

MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, Suite 2, on November 1, 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. Luebbers, City Manager
Daniel J. McHugh, City Attorney
Lorrie Poyzer, City Clerk
Ted Thomaidis, Redlands Daily Facts
(afternoon session)
Renee Groese, Redlands Daily Facts
(evening session)
Steven Church, The Sun

ABSENT None

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

CONSENT CALENDAR

Minutes - Minutes of the regular meeting of October 18, 1994, were unanimously approved as corrected on motion of Councilmember Gil, seconded by Councilmember Cunningham.

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

Employee Vacancies - On motion of Councilmember Foster, seconded by Councilmember Cunningham, Council unanimously authorized the following employee positions be filed: Asphalt Leadworker and Storekeeper.

PLANNING AND COMMUNITY DEVELOPMENT

Planning Commission Actions - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the report of the Planning Commission meeting held on October 25, 1994, was unanimously acknowledged as received.

Conditional Use Permit No. 619 - S.H.U. Business and Education Institute - Councilmember Gil moved to appeal the fees condition of approval for Conditional Use Permit No. 619 which was approved by the Planning Commission on October 25, 1994, with a public hearing to be advertised if it is determined by staff to be needed. Motion seconded by Councilmember Cunningham and carried unanimously.

COMMUNICATIONS

San Bernardino International Airport - Mayor Larson reported the Administrative Assistant position has been filled.

Appointment - Planning Commission - Mayor Larson moved to nominate Jon Harrison to fill the unexpired term to January 6, 1998, of Kathryn Wechter on the Planning Commission. Motion seconded by Councilmember Cunningham and carried with Councilmembers Foster and Gil voting NO.

Appointments - Cable TV Task Force - Following discussion, Mayor Larson moved to appoint the following people to serve on the Cable TV Task Force which will serve as an intermediary between the citizens of Redlands and TCI Cablevision: Councilmember Swen Larson, Councilmember Pat Gilbreath, John Gura, Jeff Sabatini, Robert Ford, Jerry Hansen, and Harley Raumin from the Redlands Unified School District or his appointed designee. Motion seconded by Councilmember Gil and carried unanimously.

Citrus Avenue Reconstruction - Public Works Director Ronald C. Mutter reported that on October 24, 1994, the Public Works Commission held a public forum to review the plans for the reconstruction of Citrus Avenue between Orange Street and Redlands Boulevard. All property and business owners along Citrus Avenue and intersecting side streets were invited to this meeting. The Commission reviewed the plans and provided the audience an opportunity to present comments and ask questions. He then reviewed their recommendations for the City Council. One of their recommendations was to ask staff to look at the concept of establishing an incentive program for certain capital improvement projects. Mr. Mutter informed Councilmembers the City's specifications contain a late penalty of \$2,500.00 per day. Councilmembers concurred this was sufficient at this time. Councilmember Cunningham moved to approve the other three recommendations of the Public Works Commission as follows: (1) that the Citrus Avenue reconstruction be postponed until June of 1995; (2) that an alternative be included in the Request for Proposals to provide landscaping along the entire street including appropriate irrigation facilities; and (3) that the specifications state that night work be considered by the contractor, but not

necessarily required as a condition of the project. Motion seconded by Councilmember Larson and carried unanimously.

Utility Tax Review - Finance Director Steven M. Chapman presented four schedules for the first quarter Utility Users Tax review. Two of these schedules were five year budget summaries with and without the Utility Users Tax revenue. The third schedule showed the appropriations for the Utility Users Tax and costs incurred for the first quarter. The last schedule listed the revenues for the first quarter. Councilmember Foster did not want to see the first two schedules as he felt they were superfluous since the tax has been enacted, and again expressed concern that the tax will be extended in four years. Councilmembers Larson and Gilbreath wanted the tax receipts and expenditures shown as separate line items. Councilmember Cunningham felt the City should raise the franchise fees in lieu of the utility users tax, and also thought it was time to ask the voters if they wanted to continue this tax. Public Works Director Ronald C. Mutter presented the 1994-95 street resurfacing and street light system (new conduit and wiring) schedules.

