

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 August 7, 2001.

PRESENT

Pat Gilbreath, Mayor
Gary George, Mayor Pro Tem
John L. Freedman, Councilmember
Susan Pepler, Councilmember
Karl N. "Kasey" Haws, Councilmember

ABSENT

None

STAFF

John Davidson, City Manager; Daniel J. McHugh, City Attorney; Lorrie Poyzer, City Clerk; Beatrice Sanchez, Deputy City Clerk (evening session); Jim Bueermann, Police Chief (afternoon session); Mel Enslow, Fire Chief; Bonnie Johnson, Finance Director; Ronald C. Mutter, Public Works Director; Gary G. Phelps, Municipal Utilities Director; and John Jaquess, City Planner.

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

PRESENTATION

University of Redlands Donation - Mayor Gilbreath presented a plaque with the City seal to Dr. James Appleton and Mr. Phil Doolittle in appreciation for their donation to the City. This is the fourth year in a row the University of Redlands has made a voluntary monetary gift to the City. As in the past the University has requested the funds be allocated toward specific items or program over and above the City's already adopted budget. This year this monies are to be used for the following items: \$15,000.00 for five new automated external defibrillator units for the police and fire program; \$10,000.00 to be passed through the Police Department to the Y Alliance in support of the Teen Cyber Café; \$10,000.00 to the A. K. Smiley Public Library for enhancing the library's acquisitions and materials fund; and \$6,000.00 for the enrichment of cultural programs.

Funds - Donation - An appropriation is being requested, at this time, for the police and fire monies. The \$6,000.00 gift will be agendized for appropriation at a later date pending a recommendation from the Cultural Arts Commission; the Library Board of Trustees will designate the deposition of the \$10,000.00 gift. Councilmember Gilbreath moved to authorize an additional appropriation in the amount of \$25,000.00 as designated by the University of Redlands. Motion seconded by Councilmember Haws and carried unanimously.

CONSENT CALENDAR

Minutes - On motion of Councilmember George, seconded by Councilmember Freedman, the minutes of the regular meeting of July 17, 2001, were approved as submitted.

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

Resolution No. 5930 - Assessment District No. 91-1 - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously adopted Resolution No. 5930, a resolution of the City of Redlands abandoning proceedings for Assessment District No. 91-1 solely with respect to Benefit Zone "C." This district was formed in 1991 and has remained inactive since its formation. A portion of the parcels included in the District is also part of the newly formed Community Facilities District (CDF) No. 2001-1. The common property owner has requested that Assessment District No. 91-1 be abandoned in the overlap area referred to as Zone "C." The balance of Assessment District No. 91-1 will remain intact.

Resolution No. 5931 - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously adopted Resolution No. 5931, a resolution of the City Council of the City of Redlands levying special taxes within City of Redlands Community Facilities District No. 2001-1 (Northwest Development Project).

Resolution No. 5914 - Dog License Fees - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously adopted Resolution No. 5914, a resolution of the City Council of the City of Redlands amending Resolution No. 5324 relating to fees for dog licenses and establishing a license fee of \$18.00 for an unaltered dog and \$9.00 for an altered dog.

Planning Commission Actions - On motion of Councilmember George, seconded by Councilmember Freedman, the report of the Planning Commission meeting held on July 24, 2001, was acknowledged as received.

Ordinance No. 2475 - Zone Change No. 378 - Ordinance No. 2475, 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. 378 a change of zone from R-1 (Single Family Residential) District to E (Educational) District on two non-contiguous parcels totaling 3.83 acres located on the northwest corner of Brockton Avenue and University Street and on the north side of Brockton Avenue at the terminus of Grove Street (University of Redlands, applicant), was

unanimously adopted on motion of Councilmember George, seconded by Councilmember Freedman.

Ordinance No. 2473 - Temporary sale of new and/or used motor vehicles - Ordinance No. 2473 (Specific Plan No. 40, Amendment No. 17), an amendment to the East Valley Corridor Specific Plan to modify Sections EV1.0615, EV1.0625 and EV3.0720 and adding Sections EV3.0714, EV3.0814 and EV3.0914 to permit for the temporary sale of new and/or used motor vehicles (City of Redlands, applicant), was unanimously adopted on motion of Councilmember George, seconded by Councilmember Freedman.

