

MINUTES of a regular meeting of the City Council of the City of Redlands held in the City Council Chambers, Civic Center, 35 Cajon Street, Suite 2, on October 18, 1994, at 3:00 P.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
Beatrice Sanchez, Deputy City Clerk
Ted Thomaidis, Redlands Daily Facts
Steven Church, The Sun (evening session only)

ABSENT None

The meeting was opened with an invocation by Councilmember Gilbreath followed by the pledge of allegiance.

CONSENT CALENDAR

Minutes - Minutes of the regular meeting October 4, 1994, and the adjourned regular meeting of October 11, 1994, were approved as submitted.

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

Planning Commission Actions - On motion of Councilmember Foster, seconded by Councilmember Cunningham, the report of the Planning Commission meeting held on October 11, 1994, was unanimously acknowledged as received.

Contract Monitoring Report - Councilmember Gil inquired about the repaving of Orange Street since Caltrans completed their crack filling. Public Works Director Mutter responded that Caltrans is aware we are not satisfied and informed us the repaving is planned for Fall, 1995. On motion of Councilmember Gil, seconded by Councilmember Foster, Council unanimously acknowledged receipt of the monthly contract monitoring report updated through October 11, 1994, for projects currently being administered by the Public Works Department.

Funds - Speed Monitoring Awareness Radar Trailers - Following his comments about these trailers being an appropriate step to hopefully reducing speeds by alerting drivers of their speeds, Councilmember Cunningham moved to approve an additional appropriation of \$18,000.00 from the General Fund (Utility Users Tax proceeds) and a budget transfer in the amount of \$18,000.00 within the current Police Department budget for the purchase of two Speed Monitoring Awareness Radar Trailers. Motion seconded by Councilmember Larson and carried unanimously.

Employee Positions - Regarding the Senior Administrative Clerk position as part of the newly-created Administrative Services Department, Councilmember Cunningham stated he was not aware of this position and that it was not part of the 1994-95 budget. Councilmember Foster stated he opposed the addition of a position. He cautioned utilizing Utility Users Tax funds for employees. City Manager Leubbers explained that there are other mechanisms available to fund this position. He then explained that the clerical support staff in his office have absorbed the City Attorney's workload and now with a new Department, assistance is needed. On motion of Councilmember Larson, seconded by Councilmember Gilbreath, Council authorized the filling of the following employee vacancies: Library Assistant, Senior Mechanic and Senior Administrative Clerk. Councilmembers Foster and Cunningham voted NO.

Resolution No. 5120 - Salary and Compensation Plan - Councilmember Cunningham stated he could not support the resolution because he had a problem with the creation of a Senior Administrative Clerk position within the Administrative Services Department. On motion of Councilmember Gilbreath, seconded by Councilmember Gil, Council approved Resolution No. 5120, a resolution of the City Council of the City of Redlands setting a salary schedule and compensation plan for the City employees, and rescinding Resolution No. 5102. Councilmembers Foster and Cunningham voted NO.

PLANNING AND COMMUNITY DEVELOPMENT

Residential Uses in Commercial Zones - At a previous Council meeting, Councilmember Foster identified a lack of zoning that provided for a mix of residential units in existing commercial buildings in the downtown and recently-annexed areas and directed staff to return with listings of relevant Code sections and identify areas where the Code might be amended. Planning Director Shaw reported that residential uses are permitted in many of the City's office and commercial zones as well as in many of its specific plans and stated that staff needed additional direction from Council as there are so many alternative directions that are possible. On motion of Councilmember Foster, seconded by Councilmember Gilbreath, staff was directed to amend the provisions of the C-

4, Highway Commercial, District by deleting Section 18.96.020G of the Redlands Municipal Code so as to clarify that combined residential and nonresidential uses are permitted in the C-4, Highway Commercial, District. Councilmember Cunningham voted NO.

Resolution No. 5118 - Sphere of Influence Revision - Funds - On motion of Councilmember Cunningham, seconded by Councilmember Gilbreath, Council unanimously approved Resolution No. 5118, a resolution of application by the City of Redlands requesting the Local Agency Formation Commission to take proceedings for a periodic review of spheres of influence; approved an additional appropriation of \$5,425.00 for application and processing fees; and directed staff to request that the Local Agency Formation Commission waive all fees related to Resolution No. 5118 because the request constitutes part of the periodic review of spheres of influence required by Section 56425 of the State Code.

