

MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 3:00 P.M. on October 15, 2002.

PRESENT Karl N. (Kasey) Haws, Mayor
Susan Peppler, Mayor Pro Tem
Pat Gilbreath, Councilmember
Gary George, Councilmember
Jon Harrison, Councilmember

ABSENT None

STAFF John Davidson, City Manager; Daniel J. McHugh, City Attorney; Beatrice Sanchez, Deputy City Clerk; Michael Reynolds, City Treasurer; Jim Bueermann, Police Chief; John Habant, Deputy Fire Chief; Bonnie Johnson, Finance Director; Ronald C. Mutter, Public Works Director; Gary G. Phelps, Municipal Utilities Director; and Jeffrey L. Shaw, Community Development Director.

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

CONSENT CALENDAR

Minutes - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the minutes of the regular meeting of October 1, 2002, and the adjourned regular meeting of October 8, 2002, were approved as submitted.

Funds - Donut Hole Referendum Petition - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously approved an additional appropriation in the amount of \$743.45 for Account No. 101110-5196 (Elections) to pay for legal services in regards to the Donut Hole referendum petition lawsuit (Case No. SCVSS 090773).

Bills and Salaries - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, payment of bills and salaries was acknowledged.

Funds - Year-End Encumbrances - Carry-Over Balances - Following clarification of grant awards that remained unspent, Councilmember Harrison, seconded by Councilmember George, the City Council unanimously approved additional appropriations to the 2002-03 budget for the 2001-02 year-end encumbrances and carry-overs.

Funds - Citrus Avenue Beautification Project - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously approved an additional allocation of \$85,000.00 from the Downtown Redlands Business Association toward the Citrus Avenue Beautification project.

Planning Commission Actions - Councilmember Gilbreath expressing concern about the vote on Conditional Use Permit No. 767 (a large family day care home at 705 Ruiz Street) within the Town Center District of the Downtown Specific Plan area, Councilmember Gilbreath moved to file an appeal by the City Council. Motion seconded by Councilmember Harrison, and carried unanimously. Community Development Director Shaw, in response to Councilmember George's inquiry about the zoning restriction for Commission Review and Approval No. 744 (Salton, Inc.), acknowledged that the Planning Commissioners were aware that the application required City Council's approval this evening for the project to proceed. On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the balance of the report of the Planning Commission meeting held on October 8, 2002, was acknowledged as received.

Ordinance No. 2509 - Building Standards Code - Ordinance No. 2509, an ordinance of the City of Redlands amending Chapter 15.04 of the Redlands Municipal Code by making amendments to, and adopting, by reference, the 2001 California Building Standards Code, Part 2 of Title 24 of the California Code of Regulations, was unanimously adopted on motion of Councilmember Gilbreath, seconded by Councilmember Peppler.

Ordinance No. 2510 - Plumbing Code - Ordinance No. 2510, an ordinance of the City of Redlands amending Chapter 15.08 of the Redlands Municipal Code by making amendments to, and adopting, by reference, the 2001 California Plumbing Code, Part 5 of Title 24 of the California Code of Regulations, was unanimously adopted on motion of Councilmember Gilbreath, seconded by Councilmember Peppler.

Ordinance No. 2511 - Mechanical Code - Ordinance No. 2511, an ordinance of the City of Redlands amending Chapter 15.16 of the Redlands Municipal Code by making amendments to, and adopting, by reference, the 2001 California Mechanical Code, Part 4 of Title 24 of the California Code of Regulations, was unanimously adopted on motion of Councilmember Gilbreath, seconded by Councilmember Peppler.

Ordinance No. 2512 - Electrical Code - Ordinance No. 2512, an ordinance of the City of Redlands amending Chapter 15.12 of the Redlands Municipal Code by making amendments to, and adopting, by reference, the 2001 California Electrical Code, Part 3 of title 24 of the California Code of Regulations, was unanimously adopted on motion of Councilmember Gilbreath, seconded by Councilmember Peppler.

Contract - Sports Park EIR - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved Revision No. 2 to the Michael Brandman Associates contract for the preparation of an Environmental Impact Report for the sports park.

Proclamations - National DECA Week - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously authorized issuance of proclamations declaring October 13-19, 2002, as National DECA Week recognizing the marketing students at Redlands High School and Redlands East Valley High School. See evening session for presentation.

Proclamation - World Population Awareness Week - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously authorized issuance of a proclamation declaring October 20-26, 2002, as World Population Awareness Week.

Ordinance No. 2515 - Prohibit Smoking at Market Night - Mother, grandmother, and ex-smoker, Esther Jimenez supported the adoption of Ordinance No. 2515 pointing out the many exposures children and the public have to second-hand smoke. Ordinance No. 2515, an ordinance of the City of Redlands amending Chapter 8.54 of the Redlands Municipal Code relating to the prohibition of smoking at Market Night, was unanimously adopted on motion of Councilmember Harrison, seconded by Councilmember Pepler.

