

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 May 7, 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; Karen Olsen, Personnel Director (afternoon session); Gary G. Phelps, Municipal Utilities Director (evening session); Doug Headrick, Water Resources Chief (afternoon session); 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 George, seconded by Councilmember Harrison, the minutes of the regular meeting of April 16, 2002, were approved as submitted.

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

Proposed Budget Workshops - On motion of Councilmember Gilbreath, seconded by Councilmember George, the City Council unanimously acknowledged receipt of the schedule for the proposed 2002-03 budget workshops. Councilmember Gilbreath asked that supplemental request information be included in the budget workshops for Councilmembers' consideration. Councilmembers also discussed their four proposed employee positions.

Agreement - CFD 2001-1 - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously authorized the extension for fiscal year 2002-03 of an agreement with David Taussig & Associates, Inc. for Mello-Roos administration services relating to CFD 2001-1 and authorized the Mayor and City Clerk to sign the document on behalf of the City.

Agreement - Cellular Phone Service - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously approved an agreement with Verizon Wireless to provide cellular phone service to various City departments.

Agreement - Digital Subscriber Line - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously approved an agreement with Verizon Network Integration Corporation to provide Asymmetric Digital Subscriber Line (DSL) service for the Municipal Utilities Department's treatment plant security system.

Planning Commission Actions - On motion of Councilmember George, seconded by Councilmember Harrison, the report of the Planning Commission meeting held on April 23, 2002, was acknowledged as received.

Resolution Nos. 6025 and 6026 - Parking and Business Improvement Area - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously adopted Resolution No. 6025, a resolution of the City Council of the City of Redlands giving preliminary approval of the annual report for Fiscal Year 2002-2003 for Parking and Business Improvement Area B. On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously adopted Resolution No. 6026, a resolution of the City Council of the City of Redlands declaring its intention to levy and collect assessments for Fiscal Year 2002-2003 in Parking and Business Improvement Area B, and setting May 21, 2002, as the date of the public hearing to consider the assessments.

Parcel Map 15600 - Minor Subdivision - University of Redlands, Applicant - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously granted final approval for Parcel Map No. 15600 (Minor Subdivision No. 256) to merge nine individual lots of record into two parcels for property generally located on the north side of Brockton Avenue between University Street to Grove Street.

Fee Waiver - Redlands 4th of July Committee - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously waived all fees and personnel cost for the Redlands 4th of July Committee's annual celebration.

Funds - Agreement - Redlands Municipal Airport - Security System - On motion of Councilmember Gilbreath, seconded by Councilmember George, the City Council unanimously appropriated \$104,518.00 to the Special Aviation Operating Fund and approved an agreement with Ultra-Safe Security Specialists to install a security system at Redlands Municipal airport, and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Contract Award - Redlands Municipal Airport - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously awarded a construction contract for the Redlands Municipal Airport Transient Aircraft Parking Area Lighting Project to Brewster Electric in the amount of \$11,670.00 and authorized the Mayor and City Clerk to sign the contract agreement on behalf of the City.

Fee Waiver - Cub Scout Day Camp Program - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously approved the request by the Boy Scouts of America for waiver of use and table fees in the amount of \$145.00 for use of Sylvan Park's Section A for their annual Club Scout Day Camp program scheduled to be held June 25 through June 28, 2002.

Resolution No. 6011 and 6012 - Street Lighting District - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously adopted Resolution No. 6011, a resolution of the City Council of the City of Redlands, County of San Bernardino, of preliminary approval of the Engineer's Report for Fiscal Year 2002-2003 for Street Lighting District No. 1. On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously adopted Resolution No. 6012, a resolution of the City Council of the City of Redlands, County of San Bernardino, California, declaring its intention to levy and collect assessments for Fiscal Year 2002-2003 in Street Lighting District No. 1, an assessment district; declaring the work to be of more specific than general public benefit; specifying the exterior boundaries of the areas within the Street Lighting District No. 1 and to be assessed the cost and expenses thereof; determining that these proceedings shall be taken pursuant to the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution; and offering a time and place for hearing thereto (June 4, 2002, for a public meeting and July 2, 2002, for a public hearing at 7:00 P.M.).

