

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 18, 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

Land Use - Population and Job Holding Capacity - Community Development Director Shaw reminded Councilmembers they began their discussion at the last General Plan study session held on November 4, 1992, regarding Issue No. 1 of the land use component, Population and Job Holding Capacity. The proposed General Plan buildout accommodates 94,000 residents and enough nonresidential floor area for 120,000 job holding capacity. Mr. Shaw explained SCAG defines a jobs to housing ratio for most jurisdictions. Redlands planning area currently has a ratio of about .75. SCAG defines a jurisdiction with a balance of job-housing where the job total is equal to 1.2 times the number of housing units. Converting population to housing is affected by household size (currently there are approximately 2.8 persons per household). 94,000 divided by 2.8 equals 33,571 housing units. A community with a job housing balance by SCAG's definition would be 33,571 times 1.2 equals 40,285 jobs. The job housing balance as proposed is 3.5 reflecting a plan that will import and provide jobs for the region as well as Redlands. Councilmember Foster moved to approve the Population and Job Holding Capacity issue as presented in the draft General Plan. Motion seconded by Councilmember Larson. Councilmember Cunningham again stated he would not support these figures as he continued to feel they are too high. Councilmember Larson again indicated he could work with any figure presented. Speaking from the audience were: Martin Ekren (Friends of Crafton), Tex Moore, and Bob Roberts. After lengthy discussion between Councilmembers Foster and Cunningham, the following votes were cast:

AYES: Councilmembers Larson, Foster

NOES: Councilmembers Cunningham, Milson

ABSTAIN: Councilmember DeMirjyn (later in the meeting this vote was changed to a NO vote)

Amount and Location of Park and Open Space Land - This includes lands designated parks, golf courses, agriculture, flood control/construction aggregate conservation/habitat preservation, and Resource Conservation. Chapter 7, Open Space and Conservation Element, addresses this more specifically. Criteria is proposed for the amount of parks and recreational open space needed by the community; policies to preserve natural resources, and policies to retain the maximum feasible amount of agricultural open space. There were no comments regarding this matter.

Medium Density Share of Housing - Policy 4.40g (page 7) of the Land Use Element provides that there should be a mix of 75 percent Low, Very Low and Rural Living units and 25 percent Medium-Density units. One concern staff has is whether this will provide adequate areas designated Medium Density Residential to meet criteria established for Housing criteria. Carole Wesson explained the actions of the General Plan Committee on this matter. Councilmember Cunningham moved to stay with the 75/25 percent ratio. Motion seconded by Councilmember Milson and carried unanimously.

Location of Medium Density Residential - Measure N has limited the location of Medium Density Residential as this designation is not allowed in areas designated Urban Reserve (1987 General Plan), agriculturally zoned or used agriculturally. The land use map depicts areas designated for medium density.

Non-residential Intrusions in Historic Neighborhoods - The General Plan proposes a roll-back in density in the area encompassed by Olive Avenue, Cajon Street, Cypress Avenue, and Center Street from Medium Density Residential to Low Density Residential. Adoption of the historic district, completion of the specific plan, and actions on specific requests are steps to maintain the historic neighborhoods. Mr. Shaw agreed to obtain a status report on the specific plan for the next study session.

Sensitive Development of Hillside Areas - The General Plan incorporates the policies of the Live Oak Canyon - Southeast General Plan Amendment and makes it part of this General Plan document. Staff is still concerned with how Policy 4.41a is to be implemented particularly as it might pertain to areas beyond the boundaries of the current Live Oak Canyon - Southeast General Plan Amendment map. Further information will be provided on this issue in the future. Councilmembers concurred the Live Oak Canyon - Southeast General Plan Amendment documents must be included within the General Plan.

Effect of Employment Concentration in EVCSP on Traffic - Mr. Shaw reported the land use and circulation components are closely associated when it comes to intensity of development and levels of service (LOS). The City Council has

indicated the East Valley Corridor Specific Plan is to be incorporated into the General Plan. This does impact levels of service for traffic and LOS E and F are currently indicated for building of the General Plan (pages 10 and 11 of the Circulation Element). At this point in the meeting, Councilmembers Cunningham and Foster again defended their positions regarding Population and Job Holding Capacity with Mr. Cunningham reiterating his opposition to the East Valley Corridor Specific Plan. Pat Meyer raised the question "do we want a job-housing ratio." Tex Moore urged Council to work on a compromise. Noting that Councilmember DeMirjyn was the deciding vote, he was asked to reconsider his earlier abstention on the motion to utilize the buildout figures as presented. He then declared a NO vote. There was no further discussion following this declaration.

The meeting adjourned at 7:50 P.M. to an adjourned regular meeting to be held on November 24, 1992, at 9:00 A.M. in the City Hall Plaza, 15 East Citrus Avenue, Suite 15C, Redlands, California.

Mayor

ATTEST:

City Clerk

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