Settlement Agreement - Clydean Joan Bartlett - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved a settlement and release agreement with Clydean Joan Bartlett and authorized the Mayor and City Clerk to execute the document on behalf of the City.

Code Enforcement Agreements - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved the form for code enforcement agreements pertaining to code enforcement clean-up efforts at the Mountain Crest Apartment project.

MOU - Economic Development Services - Councilmember Harrison stated that he wanted to see a concrete description of the objectives and time lines for the implementation of the economic development program and that the program must be evaluated for its effectiveness and that the consultant update the Council on a quarterly bases because this is critical to the economical development of the City and the Redevelopment Plan. Kathy Thurston, Executive Director of the Chamber of Commerce, stated she recognized we are in uncharted territory, and assured Council there will be a lot of communications because she is looking for concurrence from the Council to be

sure we are on the same path. On motion of Councilmember Harrison, seconded by Councilmember Peppler, the City Council unanimously approved a memorandum of understanding with the Redlands Chamber of Commerce for professional economic development contractual services in an amount not to exceed \$100,000.00.

CDBG Funds - Salvation Army - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously approved a transfer of \$10,982.00 from CDBG Project 111-030000-0681 (Barton House Seismic Retrofit) to CDBG Project 111-20303-1220 (Salvation Army Playground Equipment). On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously approved a transfer of \$17,018.00 from City Council Unprogrammed Funds to CDBG Project 111-20303-1220 (Salvation Army Playground Equipment).

CDBG Funds - Mission Gables Bowl House - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously approved a transfer of \$116,690.00 from CDBG project 111-26150-2007 (Street Improvements, Sun and Union-Phase II) to CDBG Project 111-28109 (Mission Gables Bowl House).

CDBG Funds - Project Home Again - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously approved a transfer of \$78,310.00 from CDBG Project 111-26150-2007 (Street Improvements, Sun and Union-Phase II) to CDBG Project 111-26125-2103 (Project Home Again). Betsy Heinze, President of Family Service Association, thanked the Council for this action and expressed her appreciation to staff for their assistance.

Release of Subdivision Improvement Agreement - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously released a subdivision improvement agreement with Essex Realty Management, Inc. for the development a Minor Subdivision No. 253 in conjunction with Parcel Map No. 15530.

Resolution No. 6094 - Traffic - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously adopted Resolution No. 6094, a resolution of the City Council of the City of Redlands establishing the following traffic regulations pursuant to Title 10 of the Redlands Municipal Code: establish speed limits on Palm Avenue between Serpentine Drive and Ford Street.

Resolution No. 6095 - Traffic - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously adopted Resolution No. 6095, a resolution of the City Council of the City of Redlands establishing the following traffic regulations pursuant to Title 10 of the

Redlands Municipal Code: install a multi-way stop at State Street and New York Street and create passenger loading zones on South Avenue at Kimberly Elementary School and on Citrus Avenue at Redlands High School.

Agreement - Center Trunk Sewer Main - City Manager Davidson assured Councilmember George that Provision No. 7 required Redlands Joint Venture LLC to apply all appropriate laws applicable including complying with prevailing wages requirements. Councilmember George requested continuing this matter until staff could confirm this because we have to be sure that it is complied with. Councilmember Haws stated that Redlands Joint Venture LLC assumed the liability of complying with prevailing wages when it was put into the document. On motion of Councilmember Haws, seconded by Councilmember Peppler, the City Council approved an amendment to the settlement agreement dated February 2, 2001, with Redlands Joint Venture LLC and the County of San Bernardino relating to the relocation and increase in the size or capacity of the City's Center Trunk Sewer Main with Councilmember George voting NO.

Agreement - Water System Improvement - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously approved an agreement for the amount of \$75,000.00 to furnish construction inspection and management services for the Municipal Utilities Department Water System Improvement Construction Projects to Richard E. McHardy, dba Inspection Consultants, authorized staff to approve contingent costs up to ten percent (10%) over the initial amount and authorized the Mayor and City Clerk to execute the document on behalf of the City.

Agreement - Design of Office Space - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously approved a professional services agreement with Higginson & Cartozian Architects, Inc. for the design of office space in the Municipal Utilities Department and authorized the Mayor and City Clerk to execute the document on behalf of the City.

Agreement - Orange Street Wellfield - Environmental Documentation - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously approved an agreement with Tom Dodson & Associates for the preparation of environmental documentation for the proposed Orange Street wellfield.

