

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 January 15, 2002.

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

ABSENT None

STAFF John Davidson, City Manager; Daniel J. McHugh, City Attorney; Lorrie Poyzer, City Clerk; Beatrice Sanchez, Deputy City Clerk (evening session); Michael Reynolds, City Treasurer; Jim Bueermann, Police Chief; Mel Enslow, 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 Mayor Haws followed by the pledge of allegiance.

CONSENT CALENDAR

Minutes - On motion of Councilmember Pepler, seconded by Councilmember Harrison, the minutes of the regular meeting of January 2, 2002, and the adjourned regular meeting of January 8, 2002, were approved as submitted.

Publication of Ordinances - On motion of Councilmember Pepler, seconded by Councilmember Harrison, the City Council unanimously designated the City Clerk to prepare and publish a summary of proposed and adopted ordinances, as needed, in accordance with Section 36933(1) of the California Government Code.

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

Planning Commission Actions - On motion of Councilmember Pepler, seconded by Councilmember Harrison, the report of the Planning Commission meeting held on January 8, 2002, was acknowledged as received.

Purchase and Sale Agreement - On motion of Councilmember Pepler, seconded by Councilmember Harrison, the City Council unanimously approved an agreement for purchase and sale and escrow instructions with Louis A. Curti and Amy M. Curti authorizing the sale of Assessor's Parcel No. 176-352-07

located on Sunset Drive, east of Wabash Avenue, and authorized the Mayor and City Clerk to sign the documents on behalf of the City.

Funds - Contract Awards - LED Traffic Signal Replacement - Bids were opened and publicly declared on January 3, 2002, by the City Clerk for the installation of the LED traffic signal modules; a bid opening report is on file in the Office of the City Clerk. It was the recommendation of the Public Works Department that the responsible bidder submitting the bid for said project which will result in the lowest cost for the City was L. A. Signal Inc. in the amount of \$39,960.00, and it would be in the best interest of the City that this contract be awarded to said firm. Bids were opened for the purchase of the LED traffic signal modules by the Purchasing Department on December 27, 2001. It was the recommendation of the Public Works Department that the responsible bidder submitting the bid for the purchase of the LED signal modules which will result in the lowest cost for the City was Act One Communication, Inc. in the amount of \$217,202.45, and it would be in the best interest of the City that this contract be awarded to said firm. On motion of Councilmember Pepler, seconded by Councilmember Harrison, the City Council unanimously approved these recommendations and appropriated \$275,000.00 for this project to account number 101302-7150/40006.

COMMUNICATIONS

Appointments - Student Commissioners - Councilmember Haws moved to appoint Alice McGowan, Grove High School, to the Human Relations Commission to serve as the student commissioner; James A. Rowe, Orangewood High School, to the Recreation Commission to serve as the student commissioner; Colin Rizzo, Redlands High School, to the Parks Commission to serve as the student commissioner; and Joshua R. Martinez, Orangewood High School, to the Traffic and Parking Commission to serve as the student commissioner. Motion seconded by Councilmember Harrison and carried unanimously. Mayor Haws presented commissioner lapel pins to each of the students.

Appointments - Human Relations Commission - Mayor Haws moved to nominate Samuel H. Freedman and Lupe R. Sanchez, Jr. to four-year terms, effective January 15, 2002, on the Human Relations Commission. Motion seconded by Councilmember Pepler and carried unanimously. Mayor Haws moved to nominate for reappointment Gloria Ludwick and Duan Kellum to another four-year term on the Human Relations Commission. Motion seconded by Councilmember Pepler and carried unanimously.

Appointments - Traffic and Parking Commission - Mayor Haws moved to nominate for reappointment Calvin Wang and Clarence Petersen to another four-year term on the Traffic and Parking Commission. Motion seconded by Councilmember Pepler and carried unanimously.

Appointment - DRBA Advisory Board - Mayor Haws moved to appoint Ann Marie Smith to the Downtown Redlands Business Association (DRBA)

Advisory Board as recommended by the DRBA Advisory Board. Motion seconded by Councilmember Pepler and carried unanimously.

