

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 March 16, 2004.

PRESENT Susan Pepler, Mayor
Gilberto Gil, 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 only); Michael Reynolds, City Treasurer; Cletus Hyman, Deputy Police Chief; Mel Enslow, Fire Chief; Tina Kundig, Finance Director; Ronald C. Mutter, Public Works Director; Marjie Pettus, Administrative Services Director; Gary G. Phelps, Municipal Utilities Director; and Jeffrey L. Shaw, Community Development Director

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

PRESENTATIONS

Certificate of Commendation - Wal-Mart - On behalf of the City, Mayor Pepler presented a certificate of commendation to Dwight Kirksey, Manager of the Redlands Wal-Mart, for excellence of service last fall during the recent Southern California Fire Storms. Accompanying Mr. Kirksey at this meeting were Wal-Mart employees Debbie Mullins, Charlene Galvez and Tami McKenzie. Redlands Wal-Mart sent a semi-truck loaded with blankets, pillows, towels, toiletries, and toys to the Evacuation Center at the San Bernardino International Airport. Each day, during the first week after the "Old Fire," a truckload of essentials was prepared for the fire victims, including medical supplies for diabetic patients, dog and cat food, Halloween costumes and candy for a children's party. The Redlands Wal-Mart and its employees were congratulated for their caring contribution of over \$74,00.00. A certificate was also presented to Mr. Kirksey from the offices of Assemblyman Bob Dutton and Senator Jim Brulte for Wal-Mart's distinguished record of service during the fall fires. Fire Chief Enslow presented a Certificate of Recognition to Mr. Kirksey for Wal-Mart's consistent support of the Redlands Fire Department as part of their Safety Neighborhood Heroes Program. Mr. Kirksey expressed appreciation for the certificates noting they did not do it for recognition, they did it just because it was the right thing to do.

César Chavez Day - Councilmember George presented a resolution of recognition for César Chavez Day to Chairman Charles Hyman and Leanora Jimenez-Sims, Human Relations Commission. The second annual memorial breakfast will be held on March 29, 2004, at which time five outstanding community groups will be recognized for their humanitarian efforts: Redlands Fire Fighters Association, Redlands Teachers Association, Redlands Police Officers Association, Redlands Educational Support Professionals Association, and Oasis Christian Fellowship.

CONSENT CALENDAR

Minutes - On motion of Councilmember George, seconded by Councilmember Gilbreath, the minutes of the regular meeting of March 2, 2004, were approved as submitted.

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

Planning Commission Actions - On motion of Councilmember George, seconded by Councilmember Gilbreath, the report of the Planning Commission meeting held on March 9, 2004, was acknowledged as received.

Gardner Construction and Development, Inc. - Time Extension - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously acknowledged receipt of and accepted the request by Gardner Construction and Development, Inc. for a 90 day extension of time as provided for under the California Environmental Quality Act for the review of the environmental assessment of Zone Change No. 398, Commission Review and Approval No. 768, and Variance No. 663 for a .92 acre parcel located on the northeast corner of Cypress Avenue at the Interstate 10 Freeway.

Settlement Agreement - Vanessa G. Velez - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously acknowledged a settlement and release agreement with Vanessa G. Velez for personal injury and authorized the Mayor and City Clerk to execute the agreement on behalf of the City. The City Council authorized settlement of this matter in closed session and this release reflects the terms and conditions for said settlement.

Proclamation - American Red Cross Month - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously authorized issuance of a proclamation declaring March, 2004, as American Red Cross Month and urged all the people in our community to show support for the local chapter of the American Red Cross which has been an outstanding contributor to the welfare of our city.

Contract Award - Clay Street Building Hazardous Materials Abatement - Bids were opened and publicly declared on February 26, 2004, by the City Clerk for the Clay Street Buildings Hazardous Materials Abatement project; a bid opening report is on file in the Office of the City Clerk. It was the recommendation of the Public Works Department that the responsible bidder submitting the bid for said project which will result in the lowest cost for the City was Brickley Environmental in the amount of \$25,700.00, and it would be in the best interest of the City that this contract be awarded to said firm. On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously approved this recommendation.

Maintenance Building - Caroline Park - Following discussion, Councilmember Harrison moved to approve the recommendation of the Parks Commission to allow the construction of a maintenance building at Caroline Park by the Friends of Caroline Park with the understanding the necessary permits and an agreement will be prepared in a timely manner and authorized the Mayor and City Clerk to execute the agreement on behalf of the City. Motion seconded by Councilmember George and carried unanimously.