Resolution No. 6015 and 6016 - Landscape Maintenance District - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council adopted Resolution No. 6015, a resolution of the City Council of the City of Redlands, County of San Bernardino, of preliminary approval of the Engineer's Report for Fiscal Year 2002-2003 for Landscape Maintenance District No. 1. On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously adopted Resolution No. 6016, a resolution of the City Council of the City of Redlands, County of San Bernardino, California, declaring its intention to levy and collect assessments for Fiscal Year 2002-2003 in Landscape Maintenance District No. 1, an assessment district; declaring the work to be of more specific than general public benefit; specifying the exterior boundaries of the areas within the Landscape Maintenance District No. 1 and to be assessed the cost and expenses

thereof; determining that these proceedings shall be taken pursuant to the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution; and offering a time and place for hearing thereto (June 4, 2002, for a public meeting and July 2, 2002, for a public hearing at 7:00 P.M.).

LNG/LCNG Fueling Station - On motion of Councilmember Harrison, seconded by Councilmember George, the City Council unanimously approved a conceptual layout as presented for the location of the City of Redlands Corporate Yard employee parking lot for the proposed Redlands LNG/LCNG fueling station. On motion of Councilmember Harrison, seconded by Councilmember George, the City Council unanimously approved restricting the use of the fueling station to the City and other government agencies with which the City may enter into an agreement and to design the LNG/LCNG fueling station to serve primarily the City's needs. On motion of Councilmember Harrison, seconded by Councilmember George, the City Council unanimously approved a modification to Contract No. S0121 with the South Coast Air Quality Management District (AQMD) to extend the term to April 30, 2003, and authorized the Mayor and City Clerk to sign the document on behalf of the City. Councilmember George thanked staff for all this work on this project.

Funds - Joslyn Senior Center - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously accepted donations and approved an additional appropriation of \$4,000.00 to purchase furniture and equipment for the Joslyn Senior Center.

Funds - Cultural Arts Commission - Following discussion, on motion of Councilmember Gilbreath, seconded by Councilmember George, the City Council unanimously approved an additional appropriation of \$5,000.00 to fund the design and production of a brochure promoting historic and cultural resources in Redlands and directed staff to solicit three bids in an amount not to exceed \$10,000.00 and to work with IEEP in conjunction with their selection. This additional appropriation provides a total budget of \$10,000.00 for the project and will cover pre-production expenses and provide for printing approximately 5,000 copies of the brochure.

Amend Agreement - School Crossing Guards - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously approved an amendment extending an agreement to June 30, 2003, with All City Management Services for the provision of school crossing guard personnel and authorized the Mayor and City Clerk to sign the document on behalf of the City.

Agreement - Great Neighborhood Program - Councilmember George moved to approve a Great Neighborhoods II Program Participant Agreement with: Richard S. Cabral and Sadie Cabral, 1145 Alta Street, for \$5,000.00. Motion seconded by Councilmember Harrison and carried unanimously.

Councilmember George moved to approve the Declarations of Covenants and Restrictions covering said property. Motion seconded by Councilmember Harrison and carried unanimously.

Amendment - YMCA Agreement - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously approved an amendment to the independent contractor agreement with the YMCA of the East Valley as relates to the Value Based Initiative grant awarded to the Police Department and authorized the Mayor and City Clerk to sign the amendment on behalf of the City.

Funds - Human Relations Commission - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously approved an additional appropriation in the amount of \$300.00 for the Human Relations Commission to pay for a guest presenter to speak on the psychology of hate. The City Human Relations Commission, in partnership with the Redlands Unified School District, Redlands Teachers Association, Redlands Police Department and Redlands Area Interfaith Association, has arranged for a guest presenter to speak on the psychology of hate at three different local locations on May 14, 2002.