CLOSED SESSION

The City Council meeting recessed at 4:10 P.M. to a Redevelopment Agency meeting and reconvened at 4:11 P.M. to a closed session to discuss the following matters:

- (a) Conference with legal counsel: Existing litigation - Government Code Section 54956.9
 - Longs Drug Store
- (b) Conference with real property negotiator
 - Property: APN 168-071-02
(9.75 acres on San Bernardino Avenue)
 - Negotiating parties: Ron Mutter and Larry Klenske and Mark Buoye
 - Under negotiation: Terms and price
 - Property: APN 292-166-03, 05, 09 (The Barton House)
 - Negotiating parties: Gary Luebbers and Janet Potter and Stephen Milburn
 - Under negotiation: Terms and price
 - Property: APN 302-181-05
(Crafton Hills area, south of Mill Creek, contiguous to the Tate Treatment Plant)
 - Negotiating parties: Ron Mutter and Waro Ramsey and Mary Wayman
 - Under negotiation: Terms and price

The City Council meeting reconvened at 7:00 P.M.

PRESENTATIONS

Plaque from Varel, Germany - AYSO coach Paul Stone and several members of the soccer team presented a plaque to Mayor Larson. AYSO team members visited Europe this past summer and attended a reception hosted by the Mayor of Varel, Germany, at which time gifts were exchanged.

CLOSED SESSION REPORT

Property Purchases - City Attorney McHugh reported the City Council unanimously agreed to accept the offer of Mrs. Potter for the sale of The Barton House. The City Council also accepted the sales offer of Larry Klenske and Mark Buoye for approximately 10 acres of land on San Bernardino Avenue with Councilmembers Larson and Cunningham voting NO.

PUBLIC HEARINGS

Ordinance No. 2259 - Composting Operations - Public hearing was continued to this time and place to consider Ordinance No. 2259, an ordinance of the City of Redlands adding Section 18.20.050(f) to the Redlands Municipal Code which would allow composting operations , which may include the use of sludge and other composting materials, as a conditional use permit in the A-1 (Agricultural) District. Mayor Larson declared the meeting open as a public hearing. There being no comments, the public hearing was unanimously continued to December 6, 1994.

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. Responding the Council's requests from the last meeting (October 18, 1994) regarding updated information, Community Development Director Jeffrey L. Shaw reported that much of the base information, including housing and population data, can be obtained from ESRI down to the block level. Acreage figures by land use category can also be obtained once the land use map has been modified to reflect recent land use changes as directed by City Council. A proposed contract with a timetable and cost of services is being prepared by ESRI and should be ready by November 4, 1994. Once the information is received, "in house" staff should be able to verify and adjust the data to fit the Traffic Area Zones, develop assumptions for residential and non-residential development, and reconstitute the Existing Development and General Plan

Holding Capacity table (Table 4.20A) with updated information. Staff is also anticipating a proposal by DKS and Associates for updating the traffic model to reflect the most recent land use changes. Staff did explore using the traffic model being prepared by JHK and Associates for the East Valley SubArea Transportation Model; however, this is not scheduled to be completed until August, 1995. The City Council approved the contract with Chambers Group to evaluate and update the Environmental Impact Report associated with the General Plan. Policy changes in the General Plan and modifications to the base data can have significant impacts on the environmental assessment and document. Therefore, staff is waiting until the City Council completes its review before initiating the contract with the Chambers Group.

This workload assessment assumes "in-house" staff is available to work on updating the base data and associated table, making modifications to the Land Use Element, updating the Housing Element, and coordination of consultant activities. An alternative is to use a consultant (in addition to ESRI) for development of the base information and to oversee the remainder of the project. While this would be an added cost, it should ensure the project is kept "on-line." Staff is still evaluating the workload and tasks to be completed. Based on the best information available, at this time staff estimates that preparation of revised base data will take 3 months, updating of traffic model 4-5 months, assessing and updating noise impacts 1-2 months, review and update of the environmental impact report with required circulation periods 5-6 months.

Consultant - Councilmember Foster moved to approve, subject to final approval of the cost structure, to hire an outside consultant for the technical tasks that remain to be done to bring the General Plan forward and complete it, and further to appoint Councilmember Gilbreath and himself as liaisons to work with staff. This motion was seconded by Councilmember Gil and following lengthy, sometimes heated, discussion, carried with Councilmember Cunningham voting NO.

The City Council continued its review of the draft General Plan. Comments were heard from Louis Fletcher, Loren Geib, R. A. Moore, Bob Roberts, and Pat Meyer. Changes to the Land Use Element were made as follows:

Page 6: Section 4.40g was changed to read: "Locate High- and Medium-Density development near regional access routes, employment centers, shopping areas, and public services.

