

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
DECEMBER 13, 2004
7:00 P.M.

1. **CALL TO ORDER** – 7:03 p.m.
2. **ROLL CALL**

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

Staff Present: City Manager Everett, City Attorney Yamamoto, Deputy City Clerk Conly, Supervising Civil Engineer Lynch, Manager of Engineering and Construction Chang, Principal Planner Passanisi, Senior Planner Riordan, Public Works Services Director Ingram, Redevelopment Agency Manager Moeller, Financial Services Director Ponty, Community Development Director Patterson, and Council Volunteer Balsamo

3. **PLEDGE OF ALLEGIANCE** - **Barbara Pierce**, Vice Mayor
4. **INVOCATION** - **Reverend Julia Older**, Unitarian Universalist Fellowship

5. ORAL COMMUNICATIONS AND CONSENT CALENDAR

Barbara Liedtke of H.I.P. Housing spoke about this year's children's calendar contest on the subject of home, and brought calendars for Council. She thanked Council for Redwood City's support of H.I.P.'s programs throughout the year.

Dr. Steven Howard said he would remark on three topics. First, he addressed the topic of the temporary structures on the Kaiser campus, and asked for City action in following up with Kaiser since the Architectural Review Committee feels the structures have been in place longer than necessary. Second, he expressed concern over the recent Staff cutbacks in Code Enforcement and noted an increase of litter and inappropriate signage in the City. Dr. Howard suggested the formation of a volunteer group to pursue this. Thirdly, he expressed concern over the topic of PERS Defined Benefit Programs, and posed the question to Brian Ponty of how Redwood City's plans will be sustainable.

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.**

5.1 Section – Motions

- A. Approve the Joint City Council, Public Financing Authority, and Redevelopment Agency Meeting minutes of December 6, 2004 as submitted;

MINUTE ORDER 04-223

- B. Consultant Agreement with Chaudhary and Associates, Inc., relating to the Ralston Avenue/Marine Parkway/Route 101 Interchange Reconfiguration Project.

Recommendation:

Approve agreement with Chaudhary and Associates, Inc., for providing construction surveying and other related support for the Ralston Avenue/Marine Parkway/Route 101 Interchange Reconfiguration Project, in an amount not to exceed \$95,877.60.

MINUTE ORDER 04-224

- C. Agreement for Land Exchange with County of San Mateo in conjunction with the Winslow Street Realignment

Recommendation:

Approve and authorize the City Manager to execute an agreement with the County of San Mateo to exchange property in conjunction with the realignment of Winslow Street. **MINUTE ORDER 04-225**

- D. Agreement to Provide Sanitary Sewer Connection and Service to the Edgewood Sewer Maintenance District

Recommendation:

Approve and authorize execution of the Agreement between the Edgewood Sewer Maintenance District and the City of Redwood City concerning operation, maintenance, and treatment of sewage. **MINUTE ORDER 04-226**

5.2 Section – Final Acceptances

- A. Final Acceptance – Lakeview Reservoir Rehabilitation Project

Recommendation:

Accept the Lakeview Reservoir Rehabilitation Project, and release the bonds and retention. **MINUTE ORDER 04-227**

5.3 Section – Ordinances

- A. Ordinance Amendment – Floodplain Management

Recommendation:

Introduce an ordinance amending Chapter 41 of the Municipal Code: Floodplain Management. **MINUTE ORDER 04-228**

ORDINANCE AMENDING CHAPTER 41 OF THE REDWOOD CITY MUNICIPAL CODE RELATING TO FLOODPLAIN MANAGEMENT

5.4 Section – Claims and Warrants

- A. Approve warrants dated through December 13, 2004 and usual and necessary payments through January 10, 2004; **MINUTE ORDER 04-229**

6. PUBLIC HEARINGS

- A. Request for approval to develop workforce housing consisting of 58 apartment units and eight townhouse units located at 1540 El Camino Real and 124-136 Lincoln Avenue, respectively.

Senior Planner Maureen Riordan introduced the topic of workforce housing on the corner of Vera and El Camino Real and explained that representatives of First Community Housing, Peninsula Habitat for Humanity, and Redwood City Planning and Redevelopment Staff were in attendance to represent the project. Her overview addressed issues of workforce housing and transit issues.

Principal Planner Tom Passanisi used a Powerpoint presentation to give an overview of the Precise Plan and to lay out the context of what would happen with the proposed site. He showed photographs of buildings in the Roosevelt neighborhood to underscore the importance of blending the proposed buildings in with the existing neighborhood and to emphasize the need for a mixed-use development of quality design. Passanisi gave design criteria and described the two proposed developments. He outlined that the next steps for the proposed project would be a January report to Council by the Redevelopment Agency regarding the project's Disposition and Development agreement.

