

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 February 9, 1999.

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  
Mel Enslow, Fire Chief  
Bonnie Johnson, Finance Director  
Ronald C. Mutter, Public Works Director  
Jeffrey L. Shaw, Community Development Director  
John Jaquess, City Planner

ABSENT

None

Mayor Cunningham called the meeting to order and explained the purpose of this meeting was to consider the initial implementation of the Socio-Economic Study under Measure U provisions. Planning Commissioners Thomas Osborne and R. A. Moore were present as well as Monty Dill, a member of the Study Committee.

PUBLIC HEARINGS

Conditional Use Permit No. 674 - Robertson's Ready Mix - Public hearings were continued to this time and place to consider the Socio-Economic Cost Benefit Study and Mitigated Negative Declaration for a conditional use permit to establish a recycling facility for concrete and asphalt rubble within an existing surface mining and concrete batch plant operation in the "O" (Open Land) District, located east of Alabama Street, approximately 2,000 feet south of Fifth Street. Community Development Director Shaw reported the Planning Commission unanimously approved this conditional use permit request on January 26, 1999, which will establish a recycling facility for concrete and asphalt rubble within a portion of an existing surface mining and concrete batch plant operation. This recycling facility consists of a temporary portable crusher which is brought onto the project site periodically for approximately four to six days at a time, four to five times a year, depending on the amount or accumulation or rubble to be recycled. This recycling operation will involve the stockpiling of waste concrete and asphalt for a period up to three months before

being crushed and made into a base material. The height of the stockpile will not exceed 25 feet. The project site encompasses approximately 3.14 acres and is located at the most northwesterly projection of the City limits of Redlands. The recycling facility is within an area currently being used by two surface mining/concrete batch operations and an asphalt batch plant. The project site, in the past, has been used for storage of heavy equipment, concrete casting yard, and materials storage. Mr. Shaw reviewed the environmental review and Socio Economic Cost Benefit Study and noted that air/dust control comes under the purview of the Air Quality Management District (AQMD). Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember George moved to approve the Environmental Review Committee's Mitigated Negative Declaration for Conditional Use Permit No. 674 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 Freedman and carried unanimously. Councilmember George moved to approve the Socio-Economic Cost Benefit Study for Conditional Use Permit No. 674 as the project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed, and that the proposed project, based on the overall Fiscal Impact Analysis, will provide the City with a positive annual revenue/cost ratio of 1.37. Motion seconded by Councilmember Freedman and carried unanimously. Councilmember George moved to approve Conditional Use Permit No. 674 subject to the following findings and subject to the Conditions of Approval as recommended by the Planning Commission:

1. That the site for the intended use is adequate in size and shape to accommodate the use and other features required in order to adjust the use to those existing or permitted future uses in the vicinity;
2. That the site for the proposed use properly relates to the adjacent public street, which is designed to carry the type and quantity of traffic generated or to be generated by this proposed use;
3. That the use is desirable for the development of the community, is consistent with the policies, goals, and objectives of the Redlands General Plan, and is not detrimental to existing or planned uses in the vicinity of the proposed project; and
4. That the conditions set forth in the permit and shown on the approved site plan are necessary to protect the public health, safety, or general welfare.

Motion seconded by Councilmember Freedman and carried unanimously.

Conditional Use Permit No. 680 - Regent Assisted Living, Inc. - Public hearings were continued to this time and place to consider the Socio Economic Cost

Benefit Study and Mitigated Negative Declaration for a conditional use permit to construct an 84,114 square foot multiple building senior care facility, consisting of an Alzheimer facility, an assisted living facility and eight senior apartment units with a total resident population of 140 people on 5.29 acres in the R-2 (Multiple Family Residential) District located south of Fern Avenue and east of La Verne Street. Community Development Director Shaw reported the applicant, Regent Assisted Living, is a Portland-based company that provides assisted living for senior citizens. The Planning Commission inquired as to whether this facility is age restricted. The applicant has indicated it is not, however, has also represented that they would not oppose a condition of approval limiting the age. Councilmembers discussed this project as related to the six-foot high decorative wall, the age of its residents, and delivery/emergency access to the property. Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. A spokesman for the neighbors on La Verne Street addressed Council indicating their concerns seem to have been mitigated by the developer since the initial environmental meeting. There being no further comments, the public hearing was closed. Councilmember Freedman moved to approve the Environmental Review Committee's Negative Declaration for Conditional Use Permit No. 680 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 Gilbreath and carried unanimously. Councilmember Freedman moved to approve the Socio Economic Cost Benefit Study for Conditional Use Permit No. 680 and find that the proposed Senior Congregate Care Facility 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 Gilbreath and carried unanimously. Councilmember Freedman moved to approve Conditional Use Permit No. 680 based on the following findings and subject to the Conditions of Approval as recommended by the Planning Commission:

1. That the senior congregate care facility is located east of La Verne Street and south of Fern Avenue which is appropriate for a conditional use permit;
2. That the senior congregate care facility as proposed is a project that is necessary, essential, and desirable for the public welfare as well as the development of the community;
3. That the senior congregate care facility is not detrimental to existing or permitted uses in the R-2 (Multiple Family) District;
4. That the size and shape of the site are adequate for the development of a 100 unit senior congregate care facility;

5. That the site properly relates to Fern Avenue and La Verne Street which are designed and improved to carry the type and quantity of traffic to be generated by a senior congregate care facility;
6. That the conditions set forth on Conditional Use Permit No. 680 are deemed necessary and reasonable to protect the public health, safety, and general welfare and are in the best interests of the neighborhood;
7. That the proposed project is consistent with the High Density Residential Designation in the City's General Plan; and
8. That the age limits imposed in accordance with Federal and State laws shall be applied on the housing element of the facility.

Motion seconded by Councilmember Gilbreath and carried unanimously.

Conditional Use Permit No. 682 - Helix Development - Public hearing was continued to this time and place to consider the Socio Economic Cost Benefit Study for a conditional use permit to construct an 8,821 square foot multiple tenant commercial building for an automotive tire service business on an existing building pad within the Wal-Mart Shopping Center located in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan. Community Development Director Shaw reported the Planning Commission approved Conditional Use Permit No. 682 on January 26, 1999, for a proposed building intended to be occupied by several tenants with Winston Tire occupying approximately 65 percent of the building and the remaining area for future retail or service establishments. The project site is .95 acres in size and located along the north side of Redlands Boulevard situated between the Arco service station at California Street and the Jack-in-the-Box restaurant to the east. The site is subject to the requirements of the General Commercial District of the East Valley Corridor Specific Plan (EVCSP) which requires a conditional use permit for auto service and repairs uses. Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Freedman moved to determine that the proposed project falls within the project description for the Negative Declaration approved for the Gatlin-Berger Wal-Mart Shopping Center and that no subsequent environmental review is necessary pursuant to State CEQA Guidelines, Section 15162, and directed staff to file a Notice of Determination with the County evidencing this decision. Motion seconded by Councilmember George and carried unanimously. Councilmember Freedman moved to approve the Socio-Economic Cost Benefit Study for Conditional Use Permit No. 682 as the 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 George and carried unanimously. Councilmember Freedman moved to approve Conditional Use Permit No. 682 based on the following findings:

1. That this conditional use permit is consistent with the Redlands General Plan;
  2. That the facility is in conformance with the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan;
  3. That the size and shape of the site are adequate for the development;
  4. That the property relates properly to the designed and improved streets within the area; and
  5. That the conditions on Conditional Use Permit No. 682 are deemed necessary and reasonable to protect the public health, safety and general welfare and are in the best interest of the neighborhood;
- and subject to the Conditions of Approval as recommended by the Planning Commission except as follows:
1. That the hours of operation are limited from 7:00 A.M. to 7:00 P.M.; and
  2. That the condition of approval staff prepared for the Planning Commission requiring the 25 foot high wall extension be amended as recommended by the Planning Commission to 5½ feet high adjacent to the building.

Motion seconded by Councilmember George and carried unanimously.

