

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 MEETING
CITY COUNCIL
AND REDEVELOPMENT AGENCY
AUGUST 9, 2004
7:00 P.M.

1. CALL TO ORDER – 7:07 p.m.

2. ROLL CALL

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

Council Members Absent: Foust

Staff Present: City Manager Everett, PRCS Director Centeno, City
Clerk Howe, Deputy City Clerk Conly, Assistant City
Attorney Brower, Community Development Director
Patterson, Planning and Redevelopment Manager
Church, Senior Planner/Zoning Administrator Ekas,
Manager of Engineering and Construction Chang,
Volunteer Balsamo

3. PLEDGE OF ALLEGIANCE - Ira Ruskin, Council Member

4. INVOCATION - Reverend Chip Larrimore, St. Peters Episcopal Church

5. ORAL COMMUNICATIONS AND CONSENT CALENDAR

Art Balsamo thanked the City Council and those others who sent cards and made
telephone calls during his recent medical experience.

Ralph Nobles, speaking as a member of People for Housing Not High Rises, stated that they are pleased that the referendum will be placed on the November ballot provided it is presented to the voters fairly. He stated that at the last Special Meeting of Council there was no text on the resolution or the proposed ballot measure available for the public and no opportunity for public comment. He further stated that subsequent study shows that it is extremely biased and raises the question of fairness. He stated that the City Attorney has yet to articulate the resolution of the conflict between Elections Code sections 9222 and 9241.

Kathy Conte stated her observations of the Council's repeated assertion that the Marina Shores zoning was changed only after extended public debate, that some Council Members use their bully pulpit to chastise those who disagree with them and the tone and tenor of the debate during the 12 weeks between now and the November election. She urged Council to lead by example and embrace the opportunity to hear its constituents, consider them allies in shaping the future of our lives in our city and joining them to create smart growth.

Sue Hestor referred to her letter received at the dais as a response to the resolution adopted on August 5. She stated that the measure language does not mention anything about the dramatic changes in heights, parks and open space, and that it is not fair and should be changed. She stated that the one year moratorium has been lost, that the language in the resolution is sloppy and the wrong sections are cited in several places. She further stated that it is an unfair process.

Matt Leddy, Redwood City resident and representative of People for Housing Not High Rises, acknowledged the correspondence from Council Member Hartnett apologizing for his misstatements at the Council meeting of August 5 regarding the intentions of the organization. As stated on August 5, he reiterated that they were never opposed to a November election and some of the confusion might have been a result of the lack of actual text of the resolution adopted was not available to the public prior to the meeting. He thanked the citizens of Redwood City for their support in securing thousands of signatures in 28 days and the 80 volunteers who circulated the petitions in their own part of the city. He stated that the decision on November 2 is a critical one.

Chris Mohr, Associate Director of the Housing Leadership Council of San Mateo County, spoke on Marina Shores. He offered a correction to a misperception of the housing element of the development. He stated that a requirement of the precise plan that 15% of the units be below market, although the developer had already agreed to do that. A minimum of 5% or 97 of the units must go to very low income households and those units, with the City's concurrence, may be located offsite. The precise plan also requires that 10% of the units, slightly under 200, be located onsite for persons up to 120% of median income (almost \$110,000.) and these units are required to be phased in at the 10% level along the way of the build out.

Vance Smith shared photographs of property next to his house stating that a year ago the same conversation occurred and that the Council is tying the hands of its Code Enforcement personnel. He stated his intent is to embarrass the Council and that the Code Enforcement has done all he can and was told he cannot go to the person's place of employment to serve abatement warrants. The property is a health and safety hazard and if the grass catches fire there will be an apartment building and three other buildings in the immediate area burned to the ground.

Council Member Bain addressed a comment from one of the speakers and stated that it is the third time that someone has come to the podium and said that he said the public would not understand the Marina Shores project. He stated that he said no such thing and wanted to set the record straight.

