

MAYOR JEFF IRA  
VICE MAYOR BARBARA PIERCE

MINUTES

1017 MIDDLEFIELD ROAD  
REDWOOD CITY, CA

COUNCIL MEMBER IAN BAIN  
COUNCIL MEMBER ROSANNE FOUST  
COUNCIL MEMBER JIM HARTNETT  
COUNCIL MEMBER DIANE HOWARD  
COUNCIL MEMBER IRA RUSKIN

JOINT CITY COUNCIL AND  
REDEVELOPMENT AGENCY MEETING  
JUNE 28, 2004  
7:00 P.M.

Mayor/Chairman Ira convened the City Council and Redevelopment Agency meetings to order concurrently.

**1. CALL TO ORDER** – 7:02 p.m.

**2. ROLL CALL**

Council Members Present: Bain, Foust, Hartnett, Howard, Ruskin, Vice Mayor  
Pierce, Mayor Ira

Staff Present: City Manager Everett, PRCS Director/Assistant City Manager Centeno, City Clerk Howe, Deputy City Clerk Conly, City Attorney Yamamoto, Assistant City Attorney Brower, Financial Services Director Ponty, Financial Services Manager Freeman, Financial Services Accountant Greenhorn, Senior Accountant Weinstock, Senior Accountant Khin, Information Technology Supervising Analyst Tikekar, Community Development Director Patterson, Senior Civil Engineer Chang, Interim Manager, Engineering and Construction Lynch, Housing & Economic Development Manager Moeller, Housing Coordinator Jones-Thomas, Parks, Recreation and Community Services Director Centeno, Recreation and Community Services Superintendent Hover, Parks, Recreation and Community Services Supervisor Beth, Public Works Services Director Ingram, Public Works Superintendent Rosas, Public Works Superintendent Harang

**3. PLEDGE OF ALLEGIANCE - Diane Howard, Council Member**

**4. INVOCATION - Bishop Rob Etherington, Sequoia Christian Church**

**5. SPECIAL ORDERS OF THE DAY**

**A. Proclamation: "July is Parks and Recreation Month"**

Parks and Recreation Commission Chairperson Yapp and Parks, Recreation and Community Services Superintendent Beth accepted the proclamation read by Mayor Ira.

**6. ORAL COMMUNICATIONS AND CONSENT CALENDAR**

Ralph Nobles, Redwood City resident appeared as a representative of the grassroots citizens' organization, *People for Housing, Not High-rises*, for the purpose of announcing to the Council and informing the public of the official beginning of a referendum petition campaign for signature gathering to place the Marina Shores project before the people for approval or rejection. He stated that since this project will bring a radical and drastic change to the character and quality of life of Redwood City and the entire Peninsula region, the organization thinks the Council should have placed the issue before the voters. He stated that those wishing to join in the effort may call 650-369-7268 or e-mail stopmarinashores@yahoo.com.

Christine Cheshire, on behalf of the Peninsula Celebration Association (PCA), thanked the City Council, staff and citizens of Redwood City for the support over the many years. She stated that through the, *Americans Supporting Americans*, the PCA has the honor to have Major Shawn Phillips of the elite 101<sup>st</sup> Screaming Eagles of Fort Campbell, Kentucky as Grand Marshall of the 2004 event.

Tiffany Teele, event coordinator for *Americans Supporting Americans*, stated that the organization is a non-profit that bridges support between communities and military units deployed worldwide. She stated the honor that this year they have partnered with the PCA to bring the honorary color guards and Major Shawn Phillips from the well known Screaming Eagles Division from Fort Campbell, Kentucky. She stated that a booth will be set up to tape messages to send back to troops in Iraq as well as information on cities adopting units.

Robert Hoffman spoke on eminent domain stating his experience on the school board and his disappointment in developing the theatre site. He stated his surprise with the ruling of the process as illegal. He stated his surprise that the payment would be made from the General Fund rather than the Redevelopment Agency. He stated his belief that the Council had been given poor or erroneous legal advice.

Mayor Ira stated that the money would be coming from the Redevelopment Agency funds.

M/S Howard/Pierce 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.**

## 6.1 Section – Motions

A. Approve the Regular City Council Meeting minutes of June 14, 2004 as submitted;  
(301) **MINUTE ORDER 04-120**

B. Award of Contract – 2003-2004 Asphalt Rubber Chip Seal Project (304)

### **Recommendation:**

Approve the Contract Documents and award the contract for the 2003-2004 Asphalt Rubberized Chip Seal Project to the lowest responsible bidder, Western States Surfacing, Inc. of Modesto, California, for their low bid of \$691,761.36.

