

MINUTES

of an adjourned regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on November 4, 1992, at 6:30 P.M.

PRESENT

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

James D. Wheaton, City Manager  
Jeffrey L. Shaw, Community Development Director  
Lorrie Poyzer, City Clerk  
Ted Thomaidis, Redlands Daily Facts

ABSENT

None

General Plan

Saugus Soils - Community Development Director Shaw introduced Donald P. Cudoto, PE, a Geotechnical Engineer who has completed an analysis and made recommendations regarding Saugus Soils as pertains to the General Plan. Policy 8.50 of the General Plan specifically identifies Saugus Sandy Loam series as a soil for which the zoning ordinance should be amended to incorporate developmental constraints. Mr. Coduto reviewed his report and recommendations and answered questions from Councilmembers and members of the audience. He reported that although the City Council may wish to restrict development in this area for other reasons, the presence of Saugus, San Timoteo or Cieneba soils do not prevent safe development in the San Timoteo and Live Oak Canyon areas. However, since these soils occur on steep slopes, they do pose potential problems that should be addressed in the City's General Plan and during the plan check and construction inspection processes.

Speaking from the audience were Bob Roberts, Terence Emershy, Maureen Slaney, and Tex Moore. Councilmember Foster indicated he could not support the policy as currently written. Councilmember Larson felt we needed to properly address the needs of all types of soils in town. Councilmember Cunningham felt the issue was whether or not we supported development on 30 percent slope lands; the General Plan Committee and Planning Commission recommended we not.

Councilmember Foster moved to substitute the four recommendations contained in Mr. Coduto's report in Section 8.50j of the Draft General Plan as follows:

1. Any proposed development must consider the potential for soil erosion, both during and after construction;
2. Since these soils are prone to hydrocollapse, the City should require developers to hire a geotechnical engineer to conduct site-specific studies and recommend remedial measures, if needed;
3. If on-site sewage disposal systems (septic tanks) are to be used, the developer must demonstrate that the soils have sufficient percolation capacity; and
4. There are existing natural landslides in this area, and development can create new landslides. Therefore the City should require all developers retain a geotechnical engineer and an engineering geologist to assess the impact of a proposed development on the stability of slopes.

Motion seconded by Councilmember Larson and carried with Councilmember Cunningham voting NO.

Land Use - Community Development Director Shaw reported the land use component of the General Plan is made up of text, policies, and a land use map referred to as the General Plan Diagram which designates proposed general location and extent of each land use category. The major land use issues considered by the General Plan Committee included:

1. Population and job holding capacity,
2. Amount and location of park and open space land,
3. Medium density share of housing,
4. Location of additional medium-density housing,
5. Nonresidential intrusions in historic neighborhoods,
6. Sensitive development of hillside areas,
7. Effect of employment concentration in the East Valley Corridor Specific Plan on traffic, and
8. Transfer of Development Rights as a means of preserving agricultural open space.

Population and Job Holding Capacity - The General Plan buildout accommodates 94,000 residents and enough nonresidential floor area for 120,000 jobs. This represents a 38 percent increase in population and a 500 percent increase to existing jobs. Councilmember Cunningham felt the numbers were too high. Councilmember Foster was satisfied with the recommendations from the General Plan Committee and Planning Commission. Councilmember Larson wondered why any numbers were set. Speaking from the audience were Carole Wesson, Bob Roberts, Terence Emershy, Pat Meyer, and Pete Marcum. Councilmembers Foster and Larson attempted to present motions addressing this issue with no success and the discussion was continued to the next General Plan study session scheduled for November 18, 1992.

The meeting adjourned at 8:30 P.M. to an adjourned regular meeting to be held on Thursday, November 5, 1992, at 3:30 P.M. in the Council Chambers, 212 Brookside Avenue, Redlands, California.

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Mayor

ATTEST:

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City Clerk

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