Temporary Fence Installation - Community Field - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously allowed the installation of temporary fencing equipment on Field No. 5 at Community Park by Redlands Baseball for Youth.

Resolution No. 6258 - Landscape Maintenance District No. 1 - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously adopted Resolution No. 6258, a resolution of the City Council of the City of Redlands instituting proceedings, appointing an assessment engineer, and ordering the preparation of an Engineer's Report in the matter of Landscape Maintenance District No. 1.

Resolution No. 6262 - Street Lighting District No. 1 - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously adopted Resolution No. 6262, a resolution of the City Council of the City of Redlands instituting proceedings, appointing an assessment engineer, and ordering the preparation of an Engineer's Report in the matter of Street Lighting District No. 1.

Contract - West Coast Arborists - Following brief discussion, Councilmember Gil moved to an amendment to the contract with West Coast Arborists, Inc. and approve an increase in the amount of the contract for miscellaneous annual tree maintenance and consulting services based on established hourly rates to a total amount of \$31,190.00. Motion seconded by Councilmember George and carried unanimously.

Assistance League Thrift Store Expansion - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously approved the revision of project criteria from ADA-Compliant Activities to the design of the Assistance League Thrift Store Expansion.

Cooperative Well Use Agreement - On motion of Councilmember George, seconded by Councilmember Gilbreath, 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 and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Agreement - Exchange Entitlement Water - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously approved an agreement with Mark Buoye to exchange entitlement water and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

2004 Water and Sewer CIP Project - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously authorized staff to approve contingent costs for the 2004 Water and Sewer Capital Improvement Program Project, Phase I, Sunset Drive Water Main.

2004 Water Quality Conference - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously approved funding of the City's participation in the 2004 Water Quality Conference in the amount of \$3,000.00.

Funds - Playground Equipment - Community Center - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously approved the purchase of playground equipment for the Community Center from Dave Bang and Associates in the amount of \$19,003.00. On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously appropriated \$19,003.00 from Proposition 12 per-capital grant revenue. On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously authorized staff to include the installation of this equipment and the construction of a tennis court ADA access to the playground equipment installation bid call approved by the City Council on January 20, 2004.

Independent Contractor Agreement - John Lantier - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously approved an independent contractor agreement with John Lantier for an Internet training class and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Contract - DUI Enforcement and Collision Reduction Support - On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council unanimously approved a contract with the City of Victorville Police Department to provide police services for driving under the influence enforcement efforts, and authorized the Mayor and City Clerk to execute the contract on behalf of the City.

PLANNING AND COMMUNITY DEVELOPMENT

Residential Development Allocations - Community Development Director Shaw reviewed the following applications for residential development allocations for the first quarter of 2004:

1. RDA 2004-I-01 - A Residential Development Allocation request for five (5) allocations for Tentative Tract No. 16174, an approved residential subdivision consisting of 68 lots on 30 acres generally located on the north side of Pioneer Avenue, approximately 440 feet east of Occidental Drive - Centex Homes, Applicant.
2. RDA 2004-I-02 - A Residential Development Allocation request for 23 allocations for Tentative Tract No. 15469, an approved residential subdivision consisting of 23 lots on 110 acres generally located south of the terminus of Sutherland Drive - Silverleaf Development II, LLC, Applicant.
3. RDA 2004-I-04 - A Residential Development Allocation request for 10 allocations for ten residential units on five existing R-2 lots on 0.73 acres at the northeast corner of Colton Avenue and Herald Street - Thomas Overturf, Applicant.
4. RDA 2004-I-05 - A Residential Development Allocation request for 43 allocations for Tentative Tract No. 16359, an approved residential subdivision consisting of 43 lots on 14 acres generally located on the east side of Texas Street, north of Pioneer Avenue - KB Homes, Applicant.

Due to a potential conflict of interest, Councilmember Harrison retired from the Council Chambers and did not vote on RDA 2004-I-02; a Public Disclosure of Potential Conflict of Interest form is on file in the City Clerk's Office. Councilmember Gilbreath moved to accept the recommendation of the points to be awarded to RDA 2004-I-02, Silverleaf Development II, LLC, and to approve an allocation of 23 units to RDA 2004-I-02, Silverleaf Development II, LLC. Motion seconded by Councilmember George and carried unanimously. Councilmember Harrison returned to the meeting. Councilmember Gilbreath moved to accept the recommendations of the points to be awarded and approved the allocation of five (5) units to RDA 2004-I-01, Centex Homes; approved the allocation of 10 units to RDA 2004-I-04, Thomas Overturf; approved the allocation of 35 units to RDA 2004-I-05, KB Homes; and approved the allocation of an additional eight (8) units to RDA 2004-I-05, KB Homes. Motion seconded by Councilmember George and carried unanimously.

