

MAYOR RICHARD S. CLAIRE  
VICE MAYOR JEFF IRA

MINUTES  
1017 MIDDLEFIELD RD

COUNCIL MEMBER JIM HARTNETT  
COUNCIL MEMBER DIANE HOWARD  
COUNCIL MEMBER COLLEEN M. JORDAN  
COUNCIL MEMBER BARBARA PIERCE  
COUNCIL MEMBER IRA RUSKIN

REDWOOD CITY, CA

REGULAR CITY COUNCIL MEETING/  
JOINT STUDY SESSION with PLANNING  
COMMISSION & ARCHITECTURAL  
REVIEW COMMITTEE  
MARCH 3, 2003  
7:00 P.M.

**1. CALL TO ORDER – 7:02 p.m.**

**2. ROLL CALL -**

Council Members Present: Hartnett (arrived at 7:05 p.m.), Howard, Jordan, Pierce,  
Ruskin, Vice Mayor Ira, Mayor Claire

Planning Commission  
Members Present: Garcia, McCoy, Paulson, Radcliffe, Seybert,  
Chairperson Foust

Commissioners Absent: Piulle

Architectural Review  
Committee Members  
Present: Gee, Howard, Spotorno, Frank (7:55 p.m.)  
Absent: Chairperson Gilman

Staff Present: City Manager Everett, Financial Services  
Director/Assistant City Manager Ponty, City Clerk Howe,  
City Attorney Yamamoto, Assistant City Attorney Brower  
Administrative Secretary Dale, Interim Community  
Development Services Director Liedstrand, Community  
Development Services Manager Patterson, Community  
Development Services Manager Passanisi, Traffic

Engineer Haygood, Economic Development Coordinator Webb; Associate Planner Ekas, Project Planner Kelly, Principal Planner Jany, Downtown Manager Moeller, Volunteer Balsamo

3. **PLEDGE OF ALLEGIANCE – Colleen Jordan**, Council Member
4. **INVOCATION** - Reverend Carol Barriger, First Congregational Church
5. **SPECIAL ORDERS OF THE DAY –** Proclamation: McKinley School - 75th Year  
Proclamation: Women's History Month
6. **ORAL COMMUNICATIONS**

Christine Maley-Grubl, Peninsula Traffic Congestion Relief Alliance, presented the City Council with the Annual Report and thanked Council Member Howard for her participation.

Rudy Luca restated various questions that he has not received answers to as yet.

Redevelopment Manager Moeller announced Redwood City's 135<sup>th</sup> birthday celebration to be held on March 29 at the History Museum, 777 Hamilton from 1:00-3:00 p.m.

7. **CONSENT CALENDAR –**

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Council Member, Staff Member or Citizen so requests, in which event the item will be removed from the Consent Calendar and considered in its normal sequence on the agenda.

M/S Hartnett/Ruskin to waive reading of the Consent Calendar except the ordinances by title adopt the resolutions and the ordinances, and approve other items. **The motion passed by a unanimous roll call vote.**

**7.1 Section – Motions**

**A. Motion to approve the minutes of February 10, 2003 as submitted; (301)**  
**MINUTE ORDER 03-48**

**B. Motion to accept completed improvements for the 2002-2003 Cost Shared Sidewalk Repair Project, and release the contract retention to Sposeto**

**7.2 Section - Claims and Warrants**

A. Approve warrants dated through March 3, 2003 and usual and necessary payments through March 10, 2003; (301)

MINUTE ORDER 03-50

**8. MATTERS OF COUNCIL INTEREST –**

**8. A. Legislation (information only)** - This sub-section involves possible discussion of City Position on Proposed Legislation Described in the League of California Cities Priority Focus Bulletin No. 7 -2003. Council may direct staff to act on positions taken by Council. (Copies of League of California Cities Priority Focus available in City Clerk's Department).

**8. B. Council Member Pierce** – thanked everyone for participating in the Education Foundation event on February 28, 2003.

*7:30 p.m. - Vice Mayor Ira left the dais due to a conflict of interest*

*Joint Study Session with Planning Commission & Architectural Review Committee*

**9. STUDY SESSION:**

Joint Study Session to Review Concept Plans for Retail/Cinema Project  
Redevelopment Manager Moeller explained the background stating that once comments are received by the designers, plans to move forward and finalized conceptual plans will then be brought forward to the permit process. Those would go back to the ARC for input, PC would review for planned development and come back to the Council for final approval of the design of the project.

Allison Kendall of Friedman, Tung and Bottomley, working with the design team from Field-Paoli on the concepts, stated that this would be an "in progress" review and that the process would continue for several weeks before a formal application is submitted.

Rob Anderson of Field-Paoli stated that he has been gave an overview of the project.

Conceptual plans showing various architectural details on each side of the building were presented.

Michael Friedman asked for comments.

Council Members, Planning Commissioners and Architectural Review Board Members made various comments including that more work needed to be done on the masses and language of the building, that it does not look enough like Redwood City and that the design is "classy". Concerns were expressed regarding cueing of trucks and service delivery plans.

*Public Comment:*

Kathleen McLaughlin stated she would like to see a more consistent building, not one pretending to be several small buildings. She stated that the building should be elegant and have a rhythm that is not broken using the Fox Theatre as an example of a building with the same rhythm and horizontal connection all the way around. She stated that the use of mosaic tiles would be a beautiful way to differentiate the entrances and sides of the building.

Rudy Luca asked where the Borders and Cost Plus stores will be located in the plan. He also asked if the parking lot is two levels below the street level and if the exits and entrances to the parking lot come out the same way on the street. He commented on the service plan and asked who would be paying for the awnings and lights on the buildings.

*Mr. Anderson* stated that the location of Borders and Cost Plus is identical to the original concept which is Borders at the corner of Broadway and Jefferson, and Cost Plus at the corner of Middlefield and Jefferson. The theatres are still upstairs and the developer will pay for the awnings and lights.

Bob Baldwin stated that the Jefferson side is a busy thoroughfare with cross town traffic and the position of the project in relationship to the Post Office and City Hall are such that he suggested there might be a tavern or sushi bar in the near area. He suggested a couple of small buildings on top with a plaza area.

John Anagnostou supported the process and encouraged more accurate scaling and modeling and to realize that the surrounding buildings will be gone. He stated that the Fox Theatre concept should not be duplicated in this project and this building should portray the significance of our City and also the character discussed. He further encouraged consideration of staircases coming out of the garage on the opposite side of the street and showing them off.

Kathleen McLaughlin clarified that she was not suggesting the project should duplicate the Fox Theatre, but that it is a similarly large building that is dealt with as a whole. She further stated that a modern large building treated as a whole would be more elegant looking.

The streetscape and parking plans will be presented at a later Joint Study Session date.

10. **ADJOURNMENT** – 10:40 p.m.

M/S to Hartnett/Ruskin to adjourn until the next City Council meeting of March 10, 2003. **The motion passed by a unanimous voice vote by those present.**

Respectfully submitted,



Patricia S. Howe, CMC  
City Clerk