**MINUTE ORDER 04-121**

C. Parking Facilities Agreement for the Downtown Underground Public Parking Garage and Retail-Cinema Project as required by the Amended and Restated Disposition and Development Agreement – **City Council and Redevelopment Agency (continued from June 21, 2004) (100)**

### **Recommendation:**

Approve the Parking Facilities Agreement (Parking Agreement) with the City of Redwood City, the Redevelopment Agency, and On Broadway Redwood City, LLC, (an entity comprised of BHV Innisfree Ventures, I, LLC, developers of the project, and Buchanan Urban Investors, LLC) as required per Section 518 of the Amended and Restated Disposition and Development Agreement for the Downtown Retail-Cinema and Parking Project and authorize the City Manager and the Redevelopment Agency Executive Director to execute same.

**MINUTE ORDER 04-122**

**RD MINUTE ORDER 04-10**

D. Approval of Parcel Map and Reciprocal Easement and Maintenance Agreement and Vacation of a portion of Middlefield Road for the Underground Public Parking Garage and Retail-Cinema Project – **City Council and Redevelopment Agency (continued from June 21, 2004) (606)**

**Recommendation:**

1. That the City and Agency approve the Parcel Map for the Underground Public Parking Garage and Retail-Cinema Project; and
2. That the City approve the Reciprocal Easement and Maintenance Agreement, and
3. That the City approve the vacation of a portion of Middlefield Road

**MINUTE ORDER 04-123**

**RD MINUTE ORDER 04-11**

- E. Award of Contract – Garrett Park Storm Drain Culvert Improvements Project (304)

**Recommendation:**

Approve the Contract Documents and award the contract for the Garrett Park Storm Drain Culvert Improvements Project to the lowest responsible bidder, Bianchi Construction of San Jose, California, for their low bid of \$76,298.00.

**MINUTE ORDER 04-124**

- F. Contract extension with Third Party Administrator (TPA) for worker's compensation administration services, Claims Management Inc. (CMI) for the period of July 1, 2004 through September 30, 2004. (304)

**Recommendation:**

Authorize staff to extend agreement with Claims Management, Inc. (CMI) to act as third party administrator for the City's self-insured worker's compensation program for the period of July 1, 2004 through September 30, 2004. **MINUTE ORDER 04-125**

- G. Authorization to accept the Amendment to the Agreement between the City of Redwood City and the Redwood City School District for After School Program Services. (304)

**Recommendation:**

Accept the Amendment to the Agreement for After School Program Services that Parks, Recreation, and Community Services provides. The Amendment would allow payment to the City from the Redwood City School District in an amount of \$61,687.00.

**MINUTE ORDER 04-126**

## 6.2 Section – Ordinances (Second Reading and Adoption)

### A. Marina Shores Village Residential/Commercial Project (100)

1. Ordinance approving the Precise Plan for the Marina Shores Village

ADOPT **ORDINANCE 2264** OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY, ADOPTING THE MARINA SHORES VILLAGE PRECISE PLAN (*First reading on June 7, 2004*)

2. Find that the rezoning of the Peninsula Marina site and the adjacent Bair Island Road from "CG" (General Commercial) District to "P" (Planned Community) District; and the rezoning of the Pete's Harbor Site and the adjacent Uccelli Road from "CG-R" (General Commercial – Residential Combining) District to "P" (Planned Community) District are both in the public interest and adopt an Ordinance for said rezoning.

ADOPT **ORDINANCE 1130-332** OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING ARTICLE 60, ZONING MAP NO. 22 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE PROPERTY LOCATED AT THE PENINSULA MARINA, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL DISTRICT TO THE PLANNED COMMUNITY DISTRICT; TO REZONE PROPERTY LOCATED AT PETE'S HARBOR, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL-RESIDENTIAL COMBINING DISTRICT TO THE PLANNED COMMUNITY DISTRICT; TO REZONE PROPERTY LOCATED AT UCCELLI ROAD, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL-RESIDENTIAL COMBINING DISTRICT TO THE PLANNED COMMUNITY DISTRICT; TO REZONE PROPERTY LOCATED AT BAIR ISLAND ROAD, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL DISTRICT TO THE PLANNED COMMUNITY DISTRICT (*First reading on June 7, 2004*).