Consultant Services Agreement - Redlands Sports Park - Public Works Director Mutter reported his department received four proposals for the design of Phase 1 of the Redlands Sports Park. Staff reviewed the proposals and ranked the top three consultants. On January 7, 2002, staff along with representatives of the Parks Commission and the Recreation Commission interviewed the top three consultants. The group quickly reached a consensus that STB Landscaping was the best qualified to design Phase 1 of the Redlands Sports Park. Following brief discussion, Councilmember Haws moved to approve a consulting services agreement with STB Landscape Architects for the design of Phase 1 of the Redlands Sports Park. Motion seconded by Councilmember Pepler and carried unanimously.

Management Agreement - Redlands Sports Park Proposal - City Manager Davidson presented a copy of the revised proposal for the Redlands Sports Park as prepared by Big League Dreams, Inc. The proposal provides an overview of the project components, anticipated use, maintenance, operation, construction costs, projected revenues, and a conceptual site plan. Rick Odekirk, Big League Dreams, addressed the City Council and answered questions about the proposal. Councilmember Gilbreath questioned the numbers in Schedule B (schedule of estimated savings and net income) at length. Mr. Odekirk attempted to clarify and agreed to provide further information at the City Council workshop scheduled for January 29, 2002. Councilmember Pepler moved to conceptually approve the Redlands Sports Park proposal as submitted by Big League Dreams, Inc. and directed staff to place this matter on the agenda for the City Council workshop session to be held on January 29, 2002. Motion seconded by Councilmember Haws and carried with Councilmember Gilbreath voting NO. Councilmember Gilbreath stated she was all in favor of the sports park but wanted all the pieces together before she would be willing to vote in favor of the proposal.

Urban Design Workshop - Councilmember Harrison asked fellow Councilmembers for support to conduct a downtown design workshop. The workshop would be a project of short duration, approximately three months, to establish an urban plan and design concept for the downtown area generally bounded by Interstate 10 to the north, Texas Street to the west, Ninth Street to the east, and Olive Avenue to the south. It would use an open process to gather input from the general public, downtown landowners, City commissioners, and City Councilmembers regarding the development projects, public places and investments needed to rejuvenate the downtown redevelopment process; produce a concept plan for downtown redevelopment that can be used by the City Council to establish a unified vision and policy for downtown redevelopment; and provide the basis for the City to work with landowners and others on the detailed land use, urban design, transportation and financial

planning for specific priority projects, especially a hotel. He presented a proposal for professional services from Futterman and Associates, Inc. to undertake an urban design workshop outlining terms and conditions. Councilmember George asked for the actual cost of the project. Councilmember Harrison said it would be \$22,500.00 plus some additional costs of approximately \$1,000.00 to cover the expenses staff would need; funds could come from the Park Once Grant or the Redevelopment Agency. The workshop is tentatively scheduled for March 1-2, 2002. By consensus, this will be discussed further at the January 29, 2002, City Council workshop.

Economic Development Committee - Councilmember George presented a proposal from the Redlands Chamber of Commerce to form an economic development committee of volunteer leaders, each bringing a specific expertise to the table, to focus on the market phase of an economic plan to develop and implement strategies, programs and services to ensure the economic health and vitality of the City of Redlands. Developing a mission and creating the appropriate marketing tools will assist in the next phase of securing a full-time economic development director for the City of Redlands. It was proposed the committee be chaired by the Chamber of Commerce's president-elect Wayne Stair and report directly to the City Manager who will maintain complete control of the budget. A list of names of successful business leaders who have indicated their willingness to serve on this "all volunteer" committee was provided. Their first meeting is scheduled to be held on January 23, 2002. By consensus, the City Council "blessed" this effort and thanked Mr. Stair for volunteering.

JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Resolution No. 6000 - First Time Home Buyer Program - Councilmember George moved to adopt Resolution No. 6000, 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 Haws and carried unanimously. (Also see Redevelopment Agency minutes for January 15, 2002.)