Development Projects - Community Development Director Jeffrey L. Shaw summarized the status of key development projects including:

1. Electrus Technology - A 21,480 square foot office and industrial building located on Park Avenue west of Alabama Street in the Industrial Commercial District of the East Valley Corridor.
2. Cities Pavillion/Un MacDonald - A Concept Plan and subdivision of 57.47 acres located south of San Bernardino Avenue, north of Pennsylvania Avenue, between Texas Street and State Route 30 in the Special District of the East Valley Corridor Specific Plan. The project proposes a movie theater, restaurants, hotel, retail and office uses.
3. Citrus Plaza/Majestic Realty - Annexation, Concept Plan, Development Agreement, Subdivision, and Conditional Use Permit for a regional shopping center situated on approximately 124 acres bounded by Route 30, Lugonia Avenue, San Bernardino Avenues, and Alabama Street in the East Valley Corridor Specific Plan. The project proposes a phased project with mixed use elements such as hospitality, restaurants and offices in addition to traditional retail and entertainment uses. Plans show an indoor shopping mall with five major department stores. At buildout total project square footage will be approximately 1.85 million square feet.
4. Sterling on the Greens/Marlboro Development Corporation - Development Agreement and Annexation of approximately 6.14 acres in the Crafton area generally located north and south of Sand Canyon Road, west of Crafton Hills College and north of the San Bernardino Freeway. The project consists of 610 single family detached homes, an 18 hole golf course and club house.
5. Downtown Theater/Brand - Approved Conditional Use Permit to allow development of a 14 screen movie theater project located west of Third

Street, east of Eureka Street, and south of Shoppers Lane in the Town Center Historic District of Specific Plan 45.

6. Family Theme Entertainment Park/Aladdin Entertain Group - A proposal to develop a family theme entertainment park on 17 acres of land located at the southwest corner of California Street and Lugonia Avenue. Regarding this project, Councilmember Cunningham, agreed the park would be economically beneficial to the City but the residents he has heard from do not approve of the Egyptian concept. He also expressed the need for a mechanism to fund safety personnel needed.

Minor Subdivision No. 185- Final Approval - Nora Gonzales - On motion of Councilmember Gilbreath, seconded by Councilmember Foster, Council unanimously granted final approval for Minor Subdivision No. 185, a subdivision of 1.17 acres of land into four single family lots for property located at 1405 Clay Street in the R-1 District.

Contract - General Plan Environmental Impact Report/Master Environmental - Planning Director Shaw explained that this review will include identifying the deficiencies in the 1989 Environmental Document and providing corrected studies and data, in order to comply with the California Environmental Quality Act. Of the those consultants contacted, two responded. The Chambers Group has been selected. Councilmember Cunningham stated he thought the plan at this point was flawed so a review was premature. On motion of Councilmember Foster, seconded by Councilmember Gilbreath, Council approved a contract with the Chambers Group for review and verification of the Master Environmental Assessment/Environmental Impact Report for the City of Redlands' General Plan and an additional appropriation in the amount of \$63,891.50. Councilmember Cunningham voted NO.

COMMUNICATIONS

Marlborough Development - Mr. Pat Meyer presented slides and descriptions of the proposed Marlborough Development Project for seniors (described in No. 4 above). The City Attorney is working with Marlborough's attorney preparing a Development Agreement. An EIR is currently being prepared for the County of San Bernardino for the project. No formal submittals have been presented to Redlands. Next step would be to have the applicant file a Development Agreement with the City.

Appointment - Human Relations Commission - Councilmember Gilbreath nominated Lorraine Townsend to be appointed to fill the unexpired term of Harry

R. Devitt on the Human Relations Commission to January 18, 1998. Motion seconded by Councilmember Cunningham and carried unanimously.

Veterans' Day Ceremony - Mayor Larson reported that a Congressional Medal of Honor recipient will be the speaker at a Veterans' Day Ceremony to be held on November 11, 1994, at Jennie Davis Park. This year's theme will be to "Remember POW's and MIA's on Veterans' Day." Commendations were also extended to Lt. Chris Woodin and the Police Honor Guard for their assistance.

Appointments - Downtown Redlands Business Association - Councilmember Larson nominated Dolores Mercer to be appointed to fill the unexpired term of Angie White on the Downtown Redlands Business Association Advisory Board to June 30, 1997. Motion seconded by Councilmember Cunningham and carried unanimously.