Funds - Traffic Impound Account - On motion of Councilmember George, seconded by Councilmember Haws, the City Council unanimously approved an additional appropriation of \$45,000.00 from the Police Department's traffic impound account for the purchase of equipment needed to sustain traffic safety related goals and activities.

Agreement - California Street Landfill - On motion of Councilmember George, seconded by Councilmember Haws, the City Council unanimously approved an agreement with Vector Engineering, Inc. to furnish engineering services for the expansion of the California Street Landfill.

ABC Voluntary Check-Off Program - Action for Better Cities (ABC) was created by the Board of Directors of the League of California cities to raise money from private sources and use the money to campaign for public policies which will strengthen local control and stabilize city finances. At a recent meeting of the League's Legislative Task Force, it was suggested that member cities adopt a resolution to set up the ABC Voluntary Check-Off Program and asked individual elected officials to weigh in by contributing \$10.00 per month through payroll deduction to help meet its goal. No action was taken on this matter at this meeting.

Release of Lien - 921 Post Street - On motion of Councilmember George, seconded by Councilmember Haws, the City Council unanimously approved a Release of Lien and Lis Pendens documents for property located at 921 Post Street which was subject to weed abatement/code enforcement action in 1985

and authorized the Mayor and City Clerk to execute the Release of Lien and withdrawal of Notice of Pendency of Administrative Proceedings on behalf of the City.

Catastrophic Leave Policy - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously approved the City of Redlands' Catastrophic Leave Policy as reviewed by all bargaining units within the City of Redlands. Under this policy, the hours will be deducted from the donor's leave balance, converted to dollars and used to compensate the recipient at the recipient's regular rate of pay. Therefore, there is not a fiscal impact associated with this policy.

Re-Classification Policy - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously approved a re-classification policy for the City of Redlands' employees as reviewed by all bargaining units.

Agreement - HOME Consortium - On motion of Councilmember George, seconded by Councilmember Harrison, the City Council unanimously approved a cooperative agreement for HOME Consortium with the County of San Bernardino and authorized the Mayor and City Clerk to execute the documents on behalf of the City.

PLANNING AND COMMUNITY DEVELOPMENT

Redlands Sports Park Environmental Review - Community Development Director Shaw explained that based on the significantly reduced scale of the proposed Redlands Sports Park, it is recommended the City Council approve a revised scope of work for the environmental review with the sports park environmental consultant, Michael Brandman Associates, to prepare an updated Initial Study, a traffic study to meet Congestion Management Plan guidelines, and complete a full Environmental Impact Report. Councilmember Haws moved to approve a revision to the contract for environmental services with Michael Brandman Associates for the Redlands Sports Park to include a traffic study and directed staff and the environmental consultant to prepare a draft Environmental Impact Report for the downscaled sports park. Motion seconded by Councilmember Pepler and carried unanimously.

Redlands Sports Park Design - Public Works Director Mutter presented a consulting service agreement with Purkiss-Rose-RSI for the design of the Big League Dreams' portion of the Redlands Sports Park as they have been the lead design consultant for two previous Big League Dreams projects (Chino Hills and Redding) and their proposal was the least costly and most qualified experience. Councilmember Haws moved to approve a consulting service agreement with Purkiss-Rose-RSI for the design of the Big League Dreams' portion of the Redlands Sports Park. Motion seconded by Councilmember

Peppler and carried unanimously. The cost for the engineering services is \$389,613.00 and is part of the \$5.25 million State grant.