Ordinance No. 2478 - Parking Regulations - Ordinance No. 2478 an ordinance of the City of Redlands amending Chapter 10.40 of the Redlands Municipal Code relating to restricted parking in commercial and other districts, was unanimously adopted on motion of Councilmember George, seconded by Councilmember Freedman.

Resolution No. 5937 - Traffic - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously adopted Resolution No. 5937, 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 two hour parking on westerly side of Terracina Boulevard from Fern Avenue, southerly for approximately 960 feet.

Resolution No. 5938 - Traffic - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously adopted Resolution No. 5938, 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 two hour parking on north side of State Street from 11th Street east to Church Street for 250 feet.

Church Street Right-of-Way - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved an agreement with Andrew B. Lee and Janet Lee regarding purchase of fee interest for street right-of-way in conjunction with the widening of Church Street from Redlands Boulevard to Colton Avenue and authorized the Mayor and City Clerk to sign the contract on behalf of the City.

Funds - Temporary Fire Station No. 1 - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved an additional appropriation and awarded construction of an HVAC system for the living quarters at temporary Fire Station No. 1 to Burgeson's Heating and Air Conditioning, Inc. in the amount of \$22,500.00.

Agreement - Smiley Library Clerestory Windows - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved an agreement to furnish consulting services with Claremont Environmental Design Group, Inc. to provide the design,

construction documents and construction administration of the clerestory windows replacement project for A. K. Smiley Public Library.

Agreement - San Bernardino Avenue Well - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved an agreement with the San Bernardino Valley Municipal Water District for use of the San Bernardino Avenue well as a backup water supply source.

Agreement - Electricity Cogeneration Facility - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved a grant award agreement for \$242,500.00 with the California Energy Commission for the Innovative Peak Load Reduction Program for our electricity cogeneration facility, and directed the Municipal Utilities Director to execute the agreement as the authorized party for the grant in accordance with Resolution No. 5902.

Hold Harmless Agreement - Pipeline Replacement Project - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the City Council unanimously approved a hold harmless agreement with Rancho Ladero, LLC covering the City's use of a construction staging area during a pipeline replacement project along the southwestern toe of the Crafton Hills.

Funds - Agreement - Gang Reduction Intervention Team - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved an agreement with the Gang Reduction Intervention Team to provide gang counseling to Redlands' youth, Mayor and City Clerk to sign the contract on behalf of the City, and authorized an additional appropriation of \$10,000.00 from asset seizure funds for this purpose.

Agreement - Trinity Community Foundation - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved a lease agreement with Trinity Community Foundation to establish an outreach program for families in north Redlands at the former Red Cross facility located at 611 Chapel Street.

Funds - North Orange Community Policing Station - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously authorized the acceptance of the Governor's Office of Criminal Justice Planning Grant award of \$75,000.00 to hire and equip a Community Service Officer to serve as program director for the North Orange Community Policing Station and approved an additional appropriation of the same amount to fund the grant for the 2001-02 budget year.

Funds - Crimes Against Children Unit - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously authorized the acceptance of the Governor's Office of Criminal Justice Planning Grant award of \$94,000.00 to hire and equip a Community Service Officer to serve in the Crimes Against Children Unit and approved an additional

appropriation of the same amount to fund the grant for the 2001-02 budget year with a reminder from Mayor Gilbreath regarding paying salaries with grant monies.

Memorandum of Understanding - Training Resources Center - On motion of Councilmember Gilbreath, seconded by Councilmember Pepler, the City Council unanimously approved a non-financial memorandum of understanding with Training Resources Center, Inc. for the period July 1, 2001, through June 30, 2003, to operate a youth computer training program and Mayor and City Clerk to sign the document on behalf of the City with a reminder from Mayor Gilbreath regarding paying salaries with grant monies.

Agreement - Joslyn Senior Center - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved an independent contractor agreement with Teresa McGonigal to develop and conduct cardio-salsa aerobic classes at the Joslyn Senior Center and Mayor and City Clerk to sign the contract on behalf of the City.