The City Council meeting recessed at 4:30 P.M. to continue the Redevelopment Agency meeting. The meeting reconvened at 7:00 P.M.

PRESENTATION

Metropolitan Water District - Dan Tempelis, Manager of the Inland Feeder project for the Metropolitan Water District, presented a status report on the 44 mile aqueduct which is currently under construction.

ANNOUNCEMENTS/REPORTS

Mayor Haws reported on various meetings, a ribbon cutting ceremony, a funeral, and dinners he has attended since the last City Council meeting. Mayor Pro Tem Pepler reported on research she and staff had conducted regarding Proposition 42 (see Unfinished Business) which alleviated her concerns about public safety and education funding. Public Works Director Mutter reported the work on the pedestrian crosswalk project at Redlands Boulevard and Tennessee Street will commence January 22, 2002; it is anticipated the project will be completed by February 1, 2002. Councilmember Gilbreath reported on a workshop she attended to convert outdoor dining; she also noted she was involved in some property exchanges but that she could not divulge any further information at this time. Councilmember George said he did not bring any "show and tell."

LAND USE AND PUBLIC HEARINGS

CR&A No. 732 - J. W. Faherty, Inc., Applicant - Public notice was advertised for this time and place to consider a draft mitigated negative declaration and public hearings for Socio-Economic Cost/Benefit Study for Planning Commission Review and Approval No. 732 for the construction of a 89,402 square foot industrial building on 4.96 acres located on the south side of Brockton Avenue, east of New York Street, in the M-1 (Light Industrial) District. Community Development Director Shaw reviewed this project. Mayor Haws declared the meeting open as a public hearing for any questions or comments. On behalf of the applicant, Bud Thatcher indicated their concurrence with the staff report and requirements. There being no further comments, the public hearing was declared closed. Councilmember Pepler moved to approve the Environmental Review Committee's Mitigated Negative Declaration for Planning Commission Review and Approval No. 732 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 Pepler moved to approve the Socio-Economic Cost/Benefit Study for Planning Commission Review and Approval No. 732 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and that no additional information or evaluation is needed. Motion seconded by Councilmember Haws and carried unanimously. Councilmember Pepler moved to approve Planning Commission Review and Approval No. 732 subject to the findings and conditions of approval contained in the staff report. Motion seconded by Councilmember Haws and carried unanimously.

Resolution No. 5995 - Residential Development Allocation Policy - Public hearing was advertised for this time and place to consider Resolution No. 5995 establishing a policy to implement Section 19.16.070 of the Redlands Municipal Code relating to the alteration of a project for which a residential development allocation has previously been granted. Community Development Director Shaw explained that Proposition R, a voter initiative zoning ordinance adopted in 1978, established a limitation on how many residential units could be constructed in the City in any one year. This was further amended in 1987 by Measure N which, among other things, reduced the overall number of units allowed per year to 400 units and which is still in effect. In order to implement these voter initiatives, the City Council adopted Chapter 19 of the Redlands Municipal Code which defines the procedure for evaluating proposed projects to ensure they meet minimum City expectations. This is accomplished through a residential development allocations process which includes a detailed set of criteria by which each project is measured and a point allocation system for competitive comparison between projects when development applications exceed the available allocation which happens on a quarterly basis. Currently, all projects must receive a minimum of 90 points to be considered for allocation. This proposal will clarify the process for initiation and approval of an alteration to a project, with an approved residential development allocation. The process of administrative approval for alterations to approved projects will be subject to a fee as established by the City Council and will be reduced from the current fee. A formal report on the recommended fee will be prepared and filed with the City Clerk and will be brought back to the City Council at the February 5, 2002, meeting for formal adoption. 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 Haws moved to adopt Resolution No. 5995, a resolution of the City of Redlands adopting guidelines for alteration to projects with approved residential development allocations pursuant to Chapter 19 of the Redlands Municipal Code. Motion seconded by Councilmember Harrison and carried unanimously.

