

MINUTES

of an adjourned regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on May 3, 1994, at 9:00 A.M.

PRESENT

Swen Larson, Mayor
Jim Foster, Mayor Pro Tem
William E. Cunningham, Councilmember
Gilberto Gil, Councilmember
Pat Gilbreath, Councilmember

Gary M. Luebbbers, City Manager
Daniel J. McHugh, City Attorney
Lorrie Poyzer, City Clerk
Ted Thomaidis, Redlands Daily Facts
Steven Church, The Sun

ABSENT

None

Audit - Finance Director Steven M. Chapman reviewed the footnotes prepared by the City contained in the Comprehensive Annual Financial Report for the year ended June 30, 1993, and the independent auditor's report. He and Jeff Vander Kooy, auditor with Soren-McAdam-Bartells, Certified Public Accountants, Inc., responded to Councilmembers' questions.

The meeting briefly recessed at 10:00 A.M. and reconvened at 10:05 A.M. and continued the review of the Financial Report.

Audit Services Agreement - Councilmember Cunningham moved to approve a one year extension of the auditing services agreement between the City of Redlands and Soren-McAdam-Bartells, Certified Public Accountants, Inc. for the audit of the June 30, 1994, Financial Statements with the understanding the City will circulate invitations for bids for next year to be sure we are competitive. Motion seconded by Councilmember Larson and carried unanimously.

General Plan - Community Development Director Jeffrey L. Shaw reminded Councilmembers they had considered various land use and policy issues at the previous meetings. The Council, however, did not want to preempt the Planning Commissions' decisions or recommendations and, therefore, requested staff continue the study sessions on the General Plan until the Planning Commission had considered and taken action. On April 26, 1994, the Planning Commission held their second public hearing on the General Plan. In addition

to evaluating information presented by staff from the previous meeting, the Planning Commission reviewed and considered six major policy issues. The Planning Commission made recommendations on four of the six issues presented as follows: Redlands Unified School District; the creation of High Density Residential designation for existing developed R-2 and R-3 zoning; El Carmelo Retreat redesignation; and areas north of Barton Road redesignation.

General Plan - Redlands Unified School District - Mr. Shaw told Councilmembers Section 4.91 of the Land Use Element pertains to the Redlands Unified School District. The School District has requested specific policies be included in the General Plan to assure adequate funding for school development in the future. The City Attorney indicated inclusion of the School District language in the General Plan may make the City a party to future legal actions against the Redlands Unified School District. The Planning Commission recommended approval of Section 4.91 without the inclusion of the Redlands Unified School District language. Councilmember Foster moved to support the Planning Commission's recommendation. Motion seconded by Councilmember Gilbreath and carried with Councilmember Cunningham voting NO.

General Plan - High Density Residential Designation - Mr. Shaw informed Councilmembers a residential density disparity exists between the proposed General Plan Medium Density Residential category (maximum of 15 units/gross acre) and the R-2 and R-3, Multi-Family Residential, Zone classifications which could permit up to 29 units per net acre. To bring the existing zoning into conformance with the proposed General Plan would require a significant modification to the densities allowed within the R-2 and R-3 Zones. These modifications would, in turn, leave much of the multiple family residential development within the City as non-conforming, and pose problems for property owners, such as: financing, insurance, and sale of properties. As an alternative to the proposed General Plan, a new high density residential designation could be incorporated into the land use categories allowing for existing residential multiple family zoning and developments to remain as conforming uses. Maximum density would be consistent with the current zoning and would only be applied to existing multiple family development areas. the Planning Commission recommended the creation of a high density residential designation allowing for existing residential multiple family zoning and development to remain as conforming uses. Councilmember Foster moved to accept the Planning Commission's recommendation and directed staff to consider inclusion of approved projects who have entitlements and in-fill areas. Motion seconded by Councilmember Larson and carried with Councilmember Cunningham voting NO.

General Plan - El Carmelo Retreat - Mayor Larson stepped down from the dais and did not participate in this discussion due to a possible conflict of interest. Mr. Shaw reported this site is approximately 30.4 acres in size. Under the current General Plan, Medium Density Residential and Low Density Residential is designated along the frontage of Highland Avenue. The zoning is R-S along Highland Avenue, R-E for the central portion of the property, and R-2 for the southerly portion. The current land use is Institutional (El Carmelo Retreat). The proposed General Plan shows 24.4 acres as Medium Density Residential and six acres as Agriculture. Mr. Shaw explained how Measure N applies to this site, and reported the Planning Commission recommended approval as proposed (24.4 acres as Medium Density Residential and six acres as Agriculture). Speaking from the audience were Bob Roberts, Pat Meyers, and Tex Moore. Councilmember Foster moved to accept the Planning Commission's recommendation. Motion seconded by Councilmember Gil and carried with Councilmember Larson abstention and Councilmember Cunningham voting NO.

General Plan - Areas North of Barton Road - This site is made up of several parcels north of Barton Road, south of Morey Arroyo, and west of Alabama Street. Mr. Shaw said the current General Plan it is designated Medium Density Residential, and in 1987, it was designated Low Density Residential. The current zoning is EV-3000 RM; in 1987 it was in the County and was zoned RES-4. The current land use is citrus groves for areas 1 and 2 and vacant land for areas 3, 4, and 5. The proposed General Plan shows the site as Medium Density Residential. According to the interpretation by the City Council on June 7, 1988, to be limited by Measure N, the property must have a General Plan designation of Urban Reserve, be zone A-1, or be land in active agricultural production. The property had a General Plan designation of Low Density Residential, was zone RES-4, and for areas 3, 4, and 5 the property was vacant (utilizing aerial photo flown on November 12, 1987). Areas 1 and 2 were in citrus groves according to the same aerial photos. Based upon this information, staff found that areas 3, 4, and 5 designated Medium Density Residential are in conformance with Measure N. Based on the definition adopted June 7, 1988, areas 1 and 2 should not have been designated Medium Density Residential when the EVCSP was adopted as these properties are affected by Measure N. To rectify this, staff recommended these areas (13.59 acres) be designated Very Low Density Residential on the General Plan and be rezoned to EV/RE. The Planning Commission recommended approval of a Medium Density Residential designation for areas 3, 4, and 5, and a redesignation of areas 1 and 2 as Very Low Density Residential. The Planning

Commission noted that Measure N would allow the City Council, on a four-fifths vote and with specific findings, to designate areas 1 and 2 as Medium Density Residential. Councilmember Foster moved to direct staff to start the necessary proceedings to reverse the June 1988 policy and include only Section 10 of Measure N. Motion seconded by Councilmember Gil and carried with Councilmember Cunningham voting NO.

ADJOURNMENT

The City Council meeting adjourned at 11:35 A.M. The next regular meeting will be held on May 3, 1994, at 3:00 P.M..

City Clerk