Lease Agreement - Senior Nutrition Program - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved a lease agreement amending the term of lease from July 1, 2001, to June 30, 2002, with the County of San Bernardino for use of the multi-purpose room and kitchen for the continued provision of a nutrition program for senior citizens in the Redlands area.

Resolution No. 5932 - Paramedic Tax - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously adopted Resolution No. 5932, a resolution of the City Council of the City of Redlands setting the voter-approved special tax for emergency paramedic service for fiscal year 2001-02 as set forth in Ordinance No. 1900.

Resolution No. 5933 - Weed Abatement - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously adopted Resolution No. 5933, a resolution of the City Council of the City of Redlands providing for the assessment of costs resulting from the abatement of weeds which constitute a fire hazard.

Contract - Fire Engine - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved a contract with Seagrave Fire Apparatus, a Division of FWD Carpenter, for the purchase of one new fire engine and related equipment.

Contract - Cable Television Consultant - On motion of Councilmember George, seconded by Councilmember Freedman, the City Council unanimously approved a contract with Gerald Hanson for cable television consultant services

for the period August 1, 2001, through June 30, 2002. Funds have been included in the 2001-02 budget for this contract.

COMMUNICATIONS

Donut Hole Proposal - Mayor Gilbreath reported that several Councilmembers and staff met with County Supervisors Dennis Hansberger and Jerry Eaves regarding proposed development within the Donut Hole. Councilmember Haws reviewed these discussions which were held in a professional manner and summarized a proposal presented by Supervisor Hansberger and a counter proposal from the City. Mayor Gilbreath felt this was a positive environment to solve this situation. Councilmember Pepler expressed appreciation for being included in the discussion and said she was anxious to move forward. Noting he had not met with the Supervisors, Councilmember Freedman presented his perceptions of the proposal and said he did not mind negotiations going forward, but wanted his concerns addressed. Councilmember George said the proposal is a beginning and we owe it to ourselves to try to meet an agreement and had several questions to be addressed; he also suggested formally advising UDHOPA and Majestic of these discussions with the County and ask for their input now. This suggestion was amenable to his fellow Councilmembers. Speaking from the audience were Bill Cunningham, Tex Moore, and Jerry Biggs. Following discussion, Councilmember Gilbreath moved to appoint Councilmembers Haws and George to serve on a committee with appropriate City staff (City Manager Davidson, City Attorney McHugh, Municipal Utilities Director Phelps, and Water Resources Chief Headrick) to continue negotiations with the County. Motion seconded by Councilmember Pepler and carried unanimously.

Appointment - Street Tree Committee - Mayor Gilbreath moved to nominate Patricia Sandos to the Street Tree Committee, as recommended by Councilmember Haws, to fill the unexpired term of Anna Robles to February 16, 2003. Motion seconded by Councilmember Pepler and carried unanimously.

AB 81 and SBX 230 - Property Tax Shift - Mayor Pro Tem George addressed these two pending bills noting that upon completion, the Mountainview Power Plant will provide 1,056 megawatts of power. Under various bills, either moving forward or capable of coming back to the legislature, communities that accept new power plans are eligible to get all the property tax from a new plant or a plant expanded by 50 megawatts or more. None of the property tax will be shared with the State of California. In addition, under AB 81, assessment of these plants will be moved from the county assessor's office to the Board of Equalization, and the plants will be exempt from the two percent annual cap provided by Proposition 13. AB 81 and SBX 230 indicate that special districts will get these dollars if the plant is in the Redevelopment area. In most cities, the Redevelopment Agency is the city's Redevelopment Agency. However, in

Redlands, our Agency's footprint does not include Mountainview Power. Instead, the IVDA overlays that piece of property and will receive 100 percent of the property tax. Redlands gets no revenue, but we get the environmental impact. We should, therefore, request some relief from this unusual situation from the authors of this bill. Councilmember Pepler reviewed the current status of the bills and suggested we get in touch with the League of California Cities to find out if any other City is in the same position. She also suggested asking for Senator Brulte for assistance. Mayor Pro Tem George noted this issue proves the need for a state lobbyist which will be discussed by the City Council in the near future.