CLOSED SESSION

The City Council meeting recessed at 4:13 P.M. to a Redevelopment Agency meeting and reconvened at 4:16 P.M. to a closed session to discuss the following matters:

- (a) Conference with legal counsel - Existing litigation under California Government Code Section 54956.9 - Longs Drugs
- (b) Conference with real property negotiator
 - Property: The Barton House - APN 292-166-03, 05,09
 - Negotiating parties: Gary Luebbers
Janet Potter and Stephen Milburn
 - Under negotiation: Terms and price
- (c) Conference with real property negotiator
 - Property: 9.75 acres on San Bernardino Avenue -
APN 168-071-02
 - Negotiating parties: Ron Mutter
Larry Klenske and Mark Buoye
 - Under negotiation: Terms and price

The City Council meeting reconvened at 7:00 P.M. at which time there was no closed session report.

PRESENTATIONS

Recognition Awards - California Highway Patrol Lt. Talbot and Automobile Club representative Tim Irwin commended the following Redlands Police Officers for their role in the recovery of stolen vehicles over a twelve-month period: Officer Cullen, 12 vehicles, \$99,500 value; Officer Dorsey, 25 vehicles, \$131,400 value; Officer Means, 12 vehicles, \$52,900 value; Officer Moore, 12 vehicles, \$52,784 value; Officer Ryan, 12 vehicles, \$49,700 value; Sgt. Shefchik, 14 vehicles, \$53,800 value; and Det. Layel, 21 vehicles, \$110,500 value. Officers were presented 1051 Pins named after the Vehicle Code Section for stolen vehicle.

PUBLIC HEARINGS

Ordinance No. 2256 - General Plan Amendment No. 54 - Public hearing was continued to this time and place to consider General Plan Amendment No. 54 and its associated Environmental Impact Report, findings and statement of overriding considerations regarding environmental impacts and mitigation monitoring plan. Mayor Larson declared the meeting open as a public hearing. Comments were received on various sections from Jon Harrison, R. A. (Tex) Moore, Louis Fletcher and Pat Meyer. Changes to the following sections were made by Council:

Historic and Scenic Preservation - By consensus Council deleted first sentence in Policy 3.26c: ~~Consider consolidating the two Historic and Scenic Preservation Ordinances.~~ On motion of Councilmember Larson, seconded by Councilmember Foster, Council unanimously approved Section 3.20, Historic and Scenic Preservation, with revision.

Land Use Element - On motion of Councilmember Foster moved to delete last sentence in Section 4.10, Land Use Issues: ~~Transfer of development rights (TDR) as a means of preserving agricultural open space.~~ Motion seconded by Councilmember Gilbreath and carried with Councilmember Cunningham voting NO.

Tables 4.20-A and 4.30A - Councilmembers discussed the information used to compile these charts. Concern was expressed with the lack of acreage information and 1980 census data utilized instead of the now available 1990 census data. On motion of Councilmember Foster, seconded by Councilmember Gil, these two tables were continued and staff was directed

to update them and the City Manager was asked to bring back a budget to update the charts.

Residential Land Use Classifications - Councilmember Gilbreath moved to establish separate new land use categories: Medium Density/Land Use Category/Mentone Area and Medium Density/Land Use Category/University Area. Motion seconded by Councilmember Cunningham and carried unanimously.

Residential Land Use Classifications - Councilmember Gilbreath moved to change the words "from" to "greater than" in the first sentences of the following categories in Section 4.40: Very Low Density, Low Density, and Medium Density. Motion seconded by Councilmember Larson and carried unanimously.

Councilmember Larson moved to continue this public hearing to November 1, 1994, at 7:00 P.M. Motion seconded by Councilmember Foster and carried unanimously.

UNFINISHED BUSINESS

Ordinance No. 2260 - Zone Change No. 353 - Ordinance No. 2260, an ordinance of the City of Redlands amending Title 18 of the Redlands Municipal Code by adopting an additional land use zoning plan as part of the official land use zoning map and effecting Zone Change No. 353, was given its second reading of the title by Deputy City Clerk Sanchez, and on motion of Councilmember Foster, seconded by Councilmember Cunningham, further reading of the ordinance text was unanimously waived. Ordinance No. 2260 was adopted on motion of Councilmember Cunningham, seconded by Councilmember Foster, by the following vote:

AYES: Councilmembers Foster, Cunningham, Gilbreath, Gil;

Mayor Larson

NOES: None

ABSENT: None

Ordinance No. 2262 - Posted Parking Restrictions - Ordinance No. 2262, an ordinance of the City Council of the City of Redlands amending Section 10.40.310 of the Redlands Municipal Code relating to posted parking restrictions, was given its second reading of the title by Deputy City Clerk Sanchez, and on motion of Councilmember Larson, seconded by Councilmember Cunningham, further reading of the ordinance text was unanimously waived. Ordinance No. 2262 was adopted on motion of