Agreement - Orange Street Wellfield - Transmission Pipeline - On motion of Councilmember Gilbreath, seconded by Councilmember Peppler, the City Council unanimously approved a design services agreement with Boyle Engineering Corporation for the Orange Street wellfield transmission pipeline and authorized the Mayor and City Clerk to execute the document on behalf of the City.

Agreement - Orange Street Wellfield Hydro-Geologic Services - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved a hydro-geologic services agreement with Richard C. Slade & Associates LLC for the design and construction of the Orange Street wellfield and authorized the Mayor and City Clerk to execute the document on behalf of the City.

Agreement - Tate Water Treatment Plant - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved a professional services agreement with Black & Veatch Corporation to perform final design, bid period, and pre-construction services for modifications to the Henry Tate water treatment plant and authorized the Mayor and City Clerk to execute the document on behalf of the City.

Agreement - Electricity Cogeneration Facility - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved a construction contract agreement with Value Engineering, Inc. for the Waste Heat Recovery System in support of the electricity co-generation facility.

Funds - COPS Research Grant - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously accepted the U. S. Department of Justice, Office of Community Oriented Policing Services, "Risk Focused Policing at Places" grant and appropriated \$100,000.00 to the Police Department.

Funds - COPS School Resource Grant - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously accepted the U.S. Department of Justice, Office of Community Oriented Policing Services, "Cops in Schools" grant in the amount of \$375,000.00 and directed the addition of three School Resource Officers positions to the City's salary resolution.

COMMUNICATIONS

Resolution No. 6080 - Procurement of Recycled Content Products - Solid Waste Manager Gary Van Dorst explained that Resolution No. 4734, adopted by the City Council in January 1991, approved the City's Source Reduction and Recycling Element, Household Hazardous Waste Element, and Solid Waste Generation Study. These planning documents represent a blueprint for achieving AB 939 mandated diversion of fifty percent of the City's waste stream. A Negative Declaration was adopted by the City Council in 1994 to complete CEQA review of these documents in compliance with State requirements. At this time, he presented Resolution No. 6080, a resolution of the City Council of the City of Redlands establishing a policy for procurement of recycled content products and recommended its adoption for a specific

purchasing policy of procuring products and supplies manufactured from post-consumer recycled materials. Councilmember Peppler moved to adopt Resolution No. 6080. Motion seconded by Councilmember George and carried unanimously.

Airport Security System Implementation Policy - Police Chief Bueermann and Public Works Director Mutter met with about 50 citizens to discuss concerns with the Municipal Airport security policy; input was received and differences were worked out. He will return at a future Council meeting with a restructured policy for review by the Council. Councilmember George commended Police Chief Bueermann and Public Works Director Mutter for their patience. Mayor Haws added that he received many positive comments from the attendees and that he looked forward to the final recommendation.

JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Resolution No. 6093 - First Time Home Buyer Program - Councilmember George moved to adopt Resolution No. 6093, a resolution of the City Council of the City of Redlands authorizing the use of low- and moderate-income housing funds outside the Redlands Project Area for a First Time Home Buyer loan agreement which will be acted upon by the Board of Directors of the Redevelopment Agency. Motion seconded by Councilmember Peppler and carried unanimously. (Also see Redevelopment Agency minutes for October 15, 2002.)

CLOSED SESSION

The City Council meeting recessed at 3:35 P.M. to continue the Redevelopment Agency meeting and reconvened at 3:36 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator - Government Code Section 54956.8
 - a. Property: APNs 167-391-06, 292-041-11, and 292-041-40
Negotiating parties: Gary Phelps and Don Teunnissen
Under negotiation: Terms and price
 - b. Property: Mountain Crest Apartments
Negotiating parties: Jim Bueermann and Kurt Tiedt and Chuck Fry
Under negotiation: Terms and Price
 - c. Property: APNs 292-172-03, 292-172-05, and 292-166-09
Negotiating parties: John Davidson and Terry Vines
Under negotiation: Terms and Price
2. Conference with legal counsel: Existing litigation - Government Code Section 54956.9(a)
 - a. The Redlands Association v City of Redlands - SCVSS 79374

The meeting reconvened at 7:00 P.M.

ANNOUNCEMENTS/REPORTS

Councilmembers reported on their activities and attendance at meetings during the past weeks. As a special announcement, Mayor Haws stated that he served as Master of Ceremonies for the Chamber of Commerce's annual installation dinner where Redlands' Fire Chief Mel Enslow was named Firefighter of the Year. Also honored were Jane Corwin, Woman of the Year; James A. Fallows, Man of the Year; and Todd McMeans, Police Officer of the Year.

Proclamations - National DECA Week - Students from both Redlands High School and Redlands East Valley High School were present to receive proclamations that were approved earlier. Student Advisors from each school explained the mission of DECA, their activities and competitions held.