3. Adopt an Ordinance approving a Development Agreement with Glenborough-Pauls, LLC for Marina Shores Village.

ADOPT **ORDINANCE 2265** OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF REDWOOD CITY AND GLENBOROUGH-PAULS FOR THE DEVELOPMENT OF THE MARINA SHORES DEVELOPMENT PROJECT (*First reading on June 7, 2004*).

### 6.3 Section – Claims and Warrants

- A. Approve warrants dated through June 28, 2004 and usual and necessary payments through July 12, 2004; (301) **MINUTE ORDER 04-127**
- B. Settlement of Claim against PG&E for Emergency Repair of Sewer Main Line

**Recommendation:**

Authorize the City Manager to settle the City's claim against PG&E for an amount not less than \$15,190.00 for the cost to the City for the emergency repair of the sanitary sewer main line in the vicinity of 801 Woodside Road. (303)

**MINUTE ORDER 04-128**

### 7. STUDY SESSION

- A. FY 2004/05 Budget Study Session II – ***City Council and Redevelopment Agency***

City Manager Everett introduced the topic and stated that the General Fund budget had been discussed previously and questions answered with clear direction from City Council to bring back the recommended budget for adoption. Direction included bringing back to Council in late September or early October, additional potential cuts or revenue increases. (501)

- I. Introduction – Ed Everett, City Manager
- II. General Fund Follow-up (if needed) – Ed Everett, City Manager
- III. Redevelopment Agency – Susan Moeller, Redevelopment Agency Manager

Redevelopment Agency Manager Moeller explained the budget and answered questions from Council Members.

- IV. Capital Improvement Program – Chu Chang, Supervising Civil Engineer

Various questions asked by Council Members such as

- V. Enterprise Funds – Peter Ingram, Director of Public Works Services

Public Comment:

Savera Keith, an attorney from Legal Aid Society of San Mateo County, recognized and applauded the efforts that Redwood City has made in the development of affordable housing, particularly, the Vera and El Camino developments, and the Marina Shores Village development. She further stated that the housing element and redevelopment plan require development of a certain amount of affordable housing and more housing is urgently needed. The Legal Aid Society objects to the proposed Redevelopment Agency budget because of the substantial reduction in the Agency's deposits to the housing fund and this is a material change in an agreement between the Redevelopment Agency and the Legal Aid Society. She further stated that the written letters submitted to the Council and Agency today detail the obligations, and the objections simply ask that the Agency continue funding the low and moderate income housing fund as it has in the last 14 years.

*City Attorney Yamamoto* stated that he would work with the City Manager on the topic and that at this time; his study shows no material change in the 1990 agreement between the Legal Aid Society, the City and Redevelopment Agency. He stated that there may be a percentage change in the amount contributed to the housing fund but no material change.

M/S Howard/Bain intent to adopt the budget as presented. **The motion passed by a unanimous voice vote.** **MINUTE ORDER 04-129**

M/S Foust/Howard to adjourn the Redevelopment Agency meeting. **The motion passed by a unanimous voice vote.**

## **8. MATTERS OF COUNCIL INTEREST**

**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. 24-2004. 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).

**B. Appointments to City Council-appointed Boards, Committees, and Commissions**

1. Senior Affairs Commission (four four-year terms, expiring May 31, 2008, and one unexpired term, expiring May 31, 2006). The following applicants were considered to serve on the Senior Affairs Commission: **(209)**

- Karen Carson
- Jean Harrison
- Betty Moran
- Jodi Paley
- Vincent Truscelli

Mayor Ira stated that the Council had received a letter from Jean Harrison seeking appointment to the unexpired term, leaving the remainder of the applicants listed available to serve in the four-year terms.

