1992, at 3:00 P.M.

PRESENT Charles G. DeMirjyn  
Swen Larson, Councilmember  
William E. Cunningham, Councilmember  
Dee Ann Milson, Councilmember  
Jim Foster, 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 opened with an invocation by Councilmember Milson followed by the pledge of allegiance.

Minutes of the adjourned regular meeting of December 17, 1991, the regular meeting of December 17, 1991, and the special meeting of December 30, 1991, were approved as submitted.

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

#### COMMUNICATIONS

American Lung Association - The American Lung Association of the Inland Counties is sponsoring a major fundraiser at Sylvan Park on Saturday, May 2, 1992. The area proposed for use includes all of Section "A" picnic area and the Gazebo and the fees would be \$364.00 for their use. The American Lung Association of the Inland Counties is requesting a waiver of these fees; staff recommended that the request be denied as these fees have been established to cover the costs. On behalf of the American Lung Association, Teresa M. Fleege offered to provide volunteers to prepare the site and provide assistance in the clean up efforts necessary. Councilmember Larson moved to require the American Lung Association of the Inland Counties to provide a deposit of \$364.00 with their application which will be refunded if no City staff is involved in the preparation and cleanup of the site in Sylvan Park and further that if any City staff time is necessary, the deposit will be used as necessary. Motion seconded by Councilmember Foster and carried unanimously.

City Hall Civic Auditorium - The Cultural Arts Commission voted in December to develop, as a community project, the restoration of the civic auditorium portion of City

Hall on the second floor. The Cultural Arts Commission would work with various service clubs, local volunteers and donations of materials in order to accomplish the restoration effort. All work proposed will be reviewed by City staff in order to ensure compliance to codes, safety, historical perspective and workmanship. The initial proposal is to remove the existing false ceiling and upgrade in terms of electrical improvements. The finished product should be a restored civic auditorium which would continue to serve the community. Kathleen Gura, Cultural Arts Commissioner, was present to answer Councilmember's questions. Following discussion, Councilmember Foster moved to approve in concept the restoration of the civic auditorium and directed the Cultural Arts Commission to return to the City Council with a proposed funding plan that does not include use of any City funds, a detailed report of the scope of work, and an economic feasibility study prior to any work being done. Motion seconded by Councilmember Larson and carried unanimously.

Reports - Councilmember Larson announced he will be attending a League of California Cities meeting in Ontario later this week. Councilmember DeMirjyn also reported he will attend SANBAG and Omnitrans meetings this week.

Council recessed at 3:29 P.M. to a Redevelopment Agency meeting and reconvened at 3:30 P.M. to a closed session for the purpose of discussing property acquisitions, 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.

#### PUBLIC HEARINGS

Resolution No. 4835 - Historic Resource - Public hearing was advertised for this time and place to consider the recommendation of the Historic and Scenic Preservation Commission to designate the Lederer House located at 407 Brookside Avenue as an historic resource. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this matter. On behalf of the owner Marilyn Burchill, Gary Stegeman urged approval of this application. There being no further comments, the public hearing was declared closed. Councilmember Larson moved to adopt Resolution No. 4835, a resolution of the City Council approving this recommendation. Motion seconded by Councilmember Milson and carried unanimously.

#### Revised Tentative Tract No. 12382 - Walter Danielson

Public hearing was advertised for this time and place to consider a revised subdivision map to modify Tentative Tract No. 12382 to allow for a reduction in lots from 64 to 31 so as to conform with Measures R and N for 40.9 acres of property generally located east of Wabash Avenue extended and south of Sunset Drive. This application was approved by the County of San Bernardino on February 22, 1984. A time extension was granted on January 19, 1987 to March 15, 1990. On August 9, 1990, the subject property was annexed to the City of Redlands as a part of Annexation No. 72. A legal judgement and stipulation from the Superior Court on April 19, 1991, extended the validity of Tract No.

12382 to five days after Measure N is repealed whichever is sooner. Therefore, Tract No. 12382 is valid until November 1992. The proposed settlement agreement will give this revised map a three-year time limit, with the option for two one-year extensions.

Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments. On behalf of the applicant, Walter Danielson who was also present, Pat Meyer indicated they were in total agreement with the proposed agreement and generally in favor of the conditions set by staff except in regards to the landscaping requirements they would prefer to put in the landscaping and maintain it until the new property owner takes over. Theresa Kwappenburg expressed concern about the new configuration of Sunset Drive as she felt it would set a precedent for the remainder of Sunset Drive; she also thought this project should go through the Planning Commission process. Wilton R. Pate submitted a letter expressing concerns about flooding, traffic, and the need to widen Fairway Drive. Mr. Meyer responded to the concerns expressed and noted that the City Clerk had mailed notices to prepoerty owners within one-half mile of the subject property for this hearing. Engineer Harold Hartwick, Hicks and Harwick, responded to Councilmembers' question regarding drainage and the configuration of Sunset Drive. Saralynn Brooks expressed concern about the size of Panorama Point cul-de-sac for fire trucks. There being no further comments, the public hearing was closed.