Proclamation - Landon Donovan Day - Mayor Haws described the early soccer years in Redlands for Landon Donovan. Landon, a member of the U.S. Team, participated in the quarterfinals of the World Cup in South Korea and was recently named Honda "Player of the Year." Landon will be returning to Redlands on November 2, 2002, to participate in a charity soccer match which will benefit the Redlands Sports Park. Mayor Haws moved to authorize issuance of a proclamation declaring November 2, 2002, as Landon Donovan Day. Motion seconded by Councilmember Peppler and carried unanimously.

LAND USE AND PUBLIC HEARINGS

Western Realco - Public notices were advertised for this time and place to consider a draft mitigated negative declaration and public hearings for Socio-Economic Analysis and Cost/Benefit Study for:

- a. Resolution No. 6070 - General Plan Amendment No. 87 - A General Plan amendment to delete a segment of a planned minor arterial street known as Marigold Avenue between San Bernardino Avenue and Lugonia Avenue, relocate the planned easterly alignment of Lugonia Avenue with Mountain View Avenue, and relocate a planned multi-purpose trail westerly along the east side of Mountain View Avenue within Concept Plan No. 1 of the East Valley Corridor Specific Plan;
- b. Resolution No. 6072 - Concept Plan No. 1 (Amendment No. 1) - An amendment to Concept Plan No. 1 of the East Valley Corridor Specific Plan to: a) revise the Land Use Plan to re-designate 60 acres from the General Commercial District to Commercial Industrial District and establish development standards; b) revise the circulation plan to delete Marigold Avenue between San Bernardino Avenue and Lugonia Avenue and modify the internal street and trail system; c) revise the infrastructure plan relative to the sizing and location of water, sewer and storm drain lines; and, d) change the streetscape designs in the landscape plan. Concept Plan No. 1 encompasses 306 acres and is bounded by San Bernardino Avenue to the

north, Lugonia Avenue to the south, California Street to the east, and Mountain View Avenue to the west;

- c. Minor Subdivision No. 261 - A tentative parcel map to subdivide approximately 227.15 acres within Concept Plan No. 1 of the East Valley Corridor Specific Plan into twenty-seven (27) commercial/industrial parcels bounded by San Bernardino Avenue to the north, Lugonia Avenue to the south, California Street to the east, and Mountain View Avenue to the west;
- d. Ordinance No. 2508 - Specific Plan No. 40 (Amendment No. 22) - An amendment to the East Valley Corridor Specific Plan to delete a segment of a planned secondary highway known as Marigold Avenue between San Bernardino Avenue and Lugonia Avenue, relocate the planned easterly alignment of Lugonia Avenue with Mountain View Avenue and relocate a planned multi-purpose trail westerly along the east side of Mountain View Avenue within Concept Plan No. 1 of the East Valley Corridor Specific Plan.

Community Development Director Shaw described the project. Mayor Haws declared the meeting open as a public hearing for any questions or comments. Representing the applicant, Pat Meyer stated this project was unanimously approved by the Planning Commission and explained the trails were relocated instead of being placed under major transmission towers which is the safest solution for the public. Mr. Terry Dickson, Bixby Land Company, portrayed the project as well suited to the location and described the stability of their company. Richard Kunihiro, Redlands Citrus Associates, distributed a letter requesting a thorough environmental impact report. Carolyn Layman, Planning Commissioner, stated she opposed warehouses below Almond Avenue or the City would face the loss of freeway commercial frontage on the north side of the I-10 Freeway. Tex Moore, The Redlands Association, stated that the City must consider the kinds of development approved for the area. Warehouses bring in diesel trucks that produce particulates which are a danger to our youth. Councilmember Harrison inquired about a potential trail on California Street; can it be more definitive? Mr. Meyer stated the developer can make it happen on the west side of California Street. Jeff Shaw stated he thinks the County will maintain the trail concept on the east side. He then identified that the Planning Commission looked at Almond Avenue as the demarcator for smaller parcels vs. larger projects to the north. However, it would not preclude lots merging for another large project based on existing zoning. There being no further comments, the public hearing was declared closed. Councilmember George then distributed newspaper articles dealing with diesel fumes from large trucks probably causing lung cancer and very hazardous to young children which is not acceptable. Councilmember Harrison suggested wording to the Redlands Business Center Concept Plan addressing warehouses and distribution centers. He does believe the City must limit the number of warehouses and proposed a new "Warehouse/Industrial District" for building gross floor area greater than 200,000. The remaining parcels could be Commercial/Industrial which would limit extremely large warehouses. There are many land uses within the