Councilmember Larson, seconded by Councilmember Cunningham, by the following vote:

AYES: Councilmembers Foster, Cunningham, Gilbreath, Gil;
Mayor Larson

NOES: None

ABSENT: None

NEW BUSINESS

AWOS and FAA Grant Application - Public Works Director Ron Mutter introduced Col. Harry Smith, Chairman of the Airport Advisory Board. This item was postponed until the evening session in order to enable Mr. Smith and Board Members Kathy Anderson and John Kruger an opportunity to address Council on the matter of installing an Automated Weather Observing System at Redlands Municipal Airport. The AWOS reads weather conditions, such as temperature, barometric pressure, humidity, wind speed and direction and cloud cover, and transmits the information to pilots on their two-way radios. The cost is \$80,000 and would be eligible for FAA grant funds. The 10% matching funds are eligible for a grant from Caltrans Division of Aeronautics. On motion of Councilmember Larson, seconded by Councilmember Gilbreath, Council unanimously supported the effort of the Airport Advisory Board and staff to install an Automated Weather Observing System (AWOS) at Redlands Municipal Airport and authorized staff to make application to the Federal Aviation Administration for a grant to fund the project.

Redlands 2000 Committee - On December 6, 1988, the Redlands 2000 Committee members were presented a proclamation of appreciation for their efforts in the preparation of the Redlands 2000 Report as a result of many hours donated by many volunteers. Mr. John Mirau, an original Redlands 2000 Steering Committee member, presented a brief history of the Committee and conveyed the following to Council and said long range strategic planning is still essential. He urged the City Council to re-establish the Committee to review the plan again and asked that staff be authorized to participate with the Committee in this review. He assured the city Council the Committee would not get involved with current "hot" issues. Councilmember Cunningham expressed he thought the recommendations put in the report gave the City Council goals over the years and he would like to see the Committee re-established and supported assigning staff time and holding public meetings for input. Mayor Larson suggested the Committee reflect the community's population. Councilmember Gilbreath concurred staff should be involved. Councilmember Foster was concerned with the amount of staff time and budget involved as he felt this should not add to the cost of running the City; he requested a plan be presented. Councilmember Gil asked for a time frame estimate in order for the Council to

assist with finding capable people. Mr. Mirau thought the process would take two to four months but it was hard to estimate; costs would involve some printing and staff time for input only. By consensus Councilmembers supported the concept but asked that more information be brought back at a future meeting.

Ordinance No. 2266 - Abandonment of Shopping Carts - City Manager Luebbers announced that he will be meeting with the Redlands Chamber of Commerce and California Grocers Association regarding this ordinance and requested a continuance. On motion of Councilmember Cunningham, seconded by Councilmember Gilbreath, Council unanimously agreed to continue Ordinance No. 2266 to November 1, 1994.

Ordinance No. 2265 - Reorganization of Commissions - The proposed ordinance would combine the Parks Commission and the Recreation Advisory Commission and the Traffic Commission and the Parking Advisory Board. Councilmember Gil expressed concern with the loss of the Recreation Commission as a separate body. Councilmember Cunningham concurred that the Recreation Commission is a vital commission. Councilmember Gil, moved to retain the Recreation Commission and Parks Commission as separate commissions; that applications be taken for vacancies; and that staff actively seek individuals working in the recreation field. Motion seconded by Councilmember Cunningham and carried unanimously. Councilmember Cunningham further added that the Council would like to be informed by the City Manager if Commissioners, on any commission, are not performing as they should.

Ordinance No. 2265, an ordinance of the City of Redlands amending Chapters 2.48 and 2.64 of the Redlands Municipal Code relating to the reorganization of the Traffic Commission and Parking Advisory Board, was read by title only by Deputy City Clerk Sanchez, and on motion of Councilmember Cunningham, seconded by Councilmember Gilbreath, further reading of the ordinance text was unanimously waived. Ordinance No. 2265 was introduced with unanimous Council approval and laid over under the rules with second reading scheduled for November 1, 1994, on motion of Councilmember Gilbreath, seconded by Councilmember Gil.

PUBLIC COMMENTS

Mr. R. A. (Tex) Moore, one of the original members of the committee to update the General Plan, stated that he served on this committee and put in a lot of personal time and a lot of work was put in by a lot of sincere people whose work

was "shot down the drain" by the Council. He is therefore officially resigning from the General Plan Committee.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 8:58 P.M.

Next regular meeting, November 1, 1994.

Deputy City Clerk