Keith Bautista commented on the referendum process, stating what he was told by the proponents and what was left out, citing various sound bites. He stated that a lot of effort has been put into the Council decision. He further stated that when he voted for the Council he had the confidence that it would make prudent, steady decisions for him and his family. He stated that his trust has been justified and when he votes on the referendum he will continue to show support for every member of the Council and reject the special interest process that opponents of the project have thrust upon us.

M/S Hartnett/Howard 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 by those present.**

5.1 Section – Motions

- A.** Approve the Joint City Council and Redevelopment Agency Meeting minutes of July 26, 2004 as submitted; **(301)** **MINUTE ORDER 04-153**

- B.** Agreement for Child Care Consulting Services **(304)**

Recommendation:

Approve by motion the agreement between the City of Redwood City and the Child Care Coordinating Council (4C's) of San Mateo County

MINUTE ORDER 04-154

- C. Execution of Funding Agreements for Human Services Financial Assistance Program (HSFA) 2004/2005 (304)

Recommendation:

Authorize the City Manager to execute the Human Services Financial Assistance Program agreements in the amounts specified in the 2004/2005 fiscal year approved budget. **MINUTE ORDER 04-155**

- D. Approval and Authorization to Execute Agreement between San Mateo County Human Services Agency Office of Housing and the City of Redwood City for FY 04-05 for Information and Referral Services provided at the Fair Oaks Community Center. (304)

Recommendation:

Approve and authorize City Manager to sign the agreement.

MINUTE ORDER 04-156

- E. Certification of Results of Referendum Petition Against Ordinance 1130-332 adopted by the Redwood City Council on June 28, 2004. (307)

Recommendation:

By motion, accept City Clerk's certification of the referendum petition.

MINUTE ORDER 04-157

- F. Agreement for Purchase and Sale of property located at 707 Bradford St. to Landbank for Affordable Housing and/or a child care facility – **Redevelopment Agency (405)**

Recommendation:

1. Agency authorization to execute Purchase and Sale Agreement to purchase 707 Bradford Street between Family Services Agency of San Mateo County and the Agency for \$1.4 million;
2. Agency authorization to appropriate \$1,127,438.00 of housing set-aside funds allocated in the Agency's Housing Capital Budget for FY 2004-05 for the \$1.4 million purchase price; and
3. Agency authorization to appropriate an amount not to exceed \$299,600.00 of RDA General Fund – Childcare Site Acquisition budgeted for FY 2002-03, of which \$272,562.00 is for the balance of the \$1.4 million purchase price and the remaining \$27,000.00 for related due diligent reports and closing costs. **RD MINUTE ORDER 04-14**

5.2 Section – Ordinances (Second Reading and Adoption)

- A.** Ordinance Amendment – National Pollution Discharge Elimination (NPDES) Permit and San Mateo Countywide Stormwater Management Plan for 2004-2009

ORDINANCE 2269 OF THE COUNCIL OF THE CITY OF REDWOOD CITY AMENDING CHAPTER 27A OF THE REDWOOD CITY MUNICIPAL CODE BY ADDING ARTICLE II, RELATING TO STORMWATER TREATMENT MEASURES AND MAINTENANCE PROGRAM (*First reading on July 26, 2004*) **(802)**

- B.** Seaport Plaza and Stanford Boathouse Zoning Map Amendments (no new development is proposed) **(602)**

ORDINANCE 1130-333 AMENDING ARTICLE 60, ZONING MAP NO. 23 (HARBOR NEIGHBORHOOD), OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE PROPERTY LOCATED AT 100-200 CARDINAL WAY (SEAPORT PARCEL) AND THE ADJACENT PARCEL KNOWN AS "CARDINAL WAY," FROM THE GENERAL INDUSTRIAL DISTRICT TO THE INDUSTRIAL PARK DISTRICT; AND TO REZONE PROPERTY LOCATED AT 300 CARDINAL WAY FROM THE GENERAL INDUSTRIAL DISTRICT TO THE INDUSTRIAL RESTRICTED DISTRICT (*First reading on July 26, 2004*)