UNFINISHED BUSINESS

Ordinance No. 2554 - Trees - Public Works Director Mutter reported staff met with Southern California Edison (SCE) representatives and resolved issues brought up at the February 3, 2004, City Council meeting. Of particular concern was SCE's ability to respond to emergency situations. Section 12.52.150B was revised to include a provision that no permit is required by SCE to remove or to injure a public tree which has been determined to be hazardous by the Director, any police officer or any firefighter, or by the Southern California Edison Company with the prior consent of either the Director, any police officer, or any firefighter, after inspection of the tree. SCE has reviewed this language and has agreed with the proposed ordinance as it is now written. Ordinance No. 2554, an ordinance of the City of Redlands amending Chapter 12.52 of the Redlands Municipal Code relating to trees and tree protection along streets and in public places, was read by title only by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember Harrison, further reading of the ordinance text was unanimously waived, and Ordinance No. 2554 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for April 6, 2004.

COMMUNICATIONS

Parking Structure Concept Plans - Public Works Director Mutter reported that on December 16, 2003, the City Council directed staff to proceed with the request for proposals for the concept and schematic phase for parking structures in the core block area and along Citrus Avenue. Four proposals were received and evaluated and it was recommended that International Parking Design, Inc. of Irvine, California, be award the contract for this project. Staff has been working on the core block and Citrus Avenue parking structures along with other necessary elements needed to effectively develop these areas. There are a number of questions that should be answered before concept plans and engineering schematic designs are developed for either of the parking structures at the currently identified sites. Staff suggested the City Council consider several interrelated issues and provide direction to staff prior to development the concept and schematic designs for these structures at a workshop meeting with the City Council, staff, consultants and other interested parties. Following discussion, Councilmember Harrison moved to direct staff to schedule a workshop on April 20, 2004, to discuss the core block and downtown planning studies, including the various development issues as identified in the staff report. Motion seconded by Councilmember Gil and carried unanimously.

Budget Advisory Committee - City Manager Davidson reported it is extremely important for staff to receive suggestions and input from the City Council during the budget preparation process. Therefore, it was recommended that a budget subcommittee, consisting of two members of the City Council, be

appointed to facilitate staff with this budget process. The budget subcommittee would be limited in scope to the development and preparation of the Fiscal Year 2004-05 City budget. The budget subcommittee will not be subject to the Brown Act as it will be limited in scope and will automatically dissolve upon approval of the Fiscal Year 2004-05 budget. Councilmember Pepler moved to approve the formation of a budget subcommittee of the City Council to assist City staff in the development and preparation of the Fiscal Year 2004-05 budget. Motion seconded by Councilmember Gil and carried unanimously. Councilmember Pepler moved to appoint herself and Jon Harrison to serve on the budget subcommittee. Motion seconded by Councilmember Harrison and carried unanimously.

JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Audit - Councilmember Gilbreath moved to accept the Comprehensive Annual Financial Report and Single Audit Report on Federal and Selected State Awards for the City of Redlands for the year ended June 30, 2003. Motion seconded by Councilmember George and carried unanimously. (Also see Redevelopment Agency minutes for March 16, 2004.)

CLOSED SESSION

The City Council meeting recessed at 3:46 P.M. to continue the Redevelopment Agency meeting and reconvened at 3:47 P.M. to a closed session to discuss the following: Conference with legal counsel: Anticipated litigation - Government Code Section 54956.9(b) - One case.

The meeting reconvened at 7:00 P.M.

ANNOUNCEMENTS/REPORTS

Councilmembers reported on their activities and attendance at meetings during the past two weeks.

LAND USE AND PUBLIC HEARINGS

FordRed Development, LLC - Public notice was advertised for this time and place to consider a draft mitigated negative declaration and to hold a public hearing for a Socio-Economic Analysis and Cost/Benefit Study for the construction of an 85,369 square foot shopping center on 13.89 acres located west of Patricia Drive, east of Ford Street and south of the Interstate 10 Freeway with a General Plan amendment to change the land use designation. Mayor Pepler addressed the standing-room-only audience and announced that accommodations had been made for people to observe the meeting via cable television in the auditorium in the Police Annex building across the street and set ground rules for this public hearing.

