

MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 212 Brookside Avenue, on June 16, 1992, at 3:00 P.M.

PRESENT

Charles G. DeMirjyn, Mayor
Swen Larson, Mayor Pro Tem
William E. Cunningham
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 Jim Foster, Councilmember

The meeting was opened with an invocation by Councilmember Cunningham followed by the pledge of allegiance led by Daisy Troop No. 593.

Minutes of the adjourned regular meetings of May 26, 1992, and June 2, 1992, the regular meeting of June 2, 1992, and the adjourned regular meeting of June 9, 1992, were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENT

Planning Commission Actions - June 9, 1992

On motion of Councilmember Cunningham, seconded by Councilmember Milson, the report of the last Planning Commission meeting held on was acknowledged as received.

I-10 Corridor Landscape Project - Assessment District

The second phase of the master planning effort to the I-10 Corridor by the Joint Powers Authority is the creation of a financing mechanism to implement the landscape plan. Jeff Cooper of BSI Consultants, Inc. reviewed the Feasibility Report on the establishment of the proposed benefit assessment district for the I-10 Corridor Landscape Project and responded to questions. Councilmembers expressed concerns about the establishment of an assessment district without a vote of the people and

directed staff to look into the procedure, if available, to withdraw from the Joint Powers Authority.

Trails Committee

City Manager Wheaton reminded Councilmembers they had indicated they wanted to establish a committee to prepare a map of trails for use in the new General Plan and asked how they wished to form this committee. Community Services Director Rodriguez reviewed the activities of the informal trails committee within the Parks Commission. Serving on this committee is Tess Hahn who indicated many trails reports were available and could be pulled together to create a map. Gary Jackson, Founder of the Regional Trails Committee, reported they had recently completed regional mapping and will make copies available to the City. Councilmember Milson moved to direct staff to work with Ms. Hahn to establish membership on this committee. Motion seconded by Councilmember Larson and carried by AYE votes of all present.

Agricultural Preserve - Preannexation Agreements

In accordance with preannexation agreements, Councilmember Cunningham moved to proceed with noticing a public hearing for properties to be removed from the Agricultural Preserve owned by the Un Family and Mo Beza, and directed staff to develop a policy to allow for agricultural preserve removals that assure larger contiguous agricultural lands are maintained. Motion seconded by Councilmember Milson and carried by AYE votes of all present.

Minor Subdivision No. 198 - Joseph Tong

On motion of Councilmember Cunningham, seconded by Councilmember Larson, Council approved by AYE votes of all present, a one-year extension of time for Minor Subdivision No. 198, a division of 1.95 acres of property into four lots on property located on the north side of Magnolia Avenue, west of San Mateo Street, adding the following Public Works Department conditions with the consent of the applicant's representative, Pat Meyer, Urban Environs:

UTILITIES DIVISION REQUIREMENTS: Fees shall be those established by the City and in effect on the date the permit or other conditioned approval noted below is issued. The fees estimated herein are advisory only as follows:

WATER SECTION:

1. Pay the Water Source Acquisition Fee at \$720 per unit as a condition of final approval: \$2,160

2. Pay the Watermain Frontage Charge at \$17 per foot of frontage on Magnolia Avenue, 378 feet, as a condition of final approval: \$6,426
3. Pay the Water Capital Improvement Charge at \$3,600 per unit as a condition of approval of a water connection prior to meter installation: \$10,800
4. Install fire hydrants as required by the Fire Department.

SEWER SECTION:

1. Pay the Sewermain Frontage Charge of \$17 per foot of frontage on Magnolia Avenue, 468 feet, as a condition of final approval: \$7,976
2. Pay the Sewer Capital Improvement Charge at \$3,600 per unit as a condition of issuance of the building permit: \$14,400.

SOLID WASTE SECTION:

1. Pay the Solid Waste Capital Improvement Charge at \$600 per unit as a condition of issuance of the building permit: If paid prior to July 1, 1992 - \$600; if paid after July 1, 1992 - \$650
2. Pay solid waste container fee of \$70 per unit as a condition of issuance of building permit: \$210.

Footnote: The charges for water recognize a credit for existing use:
(1 water service)

ENGINEERING ADMINISTRATION DIVISION REQUIREMENTS:
The fulfillment of the following Engineering requirements is necessary because the required construction is a necessary prerequisite to the orderly development of the surrounding area:

1. Fees to be paid shall be as established by City Council and in effect at the time a permit is issued.
2. All improvements to be designed by owner's civil engineer and installed to City standard specifications dated March 1991.
3. Owner's civil engineer shall furnish tie sheets for all points set or found in public rights-of-way and one mylar copy of recorded tract map to the Public Works Director prior to release of any bonds and/or cash deposits.
4. Applicant must have all approved plans delivered to the Public Works Director ten calendar days prior to the date of the City Council meeting that applicant requests final approval.
5. Although this project will have an ongoing inspection throughout construction, a final inspection for all offsite improvements must be scheduled by developer to verify that these improvements comply with City specifications and any corrective work must be completed prior to final release of bonds.