Commercial/Industrial District that are no longer appropriate that should be eliminated in the East Valley Corridor. The Concept Plan was then discussed extensively among the Councilmembers. Councilmember Harrison wanted the applicant's concurrence to approve changes to the Concept Plan. Mayor Haws reopened the public hearing to hear additional comments from the applicant's representative. Pat Meyer stated the goal tonight is to develop a street system and infrastructure. Within a short period of time they can work with staff and Council to work out a list of uses within the Concept Plan. However, tonight they would like to get the community facilities district authorized. William Cunningham reminded Council there are 36 acres owned by Kaiser that a few years ago indicated an interest in proceeding with their project but it needs to be surrounded by complimentary uses. There being no further comments the public hearing was closed. Mayor Haws inquired about isolating warehouse uses. Where is the line drawn? Is it drawn around this project? Councilmember Peppler concurred, she does not want the area to become a sea of warehouses and wants to see what other uses are appropriate for the area. Councilmember Gilbreath cautioned Council about blocking uses we may want later. Councilmember Harrison stated he is confident staff, the Planning Commission, City Council and the property owners can come up with the best way to manage distribution warehouses.

Environmental Processing - Councilmember Haws moved to determine that General Plan Amendment No. 87, Specific Plan No. 40 (Amendment No. 22), Concept Plan No. 1 (Amendment No. 1), Minor Subdivision No. 261, and Development Agreement No. 3 (Amendment No. 1) do not require further environmental processing pursuant to Section 15162 of the California Environmental Quality Act guidelines based on the information presented in the staff report, the testimony presented at the public hearing, and based upon the following findings: (1) The proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects evaluated in the original Mitigated Negative Declaration for Concept Plan No. 1 or the Program EIR for the East Valley Corridor Specific Plan; (2) No substantial changes have occurred with respect to the circumstances under which the proposed project will be undertaken since the approval of Concept Plan No. 1; and (3) There is no new information of substantial importance with respect to this project's environmental consequences that was not known at the time the original Mitigated Negative Declaration for Concept Plan No. 1 was adopted or the Program EIR for the East Valley Corridor Specific Plan. Motion seconded by Councilmember Peppler and carried unanimously.

Negative Declaration - Councilmember Haws moved to approve the Environmental Review Committee's mitigated negative declaration for General Plan Amendment No. 87, Specific Plan No. 40 (Amendment No. 22), Concept Plan No. 1 (Amendment No. 1), Minor Subdivision No. 261, and Development Agreement No. 3 (Amendment No. 1) based on

the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Peppler and carried unanimously.

Socio-Economic Analysis and Cost/Benefit Study - Councilmember Harrison moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Minor Subdivision No. 261 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and no additional information or evaluation is needed. Motion seconded by Councilmember Peppler and carried unanimously.

Resolution No. 6070 - General Plan Amendment No. 87 - Councilmember Harrison moved to adopt Resolution No. 6070, a resolution of the City Council of the City of Redlands adopting General Plan Amendment No. 87. Motion seconded by Councilmember Peppler and carried unanimously.

Ordinance No. 2508 - Amend Specific Plan No. 40 - Ordinance No. 2508, an ordinance of the City of Redlands amending Ordinances Nos. 2295, 2320, 2321, 2322, 2364, 2432, 2444, 2473 and 2479 (which together comprise the East Valley Corridor Specific Plan) by adopting Amendment No. 22 to the East Valley Corridor Specific Plan (Specific Plan No. 40), was read by title only by Deputy City Clerk Sanchez, and on motion of Councilmember Harrison, seconded by Councilmember Peppler, further reading of the ordinance text was unanimously waived, and Ordinance No. 2508 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for November 5, 2002.

Resolution No. 6072 - Concept Plan No. 1 (Amendment No. 1) - Councilmember Harrison moved to adopt Resolution No. 6072, a resolution of the City Council of the City of Redlands adopting Amendment No. 1 to Concept Plan No. 1 with the following changes: (1) Delete "Warehouses and Distribution Centers" from the list of permitted uses in Section III B, Commercial Industrial District, Subsection 1-g; and (2) Add a new Section III B-1, Commercial Industrial District/Warehouses and Distribution Centers (Parcel 6). Section III B-1 has the same permitted uses, conditional permitted uses and property development standards as Section III B, Commercial Industrial District, except that it also permits warehouses and distribution centers. Section III B-1 only pertains to Parcel 6, a 47.52 acre parcel located north of Almond Avenue, east of the Southern California Edison easement, south of San Bernardino Avenue and west of Parcels 7 and 12 on Exhibit 4 of the Concept Plan. Motion seconded by Councilmember Peppler and carried unanimously.

Minor Subdivision No. 261 - Councilmember Harrison moved to approve Minor Subdivision No. 261 subject to the findings and conditions of approval contained in the staff report. Motion seconded by Councilmember Peppler and carried unanimously.