Community Development Director Shaw explained this project application was submitted to the City on January 2, 2003, and deemed complete on January 27, 2003. The applicant subsequently agreed to waive the time limits for processing documents pursuant to the California Environmental Quality Act on October 7, 2003, after four public hearings and four continuances were requested by the applicant. The Planning Commission made a recommendation on the General Plan amendment at their January 13, 2004, meeting, and sent a recommendation forward to the City Council only on the General Plan amendment so that detail work on elevations and site plans would only be done if the amendment was approved. The action before the City Council is limited to the environmental review for the entire project, Socio-Economic Analysis and Cost/Benefit Study for the entire project, and the General Plan amendment. A separate recommendation on a Specific Plan amendment and conditional use permit will be made by the Planning Commission if the General Plan amendment is approved by the City Council.

A significant amount of correspondence has been submitted by the applicant, those who support the project, and the opponents of the project. Staff prepared the following summary of items received as of March 1, 2004: 47 letters in support of the project; 97 letters opposed to the project, 322 post cards solicited from residents by the applicant in support; and 840 household signatures on a petition opposed to the project. An additional 17 letters in support and 79 letters opposed to the project have been received by the City Clerk since March 2, 2004.

Community Development Director Shaw reviewed the project description which includes a grocery store, two buildings for restaurant/retail use, two buildings for restaurant use, and one building for a drug store. The shopping center will have two access points on Ford Street, and be re-graded so that it will be below grade from Patricia Drive. The project also includes a change in the General Plan. The environmental review also includes a Specific Plan amendment to change the land use designation. Community Development Director Shaw reminded Councilmembers that at this time they are only considering the General Plan amendment. He also presented information regarding the environmental review, environmental review of the alternative site plan, the General Plan analysis as related to this project, and a summary of the Planning Commission action.

Mayor Peppler declared the meeting open as a public hearing at 7:19 P.M. Representing FordRed, Pat Meyer thanked staff, especially Planner Richard Malacoff, for their efforts over the past 14 months. He reviewed his project, via a PowerPoint presentation, and then asked Councilmembers for an informal poll of their opinion of the project indicating that if there was no support for the project, perhaps the City Council could forego the hearing. Much to the delight of most of the audience, each Councilmember indicated they would not support

the General Plan amendment before them this evening. Robert Macy questioned some of Mr. Meyer's comments and urged Councilmembers to deny this application. There being no further comments, the public hearing was declared closed. Councilmember Pepler moved to deny the proposed General Plan amendment for FordRed Development and this component of General Plan Amendment No. 2004-1. Motion seconded by Councilmember Gil and carried unanimously. Noting Councilmembers had been overwhelmed by the communications received, Mayor Pepler told the audience how much she appreciated hearing from them in order to make this decision for the neighborhood. Councilmember Harrison felt this hearing and the months preceding it proved the importance of public participation which he felt was much more valuable than "ballot box planning." Bill Cunningham, The Redlands Association, quickly submitted a letter and touted the merits of his organization's initiative ballot measures.

The City Council meeting recessed at 7:48 P.M. and reconvened at 7:55 P.M.

General Plan Amendment No. 2004-I-B - Public notice was advertised for this time and place to consider a draft mitigated negative declaration and public hearings for Socio-Economic Analysis and Cost/Benefit Study and General Plan Amendment No. 2004-I-B, amending the General Plan to change the designation from Low Density Residential/Public Institutional to Office on a .92 acre parcel located on the northeast corner of Cypress Avenue at Interstate-10 Freeway. Community Development Director Shaw explained the project site is owned by the City of Redlands and was designed for a future fire station. Gardner Construction has entered into an agreement with the City to purchase the property. As the City is the current owner of the property, the General Plan amendment application is in the City's name as the applicant. Gardner Construction is the applicant for the concurrent applications to approve the office project which consists of a zone change, commissioner review and approval, and variance (see next item). Staff's positive recommendation for the project, which the Planning Commission agreed with, is based upon the close proximity to the I-10 Freeway, the adjacent off-ramp to Cypress Avenue, and noise from traffic which make the site difficult to develop for residential uses as current noise standards could not be met. In considering suitable alternative uses that would be compatible with the surrounding residential area, administrative and professional offices have been identified as a possible use that would be relatively quiet and a good neighbor. Other uses that would typically be found beside a freeway off-ramp, such as convenience stores, gas stations, and fast food restaurants, are less desirable uses in a primarily residential area. An office use typically operates Monday through Friday, with no activity on evenings and weekends. An office building at this location is the best alternative to a residential use. Neighbors from surrounding residences submitted letters of concern and attended the Planning Commission hearing. Their letters and concerns were included in the staff report.