Airport Security - Mayor Pro Tem George noted another security problem recently occurred at the Redlands Municipal Airport. This has been a continuing problem and the supplemental request for a security system was not included in the new budget. We need to capture new revenue for the airport either through grants or other means such as receiving property tax due us. Public Works Director Mutter reported the property tax situation is being corrected. Bob Pearce addressed the City Council on behalf of the Airport Pilots Association; he shared some information regarding thieves working across the country at unsecured airports and urged placement of a security system at our airport. Councilmember Gilbreath moved to ask Public Works Director Mutter and Police Chief Bueermann to bring forward a proposal for a security system at the Redlands Municipal Airport. Motion seconded by Councilmember George and carried unanimously.

Community Workshops - Northside Library - Councilmember Pepler announced community workshops to consider the possibility of establishing a branch library on the north side of Redlands. The City and its consultant, CIVIC Technologies, Inc., invite residents to participate in public workshop to discuss the community's needs as it relates to library services. The first workshop will be held on Wednesday, August 29, 2001, at Smiley Elementary School, 1210 West Cypress Avenue, from 7:00 P.M. to 9:00 P.M. The second workshop will be held on Thursday, September 27, 2001, at the Community Senior Center, 111 West Lugonia Avenue. Free child care for ages 5-12 will be provided and a Spanish translator will be available.

Planning Procedures - It has recently come to Councilmember Haws' attention that when the City Council considers a request by a landowner for a General Plan amendment or zone change, we do not necessarily have the benefit of simultaneously seeing a proposal for the actual development project which is generating the request because the City's subdivision regulations prohibit this. He believes the existing process works to the detriment of the City and the developer who is at a disadvantage because of a delay factor. Part of the problem the Planning Commission, City Council and Historic and Scenic Preservation Commission had when considering the Van Deist project recently was that it was submitted "piece-mealed." By consensus, Councilmembers

referred this issue to staff for a report presenting the pros and cons of requiring that no General Plan amendment or zone change be processed unless the underlying project is also submitted at the same time

Resolution No. 5936 - Reimbursement Policy - City Manager Davidson has reviewed the "per-diem for meals" policy that has been in effect since 1990 and recommended a revision for reimbursement of meal and other City-related business expenses. Councilmember Gilbreath moved to adopt Resolution No. 5936, a resolution of the City Council of the City of Redlands establishing a policy for reimbursement of meal and other City-related business expenses. Motion seconded by Councilmember Pepler and carried unanimously.

Resolution No. 5921 - Traffic - Public Works Director Mutter reported the Traffic and Parking Commission voted on March 22, 2001, to deny the request for the installation of an all-way stop at Alessandro Road and (the future) Creekside Drive which was recommended by the Public Works Department. The Traffic and Parking Commission denied the request based on the understanding that Creekside Drive is expected to serve only 49 residential units which will generate a minimal volume of traffic compared to the total volume on Alessandro Road which is currently 3,500 vehicles per day. They were also concerned there would be a potential for a traffic back-up on Alessandro Road during the peak hours. Public Works Director Mutter said that due to the approaching steep grade with varying widths and an "S" curve at the proposed intersection and the narrow bridge that will require a high speed merging movement for vehicles turning left from Creekside Drive onto Alessandro road, it was staff's recommendation to approve the installation of an all-way stop at Alessandro Road and Creekside Drive. Following discussion, Councilmember Gilbreath moved to adopt Resolution No. 5921, 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 an all-way stop at Alessandro Road and Creekside Drive. Motion seconded by Councilmember Haws and carried with Councilmember Freedman voting NO as he agreed with the Traffic and Parking Commission's recommendation.

Water Supply Alternatives - Small Citrus Groves - Municipal Utilities Director Phelps reported that at a previous City Council meeting, staff was asked to identify alternative ways to assist the establishment and preservation of "pocket citrus groves" of five acres or less by providing incentives in the form of lower water rates for irrigation. Water Resources Chief Headrick presented alternative ways of assisting the establishment of pocket groves. Based on prior City Council authorization, staff has imitated a water rate and charges study to be completed in early 2002. If it is the desire of the City Council, staff will direct the study consultant to fully evaluate various rate structures to accommodate special irrigation rates for pocket groves. Complimenting staff for a well-done report, Councilmembers asked that this issue be added to the study for the City Council's future consideration.

JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Resolution No. 5934 - Great Neighborhood Program - Councilmember Haws moved to adopt Resolution No. 5945, 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. Motion seconded by Councilmember Freedman and carried unanimously. (Also see Redevelopment Agency minutes for August 7, 2001.)

Resolution No. 5935- First Time Home Buyer Program - Councilmember Haws moved to adopt Resolution No. 5935 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 First Time Home Buyer loan agreements which will be acted upon by the Board of Directors of the Redevelopment Agency. Motion seconded by Councilmember Freedman and carried unanimously. (Also see Redevelopment Agency minutes for August 7, 2001.)

Resolution No. 5939 - Conflict of Interest Code - Councilmember Haws moved to adopt Resolution No. 5939, a resolution of the City Council of the City of Redlands adopting an amended Conflict of Interest Code pursuant to the Political Reform Act of 1974, by designating the Assistant Finance Director to file conflict of interests disclosure. Motion seconded by Councilmember Freedman and carried unanimously. (Also see Redevelopment Agency minutes for August 7, 2001.)

NEW BUSINESS - LATE BREAKING ITEMS

Noting the need to take action was immediate, Councilmember Freedman moved to add the following items to the agenda which arose subsequent to the agenda being posted: "Contract Award - Marigold Avenue Recycled Water Line" and "Request for additional appropriation of funds and award of contract for resident inspection services on Fire Station No. 1 Renovations." Motion seconded by Councilmember George and carried unanimously.

Contract Award - Marigold Avenue Recycled Water Line - Municipal Utilities Director Phelps reported bids were solicited by the Municipal Utilities Department for the construction of a portion of 24 inch recycled water main in Marigold Avenue from San Bernardino Avenue to a point approximately 400 feet north of San Bernardino Avenue. This construction is part of the Recycled Water Project Pipeline which facilitates the delivery of recycled water to the Mountainview Power Company by March of 2003 and other customers in the future. Mountain View Power is located at the northeast corner of San Bernardino and Mountain View Avenues, adjacent to the Hershey Development which is currently under construction. To avoid cutting the new pavement being installed by the Community Facilities District in the near future, it is in

the City's best interests to install this 400 feet of pipeline prior to paving. In addition, there will be significant cost savings by installing the recycled water main at this time by avoiding paving costs. The remainder of the pipeline improvements will be bid and constructed in approximately two years. The City solicited three bids which were received by August 6, 2001 and reviewed by staff. It was the recommendation of the Municipal Utilities Department lowest responsive bid submitted by a responsible bidder was \$27,625.00 from Kenko, Inc. of Calimesa, and that Kenko is prepared to proceed with construction. Councilmember George moved to award the contract for construction of the Marigold Avenue Recycled Water Main to Kenko Inc. in the amount of \$27,625.00 and Mayor and City Clerk to sign the contract on behalf of the City. Motion seconded by Councilmember Pepler and carried unanimously.

Funds - Resident Inspection Services - Fire Station Renovations - Public Works Director Mutter reported proposals were opened on July 9, 2001, by the Public Works Director for resident inspection services for construction of the Fire Station No. 1 Renovations project. This contract will provide the necessary on-site construction inspection to assure that the project is constructed to code and in accordance with the approved plans and specifications while keeping the project on the tight construction schedule required by the City and avoiding, to the greatest extent possible, delays and change orders. Staff sent a Request for Proposal to four firms; three of which had expressed interest in submitting proposals for this work. Only one proposal was received by the submittal deadline. Councilmember Freedman moved to approve an additional appropriation and award a contract for resident inspection services for the construction of the Fire Station No. 1 Renovations Project to Inspection Consultants, Mentone, in an amount not to exceed \$50,000.00. Motion seconded by Councilmember Haws and carried unanimously.