CRA No. 698 - Yocom-Baldwin Development - Public hearing was continued to this time and place to consider the Socio Economic Cost Benefit Study and Negative Declaration for a Planning Commission Review and Approval to construct an 15,819 square foot concrete tilt-up warehouse building on .92 acres in the IC (Commercial Industrial) District of the East Valley Corridor Specific Plan located on the west side of Amigos Drive, approximately 100 feet north of Park Avenue. Community Development Director Shaw reported the Planning Commission unanimously approved CRA No. 698 on January 26, 1999. The construction of this industrial/warehouse building will consist of tilt-up concrete panels and its architectural design will be similar to the other light industrial buildings in the immediate vicinity. This proposed development is an infill development within an existing industrial park and will not require the installation of infrastructure or extension of existing infrastructure as all infrastructure was installed within this industrial tract prior to its annexation to the City in 1986. Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Banda moved to approve the Environmental Review Committee's Mitigated Negative Declaration for Planning Commission Review and Approval No. 698 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 Freedman and carried unanimously. Councilmember Banda moved to approve the Socio-Economic Cost Benefit Study for Planning Commission Review and Approval

No. 698 as the project will not create unmitigable physical blight or over-burden public services in the community, and no additional information or evaluation is needed, and that the proposed project, based on the overall Fiscal Impact Analysis, will provide the City with a positive annual revenue/cost ratio of 1.65. Motion seconded by Councilmember Freedman and carried unanimously. Councilmember Banda moved to approve Planning Commission Review and Approval No. 698 subject to the following findings and subject to the Conditions of Approval as recommended by the Planning Commission:

1. That the site for this proposed development is adequate in size and shape to accommodate the use and other features required in order to adjust the use to those existing or permitted future uses in the vicinity;
2. That the project site for this proposed infill development properly relates to the adjacent public streets which are designed to carry the type and quantity of traffic generated or to be generated by this proposed use;
3. That the proposed use is desirable for the development of the community, is consistent with the policies, goals, and objectives of the Redlands General Plan, and is not detrimental to existing or planned uses in the vicinity of the proposed project; and
4. That the conditions set forth in the permit and shown on the submitted site plan, as amended, are necessary to protect the public health, safety or general welfare.

Motion seconded by Councilmember Freedman and carried unanimously.

Socio Economic Cost Benefit Study - Councilmember George asked if staff could produce overheads of the tables that would be easier to read. Community Development Director Shaw concurred there was a problem in the size of the print but that staff was going to attempt to separate residential from commercial projects which should make the tables easier to read. Councilmember Cunningham thought there was still some fine-tuning of the numbers to be done such as the paramedic charges need to be proportionate to uses such as congregate care.

## PUBLIC COMMENTS

Smiley Park - On behalf of Janey Cole, a local realtor, Councilmember Gilbreath ask for placement on a future agenda a request to grant a long-term lease for maintenance of a triangular portion of Smiley Park adjacent to property located on Grant Street and Olive Avenue. Ms. Cole was referred to Public Works Director Mutter for assistance.

## LATE BREAKING ITEM

Citrus Plaza Regional Mall - On February 8, 1999, the City of Redlands received a notice from the County of San Bernardino regarding a development

agreement between the County of San Bernardino and Redlands Joint Venture LLC concerning the approved development plan for the 125 acres Citrus Plaza Regional Mall. Comments must be received by the County no later than February 16, 1999. Noting that the need to take action was immediate, Councilmember George moved to add this matter to the agenda which arose subsequent to the agenda being posted. Motion seconded by Councilmember Freedman and carried unanimously. Councilmember Freedman took exception to the 20 year term included in Sections 3.2 and 3.4 and the eight year term in Section 9.4. Councilmember Cunningham felt this application for property totally surrounded by the City flaunts orderly development and is a poor move on the part of the County. In regards to the pending General Plan Amendment, Councilmember George wanted letters written to other cities within the County of San Bernardino to make them aware of this situation which could prove disastrous for all cities. Councilmember Freedman suggested copies of this letter be forwarded to the other Supervisors. Councilmember Banda noted the League of California Cities task force will address sphere of influence issues at a meeting to be held in the near future. City Manager Luebbers noted that at the last City Managers' meeting, there seemed to be a lack of information on this situation which he would rectify. He also reported he had recently approached Majestic representatives suggesting a meeting with two Councilmembers to continue negotiations; Majestic replied they would get back to us.

#### ADJOURNMENT

There being no further business, the City Council meeting adjourned at 10:21 A.M. The next regular meeting will be held on February 16, 1999.

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City Clerk