Mayor Pepler declared the meeting open as a public hearing. Representing the Gardners, Bud Thatcher, Thatcher Engineering, indicated their support of the recommendations presented by staff and the Planning Commission. Councilmember Harrison asked him about the location of the trash enclosure and landscaping. On behalf of the Avignon Home Owners Association, Gary Alborn expressed many concerns and objections to this proposal. Del Fischer concurred with Mr. Alborn's presentation and expressed concern about the tall trees recommended for the landscaping. There being no further comments, the public hearing was declared closed. Councilmember George's motion to deny the proposed General Plan amendment and associated applications and this component of General Plan Amendment No. 2004-I-B died for lack of a second. Councilmember Gilbreath moved that the City Council indicate support of the proposed General Plan amendment and associated applications and directed staff to prepare a resolution for approval of this component of General Plan Amendment No. 2004-I-B and motions for the associated applications with a change of location for the trash enclosure and change the landscaping requirements for a more appropriate species of trees. Motion seconded by Councilmember Harrison and failed with Councilmembers Gil, George, and Pepler voting NO. Councilmember George again moved to deny the proposed General Plan amendment and associated applications and this component of General Plan Amendment No. 2004-I-B. Motion seconded by Councilmember Gil and carried with Councilmembers Gilbreath and Harrison voting NO.

Gardner Construction and Development - Public notice was advertised for this time and place to consider a Socio-Economic Analysis and Cost/Benefit Study and the following: a public hearing for Ordinance No. 2573, Zone Change No. 398, a change of zoning from R-S (Suburban Residential) District to A-P (Administrative and Professional Office) District on a .92 acre parcel located on the northeast corner of Cypress Avenue at Interstate 10-Freeway; consideration of Commission Review and Approval No. 768, a Commission Review and Approval for the construction of a two-story office building with an area of 8,100 square feet on a .92 acre parcel in the R-S (Suburban Residential) District which is being proposed for a zone change to A-P (Administrative and Professional Office) District located on the northeast corner of Cypress Avenue at Interstate-10 Freeway; and a public hearing for Variance No. 663, a variance from Section 18.168.220 of the Redlands Municipal Code to allow a ten-foot landscape setback rather than the required 25-foot setback to construct a two-story office building with an area of 8,100 square feet on a .92 acre parcel in the R-S (Suburban Residential) District which is being proposed for a zone change to A-P (Administrative and Professional Office) District located on the northeast corner of Cypress Avenue at the Interstate-10 Freeway.

Community Development Director Shaw explained the project site is owned by the City of Redlands and was designed for a future fire station. Gardner Construction has entered into an agreement with the City to purchase the property. As the City is the current owner of the property, the General Plan

amendment application is in the City's name as the applicant (see previous item). Gardner Construction is the applicant for the concurrent applications to approve the office project which consists of a zone change, commission review and approval, and variance. Staff's positive recommendation for the project, which the Planning Commission agreed with, is based upon the close proximity to the I-10 Freeway, the adjacent off-ramp to Cypress Avenue, and noise from traffic which make the site difficult to develop for residential uses as current noise standards could not be met. In considering suitable alternative uses that would be compatible with the surrounding residential area, administrative and professional offices have been identified as a possible use that would be relatively quiet and a good neighbor. Other uses that would typically be found beside a freeway off-ramp, such as convenience stores, gas stations, and fast food restaurants, are less desirable uses in a primarily residential area. An office use typically operates Monday through Friday, with no activity on evenings and weekends. An office building at this location is the best alternative to a residential use. Neighbors from surrounding residences submitted letters of concern and attending the Planning Commission hearing. Their letters and concerns were included in the staff report.