Agreement - Center Trunk Sewer Main - On behalf of Municipal Utilities Director Phelps who is serving on jury duty, Water Resources Chief Headrick recommended the City Council approve an agreement with Redlands Joint Venture LC relating to the relocation and increase in the size of capacity of the City's Center Trunk Sewer Main. Malcolm Driggs, International Union of Operating Engineers, Local #12, urged the City Council to apply the prevailing wage laws. Water Resources Chief Headrick noted Section 11 of the agreement addresses this concern. Bill Cunningham, The Redlands Association, felt it was inappropriate to make this agreement at this time as The Redlands Association has litigation pending on two agreements relating to this property. Councilmember Peppler moved to approve this recommendation and directed staff to file a Notice of Exemption based on the following findings: relocation of the City's Center Trunk Sewer Main will not have a growth inducing effect; relocation of the City's Center Trunk Sewer Main merely relocates the line across an unincorporated area; the summary of the Wastewater Collection System Master Plan and Capital Improvement Program for the City of Redlands' Wastewater Collection Program adopted by the City Council (June, 1998) identifies the need for increased capacity in the Center Trunk Sewer Main System; the increased size of capacity of the Center Trunk Sewer Main is consistent with the anticipated growth in the General Plan; and the project, consisting of the sewer relocation work authorized in the proposed agreement, meets the criteria for a statutory exemption, under Section 15282(1) of the California Environmental Quality Act Guidelines, which exempts the installation of a new pipeline or maintenance, repair, restoration, removal, or demolition of an existing pipeline as long as the project does not exceed one mile in length. Motion seconded by Councilmember Harrison and carried unanimously.

Resolution No. 6040 - CMP/TIA - Community Development Director Shaw explained the need for an implementation policy for the San Bernardino County Congestion Management Plan/Traffic Impact Analyses (CMP/TIA) for projects proposed within the City of Redlands. At this time, he recommended continuance of this matter for two weeks to allow for more input. Councilmember George suggested asking SANBAG to a Council meeting for a briefing and presentation; Councilmembers concurred with this suggestion. Councilmember Haws moved to continue this discussion to May 21, 2002, or when SANBAG can attend our meeting and make a presentation. Motion seconded by Councilmember George and carried unanimously.

COMMUNICATIONS

Downtown Specific Plan No. 45 - Councilmember Gilbreath asked the City Council to consider revising the existing boundaries of the Downtown Specific

Plan No. 45 and moved to direct staff to explore the possible expansion of the boundaries of the Downtown Specific Plan No. 45, present the advantages and disadvantages, prepare a time frame, and return to the City Council with a report within 30 days. Motion seconded by Councilmember George and carried unanimously.

Resolution No. 6041 - Low Emission Vehicles - Councilmember George moved to adopt Resolution No. 6041, a resolution of the City Council of the City of Redlands identifying and giving preference to procuring vehicles with the lowest emissions as practically and reasonably cost competitive and exempting public safety and emergency vehicles from this policy. Motion seconded by Councilmember Haws and carried unanimously.

Funds - Northside Library Project - Consultant Marc Futterman, Civic Technologies, Inc., reviewed the Request for Proposals to complete the application under the Proposition 14 Library Bond act of 2000 for a Library Plan of Service and Building Program. Councilmember Haws suggested adding to the scope of services the need for the consultant to stay "on board" through March, 2003, to follow the processing of the grant application. Councilmembers George and Gilbreath expressed concerns about the on-going funding needs and staffing. Councilmember Pepler moved to accept the presented April, 2002 Redlands Library System Planning Report and directed staff to request proposals from qualified consultant(s) to complete the City of Redlands' application under the Proposition 14 Library Bond Act of 2000 for a Library Plan of Service and Building Program. Motion seconded by Councilmember Harrison and carried unanimously. Councilmember Pepler moved to approve an additional appropriation in an amount not to exceed \$5,000.00 for additional services to be provided by Civic Technologies, Inc. in connection with the "Request for Proposals" process. Motion seconded by Councilmember Harrison and carried unanimously.