- C.** Adoption of Ordinance Amending Redwood City Code – Section 38.5 – Water Basic Service Charge **(802)**

ORDINANCE 2270 AMENDING SECTION 38.5 OF THE CODE OF THE CITY OF REDWOOD CITY RELATING TO WATER SERVICE CHARGES AND FEES (*First reading on July 26, 2004*)

- D.** Adoption of Ordinance Amending Redwood City Code – Section 27.100 – Sewer Service Charges **(802)**

ORDINANCE 2271 AMENDING SECTION 27.100 OF THE CODE OF THE CITY OF REDWOOD CITY RELATING TO SANITARY SEWERAGE SERVICE CHARGES (*First reading on July 26, 2004*)

- E.** Adopt an ordinance amending Municipal Code Sections 20.95.1.C, 20.95.2.B, 20.127, and 20.190, to provide for an increase in the parking bail schedule from \$20.00 to \$25.00, effective September 9, 2004 **(703)**

ORDINANCE 2272 AMENDING SECTIONS 20.95.1.C, 20.95.2.B, 20.127 AND 20.190 OF THE REDWOOD CITY MUNICIPAL CODE, RELATING TO MAXIMUM PARKING PERIODS AND METER RATES ON VARIOUS PUBLIC STREETS AND PENALTIES AND BAIL SCHEDULES PERTAINING THERETO (*First reading on July 26, 2004*)

5.3 Section – Claims and Warrants

- A. Approve warrants dated through August 9, 2004 and usual and necessary payments through August 23, 2004; (301) **MINUTE ORDER 04-158**

6. STAFF REPORTS

- A. Brewster Reservoir Site – Consideration of Sale of City-Owned Land (609)

Planning Manager Church stated that around last December, staff was asked to make a recommendation regarding potential development around the site at Brewster and Upland. He stated that no matter what the outcome of the discussion and the recommendation, this item would have to come back to Council for approval. He continued to report on the background and recommendations.

Council asked various questions.

Public Comment:

Lee Lukehart, representing the Emerald Hills HOA, stated the many responses to the topic and this his role is to assist communications with the residents. He stated that out of all the communications and dialogue the consensus is to, if at all possible, preserve open space. Secondly, there are a lot of issues of concerns and questions unanswered.

Leila Cowan stated neighbors voted against annexation and understands the City's position. She stated that water is the issue and questioned the long-term policy in that regard.

Chris Heinze stated that privacy is the issue and open space is the concern. The reservoir is a beautiful reminder of what the city was at one time and he is against the project.

Marc Romer asked Council to do the right thing and preserve open space urging tabling of the topic and to consider opportunities. He suggested that a decision is a bit premature and the residents feel that there is a lot of impact and they ask for input on any proposal.

Amy French, Manager of Current Planning in Palo Alto, agrees with staff that an EIR prior to development plans is appropriate. She requested delay, to fully explore options and alternatives. She appreciated a bit more time for communication with other entities regarding possible purchase for open space. She expressed her desire for a pedestrian walkway through the area and various alternatives and commended staff efforts of meeting with association representatives and decrease of the number of lots. She further expressed concern with traffic, parking and access.

Brad Lopez stated that a park is a place for solitude and asked that the City leave the area alone.

Mario Rodighiero stated he had been asked by the community to look at County ordinances that are followed by the residents in his area. Although not in support of development, he asked that the County guidelines be followed in any development of the property.

John Carswell stated he is dispassionate about the topic but wanted to be on the record regarding the issue of drainage. He stressed that the infrastructure issues be considered.

Lee Lukehart asked to be on record his commendation to staff in communication and concern around the topic. Open space and more time for input and deliberation were requested.

Cathie "Dee" Gregory spoke of the open space and habitat in the area and urged keeping the open space.

8:38 – 9:00 p.m. – Recess

Alyce Cohn asked that the topic be tabled until a later date. She stated that the parcel is an island and land left in open space is everyone's. She expressed her concern for the precise plan concept and questions around that process.