M/S Hartnett/Ruskin to appoint **Jean Harrison** to the unexpired term, expiring May 31, 2006, and appoint the **Karen Carson, Betty Moran, Jodi Paley and Vincent Truscelli** to the four four-year terms expiring May 31, 2008. **The motion passed by a unanimous roll call vote.**

2. Board of Building Review (three four-year terms, expiring May 31, 2008 and one unexpired four-year term, expiring May 31, 2006). The following applicants were considered to serve on the Board of Building Review with the vote noted:

- Keith Bautista – *Council Members Bain, Foust, Hartnett, Howard, Ruskin, Vice Mayor Pierce and Mayor Ira*
- John Murphy - *Council Members, Foust, Hartnett, Howard, Ruskin, Vice Mayor Pierce and Mayor Ira*
- Wayne Paulsen - *Council Members Bain, Foust, Hartnett, Howard, Ruskin, Vice Mayor Pierce and Mayor Ira*
- Michael Torres – *Council Member Bain*

The successful applicants appointed to the three four-year terms, expiring May 31, 2008 are **Keith Bautista, John Murphy and Wayne Paulsen.**

M/S Hartnett/Ruskin to appoint **Michael Torres** to the unexpired seat, expiring May 31, 2006. **The motion passed by a unanimous voice vote.**

3. Parks and Recreation Commission (three four-year terms, expiring May 31, 2008). The following applicants were considered to serve on the Parks and Recreation Commission with the following vote:

- Guillermina Castellanos – *Council Members Hartnett and Ruskin*
- Jim Peters
- Gwentythe Scove – *Council Members Howard and Ruskin*
- Robert Slusser – *Council Members Bain, Foust, Howard, Vice Mayor Pierce and Mayor Ira*
- Pauline Truscelli – *Council Members Bain, Foust, Hartnett, Howard, Ruskin, Vice Mayor Pierce and Mayor Ira*
- Shawn White - *Council Members Bain, Foust, Hartnett, Vice Mayor Pierce and Mayor Ira*

The successful applicants appointed to the three four-year terms expiring May 31, 2008 were **Robert Slusser, Pauline Truscelli and Shawn White.**

4. Architectural Review Committee (two four-year and two alternate four-year terms, expiring May 31, 2008)).

The following applicants were considered to serve in the two four-year terms on the Architectural Review Committee with the following vote:

- Peter Baltay – *Vice Mayor Pierce*
- Morton Frank – *Council Member Bain*
- Steven Howard – *Council Members Bain, Foust, Hartnett, Howard, Ruskin, Vice Mayor Pierce and Mayor Ira*
- Maureen Morton
- Andrew Raymundo– *Council Members Foust, Hartnett, Howard, Ruskin, Mayor Ira*
- Thomas Richman
- Frederick Strathdee

The successful applicants appointed to the two four-year terms expiring May 31, 2008 were **Steven Howard and Andrew Raymundo.**

The following applicants were considered to serve in the two *alternate* four-year terms on the Architectural Review Committee with the following vote:

- Peter Baltay – *Council Members Bain, Howard, Ruskin, Vice Mayor Pierce*
- Morton Frank – *Council Member Hartnett*
- Maureen Morton – *Council Members Foust, Hartnett, Howard, Ruskin and Mayor Ira*
- Thomas Richman – *Vice Mayor Pierce*
- Frederick Strathdee – *Council Members Bain, Foust and Mayor Ira*

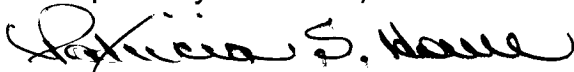
The successful applicants appointed to the two four-year terms as alternates were **Peter Baltay and Maureen Morton.** **MINUTE ORDER 04-130**

- C. Vice Mayor Pierce** – announced that families of Italian descent and living in Redwood City prior to 1940 are being asked by the San Mateo County History Museum to share photographs of that period of time. The photographs will be displayed at an upcoming Columbus Day event.
- D. Council Member Foust** – thanked Honey Carpe for her many years of service on the Senior Affairs Commission and resigned from an unexpired term due to health reasons. On behalf of the Council, she extended best wishes and hope that she will attend meetings when she is feeling better. **Council Member Ruskin** reiterated the appreciation and wished her better health.
- E. City Manager Everett** – stated that as of June 29, the City will begin to work on Jefferson Avenue, from Franklin Street to Farm Hill Boulevard and the city limits for approximately three months. The beginning is preparation work either portions or all asphalt a portion at a time, then coming back for striping, signage and final details.

**9. ADJOURNMENT – 9:00 p.m.**

M/S Ruskin/Foust to adjourn into closed session and then until the next regular City Council meeting of July 12, 2004 at 7:00 p.m. **The motion passed by a unanimous voice vote.**

Respectfully submitted,



Patricia S. Howe  
City Clerk