CLOSED SESSION

The City Council meeting recessed at 4:53 P.M. to continue the Redevelopment Agency meeting and reconvened at 5:00 P.M. to a closed session to discuss the following:

1. Conference with legal counsel: Existing litigation - Government Code Section 54956.9(a) - Francis Riguis v. City of Redlands - SCVSS 72945
2. Conference with real property negotiator - Government Code Section 54956.8
 - Property: APN 292-321-06
Southwest corner of Nevada Street and
Lugonia Avenue
Negotiating parties: Arrowhead Orthopaedics and Linda Emmerson
Under negotiation: Terms and price
 - Property: APN 292-321-06
Southwest corner of Nevada Street and
Lugonia Avenue

Negotiating parties: Pence Construction, Inc. and Linda Emmerson
Under negotiation: Terms and price
- Property: APN 173-191-16, 1132 East Cypress Avenue
Negotiating parties: Ramon and Silvina Velasco and Linda Emmerson
Under negotiation: Terms and price

- Property: Portion of APN 176-352-07
Negotiating parties: Louis Curti and John Davidson
Under negotiation: Terms and price
- Property: APN 169-141-02
Negotiating parties: Jim Bueermann and Pamela L. McNutt
Under negotiation: Terms and price
- Property: APN 169-151-32
Negotiating parties: Jim Bueermann and Eleanor L. McGrath
Under negotiation: Terms and price
- Property: APN 169-151-16 and 17
Negotiating parties: Jim Bueermann and Ralph & Leah Reading
Under negotiation: Terms and price
- Property: APN 169-151-20, 21 and 27
Negotiating parties: Jim Bueermann and David S. Christensen, Trustee
Under negotiation: Terms and price
- Property: APN 169-151-22
Negotiating parties: Jim Bueermann and Marion L. Conley
Under negotiation: Terms and price
- Property: APN 169-151-29
Negotiating parties: Jim Bueermann and Jose G. and Alfonso A. Perez
Under negotiation: Terms and price
- Property: APN 169-271-09
Negotiating parties: Jim Bueermann and Swen and Helen Larson, Tr.
Under negotiation: Terms and price
- Property: APN 169-271-10
Negotiating parties: Jim Bueermann and Ray J. Valdivia
Under negotiation: Terms and price
- Property: APN 169-271-11 and 12
Negotiating parties: Jim Bueermann and Famrid LP
Under negotiation: Terms and price
- Property: APN 169-271-13
Negotiating parties: Jim Bueermann and Julia A. Vilchis
Under negotiation: Terms and price
- Property: APN 169-271-14
Negotiating parties: Jim Bueermann and
Leopold E. and Eliana L. Wenzel
Under negotiation: Terms and price
- Property: APN 169-271-15 and 16
Negotiating parties: Jim Bueermann and Ofelia Escobedo
Under negotiation: Terms and price
- Property: APN 169-271-17
Negotiating parties: Jim Bueermann and Mary E. Weller
Under negotiation: Terms and price
- Property: APN 169-271-18 and 19
Negotiating parties: Jim Bueermann and
Nicolae N. F. and Diona D. Farcas

- Under negotiation: Terms and price
- Property: APN 169-271-20
- Negotiating parties: Jim Bueermann and Debra Jean Martinez
- Under negotiation: Terms and price
- Property: APN 169-271-21
- Negotiating parties: Jim Bueermann and MD Auto Repair
- Under negotiation: Terms and price
- Property: APN 169-271-44
- Negotiating parties: Jim Bueermann and
Brian/Mary/Barbara Harkness Trustee
- Under negotiation: Terms and price
- Property: APN 169-271-47 and 52
- Negotiating parties: Jim Bueermann and
George W. and Eleanor L. McGrath
- Under negotiation: Terms and price
- Property: APN 169-271-53
- Negotiating parties: Jim Bueermann and
Carol Gering and Barbara J. Gilmore
- Under negotiation: Terms and price

The meeting reconvened at 7:00 P.M.

