

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 9:00 A.M. on January 27, 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
Courtney Challos, Press Enterprise
Jennifer Armstrong, Press Enterprise
Renee Hernandez, The Sun

ABSENT None

STUDY SESSION - MEASURE U

Socio-Economic Study - In the staff report prepared for this study session, staff recommended the General Plan be amended to include the "Socio-Economic Cost/Benefit Study and Findings Required" and presented proposed language. By a consensus of the City Council, the following was approved: "(b) Socio-Economic Cost/Benefit Study and Findings Required - Every development project proposal requiring a General Plan Amendment, Zoning Amendment, Subdivision Map, Specific Plan or, for projects involving structures larger than 5,000 square feet, Conditional Use Permit approval, and other projects involving structures larger than 5,000 square feet (except single family residences built on existing lots of records and those projects otherwise exempt from Measure U), shall submit a socio-economic analysis and cost benefit study, which shall also be included in all environmental documents submitted to the extent permitted by law, identifying the source of funding for necessary public infrastructure and reflecting the effect of such development on the City, as part of the application process."

Staff posed the question whether to allow the delegation of its authority to the Planning Commission for review of some socio-economic cost benefit studies. The City Council discussed this matter at length and directed staff to prepare

draft language to amend existing ordinances to provide for smooth flow of the development entitlement process which would include the Planning Commission as an advisory panel at certain levels which will also be consistent with State law.

A copy of the City of Brea Fiscal Impact of New Development (FIND) Model was distributed prior to this meeting. Staff will review this document and use it as a quantifier in the preparation of a model for Redlands. Staff will continue to pursue consultants to assist in the preparation of our model.

Resolution No. 5459 - Implementation of Measure U - It is expected that several resolutions will be presented to the City Council for implementation of Measure U as these study sessions progress. Resolution No. 5459, a resolution of the City Council of the City of Redlands adopting provisions pertaining to the implementation of Measure U, was unanimously adopted on motion of Councilmember Gilbreath, seconded by Councilmember George, with the deletion of Section 2(D) regarding school impact costs.

Council continued discussion on additional issues, i.e. the definition of infill, developed property, density, intensity, and classification of use.

ADJOURNMENT

The City Council meeting adjourned at 10:08 A.M. The next regular meeting will be held on February 3, 1998.

City Clerk