Councilmember George thanked the other Councilmembers for their thoughtful deliberations

Redlands Junior Academy - Public notice was advertised for this time and place to consider draft mitigated negative declaration and public hearings for: Resolution No. 6068, General Plan Amendment No. 84, a General Plan amendment to change the land use designation from Medium Density Residential (0-15 units per acre) to Public/Institutional on two contiguous lots totaling 12.77 acres located at 130 Tennessee Street (between Orange Avenue and State Street) and Ordinance No. 2505, Zone Change No. 384, a change of zone from R-S (Suburban Residential) District to E (Educational) District on two contiguous lots totaling 12.77 acres located at 130 Tennessee Street (between Orange Avenue and State Streets). Community Development Director Shaw described the project. Mayor Haws declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Gilbreath moved to approve the Environmental Review Committee's negative declaration for General Plan Amendment No. 84 and Zone Change No. 384 based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Haws and carried unanimously. Councilmember Gilbreath moved to adopt Resolution No. 6068 approving General Plan amendment No. 84. Motion seconded by Councilmember Haws and carried unanimously. Ordinance No. 2505, an ordinance of the City of Redlands adopting a revised land use zoning plan as part of the official land use zoning map, was read by title only by Deputy City Clerk Sanchez, and on motion of Councilmember Gilbreath, seconded by Councilmember Haws, further reading of the ordinance text was unanimously waived, and Ordinance No. 2505 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for November 5, 2002.

Resolution No. 6069 - General Plan Amendment No. 85 - Public notice was advertised for this time and place to consider a draft mitigated negative declaration and public hearing for a General Plan amendment to change the land use designation from Low Density Residential (0-6 units per acre) to Office designation on property located at 1259 Brookside Avenue (APNs 172-013-06 and 07). Community Development Director Shaw described the project.

Mayor Haws declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Gilbreath moved to approve the Environmental Review Committee's negative declaration for Resolution No. 6069 based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Harrison and carried unanimously. Councilmember Gilbreath moved to adopt Resolution No. 6069 approving General Plan Amendment No. 85. Motion seconded by Councilmember Harrison and carried unanimously.

Sam Akbarpour (Talal Muhtaseb) - Public notices were advertised for this time and place to consider draft mitigated negative declaration and public hearings for Socio-Economic Analysis and Cost/Benefit Study for: Ordinance No. 2514, Zone Change No. 385, a change of zone from A-1 (Agricultural) District to R-E (Residential Estate) District for a ten-lot subdivision on approximately 3.5 acres of land generally located on the southwest corner of San Bernardino Avenue and Grove Street in the R-E (Residential Estate) District; and Tentative Tract No. 16186, the subdivision of approximately 3.5 acres of land into ten lots generally located on the southwest corner of San Bernardino Avenue and Grove Street in the proposed R-E (Residential Estate) District. Community Development Director Shaw described the project. Councilmember Gilbreath complimented the applicant for not utilizing postage-stamp lots in his development. Mayor Haws declared the meeting open as a public hearing for any questions or comments. There being none forthcoming, the public hearing was declared closed. Councilmember Gilbreath moved to approve the Environmental Review Committee's mitigated negative declaration for Zone Change No. 385 and Tentative Tract No. 16186 based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Harrison and carried unanimously. Councilmember Gilbreath moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Tentative Tract No. 16186 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and no additional information or evaluation is needed. Motion seconded by Councilmember Harrison and carried unanimously. Ordinance No. 2514, an ordinance of the City of Redlands amending Title 18 of the Redlands Municipal Code by adopting a revised land use zoning plan as part of the Official Land Use Zoning Map and effecting Zone Change No. 385, was read by title only by Deputy City Clerk Sanchez, and on motion of Councilmember Harrison, seconded by Councilmember Gilbreath, was introduced with unanimous Council approval and laid over under the rules

with adoption scheduled for November 5, 2002. Councilmember Gilbreath moved to approve Tentative Tract No. 16186 subject to the findings, conditions of approval, and departmental recommendation as contained in the staff report. Motion seconded by Councilmember Harrison and carried unanimously.

At this time, the Council took a short recess from 9:10 PM to 9:17 PM.