Following discussion, Councilmember Larson moved to approve the Environmental Review Committee's Negative Declaration for Revised Tentative Tract No. 12382 and directed staff to file and past a Notice of Determination in accordance with the City's guidelines and to acknowledge that it has been determined this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code. Motion seconded by Councilmember Foster and carried by the following vote:

AYES: Councilmembers Larson, Foster; Mayor DeMirjyn  
NOES: Councilmember Cunningham, Milson

Councilmember Foster moved to approve Revised Tentative Tract No. 12382 subject to the conditions of approval as recommended and contained in the staff report dated January 7, 1992, with the following exceptions:

1. Amend Condition No. 96 to reflect that the property shall be rezoned R-A-20,000;
2. Amend Condition No. 98 to reflect that the developer will put in the landscaping and maintain said landscaping until the new property owner takes over, and delete references to require participation in a lighting and landscaping improvement district;
3. Delete Condition No. 105(a) - Open Space and Conservation Easement; and
4. Delete Condition No. 107(a) - Open Space and Conservation Easement;

and based on the following findings:

1. That the proposed map is consistent with applicable general and specific plans;
2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;

3. That the site is physically suitable for the proposed type of development;
4. That the site is physically suitable for the proposed density of development;
5. That the design of the subdivision of the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems;
7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;
8. That pursuant to California Government 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; and
9. That substantial evidence exists in the record that the proposed project will be consistent with the existing General Plan.

Motion seconded by Councilmember Larson and carried by the following vote:

AYES: Councilmember Larson, Foster; Mayor DeMirjyn

NOES: Councilmember Cunningham, Milson

Councilmember Foster moved to approve a settlement agreement between Walter G. Danielson Trust and the City of Redlands as presented at this meeting and directed that said agreement be executed within 30 days. Motion seconded by Councilmember Larson and carried by the following vote:

AYES: Councilmembers Larson, Foster; Mayor DeMirjyn

NOES: Councilmember Cunningham, Milson

Ordinance No. 2179 - Second Unit Dwelling - Public hearing was advertised for this time and place to consider Ordinance No. 2179, an ordinance of the City of Redlands amending Chapter 18.156 of the Redlands Municipal Code by adopting Zoning Ordinance Text Amendment No. 217 relating to permitted square footage for second dwelling units. This ordinance insures that the City's second unit ordinance will comply with State law which was changed in 1990 by Assembly Bill 3529. Specifically, this will allow homeowners to build second units up to 1,200 square feet for detached units and thirty percent (30%) of the primary unit for attached. This will not change the conditional use permit process or any of the standards for accessory units. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed.

Following discussion, Ordinance No. 2179 was read by title only by City Clerk Poyzer, and on motion of Councilmember Larson, seconded by Councilmember Foster, further reading of the ordinance text was unanimously waived. Ordinance No. 2179 was introduced and laid over under the rules with second reading scheduled for January 21, 1992, on motion of Councilmember Larson, seconded by Councilmember Foster by the following vote:

AYES: Councilmembers Larson, Milson, Foster

NOES: Councilmember Cunningham, Mayor DeMirjyn

#### PUBLIC COMMENTS

Theresa Kwappenburg presented a letter dated December 30, 1991, expressing concerns about conditions of approval for the Stickney project, located at the end of Fairway, Mariposa, Wabash and La Solana, that are not being met especially the drainage problems and erosion control. Council asked staff to report back to them regarding this matter.

#### UNFINISHED BUSINESS

Alley Dedication - On December 3, 1991, the City Council heard a request from Mr. David Burton, representing a number of owners of apartments buildings on Craig Court and Kay Court, to close a portion of the east-west alley behind these apartments. The Council asked staff to provide information on the dedication of the alley. Following study of the copy of the tract map and title sheet for Tract No. 6883, which was recorded on August 27, 1963, it was determined the streets and alleys are dedicated easements and not owned by the City in fee. Mr. Burton expressed concern that the property owners would not do anything with the vacated property without the assistance of the City. Councilmember Cunningham moved to direct staff to proceed with initiation of a street/alley vacation application. Motion seconded by Councilmember Milson and carried with Councilmember Foster voting NO.