CLOSED SESSION

The City Council meeting recessed at 4:28 P.M. to a closed session to discuss the following:

1. Conference with real property negotiator - Government Code § 54956.8
Property: 1247 Alta Street
Negotiating parties: Jim Bueermann/Marjie Pettus and Bob Clark
Under negotiation: Terms and price
2. Conference with labor negotiator - Government Code § 54957.6
Agency negotiator: John Davidson
Employee organization: Redlands Association of Management Employees
3. Conference with legal counsel: Anticipated litigation - Government Code Section 54956.9(c) - Two cases
4. Conference with legal counsel: Anticipated litigation - Government Code Section 54956.9(c) - One case (This item was unanimously added to the

agenda, having arose subsequent to the agenda being posted, on motion of Councilmember George, seconded by Councilmember Pepler.)

The meeting reconvened at 7:00 P.M.

PRESENTATIONS

Cinco de Mayo - Certificates of recognition in appreciation for their distinguished service and contribution to the community were presented to Christina Rodriguez, Queen of the Cinco de Mayo Pageant 2001, and her princesses Desiree Barbo-Sandoval, Andrea Fontana, Marisa Ramirez, and Vanessa Macias. Certificates of recognition were also presented to Maria D. Sanchez, Queen of the Cinco de Mayo Pageant 2002, and her princesses Sandra M. Duran, Veronica L. Gonzalez, Edith Martinez, and Anabel Velenzuela. A proclamation for the Miss Cinco de Mayo Pageant was presented to Lupe Sanchez, Pageant Coordinator, and his assistant Denise Vasquez. The new queen and her court presented certificates of appreciation with special thanks and dash plaques commemorating Redlands Cinco de Mayo celebration to each Councilmember.

Neighborhood Housing Services - Dawkins Hodges, Executive Director, and Jack Hill, Board President of Neighborhood Housing Services, Inc. of the Inland Empire presented a plaque to Mayor Pro Tem Susan Pepler in honor of her past service as a board member.

CLOSED SESSION REPORTS

Donut Hole Referendum - In accordance with the Brown Act, City Attorney McHugh reported the City Council by a 4-1 vote (with Councilmember George voting NO), in closed session, authorized initiation of litigation to determine the validity of the referendum petition that was recently filed on the City's agreement with the County of San Bernardino for the provision of utilities service in an unincorporated area commonly referred to as the "donut hole." Councilmember George explained his vote saying he was the voice of the ordinary citizens who circulated the petition for a free and fair election, and he felt the City Council was trying to disqualify the referendum petition after its being certified by the City Clerk by suing its own City Clerk. Councilmember Harrison responded saying he felt the City Council owed it to all voters and residents of the City to make sure the petition is legal and was done properly. Councilmember Pepler did not feel Councilmember George's comments reflected what was discussed in closed session and felt the people needed to know what they were signing and that City Clerk Poyzer had brought up issues of great concern regarding the format of the petition that needed to be addressed. Councilmember Haws also disagreed with Councilmember George's comments and felt it was important to ask a court of law, a neutral arbitrator, to decide if this petition is valid and meets the legal requirements. Councilmember Gilbreath stated it was the intent of the City Council to place this matter on the November ballot if the petition is deemed valid. Councilmember George responded to these comments saying Councilmembers were "grasping at straws" and that their intense dislike for The Redlands Association was taking over their actions.

Workers' Compensation Claim - In accordance with the Brown Act, City Attorney McHugh reported the City Council by a 5-0 vote in closed session authorized initiation of litigation on a Worker's Compensation subrogation matter - a claim against R. O. Crane.

ANNOUNCEMENTS/REPORTS

Councilmembers reported on their activities and attendance at meetings during the past three weeks. An employee appreciation picnic luncheon was hosted by Mayor Haws and City Manager Davidson on May 2, 2002; a good time for all present. Fire Chief Enslow, AKA official picnic photographer, shared a slide show of pictures taken during the three-hour picnic in Smiley Park in a PowerPoint presentation.

Chamber of Commerce Community Luncheon - Mayor Haws announced the annual State of the City luncheon hosted by the Redlands Chamber of Commerce was tentatively scheduled for June 19, 2002. He asked his fellow Councilmembers to advise him if they had a conflict with that date.