Mayor Pepler declared the meeting open as a public hearing. Representing the Gardners, Bud Thatcher, Thatcher Engineering, indicated their support of the recommendations presented by staff and the Planning Commission. Councilmember Harrison asked him about the location of the trash enclosure and landscaping. On behalf of the Avignon Homeowners Association, Gary Alborn expressed many concerns and objections to this proposal. Del Fischer concurred with Mr. Alborn's presentation and expressed concern about the tall trees recommended for the landscaping. There being no further comments, the public hearing was declared closed. In light of the action to deny the associated General Plan Amendment No. 2004-I-B (see above), City Attorney McHugh explained that Ordinance No. 2573, Commission Review and Approval No. 768, and Variance No. 663 would be scheduled on the next City Council agenda for City Council action.

General Plan Amendment 2004-I-C - Specific Plan 40 (Amendment No. 27) - Public notice was advertised for this time and place to consider a draft mitigated negative declaration and public hearings for General Plan Amendment No. 2004-I-C, an amendment to the General Plan to change the land use designation from Commercial/Industrial to Commercial on 12 non-contiguous parcels located along the south side of Redlands Boulevard from the west side of Iowa Street to 650 feet west of New Jersey Street; and Specific Plan No. 40 (Amendment No. 27), an amendment to the East Valley Corridor Specific Plan to change the land use designation from EV/IC (Commercial Industrial) District to EV/CG (General Commercial) District on 12 noncontiguous parcels located along the south side of Redlands Boulevard from the west side of Iowa Street to 650 feet west of New Jersey Street, and one 1.88 acre parcel located on the east side of Kansas Street approximately 300 feet south of Redlands Boulevard.

Community Development Director Shaw explained the proposal in detail. Mayor Pepler declared the meeting open as a public hearing. There being no comments, the public hearing was declared closed.

Mitigated Negative Declaration - Councilmember George moved to approve the Environmental Review Committee's mitigated negative declaration for General Plan Amendment No. 2004-I-C and Specific Plan No. 40 (Amendment No. 27) 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.

Resolution No. 6253 - General Plan Amendment No. 2004-I-C - Councilmember Gilbreath moved to adopt Resolution No. 6253, a resolution of the City Council of the City of Redlands approving General Plan Amendment No. 2004-I-C, an amendment to the General Plan to change the land use designation from Commercial/Industrial to Commercial on 12 non-contiguous parcels located along the south side of Redlands Boulevard from the west side of Iowa Street to 650 feet west of New Jersey Street. Motion seconded by Councilmember Pepler and carried unanimously.

Resolution No. 6254 - Specific Plan No. 40 - Amendment No. 27 - Councilmember Gilbreath moved to adopt Resolution No. 6254, a resolution of the City Council of the City of Redlands approving Amendment No. 27 to Specific Plan No. 40, an amendment to the East Valley Corridor Specific Plan to change the land use designation from EV/IC (Commercial Industrial) District to EV/CG (General Commercial) District on 12 noncontiguous parcels located along the south side of Redlands Boulevard from the west side of Iowa Street to 650 feet west of New Jersey Street, and one 1.88 acre parcel located on the east side of Kansas Street approximately 300 feet south of Redlands Boulevard. Motion seconded by Councilmember George and carried unanimously.

Ordinance No. 2574 - OTA No. 303 - Public hearing was advertised for this time and place to consider Ordinance No. 2574, Ordinance Text Amendment No. 303, amending Sections 18.168.050 and 18.168.060 of the Redlands Municipal Code establishing the authority to grant a minor exception permit for the parking of a detached camper, trailer or watercraft in the front-yard driveway. Community Development Director Shaw explained Sections 18.168.040 through 18.168.100 of the Redlands Municipal Code establish the provision to grant a minor exception to the Code's standards relative to fence and wall heights, solar collector or storage tank installations, grading, and protective swimming pool fencing. The proposed ordinance text amendment modifies the Code in order to establish the authority to grant a minor exception to park a detached camper, trailer, or watercraft in the front yard driveway. This amendment is a follow-up action necessary to implement the "hardship

clause" that was incorporated into the Code on February 3, 2004. Mayor Pepler declared the meeting open as a public hearing. Jeff Edwards urged the City Council to approve this ordinance. City Clerk Poyzer read a letter which was received late this afternoon expressing concerns about this proposal. There being no further comments, the public hearing was declared closed. Ordinance No. 2574, an ordinance of the City of Redlands amending Chapter 18 of the Redlands Municipal Code relating to minor exception permits, was read by title only by City Clerk Poyzer, and on motion of Councilmember George, seconded by Councilmember Gil, further reading of the ordinance text was unanimously waived, and Ordinance No. 2574 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for April 6, 2004.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 9:01 P.M. The next regular meeting will be held on April 6, 2004.

City Clerk