6. Truck route permits are required for all construction vehicles over five tons GVW using streets other than established truck routes.
7. All work shall conform to the Standard Specifications for Public Works Construction (Green Book), latest edition, and the City of Redlands Standard Specifications. All work shall be completed to the satisfaction of the Public Works Director.
8. The approximate locations of existing underground utilities shall be plotted from record and field data. The Engineer assumes no liability as to the exact location of said lines whose locations are not shown. The contractor is to notify all utility companies prior to work or excavation to determine exact locations of underground lines.
9. Streets may be required to have a seal coat applied at the option of the Public Works Director. Type of seal coat to be determined by the Public Works Director.
10. Resurface existing roadway as directed by the Public Works Director due to utility installations and construction damage.
11. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number, call Underground Service Alert toll free 1-800-422-4133 two working days before you dig.
12. At time of construction, contractors shall be required to pave new streets in two (2) phases with last phase being delayed until 95 percent of construction has been completed, or on approval of Public Works Director.
13. A cash maintenance bond of two percent of the total improvement bond or \$500, whichever is greater, will be retained for one year after completion of project for warranty of offsite work.
14. Magnolia Avenue:
 - a. Construct street curb and gutter 18 feet northwesterly of street centerline.
 - b. Construct standard street section between new curb and street centerline.
 - c. Use traffic index of 4.5.
15. A ten foot wide private storm drain easement shall be provided along the north property line.
16. Development impact fees and other required fees shall be submitted prior to issuance of the building permit.
17. Construct standard sidewalk along the entire street frontage.

Council recessed at 4:25 P.M. to a Redevelopment Agency meeting and reconvened at 4:26 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

pending litigation portion of the closed session. Council reconvened at 7:00 P.M.

PRESENTATION

Fire Department - On behalf of the Redlands Professional Firefighters, S. Scott Reynolds presented the public response from the "Rescue Your Fire Department" campaign resulting from the cutbacks initiated in February of this year. As a result of the campaign, 1,565 coupons were returned from the clip-out flyer and newspaper advertisement. Mr. Reynolds concluded his presentation urging Councilmembers to meet with the firefighters to discuss the issues and work together toward a mutually agreeable solution which guarantees the safety of all concerned. Firefighter Joe Hatfield distributed the coupons separated by Councilmanic district to each Councilmember. President of the Redlands Professional Firefighters Greg Hoffstetler also urged Council to meet with them.

PUBLIC HEARINGS

Ordinance No. 2190 - R-A-A and R-R-A Districts - Public hearing was advertised for this time and place to consider Ordinance No. 2190 to establish the following two new zoning districts that allow less restrictive animal regulations than the R-A and R-R Districts: R-A-A (Residential Estate - Animals) and R-R-A (Rural Residential - Animals). Last year the City began reviewing the accessory animal raising provisions of the Redlands Municipal Code to resolve concerns of property owners that were a part of Annexation No. 72. Many of the residents of the former County area had indicated a desire to maintain the less restrictive County ordinances as pertained to animals. As a result of a Planning Commission study session held March 19, 1992, and a public hearing held on April 28, 1992, the Commission recommended the creation of two new zones providing new provisions for animals. Ordinance No. 2190 as proposed incorporates these recommendations and the staff's recommendation pertaining to required distances from an area used for maintenance of animals (with the exception of cats, dogs and birds) and any structure or area used for human habitation or public assembly. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this proposed ordinance. None being forthcoming, the public hearing was declared closed.

Councilmember Larson moved to approve the Negative Declaration for Ordinance No. 2190, an ordinance of the City of Redlands amending Title 18, of the Redlands Municipal Code by adopting Zoning Ordinance Text Amendment No. 222 establishing two new zoning districts: R-A-A (Residential Estate - Animals) and R-R-A (Rural Residential - Animals), and directed staff to file and post a Notice of Determination in accordance

with City guidelines as it has been determined this project will not individually or cumulatively have any adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code. Motion seconded by Councilmember Milson and carried by AYE votes of all present. Ordinance No. 2190 was read by title only by City Clerk Poyzer, and on motion of Councilmember Larson, seconded by Councilmember Milson, further reading of the ordinance text was waived. Ordinance No. 2190 was introduced by AYE votes of all present and laid over under the rules with second reading scheduled for July 7, 1992, on motion of Councilmember Larson, seconded by Councilmember Milson.

