

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, on December 1, 1998, at 9:00 A.M.

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

ABSENT

None

STUDY SESSION

Measure U Socio-Economic Study - The City Council held a third study session to review the socio-economic cost/benefit evaluation criteria and process for compliance with the implementation of Measure U and the General Plan. Community Development Director Shaw reviewed the Planning Commission's recommendation of the socio-economic cost/benefit evaluation criteria and process implementing provisions of Measure U and the General Plan. He then reviewed staff's recommendation which included the City Council's directives from their previous study sessions. Resolution No. 5580 approves and implements the revised socio-economic checklist to include listing of thresholds and the cost of benefit model and processing procedures as follows:

1. Complete the socio-economic evaluation and cost/benefit study as a separate analysis but in conjunction with and at the same time as conducting the environmental assessment of the project.
2. Utilize the socio-economic evaluation checklist as a process. Staff would review projects. Projects that are determined to potentially have a significant socio-economic impact may be required to prepare a study to provide additional information and evaluate those impacts identified in the checklist. If a study was needed that required a specific area of expertise, it would be prepared by an independent consultant working for the City of Redlands. The cost of completing any work on the study would be paid for by the applicant. Appeals to staff determinations would go directly to the City Council. The applicant or any member of the public may appeal the Environmental Review Committee's decision.
3. Providing notification to the community that a project is being considered by the City and is being evaluated for socio-economic cost/benefit impacts should occur at the earliest point in the review process and throughout the review process. Notice shall be provided in the following ways: (a) a ten day notice in the newspaper and to all property owners within a 300 foot

radius of the project for hearings before the Environmental Review Committee, Planning Commission, and City Council; (b) an agenda item to be included for the City Council meetings for upcoming Environmental Review Committee and Planning Commission meetings; (c) an agenda item to be included for the City Council meetings of prior actions by the Environmental Review Committee and Planning Commission; and (d) notification will be incorporated on the City's web site.

4. Regarding the implementation of a cost/benefit study for a proposed General Plan, Specific Plan, or Concept Plan which do not have a specific project, by adoption of Resolution No. 5579 (scheduled for the 3:00 P.M. session) the City Council will determine that the type of development project required to submit a socio-economic impact report is a development project which shows a specific plan for building design or construction, such as a subdivision map, conditional use permit, Planning Commission review and approval, or building permit - not a development project which merely consists of a general plan amendment, specific plan amendment, concept plan, or zone change.
5. Regarding the requirement to determine if "the benefit of the development project to the City outweighs any direct cost to the City...." the City would evaluate, consider, and "weigh" information derived from the socio-economic elements along with information derived from the cost/benefit analysis in coming to a final determination.

Resolution No. 5580 - Measure U - Councilmember Banda asked for more definitive language in the "Processing Procedure" paragraph (B.2) of Resolution No. 5580 by amending the second-to-last sentence to read: "Dependant upon the expertise required, such additional studies may be prepared by City staff or by an independent consultant under contract to the City." This change was acceptable to members of the City Council. Mayor Cunningham said this document was a better piece of work than proponents of Measure U anticipated. He complimented staff for a "yeoman piece of work" and moved to adopt Resolution No. 5580, a resolution of the City Council of the City of Redlands establishing procedures for the processing of socio-economic analyses and cost/benefit studies pursuant to the Redlands General Plan (Measure U). Motion seconded by Councilmember Banda and carried unanimously.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 9:29 A.M. The next regular meeting will be held on December 1, 1998, at 3:00 P.M.

City Clerk