

MINUTES of an adjourned regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 11:00 A.M. on January 13, 1998.

PRESENT

William E. Cunningham, Mayor
Geni A. S. Banda, Mayor Pro Tem
Pat Gilbreath, Councilmember
John L. Freedman, Councilmember
Gary George, Councilmember

Gary M. Luebbers, City Manager
Daniel J. McHugh, City Attorney
Lorrie Poyzer, City Clerk
Jeffrey L. Shaw, Community Development Director

Joshua Lowe, Redlands Daily Facts
Renee Hernandez, The Sun
Courtney Challos, Press Enterprise

ABSENT None

Measure U Implementation - On November 4, 1997, the voters of Redlands approved Measure U, an initiative ordinance of the people of Redlands establishing principals of managed development. The results of the election were certified on December 2, 1997, and the measure took effect on December 12, 1997. This is the second session the City Council has held for the study and evaluation of Measure U.

Mayor Cunningham opened the meeting with the statement that staff is involved in many tasks including preparation of the Water Master Plan, processing major development projects, and the implementation of Measure U. Mayor Cunningham stated the City Council feels that implementation of Measure U is a priority task. Councilmember Freedman agreed that implementation of Measure U is the first priority even if it delays projects which are in process. Councilmember Banda stated the sun rises on Redlands, not an individual. Councilmember Gilbreath added that the City owes everyone a good faith effort which will allow developers to continue processing their projects during the implementation period.

Socio-Economic Cost Benefit Study - City Manager Luebbers reviewed the staff's recommendation as to the mechanics of who will prepare the Socio-Economic Cost Benefit Study: the City will hire a consultant who will be selected through the normal RFP (Request for Proposal) process; the development will pay a deposit towards preparation of the study and will be required to pay for preparation of the study with an administrative fee included; staff proposed to prepare an outline of what the study will consist of within the Council's perimeters;

and a fee resolution will be prepared for the City Council's approval. Tex Moore, one of Measure U's authors, gave his viewpoint on the importance of the socio-economic study and urged the City Council to find a way, during the processing of an application, to identify and address its impacts on the City or not approve the project. Councilmember Cunningham moved to direct staff to prepare a report for the January 20, 1998, Council meeting covering these recommendations; including a mechanism to assure all projects, 5,000 square feet or larger, are required to prepare the socio-economic study with a tiering process based on size of projects as to what they will be required to provide; and providing a report on a survey of what other cities are doing in this regards. Motion seconded by Councilmember Freedman and carried unanimously. City Manager Luebbers asked the City Council for direction regarding the two socio-economic public hearings scheduled for January 20, 1998, for the Citrus Plaza and Redlands Crossing projects. Mayor Cunningham said the City will hold off on these projects until the mechanisms for implementing Measure U are in place and directed staff to inform the applicants. Toward the end of this meeting, Ben Reiling, Redlands Crossing, asked if the City could review the information contained in their Environmental Impact Report and advise them of any deficiencies rather than starting over to prepare to socio-economic study. Mayor Cunningham responded that information was valuable and he saw no need to start all over.

School Impact Study - Two representatives from the Redlands Unified School District were present at this meeting and indicated they are reviewing their options to comply with Measure U. City Attorney McHugh told Councilmembers the School District needs to prepare a facilities plan and establish the fee needed. The City Council is responsible for imposing the fee. Councilmember George asked School officials to provide a report addressing the cost to educate one student.

Vested Projects - Community Development Director Shaw asked the City Council for direction in relation to projects "in the pipeline" such as Classic Pacific which is on the Planning Commission's agenda later today. City Attorney McHugh suggested Councilmembers decide what to do on specific projects after reviewing the comprehensive report which will be coming for the January 20, 1998, Council meeting. Mayor Cunningham asked that a list of projects be provided with staff's recommendation at that meeting. Community Development Director Shaw asked Council if two projects with parking lots exceeding 5,000 square feet could proceed. Mayor Cunningham responded that it was not the intent of Measure U to require a socio-economic study for parking lots and that permits can be issued.

Housing Mix - Community Development Director Shaw said that Measure U identifies a specific mix of housing to be developed in the City at buildout. Councilmember Banda felt the City should strive to maintain the ratio required by Measure U beginning immediately. Councilmembers asked that staff prepare alternatives for them to study in order to implement this provision.

Urban Reserve - Community Development Director Shaw reported that Measure U applies a different definition of urban reserve than what was used in the 1995 General Plan. Mayor Cunningham stated that while the City is preparing the necessary documents, all projects shall be evaluated in the context of the new definition and criteria prior to any land use approvals.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 11:53 A.M. to an adjourned regular meeting to be held on January 20, 1998, at 9:00 A.M. to continue the review of Measure U. (Note: This adjourned regular meeting scheduled for January 20, 1998, at 9:00 A.M. was later postponed to 7:00 P.M. on the same date.)

City Clerk