Ronald Cohn stated that he would appreciate more notice and that any development should comply with the standards of the residents in the area.

Keith Bautista stated his recollection that the concrete structure is a potential safety issue from his inspections of years past and he urged careful consideration.

David Faussone asked that Council look into the options of preserving this area for open space.

Sandi Harte stated her and her husband's main concern is the traffic issue where the road does not accommodate two cars with ditches along the road. She stated her second concern around open space and consideration of the wildlife and residents in the area.

Jorene Starr-Bedros expressed her concern for wildlife in the area stating that it is a deer refuge and asked for inclusion of the wildlife in any plans for the area.

Vera Tom stated her concerns are wildlife, open space, traffic and that it is a special area.

Robert Baldwin is not a resident of the area, but that he walks there, it is quiet, there is no traffic and asked for consideration of the wildlife and the traffic issues. He asked for consideration of the open space value in the future and his opinion that the sale of this property will not change the financial shortfalls of the city.

Lynn Leslie stated that there are many walkers and that Stafford Park is always crowded. She urged keeping the area for open space.

Johanna Tesauro stated that she walks around the reservoir and suggested the concept of open space and seasonal use for different activities such as children's programs. She mentioned that someone may want to purchase the property for open space.

Luke Mulhall stated that the open space is beautiful and wildlife exists. He asked about sewage, water service, electrical service and cable service and the complexity of providing those services.

Michael Kay urged postponement of voting on the issue at this time. He suggested that staff be directed to obtain further community input and investigation of alternative uses mentioned for inclusion in an EIR.

Council comments included thanking the speakers and e-mail communicators. Consensus was that decision should be postponed and that more alternatives be presented. Mayor Ira stressed that the subject is not about money, but the discussion began due to the tank abandonment.

M/S Ruskin/Howard to begin a process by which at the end of the year options are brought back to Council to consider the best use of the land for the community. The process includes full input from the community, people living in the area and people not living in the area. **The motion passed by a unanimous voice vote by those present.**

MINUTE ORDER 04-159

7. 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. 29-2004 and 30-2004. 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. Consideration of Resolution to Adopt Headquarters Company (HHC) 1st Battalion, 327th Infantry Regiment, 1st Brigade, 101st Airborne Division (Air Assault) as a part of the Adopt-A-Unit Program of "America Supporting Americans" ("ASA") (205)**

City Clerk Howe explained the background on the topic and asked Redwood City resident Tiffany Teele to further explain the program.

Tiffany Teele explained the program and announced the first community meeting planned for August 25 at 7:00 p.m. at the Community Activities Building, 1400 Roosevelt Drive, Redwood City.

Public Comment:

Keith Bautista expressed his support for adoption of the unit.

Recommendation:

1. Adopt resolution to adopt Headquarters Company (HHC) 1st Battalion, 327th Infantry Regiment, 1st Brigade, 101st Airborne Division (Air Assault) as part of the Adopt-A-Unit program of "America Supporting Americans" ("ASA")

ADOPT RESOLUTION 14601 OF THE CITY OF REDWOOD CITY ADOPTING THE HEADQUARTERS COMPANY (HHC) 1ST BATTALION, 327TH INFANTRY REGIMENT, 1ST BRIGADE, 101ST AIRBORNE DIVISION (AIR ASSAULT) AS A PART OF THE ORGANIZATION "AMERICA SUPPORTING AMERICANS" ("ASA")

The motion passed by a unanimous roll call vote by those present.

8. ADJOURNMENT – 9:55 p.m.

M/S Ruskin/Howard to adjourn to the next regular Council meeting of August 23, 2004 at 7:00 p.m. **The motion passed by a unanimous voice vote by those present.**

Respectfully submitted,

A handwritten signature in black ink that reads "Patricia S. Howe". The signature is written in a cursive style with a large initial "P".

Patricia S. Howe
City Clerk