Council made comments related to concern over how the project addresses adequate parking standards, questions about how outreach was conducted in the surrounding neighborhood, the need for housing on a transit corridor, and questions about whether it may be possible to incorporate C.C. and R's to address issues of tenant knowledge of rules and restrictions.

Redevelopment Agency Manager Moeller addressed preliminary Council questions surrounding Redwood City's financial contributions through public subsidy of Habitat for Humanity, Community Development Block grants, and HOME funds relating to both projects, and explained that further information would be available when the D.D.A. report comes before Council in January.

Mayor Ira opened the Public Hearing.

Public Comment:

Jeff Oberdoerfer of First Community Housing introduced himself, and offered to answer any questions that may come up during the hearing.

Janet Borgens of the Housing and Human Concerns Committee spoke in support of the project and thanked City Staff.

Paul Sanfilipo commented that it was an excellent project, but expressed concern relating to parking and where employees of the businesses in the mixed-use development would be able to park.

M/S Hartnett/Pierce to close the Public Hearing. **The motion passed by a unanimous voice vote.**

Council comment included questions over how often tenants turn over in similar projects and inquiries about what type of support services are made available for the tenants. Council asked for reporting of the success rate over the next several years to be tracked and made available by First Community Housing. Questions were raised over neighborhood outreach, population density on the properties, and contingency of Architectural Review Committee approval as the project moves forward.

Recommendation:

Approve the General Plan Amendment, Zoning Map Amendments, and El Camino Real/Vera Avenue Site Precise Plan by taking the following actions as recommended by the Planning Commission to approve the project and subject to the Redevelopment Agency Board's approval of the Disposition and Development Agreements (DDA's) with First Community Housing and Peninsula Habitat for Humanity:

M/S Foust/Bain to:

1. Adopt a resolution amending the General Plan land use designation of 1540 El Camino Real from "Commercial/Office" to "Mixed Use" (Commercial and Residential).

RESOLUTION 14619 OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING THE STRATEGIC GENERAL PLAN OF THE CITY OF REDWOOD CITY TO AMEND THE GENERAL PLAN DESIGNATION OF PROPERTY LOCATED AT 1540 EL CAMINO REAL, AS FURTHER DESCRIBED IN THIS RESOLUTION, FROM COMMERCIAL/OFFICE TO MIXED USE (RESIDENTIAL AND COMMERCIAL) DISTRICT

The motion passed by a unanimous roll call vote.

2. Introduce an Ordinance approving the El Camino Real/Vera Avenue Site Precise Plan as revised by the Planning Commission.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY, ADOPTING THE PRECISE PLAN FOR THE EL CAMINO REAL/VERA AVENUE PROJECT (1540 EL CAMINO REAL AND 124-136 LINCOLN AVENUE)

The motion passed by a unanimous roll call vote. MINUTE ORDER 04-230

3. Find that the rezoning of the parcels from "CG" General Commercial (1540 El Camino Real) and "R-4-Multi-Family Medium Density Residential" (124-136 Lincoln Avenue) to "P" (Planned Community) District are both in the public interest and introduce an ordinance for said rezoning.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING ARTICLE 60, ZONING MAP NO. 9 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE PROPERTY LOCATED AT 1540 EL CAMINO REAL, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL DISTRICT TO THE PLANNED COMMUNITY DISTRICT AND; TO REZONE PROPERTY LOCATED AT 124-136 LINCOLN AVENUE, AS FURTHER DESCRIBED IN THIS ORDINANCE, FROM THE MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE PLANNED COMMUNITY DISTRICT

The motion passed by a unanimous roll call vote. MINUTE ORDER 04-231

- B. Consideration of Five-Year Implementation Plan 2005-2009 for the Redwood City Redevelopment Project No. 2. – ***Redevelopment Agency***

Redevelopment Agency Manager Susan Moeller introduced Debbie M. Kern of Keyser Marsten, who used a Powerpoint presentation to review the proposed implementation plan. She reviewed accomplishments to date, goals, and objectives, programs and possible projects, expenditures for the next five years, and connection with blight alleviation.

Council made comments related to the plan that included concern over how 45 and 55 year affordability covenants impacted existing projects, how Sequoia Station would be integrated into Downtown, concern for intergenerational (senior and childcare) development, and the wish to see a refined version of the Downtown Plan.

Mayor Ira opened the Public Hearing.

Public Comment:

John Dempsey expressed concern over target figures for affordable housing and spoke of the shortage of available affordable housing on the Peninsula.

M/S Foust/Hartnett to close the Public Hearing. **The motion passed by a unanimous voice vote.**

Council inquired of City Attorney Yamamoto to confirm that approval of the plan is to fulfill statutory obligations in adopting the plan, rather than approval of any specific program or interpretation.