LAND USE AND PUBLIC HEARINGS

Planning CRA No. 729 - Nuttall/Uchizono Associates - Public hearing was advertised for this time and place to consider the Socio-Economic Cost/Benefit Study and Planning Commission Review and Approval No. 729 for the construction of a two-story 9,541 square foot micro brewery and sit-down restaurant on approximately 1.28 acres located on the south side of Industrial Park Avenue, south of the Interstate 10 Freeway and west of Alabama Street, in the GC (General Commercial) District of the East Valley Corridor Specific Plan. City Planner Jaquess described the project and the Planning Commission's recommendation on June 12, 2001, for approval. This application proposes two revisions to the original project that require formal approval; they are changing the architecture of the restaurant portion of the project from an "Art Deco" style diner to a "Craftsman" design and eliminating the drive-through facility along the south side of the building and constructing additional parking spaces and landscape planters. It was noted the Planning Commission also recommended that the previously adopted Mitigated Negative Declaration for this project, originally approved as Conditional Use Permit No. 705 on July 5, 2000, adequately addresses the potential impacts of the proposed revised project and that no further analysis or documentation is required, pursuant to Section 15162 of the California Environmental Quality Act Guidelines. Mayor Gilbreath declared the meeting open as a public hearing for any questions or comments. There being no comments, the public hearing was declared closed. Councilmember Haws moved to determine that Planning Commission Review

and Approval No. 729 does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines based on the finding contained in the staff report. Motion seconded by Councilmember Freedman and carried unanimously. Councilmember Haws moved to approve the Socio-Economic Cost/Benefit Study for Planning Commission Review and Approval No. 729 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 Freedman and carried unanimously. Councilmember Haws moved to approve Planning Commission Review and Approval No. 729 subject to the findings, conditions of approval, and all departmental recommendations contained in the staff report. Motion seconded by Councilmember Freedman and carried unanimously.

Planning CR&A 730 - Robert Pattillo Properties, Inc., Applicant - A notice of preparation of a Draft Mitigated Negative Declaration and public hearings were advertised for this time and place to consider a Socio-Economic Cost/Benefit Study for the introduction and first reading of Ordinance No. 2479 for Specific Plan No. 40, Amendment No. 18, an amendment to the East Valley Corridor Specific Plan to change the location and alignment of Palmetto Avenue and Marigold Avenue; Concept Plan No. 2, Amendment No. 1, an amendment to Concept Plan No. 2 of the East Valley Corridor Specific Plan to change the location and alignment of Palmetto Avenue and Marigold Avenue; and Planning Commission Review and Approval No. 730 for the construction of a 424,462 square foot concrete tilt-up building for a regional distribution warehouse on approximately 24.2 acres located on the north side of San Bernardino Avenue, approximately 1,000 feet west of California Street in Concept Plan No. 2 of the East Valley Corridor Specific Plan. City Planner Jaquess described the project and the Planning Commission's recommendation on July 24, 2001, for approval. Mayor Gilbreath declared the meeting open as a public hearing for any questions or comments. On behalf of the applicant and Becton, Dickinson and Company, Pat Meyer thanked City Manager Davidson and staff for being very helpful and processing this application so efficiently and urged approval of the project as proposed. Karen DeMarinis from Becton, Dickinson and Company, briefly described their business, a medical supplies distribution company, and said they were excited to become a member of our community. There being no further comments, the public hearing was declared closed.

Councilmember Freedman moved to approve the Environmental Review Committee's Mitigated Negative Declaration for Ordinance No. 2479 (specific Plan No. 40, Amendment No. 18), Resolution No. 5929 (Concept Plan No. 2, Amendment No. 1), and Planning Commission Review and Approval No. 730 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 Pepler and carried unanimously.

Councilmember Freedman moved to approve the Socio-Economic Cost/Benefit Study for Planning Commission Review and Approval No. 730 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 Pepler and carried unanimously.

Ordinance No. 2479, an ordinance of the City of Redlands amending Ordinances Nos. 2295, 2320, 2321, 2322, 2364, 2432, 2444, and 2473 (which together comprise the East Valley Corridor Specific Plan) by

adopting Amendment No. 18 to the East Valley Corridor Specific Plan (Specific Plan No. 40) was read by title only by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember Freedman, further reading of the ordinance text was unanimously waived, and Ordinance No. 2479 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for September 4, 2001.

Resolution No. 5929, a resolution of the City Council of the City of Redlands amending Concept Plan No. 2 by revising the circulation element shown on Exhibit 6 to change the location and alignment of Palmetto Avenue and Marigold Avenue, was unanimously adopted on motion of Councilmember Freedman, seconded by Councilmember Pepler.

Councilmember Freedman moved to approve Planning Commission Review and Approval No. 730 subject to the findings, conditions of approval, and all department recommendations contained in the staff report. Motion seconded by Councilmember Pepler and carried unanimously.