LAND USE AND PUBLIC HEARINGS

Resolution No. 6003 - Street Vacation No. 123 - Public hearing was continued from March 5, 2002, to this time and place to consider a draft negative declaration for Street Vacation No. 123, ordering the vacation of an unimproved right-of-way which extends in a north to south direction between Alta Vista Drive and Knoll Drive and generally located between Hilltop Drive and Mesa Drive. In his staff report, Community Development Director Shaw reported this street vacation was before the City Council for consideration on March 5, 2002. There are eight property owners who abut the alley/trail proposed to be vacated. Six of these property owners signed a petition requesting the City to vacate this portion of public right-of-way while two property owners did not support the request. It was pointed out during the public hearing that if the right-of-way was vacated, this area would revert back to the adjacent property owners. This would allow each property owner to fence their property and block access to others who may wish to continue to use the alley area for access to the rear yards. Additional testimony indicated the primary objection of the property owners who signed the petition was to block public access to the alley/trail but keep it open for access to the individual parcels. The public hearing was continued to this time to afford the various property owners the opportunity to get together and try to reach an equitable reciprocal easement agreement. This would allow each parcel/owner to retain access after the alley/trail was vacated. By the same token, it would also allow the property owners the right to block the easement so it would not be open to the general public. Staff has had conversations with several of the property owners and the consensus of these conversation was for continuing this street vacation for an additional period of

time so that the property can meet and thoroughly investigate the ramifications. Councilmember Pepler moved to continue this matter to July 2, 2002, as recommended by staff. Motion seconded by Councilmember Harrison and carried unanimously.

Minor Subdivision No. 258 - Spring Pacific, Applicant - Public hearing was continued from March 19, 2002, to this time and place to consider Minor Subdivision No. 258, an application to subdivide Concept Plan No. 2 of the East Valley Corridor Specific Plan into eight separate parcels generally located on the northwest corner of California Street and San Bernardino Avenue. Community Development Director Shaw reported a Traffic Impact Analysis is required as part of this project in conjunction with the Congestion Management Plan. SANBAG has identified deficiencies in the Traffic Impact Analysis including issues pertaining to underestimating interchange improvements and the fair-share contributions for adjoining jurisdictions. The applicant is responsible for amending the Traffic Impact Analysis to respond to these issues. Councilmember Pepler moved to continue this public hearing to May 21, 2002. Motion seconded by Councilmember Harrison and carried unanimously.

Tentative Tract No. 16310 - Alexander Communities, Applicant - Public notices were advertised for this time and place to consider a draft mitigated negative declaration and public hearings for Socio-Economic Cost/Benefit Study for Resolution No. 6028, Specific Plan No. 55, a specific plan to develop 5.28 acres into a single family residential development containing 50 residential lots located south of Fern Avenue and east of La Verne Street and Tentative Tract No. 16310 for the subdivision of 5.28 acres into 50 residential lots in the R-2 (Multiple Family Residential) District located south of Fern Avenue and east of La Verne Street. Community Development Director Shaw described the project in detail. Mayor Haws declared the meeting open as a public hearing for any questions or comments. Speaking on behalf of the applicant, Pat Meyer thanked staff for their assistance and informed Councilmembers they were in complete agreement with the staff report, requirements and findings. In response to Councilmember George's questions, "where will the children play" in this project, Mr. Meyer said they have set aside one lot for open space and that they were not trying to attract families with children in this project of neo-traditional design elements. 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 Specific Plan No. 55 and Tentative Tract No. 16310 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 Tentative Tract No. 16310 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 Harrison and carried unanimously. Councilmember Pepler moved to adopt Resolution No. 6028, a resolution of the City of Redlands approving Specific Plan No. 55. Motion seconded by Councilmember Harrison and carried unanimously. Councilmember Pepler moved to approve Tentative Tract No. 16310 subject to the findings and conditions of approval contained in the staff report. Motion seconded by Councilmember Harrison and carried unanimously.

