

MINUTES

Special meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on January 31, 2024 at 6:30 P.M.

Present: **Eddie Tejeda, Mayor**
 Paul Barich, Mayor Pro Tempore
 Denise Davis, Council Member
 Jenna Guzman-Lowery, Council Member
 Mario Saucedo, Council Member

Staff: **Charles M. Duggan, Jr., City Manager; Yvette M. Abich Garcia, City Attorney;**
 Jeanne Donaldson, City Clerk; Janice McConnell, Assistant City Manager; Chris
 Boatman, Assistant City Manager; Carl Baker, Public Information Officer;
 Danielle Garcia, Management Services/Finance Director; Brian Desatnik,
 Development Services Director; John Harris, Municipal Utilities and Engineering
 Director; Rich Sessler, Fire Chief; Rachel Tolber, Police Chief

Mayor Tejeda called the special meeting to order and explained that comments could be presented in-person, via Zoom, via cell phone or landline. He offered the public an opportunity to provide comment on any matter scheduled on this agenda or any matter within the jurisdiction of the City Council which is not already scheduled on this agenda.

PUBLIC COMMENT

None forthcoming

COMMUNICATIONS

Downtown Redlands Parking Study

Development Services Director Desatnik summarized the events leading to tonight's discussion of the Downtown Redlands Parking Study. Over the past decade, the City's downtown has continued to grow and thrive, with the surrounding core around State Street considered one of Redlands' greatest assets. Promoting in-fill and mixed-use development in the downtown, with the goal of enhancing a pedestrian-friendly, walkable urban core, is a central goal of the 2035 General Plan and Transit Villages Specific Plan. He offered details of the City's 2017 Parking Study, the findings and recommendations from the 2023 Walker Consultants study, the Traffic and Parking Commission (TPC) recommendations, and the Chamber of Commerce parking concerns and priorities. Lastly, he reviewed the action items recommended by staff to include: 1) Increase parking enforcement of timed-parking zones; 2) Implement safety improvements to Citrus garage and Centennial Plaza underground parking; 3) Lease SBCTA lot 4) Implement shuttle service from SBCTA lot and Stuart Avenue parking garage to other points downtown 5) Analyze redevelopment opportunities of the existing City Hall site; 6 Explore options for shuttle bus service from SBCTA lot to the Redlands Bowl.

Assistant City Manager Boatman added that SBCTA had agreed to license to the City the vacant lot just south of the railroad tracks between 7th Street and 9th Street. The lot would be designed to provide 138 additional parking spaces during mall construction at a cost of approximately

\$500,000. The lot would include lighting, ADA accessibility, staff and shuttle pickup/drop-off areas. He also provided details of a downtown shuttle service and the consideration to incorporate the cost of the service in the 2024-26 budget.

As public comment, Cassie MacDuff thought one factor not being considered was people's preferences and that people do want to park on State Street where the street provides a beautiful setting with shade. She encouraged the Council to consider making Citrus Avenue a one-way street. Andy Hoder stated that parking meters would not be popular, and he raised questions about the value of a Parking Benefit program and listed safety concerns regarding the current state of the existing City Hall lot. Chamber of Commerce Executive Director Evan Sanford was grateful to have been a part of this ongoing conversation, and he highlighted the concerns and priorities of his members: a critical shortage of parking in downtown, loss of Mall parking will have a huge impact on downtown and the Redlands Bowl parking; no plan exists to deal with special event parking; existing City Hall site should be redeveloped into a large, 1000+ space parking structure; and they opposed a paid parking program. Bobby Garrity urged the Council to provide better infrastructure to promote more walking, cycling and the use of transit. Joshua Hall opposed a bicycle sharing program. Beverly Noerr, Executive Director of the Redlands Bowl Performing Arts, reminded the Council that culture plays a huge role towards improving the quality of life within the community and the Bowl events attract over 100,000 people annually. Brianna Egan said the city's downtown has become a popular destination, and she thought the City should encourage more walking and cycling and should explore a pricing strategy for paid parking instead of building more parking.

Council Members asked questions of staff and discussed at length their thoughts and perspectives, including, the importance of improving infrastructure for pedestrians and bicyclers, promoting accessibility for all, concerns related to the hot summer months and how that might impact pedestrians, support to pursue shared use agreements with private owners, and consideration of a shuttle service. It was agreed that parking was all about location, and they were in favor of a feasibility study to analyze redevelopment opportunities of the existing City Hall site.

On motion of Council Member Jenna Guzman-Lowery, seconded by Mayor Pro Tempore Paul Barich, the City Council unanimously approved, by roll call vote, to 1) Increase parking enforcement of timed-parking zones; 2) Implement safety improvements to Citrus garage and Centennial Plaza underground parking; 3) Analyze redevelopment opportunities of the existing City Hall site; 4) Lease the SBCTA lot at 7th Street and railroad tracks; and 5) Incorporate the cost of a downtown shuttle service in the draft 2024-26 budget request.

Vote: 5 - 0 Passed

City Council Projects Review

City Manager Duggan explained that since October 2021, periodic City Council workshops have been held to discuss and prioritize requested projects made by individual City Council members to the City Manager. This approach was taken to allow the City to better focus finite staff time on items the full Council wishes to pursue and in which order. He led the discussion, allowing for a brief description of each project. The projects listed included: tree lacing, feather flags, loitering ordinance, Orange Street widening, installation of temporary sidewalks where needed, addressing blighted areas, beautification of Colton Avenue and Orange Street corridors; undergrounding powerlines, affordable housing and affordability programs. Mayor Tejeda pointed out that the

projects he proposed were in direct response to his constituents in District 2. Council Member Saucedo added that projects should be considered on a citywide basis and not only one district.

As public comment, Joshua Hall supported affordable housing but worried the City might become much like San Bernardino and what he considered to be a ghetto. Andy Hoder offered his knowledge related to tree lacing and said that often a tree will look as if it won't survive, but it actually does come back. Rudi Whitmore expressed concerns about moving forward with a loitering ordinance and thought this type of ordinance could do more harm than good. Dan Jimenez supported undergrounding power lines, raised questions about the in-lieu fees offered to developers, and encouraged the Council to undertake beautification projects on the northside.

Council Members offered their perspectives, asked for clarification on certain items and ultimately designated numerical rankings for each project. The prioritization rankings will provide City Manager Duggan with necessary information to develop a working timeline as to when the projects will be brought back before the full Council.

Ranking	Projects	Timeline
0 = No Action	Loitering Ordinance	No Action
1 = High priority	Affordable Housing & Affordability programs	1 to 3 months
2 = Medium Priority	Install temporary sidewalks where needed; Address blighted areas/properties; Beautification of Colton Avenue and Orange Street corridors	3 to 6 months
3 = Low Priority	Tree lacing; Feather flags, Widening Orange Street; Undergrounding powerlines	6 to 9 months

ADJOURNMENT

There being no further action required the special meeting adjourned at 8:30 P.M.

[GO TO PREVIOUS PAGE](#)

[GO TO THE TOP OF THE PAGE](#)