General Plan Amendment - Community Trails - City Planner Jaquess explained the Trails Committee has been working to map both existing and proposed trail systems throughout the City and our sphere of influence. They have also reviewed a number of projects where community trail systems were required to be developed. In January, 2000, the Trails Committee and the Parks Commission presented "Trail Guidelines and Standards" which were adopted by the City Council. The Trails Committee is now requested the City Council initiate a General Plan Amendment to add additional trails to the City's Trails Map shown in the general Plan by Figure 7.1. The purpose of this amendment would be to clearly delineate a comprehensive trail system that links all areas of the City with the regional trails system and to protect and preserve existing trails. When trails are shown on the General Plan, it means that as new subdivisions and major projects are proposed, the City would be required that these trails be preserved through right-of-way dedication and improved as appropriate. Councilmembers expressed their pleasure and appreciation for the work done by members of the Trails Committee. Members of the Trails Committee Mike Kelly, Jonathan Baty, Paul Prado, and Chris Sedmack thanked Councilmembers for their support and positive comments and urged initiation of this amendment. This amendment will be reviewed by the Environmental Review Committee, Planning Commission, and City Council. Councilmember Haws asked staff to set up a mechanism to meet with the affected property owners in a more comfortable setting than a City Council meeting. Public Works Director Mutter suggested a joint meeting of the Park Commission and Trails Committee be held with notices mailed to all property owners. Noting some of the trails are very old, it was also suggested this amendment be

reviewed by the Historic and Scenic Preservation Commission. Councilmember Freedman moved to initiate a General Plan amendment to consider amending the Trails Map as recommended by the Parks Commission and Trails Committee. Motion seconded by Councilmember George and carried unanimously.

PUBLIC HEARING

Development Agreement - Kaiser Foundation Hospital - Public hearing was continued to this time and place to conduct the annual review of the approved development agreement for Kaiser Foundation Hospital. City Planner Jaquess said the City Council, on July 17, 2001, determined that Kaiser Foundation Hospital's submittal was incomplete and determined that on the basis of substantial evidence, the applicant had not complied in good faith to the terms and conditions of the development agreement and continued the matter to this time. On July 25, 2001, Kaiser Permanente submitted the required deposit to cover the cost of processing their annual report. Therefore, staff is now in a position to recommend that the applicant has complied in good faith to the terms and conditions of the development agreement. Mayor Gilbreath 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 accept the report for the annual review of the approved development agreement for Kaiser Foundation Hospital and directed staff to initiate the following action: determine that Kaiser Foundation Hospital's annual report is complete and direct staff to prepare a certificate of compliance that can be recorded by the developer. Motion seconded by Councilmember Pepler and carried unanimously.

NEW BUSINESS

Ordinance No. 2480 - Business and Economic Development Commission - Mayor Gilbreath reported that the City Council recently reactivated its Redevelopment Advisory Commission by soliciting new commissioners to carry out the duties of that commission and by re-prioritizing staff commitment to the Redevelopment Agency and the Redevelopment Advisory Commission. Since that time, the Redevelopment Advisory Commission has had two introductory meetings to discuss its powers and obligations. As part of those meetings, a question arose as to how the commissioners could best serve the City interests and carry out their duties, especially for those development matters occurring outside of the Redevelopment Project area. As a result, it has been suggested that it would be helpful to the Council, and the commissioners, to expand the duties of this commission and rename it the Business and Economic Development Advisory Commission. This new commission would then address business development and retention within the Redevelopment Project area as well as other areas of the City. Mayor Gilbreath also proposed that the existing Redevelopment Advisory Commissioners be given the first opportunity to fill the slots on the new Business and Economic Development Advisory Commission.

Ordinance No. 2480, an ordinance of the City of Redlands adding Chapter 2.66 to the Redlands Municipal Code to establish a Business and Economic Development Advisory Commission, was read by title only by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember Haws, further reading of the ordinance text was unanimously waived, and Ordinance No. 2480 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for September 4, 2001.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 7:51 P.M. The next regular meeting of August 21, 2001, will not be held. The City Council will meet on September 4, 2001.

City Clerk