Buoye Properties - Public notice was advertised for this time and place to consider a draft mitigated negative declaration and public hearings for Socio-Economic Analysis and Cost/Benefit Study for: Variance No. 640, a variance from Section 18.168.220A of the Redlands Municipal Code to reduce the required 25-foot landscaped setback from the freeway right-of-way to seven feet on the south side of Colton Avenue, west of Eureka Street (APN 169-142-07) in the C-4 (Highway Commercial) District; Planning Commission Review and Approval No. 743 for the construction of two auto repair buildings with a floor area of 5,741 square feet each located on two lots with areas of 20,567 and 20,703 square feet respectively on the south side of Colton Avenue, west of Eureka Street (APN 169-142-07) in the C-4 (Highway Commercial) District; Minor Subdivision No. 262, the subdivision of 1.56 acres into three commercial lots on the south side of Colton Avenue, west of Eureka Street (APN 169-142-07) in the C-4 (Highway Commercial) District. Community Development Director Shaw described the project. Councilmembers discussed concern about creating a row of auto repair businesses with residential uses on the north side of Colton Avenue. Councilmember Peppler stated that it would be more desirable if it evolved more like Brookside Avenue. Mayor Haws declared the meeting open as a public hearing for any questions or comments. Applicant Mark Buoye stated that his project would not affect residential uses on Colton Avenue because there is no residential usage across the street from his project. He then described the design of his proposed buildings and the versatility to accommodate other commercial businesses. Rosa Gomez, speaking as a member of the Northside Advisory Committee, felt the urgency to come here to express that the Committee also desired this area to be more like Brookside Avenue with office usage. There being no further comments, the public hearing was declared closed. Councilmember Peppler stated she would like to see this item continued and perhaps referred to the new Economic Development Director. Councilmember Peppler stated the building looks like a facility that could be multi-use and encouraged the applicant to find retail uses. Councilmember Haws moved to continue this item to November 19, 2002, motion seconded by Councilmember Peppler, and carried unanimously.

Doug A. Schultz - Public notice was published for this time and place to consider a draft mitigated negative declaration and public hearings for Socio-Economic Analysis and Cost/Benefit Study for: Conditional Use Permit No. 766, a conditional use permit for the (approximately) 46,000-square foot expansion of an existing self storage facility at 1519 West Lugonia Avenue in the EV/CG (General Commercial) District of the East Valley Corridor Specific

Plan area; and Variance No. 637, a variance from Section EV4.0140 of the East Valley Corridor Specific Plan to allow an expansion of covered RV parking to be located within the 25-foot freeway right-of-way setback for property located at 1519 West Lugonia Avenue in the EV/CG (General commercial) District of the East Valley Corridor Specific Plan area. Community Development Director Shaw described the project. Mayor Haws declared the meeting open as a public hearing for any questions or comments. There being none forthcoming, the public hearing was closed. Councilmember Peppler moved to approve the Environmental Review Committee's negative declaration for Variance No. 637 and Conditional Use Permit No.766 based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Harrison and carried unanimously. Councilmember Peppler moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Variance No. 637 and Conditional Use Permit No.766 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and no additional information or evaluation is needed. Motion seconded by Councilmember Harrison and carried unanimously. Councilmember Peppler moved to approve Variance No. 637 subject to the findings and conditions of approval as contained in the staff report. Motion seconded by Councilmember Harrison and carried unanimously. Councilmember Peppler moved to approve Conditional Use Permit No. 766 subject to the findings and conditions of approval as contained in the staff report. Motion seconded by Councilmember Harrison and carried unanimously.

Simon Shum Construction and Development, Inc. - (Due to a potential conflict of interest, Councilmember Gilbreath did not participate in this discussion. A public disclosure potential conflict of interest form is on file in the City Clerk's Office.) Public notice was published for this time and place to consider a draft mitigated negative declaration and public hearings for Socio-Economic Analysis and Cost/Benefit Study for: Conditional Use Permit No. 757, a conditional use permit for a Planned Residential Development on 2.03 acres for six residential lots and three common lots in the R-S (Suburban Residential) District located north of North Place between Buena Vista Street and Center Street; and Tentative Tract No. 16288, a subdivision of 2.03 acres into six residential lots and three common lots in the R-S (Suburban Residential) District located north of North Place between Buena Vista Street and Center Street. Community Development Director Shaw described the project adding that the applicant's attorney requested continuance; however, the process has to be completed no later than the December 3rd Council meeting. Mayor Haws declared the meeting open as a public hearing for any questions or comments. The applicant's representative pointed out to Council that they reduced the number of lots from eight to six in this single story development for minimal