Ordinance No. 2191 - Zone Change No. 344 - Public hearing was advertised for this time and place to consider Ordinance No. 2191, an ordinance adopting Zone Change No. 344, a change of zone from A-1 (Agricultural, 5 acre lots) District to R-A-A (Residential Estate - Animals, 20,000 square foot lots) District, R-R-A (Rural Residential - Animals, one-acre lot) and C-4 (General Commercial) District in an area south of Interstate 10, east of Wabash Avenue, and north of Burns Lane, Ashford Drive, and Highview Drive, as recommended by Redlands Planning Commissions Resolution No. 791. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this change of zone. On behalf of Carl and Mary Petite, Theresa Petite reviewed a lengthy letter opposing the R-R-A Zoning proposed for their property located at 12706 Highview Lane. Ms. Petite requested continuance of the public hearing for both zone changes scheduled for this meeting until minutes of the Planning Commission are available. Residents of the Hilltop Estates, Varnum Fletcher, Jeanne Walker, Cecilia Ivie and Sharon Fletcher, requested R-R-A zoning for their properties. Councilmembers discussed the mapping available indicating they desired to see a map indicating the locations of petitioners' properties as well as the minutes of the Planning Commission with the testimony of the citizens from their public hearing. Councilmember Cunningham moved to remand Zone Change No. 344 to the Planning Commission for further review (July 14, 1992, at 7:00 P.M.) and continue the City Council public hearing to July 21, 1992. Motion seconded by Councilmember Larson and carried by AYE votes of all present.

Ordinance No. 2192 - Zone Change No. 345 - Public hearing was advertised for this time and place to consider Ordinance No. 2192, an ordinance adopting Zone Change No. 345, a change of zone from A-1 (Agricultural, 5 acre minimum) District to R-A-A (Residential Estate, 20,000 square foot lots) District and C-4 (General Commercial) District in an area easterly of Alta Vista

Drive, southerly of Interstate 10, northerly of Highview Drive, to the easterly City Limits, as recommended by Redlands Planning Commission Resolution No. 792. Mayor DeMirjyn declared the meeting open as a public hearing for any questions or comments concerning this change of zone. On behalf of the Joseph Khoury family, Richard Siegmund supported this change of zone. Marty Gentry requested Council refer this matter back to the Planning Commission for further study. Wishing to retain the rural atmosphere were Messrs. Imperato and Fletcher. Joseph Khoury also addressed Council reminding them he was told the zoning would remain the same as the County's designation after the property was annexed to the City. Following brief discussion, Councilmember Larson moved to remand Zone Change No. 345 to the Planning Commission for further study (July 14, 1992, at 7:00 P.M.) and continue this public hearing to July 21, 1992. Motion seconded by Councilmember Milson and carried by AYE votes of all present.

PUBLIC COMMENTS

Joe Gonzales, Darin Grossich and Roberta M. Dostaler presented a petition signed by 48 neighbors protesting the proposed Clement Junior High School Lighting Project, proposed soccer field and proposed baseball field. The petition indicated these residents were opposed to the addition primarily because they did not receive an environmental impact study and demanded all construction and usage of the field be terminated until they have received the environmental study. Community Services Director Rodriguez reviewed the history of this joint project with the School District. Community Development Director Shaw reported notices of the Environmental Review Committee were sent to the neighbors in October 1990. Council directed that a meeting be scheduled with staff members from the City and School District to meet with the residents to work out a solution to address these concerns.

Bret Mileski and Mike Schnur, Tom Bell Toyota, addressed Council expressing their concerns about the City's restrictive sign code.

Tony Martinez informed Council of his distress having to pay for the street cleaning services.

NEW BUSINESS

Appointment - Mayor DeMirjyn moved to appoint Jon Harrison to fill the unexpired term of Leonard Goymerac on the Historic and Scenic Preservation Commission whose term expires in January 1993. Council concurred with this appointment.

Appointment - Mayor DeMirjyn moved to appoint Councilmember Swen Larson to the Airport Land Use Commission to fill his position. Council concurred with this appointment.

The following items were acted upon during the afternoon session:

Funds - At the April 7, 1992, City Council meeting, staff was directed to prepare Requests for Proposals for architectural services for the addition of a multi-purpose senior center at the existing Community Center on Washington Street and Lugonia Avenue. The proposals received were reviewed by the Senior Nutrition Committee on June 3, 1992, and a recommendation to City Council is scheduled for July 7, 1992. It is estimated that construction could commence in January, 1993, with a completion date of May, 1993. In previous reports and discussions with the City Council, various sources of funds have been identified, as well as proposed budgets for the maintenance and operation of the addition. One area of available funds has been placed into the Deferred Income Account of the City which were received as follows: Barton Corporation: \$170,135; Kaiser Corporation: \$200,000; and Glorious Redland: \$29,865. At this time, Councilmember Cunningham moved to appropriate \$400,000 from the deferred income account for the purposes of constructing a multi-purpose senior center at Washington Street and Lugonia Avenue. Motion seconded by Councilmember Milson and carried by AYE votes of all present.

Funds - Sewer Division - On motion of Councilmember Cunningham, seconded by Councilmember Milson, Council unanimously authorized negotiation of a lease/purchase agreement to acquire a new sewer pressure and vacuum cleaning unit for the wastewater collection system maintenance.

There being no further business, the meeting adjourned at 9:13 P.M. to an adjourned regular meeting to be held on Tuesday, July 7, 1992, at 9:00 A.M. in the City Hall Plaza, 2 East Citrus Avenue, Suite 15C, Redlands.

ATTEST:

City Clerk

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