Pages 7 and 15: The motion to delete the second paragraph of Section 4.40l and delete Section 4.62k failed with Councilmembers Larson, Foster, and

Gil voting NO. Councilmember Cunningham reiterated his opposition to the East Valley Corridor.

Page 7: Section 4.40q was changed to read: "Plan for a housing mix at buildout consisting of 70 percent Low-, Very-Low, and Rural Living units and 30 percent Medium- and High-Density units."

Page 8: The italicized paragraph, reading "~~Six rows of citrus, requiring 120 feet, can be efficiently farmed, while appearing as a citrus grove from the street and providing quiet and privacy for residents of a subdivision. By permitting the land required to be included when calculating the project's gross density, the number of housing units would not be affected.~~" was deleted with direction to also delete from the map with Councilmember Cunningham voting NO.

Page 9: Council unanimously voted to delete Section 4.40x which read: "~~Areas designated Medium Density in the Mentone area shall not exceed a maximum density of 6-8 units per gross acre.~~"

Page 9: Section 4.41e was changed, with Councilmember Cunningham voting NO, to read: "Within the Live Oak Canyon and San Timoteo Canyon areas, the canyon walls immediately below major ridges and vegetation thereon shall be preserved and enhanced where appropriate except for public safety needs. Slopes that are in excess of 50 percent shall be preserved intact."

Page 12: The language in "Guiding Policies: Downtown" is to be updated.

Pages 19 and 20: The mitigation language in "Redlands Unified School District" is to be reviewed by the City Attorney and brought into compliance, if necessary, with recent State legislation. Councilmember Cunningham was opposed to reducing the mitigation requirements for the schools.

Page 21: Section 4.93a was changed to read: "Preserve and enhance the Civic Center as the economic, cultural and historical focal point of Redlands."

Page 22: The paragraph entitled "Resource Conservation: was changed, with Councilmember Cunningham voting NO, to read as follows: "Areas exceeding 30 percent slope ~~or accessible only by traversing slopes exceeding 30 percent~~ are encouraged to remain as open space in accord with Policy 8.50i. The delineation of Resource Conservation areas on the General Plan

Diagram is schematic and is subject to revision based on more detailed information and mapping at larger scale."

On motion of Councilmember Foster, seconded by Councilmember Gil, the public hearing was continued to November 15, 1994.

UNFINISHED BUSINESS

Ordinance No. 2265 - Traffic Commission and Parking Advisory Board - 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 City's Traffic Commission and the Parking Advisory Board, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, further reading of the ordinance text was unanimously waived. Ordinance No. 2265 was adopted on motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, by the following vote:

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

NOES: None

ABSENT: None

NEW BUSINESS

Resolution No. 5122 - Street Trees Grant - Public Works Director Ronald C. Mutter reported we have received notice that a grant in the amount of \$6,000.00 had been awarded to the City from the State Department of Forestry and Fire Protection. It is recommended the City Council adopt Resolution No. 5122, accepting the Small Business Administration grant in the amount of \$6,000.00 for planting of street trees, authorize the Public Works Directors to sign the grant documents on behalf of the City, and appropriate \$1,200.00 from the General Fund Reserve to pay the administrative fee cost for this grant. Councilmember Cunningham moved to approve the staff's recommendation. Motion seconded by Councilmember Gilbreath and carried unanimously.

Cemetery Sales - Public Works Director Ronald C. Mutter said the City currently administers pre-need and at-need sales at Hillside Memorial Park. This is accomplished by some small advertising and word of mouth. Individuals with family buried at Hillside also approach the City. The result of the City providing no defined marketing plan, missing prospective customers, and potential revenue going to other cemeteries outside of Redlands. With a focused sales program, especially concentrating on pre-need sales, revenue could be increased by keeping more sales within Redlands. Additional revenue will

allow for more improvements at the cemetery, both short term and long range capital improvements and enhanced maintenance. Councilmember Gil moved to approve in concept the development of a contractual arrangement for a six month trial period between the City of Redlands and Ellen Kairot for pre-need sales services at Hillside Memorial Park. Motion seconded by Councilmember Larson and carried unanimously.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 9:04 P.M. to an adjourned regular meeting to be held on November 15, 1994, at 9:00 A.M. in the Council Chambers, Civic Center, 35 Cajon Street, Suite 2, Redlands, California.

City Clerk