CR&A No. 735 - Robert Pattillo Properties, Inc., Applicant - Public notices were 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. 735 for the construction of 468,139 square foot concrete tilt-up building for a regional distribution warehouse building on 26.2 gross acres on the northwest corner of California Street at Palmetto Avenue in Concept Plan No. 2 of the East Valley Corridor Specific Plan. Community Development Director Shaw reported a Traffic Impact Analysis is required as part of this project in conjunction with the Congestion Management Plan. SANBAG has identified deficiencies in the Traffic Impact Analysis including issues pertaining to underestimating interchange improvements and the fair-share contributions for adjoining jurisdictions. The applicant is responsible for amending the Traffic Impact Analysis to respond to these issues; therefore, staff recommended this application be continued. Councilmember Haws moved to continue this public hearing to May 21, 2002. Motion seconded by Councilmember Pepler and carried unanimously.

CR&A No. 736 - Silagi Development & Management, Applicant - Public notices were 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. 736 for the construction of four industrial/office concrete tilt-up buildings totaling 102,507 square feet on 6.39 acres generally located on the southeast corner of Lugonia Avenue and Research Drive within Specific Plan No. 42. Community Development Director Shaw described the proposed project. Mayor Haws declared the meeting open as a public hearing for any questions or comments. Moshe Silage, developer and owner of the property, addressed the City Council urging approval of his project. There being no further comments, the public hearing was declared closed. Councilmember Harrison moved to approve the Environmental Review Committee's Mitigated Negative Declaration for Planning Commission Review and Approval No. 736 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 Harrison moved to approve the Socio-Economic Cost/Benefit Study for Planning Commission Review and Approval No. 736 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 Harrison moved to approve Planning Commission Review and Approval No. 736 subject to the findings and conditions of approval contained in the staff report with an additional Planning condition (No. 37) to require enhancement of the driveway entrances on Research Drive. Motion seconded by Councilmember Haws and carried unanimously.

Pre-Annexation Agreement No. 02-03 - Arthur/Wendy Tolsma, Applicants - Public notices were advertised for this time and place to consider a draft mitigated negative declaration for Pre-annexation agreement for outside City utility connections for Lot No. 2 in Tract 14009 located within the Crafton area on the south side of Eastbern Lane, east of Opal Avenue, in the City of Redlands' Sphere of Influence area. Community Development Director Shaw described the proposed 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 Pepler moved to approve the Environmental Review Committee's Negative Declaration for Pre-Annexation Agreement No. 02-03 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 Pre-Annexation Agreement No. 02-03. Motion seconded by Councilmember Harrison and carried unanimously.

NEW BUSINESS

Urban Design Conceptual Plan - Councilmember Harrison reviewed the comprehensive Downtown Redlands Urban Design Workshop held on May 1-2, 2002, presented by Marc Futterman, Civic Technologies, Inc. Mr. Futterman presented his report and recommendations in a PowerPoint presentation covering hotel and parking, a transit center, the North Eureka Street area, and the Redlands Mall. Teddy Banta told Councilmembers she thought the hotel should be built on top of the existing Redlands Mall. Bill Javert commented on the hotel project saying it should be built by private enterprise at not cost to the taxpayers. Following the presentation and discussion among Councilmembers, Councilmember Harrison moved to direct staff to request Statements of Qualifications from urban design and financial consultants and return with a

recommended consultant and contract on or before the first meeting in June; the consultant shall be tasked to perform the following: (1) design a set of alternative layouts for a hotel, parking structure and their related developments within the core area of the downtown; (2) to evaluate financial and economic aspects and prepare a program of public and private funding and financing for the core-block development; and (3) review and prepare proposals for the assembly of properties and property owners' participation in the core-area development; and all of this work shall be completed within 90 days of contract award. Motion seconded by Councilmember Haws and carried with Councilmember Gilbreath voting NO as she felt we were spending money to get the same information we have acquired over the past years.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 9:36 P.M. to an adjourned regular meeting to be held on Tuesday, May 21, 2002, at 9:00 A.M. in the City Council Chambers, 35 Cajon Street, Redlands, California.

City Clerk