impact on the neighborhood. He then stated that they made changes to their plan since the last Planning Commission meeting and asked to be able to go back before the Planning Commission. Individuals expressing concerns with the project were: Theora Whitman, who stated she was concerned with the elevated pads; Tom Westerfield, who expressed concern with parking and traffic on Buena Vista Avenue; and Bill Hardy, who urged that the project be referred back to the Planning Commission. There being no further comments, the Mayor declared the public hearing closed. In response to Councilmember Harrison's inquiry, Community Development Director Shaw and Municipal Utilities Director Phelps explained the pad elevation requirement. Councilmember Haws moved to approve the Environmental Review Committee's mitigated negative declaration for Conditional Use Permit No. 757 and Tentative Tract No. 16288 based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Peppler and carried with Councilmember Gilbreath abstaining. Councilmember Haws moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Conditional Use Permit No. 757 and Tentative Tract No. 16288 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and no additional information or evaluation is needed. Motion seconded by Councilmember Peppler and carried with Councilmember Gilbreath abstaining. Councilmember Haws then moved to continue Conditional Use Permit No. 757 to the December 3, 2002, Council meeting contingent upon the project being approved by the Planning Commission by their November 12, 2002, meeting. Motion seconded by Councilmember Peppler and carried with Councilmember Gilbreath abstaining.

Young Homes - Public notice was advertised for this time and place to consider a draft mitigated negative declaration and public hearings for Socio-Economic Analysis and Cost/Benefit Study for: Ordinance No. 2513, a change of zone from R-E (Residential Estate) District (14,000 square foot lots) to R-1 (Single Family Residential) District (7,200 square foot lots) on two contiguous lots totaling 14.72 acres located on the northwest corner of Pennsylvania Avenue and University Street (APNs 168-101-05 and 09), and Tentative Tract No. 16365 for a subdivision of approximately 19.12 acres into 67 residential lots and one common lot located on the northwest corner of Pennsylvania Avenue and University Street. Current zoning is R-1 (Single Family Residential) District (7,200 square foot lots) and R-E (Residential Estate) District (14,000 square foot lots), which is proposed in Zone Change No. 389 to change to R-1 (Single Family Residential) District. Councilmember George raised the issue that the oldest palm tree in Redlands (over 100 years old) is located at the western edge of the property and wanted it preserved. Councilmember Gilbreath stated she has a problem with 7,200 SF lots, even

though they are allowed by Code. Community Development Director Shaw described the project. Mayor Haws declared the meeting open as a public hearing for any questions or comments. Representing the applicant, Pat Meyer advised Council that the lots vary from the average of 9,000-10,000 SF lots to some being 14,000 SF lots. This design is more consistent with the established neighborhood. He then assured Councilmember George that palm trees can be preserved by moving them. There being no further comments, the public hearing was closed. Councilmember Peppler moved to approve the Environmental Review Committee's mitigated negative declaration for Zone Change No. 389 and Tentative Tract No. 16365 based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Harrison and carried unanimously. Councilmember Peppler moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Zone Change No. 389 and Tentative Tract No. 16365 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and no additional information or evaluation is needed. Motion seconded by Harrison and carried unanimously. Ordinance No. 2513 an ordinance of the City of Redlands amending Title 18 of the Redlands Municipal Code by adopting a revised land use zoning plan as part of the Official Land Use Zoning Map and effecting Zone Change No. 389, was read by title only by Deputy City Clerk Sanchez, and on motion of Councilmember Peppler, seconded by Councilmember Harrison, was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for November 5, 2002. Councilmember Peppler moved to approve Tentative Tract No. 16365 based on the findings, conditions of approval, and departmental recommendations as contained in the staff report and adding Condition No. 21 to the "Conditions of Approval and Development Information" as follows: Retain existing 100-year-old palm tree either on public right of way or on private property." Motion seconded by Councilmember George and carried unanimously.

Resolution No. 6077 - General Plan Housing Element Amendment - Public notice was advertised for this time and place to consider a draft mitigated negative declaration and public hearings for General Plan Amendment No. 88, an amendment to the Housing Element of the Redlands General Plan. Community Development Director Shaw reviewed the proposed amendment to the General Plan Housing Element. The Housing Element Update was adopted on November 21, 2000, by the City Council after several hearings and making several changes to address Council concerns. After adoption, the Housing element was forwarded to the State of California Department of Housing and Community Development for their review and approval. As a result of that review the State had a number of comments that required a fairly significant amount of work on behalf of staff and our consultant to complete the number of

revisions required in the document. After several iterations and considerable effort, staff reached a point where the State has indicated that they will approve the City's Housing Element if the changes submitted by staff are adopted by the City Council. Mayor Haws declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Pepler moved to approve the Environmental Review Committee's negative declaration for Resolution No. 6077 (General Plan Amendment No. 88) based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Haws and carried unanimously. Councilmember Pepler moved to adopt Resolution No. 6077, a resolution of the City Council of the City of Redlands approving the Housing Element amendment, and directed staff to forward this document to the State Department of Housing and Community Development for their approval. Motion seconded by Councilmember Haws and carried unanimously.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 11:14 P.M. to an adjourned regular meeting to be held on November 5, 2002, at 2:00 P.M. in the Council Chambers, Civic Center, 35 Cajon Street.

Deputy City Clerk