Resolution No. 5997 - General Plan Amendment No. 82 - Public hearing was advertised for this time and place to consider Resolution No. 5997 to amend the Redlands' General Plan by deleting from the City's "planning area" the area outside of the City's Sphere of Influence and generally referred to as the "Donut Hole" and more specifically described as an area roughly bounded by State Route 210 to the east, Lugonia Avenue to the south, California Street to the west, and Palmetto Avenue/Santa Ana River to the north. Community Development Director Shaw explained the need for this amendment and the findings necessary under CEQA Guidelines noting that previous Environmental Impact Reports prepared by the City and the County of San Bernardino adequately address any potential environmental effects of the proposed amendment. 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 find and determine that the

following environmental documents: The East Valley Corridor Specific Plan (EVCSP) Final EIR, Final EIR of the City of Redlands General Plan, and Final EIR for the County of San Bernardino's Second Cycle 2001 General Plan Amendments, adequately address any potential environmental effects associated with the approval of the City's General Plan Amendment No. 82, and that no further environmental documentation need be prepared because none of the circumstances (contained in the staff report) identified in Section 15162 of the State CEQA Guidelines exist with regard to the City's possible adoption of General Plan Amendment No. 82. Motion seconded by Councilmember Haws and carried unanimously. Councilmember Pepler moved to adopt the document entitled "Facts, Findings and Statement of Overriding Considerations" in the form attached to the staff report as Exhibit A. Motion seconded by Councilmember Haws and carried unanimously. To implement and be consistent with the State Legislature's finding described in Government Code Section 65300.7, that the diversity of the State, communities and their residents requires the planning agency of this City and this City Council to implement its General Plan laws in ways that accommodate local conditions and circumstances while meeting minimum State requirements, Councilmember Pepler moved to adopt Resolution No. 5997 approving General Plan Amendment No. 82 by deleting the geographical area referred to as the "Donut Hole" from the City's General Plan planning area. Motion seconded by Councilmember Haws and carried unanimously.

Ordinance No. 2489 - Fascia Signs for Multiple Story Buildings - Ordinance No. 2489 to amend Section 15.36 of the Redlands Municipal Code to allow fascia signs on multiple story building was pulled from the agenda by staff and will be re-advertised for a future meeting.

UNFINISHED BUSINESS

Resolution No. 5996 - Support Proposition 42 - This matter was considered by the City Council on January 2, 2002, and continued to this meeting due to concerns expressed by Mayor Pro Tem Pepler regarding potential impacts to education and public safety funding. Staff contacted the League of California Cities regarding those concerns and was informed that Proposition 42 had overwhelming support in Sacramento, including law enforcement and education personnel. An information sheet was provided outlining the public benefits of this proposition. It will allocate a portion of the existing state sales tax on gasoline to cities and counties to be used for transportation improvements. This is an important measure for all cities and counties as it would provide a much needed on-going reliable source of funding for our streets, roads and other local transportation projects. Councilmember Gilbreath moved to adopt Resolution No. 5996, a resolution of the City of Redlands supporting Proposition 42, the Transportation Congestion Act, on the March 5, 2002, statewide ballot allocating a portion of the existing State sales tax on gasoline to cities and

counties to be used for transportation improvements. Motion seconded by Councilmember George and carried unanimously.

NEW BUSINESS

Ordinance No. 2481 - Subdivisions - Community Development Director Shaw explained this proposed ordinance will replace Title 17 of the Redlands Municipal Code which pertains to subdivisions. A complete analysis of each section in the new title was contained in the staff report. It is important to note that this ordinance only impacts the framework for the process on subdivisions and the development standards will not be changed and each project will still have its own environmental review. The Planning Commission reviewed this proposal on November 13, 2001, and unanimously recommended its approval. Ordinance No. 2481, an ordinance of the City of Redlands amending Title 17 of the Redlands Municipal Code relating to subdivisions, was read by title only by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember Harrison, further reading of the ordinance text was unanimously waived, and Ordinance No. 2481 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for February 5, 2002.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 7:58 P.M. A special meeting of the City Council will be held on Tuesday, January 29, 2002, at 9:00 A.M. in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California.

City Clerk