Ordinance No. 2178 - Grading Restrictions - Ordinance No. 2178, an ordinance of the City of Redlands amending Chapter 18.144 of the Redlands Municipal Code by adopting Zoning Ordinance Text Amendment No. 216 relating to grading restrictions, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilmember Milson, seconded by Councilmember Foster, further reading of the ordinance text was unanimously waived. Ordinance No. 2178 was adopted on motion of Councilmember Milson, seconded by Councilmember Larson, by the following vote:

AYES: Councilmember Larson, Cunningham, Milson, Foster; Mayor DeMirjyn

NOES: None

ABSENT: None

#### NEW BUSINESS

Resolution No. 4837 - Traffic - BEK Consulting Engineers, Inc. has proposed a solution to limited site parked experienced by the property owners fronting the south side of Citrus Avenue between Kendall Street and First Street. Their plan creates diagonal parking exclusively on the south side of Citrus Avenue. On November 20, 1991, the Parking Advisory Board voted to recommend approval of converting Citrus Avenue between Kendall Street and First Street to a west-bound one-way with diagonal parking. Their consensus was that by placing diagonal parking on Citrus Avenue, it would generate customer parking convenient for future development on the south side without seriously affecting the existing business environment on the north side. On December 5,

1991, the Traffic Commission voted to recommend denial of this conversion. Their decision was based on the inconvenience caused to motorists coming into the back side of the County parking lot via Kendall Street median opening on Brookside Avenue. Staff had no recommendation on this project noting the small increase in street parking is offset by limited traffic circulation and the increased hazard associated with backing parking vehicles out into the traffic lane. Councilmember Larson moved to adopt Resolution No. 4837, a resolution of the City Council of the City of Redlands establishing the following traffic regulations pursuant to Title 10 of the Redlands Municipal Code: convert Citrus Avenue between Kendall Street and First Street to a west-bound one-way street, with the understanding BEK Consulting Engineers would pay for the cost of the conversion. Motion seconded by Councilmember Cunningham and carried unanimously.

The following items were acted upon during the afternoon session:

Landscape Maintenance District - Following brief discussion, Councilmember Larson moved to continue to January 21, 1992, Resolutions Nos. 4823 through 4825 to institute proceedings for Annexation No. 7 to Landscape Maintenance District No. 1 to allow Councilmembers Cunningham and Foster additional time to review the documents. Motion seconded by Councilmember Cunningham and carried unanimously.

Street Lighting District - Councilmember Larson moved to continue to January 21, 1992, Resolutions No. 4827 through 4829 to institute proceedings for Annexation No. 4 to Street Lighting District No. 1 to allow Councilmembers Cunningham and Foster additional time to review the documents. Motion seconded by Councilmember Cunningham and carried unanimously.

Resolution no. 4832 - Traffic - On motion of Councilmember Larson, seconded by Councilmember Milson, Council unanimously approved Resolution No. 4821, a resolution of the City Council of the City of Redlands establishing the following traffic regulations pursuant to Title 10 of the Redlands Municipal Code: Establish no parking zone on the east side of University Street adjacent to and south of Sylvan Boulevard.

Easement - On motion of Councilmember Larson, seconded by Councilmember Milson, Council unanimously authorized a grant of easement for a temporary easement slope and right-of-way at any time to construct a slope on each side of Wabash Avenue on property owned by the City of Redlands (Parcels 1 and 2 of Parcel Map 13102).

Blue Mountain Agreement - On motion of Councilmember Larson, seconded by Councilmember Milson, Council unanimously approved Agreement No. 80891 with a Meridian Communications for site use at Blue Mountain to establish a new transmission station.

Stormwater Agreement - On motion of Councilmember Larson, seconded by Councilmember Milson, Council unanimously acknowledged receipt of the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit Implementation

Agreement for review and comment. A letter of explanation from Charles L. Laird, San Bernardino County, accompanied the draft agreement which explained the background with origin of NPDES. Cost estimates are currently being developed for each city; after the cost information is available, the Implementation Agreement will be placed on a future Council agenda for consideration.

Water Plants Agreements - On motion of Councilmember Larson, seconded by Councilmember Milson, Council unanimously approved the engineering services agreement with James M. Montgomery Consulting Engineers for the California surface water filtration and disinfection treatment regulations for the operation plans and engineering report for the Henry Tate and Horace Hinckley Water Filtration Plants.

There being no further business, the meeting adjourned at 8:38 P.M. to an adjourned regular meeting to be held on Tuesday, January 21, 1992, at 9:00 A.M. in the City Hall Plaza, 2 East Citrus Avenue, Suite 15C, Redlands, California.

Next regular meeting, January 21, 1992, at 3:00 P.M.