Recommendation:

M/S Howard/Foust to:

In accordance with Article 16.5 of the CRL Section 33490, staff is requesting the Agency Board of Directors conduct a Public Hearing to receive testimony on the proposed Implementation Plan, January 2005 through December 2009, Redwood City Redevelopment Project No. 2. Following the receipt of testimony, staff is recommending that the Public Hearing be closed and that the Board adopt the Implementation Plan.

The motion passed by a unanimous voice vote.

RDA MINUTE ORDER 04-22

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

7. STAFF REPORTS

A. Redwood City Recycled Water Project -- Financing

Public Works Services Director Peter Ingram used a Powerpoint presentation to present preliminary information to lay the groundwork for future Council policy discussion over the next few months relating to public financing and the water fund. His overview included data on the supply contract overdraft, the focus on conservation across the boards, and implementation of recycled water in public areas in keeping with the findings of the Recycled Water Community Task Force so that drinking water may be freed up. Ingram stated that the goal is to erase the drinking water overdraft by 2010. He indicated that financing is to include bond issues over multiple years with review and adjustment each year in order to take into account changing needs based on labor costs, maintenance, and Hetch

Hetchy water costs. He also presented statistics on how residential water costs in Redwood City compare to other Peninsula agencies.

Council requested that data on the Recycled Water Financing Plan be made available for review in January and City Manager Everett directed Staff to prepare the data. Other Council comment included concern over the potential increase of use of the reserve funds, keeping Redwood City water rates at below the median as compared to other Peninsula agencies, concern over what may happen with the future of the Hetch Hetchy Regional Water System and whether state and federal funding may become available.

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. 46-2004. 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. Update on the General Plan Process

Council Member Foust and Principal Planner Tom Passanisi used a Powerpoint presentation to present a report on the progress of the General Plan update work that has gone on so far this year and discuss next steps.

Foust explained that five community meetings have been conducted thus far in the Friendly Acres, Roosevelt, Redwood Shores, Farm Hill, and Centennial neighborhoods, and announced that a sixth meeting would take place on December 14, 2004 at the Sequoia YMCA on Hudson Street for the Palm Park/Woodside Plaza area. She explained that Tom Passanisi and Gary Bonte have been working on required elements of the Plan and thanked Vice Mayor Pierce for working with the Chamber of Commerce on the economic development aspect of the Plan. Foust explained that the meetings generated the common themes of cultural diversity as an asset, a sense of history and balanced development, the need for housing, transit options, and an emphasis on vision vs. reality in focusing on what will be able to be accomplished. She stated that next steps would be to complete the vision statement in January, and that Staff would be working on the writing elements from January through May. She encouraged citizens to read the General Plan data on the City website and contribute feedback.

Council requested to see and provide feedback on the vision statement when the draft text becomes available, and encouraged contacting PACT/Community Builders participants for their input.

C. Process for filling of City Council Vacancy Created by Ira Ruskin's Election to State Assembly

Council Subcommittee Members Bain, Foust, and Howard presented research and three possible options available to set the process for filling the Council vacancy. They described their subcommittee's process, which has included reviewing the City Charter, input from the City Attorney, and research on procedures that have been used previously both in Redwood City and other Peninsula towns/agencies.

Council Member Bain referenced the three options detailed in the Staff Report, and expressed support of Option #1 because it would create the largest pool of interested applicants without precluding the people from the two other options from applying. Council Member Howard thanked the City Attorney and City Clerk's offices for support of the subcommittee by helping to compile the needed data and emphasized the cost savings afforded by avoiding a Special Election by completing Option #1.

Public Comment:

Jeffrey Filippi spoke in support of Paul Sanfilipo and expressed concern to ensure that paperwork submitted by applicants would be made available to the public.

Vance Smith asked why there was a study and subcommittee when there was the example of Ian Bain's appointment to Judy Buchan's seat. He voiced support of Paul Sanfilipo because of his civic experience and the fact that he was the next highest vote-getter after Mr. Ruskin.

Ralph Nobles expressed the opinion that the appointee should be representative of the point of view of residents who had voted No on Measure Q so that there would be a variety of viewpoints represented on Council. He mentioned that Redwood City had many quick studies as residents, and that there were a number of qualified people such as Hilary Paulson and others.

Nita Spangler said that she agreed with Dr. Nobles and remarked on the lack of arguments/debate among Council Members and called for diversity in viewpoints.

Rosemary Fischer said that she hoped the litmus test would not be Measure Q. She expressed support of Paul Sanfilippo because of his long volunteer record, the fact that he was the next highest vote getter, and a former Council Member.

M/S Foust/Hartnett to extend the City Council meeting until 11:15 p.m. **The motion passed by a unanimous voice vote.**

Council comment included feedback that there exists a variety of viewpoints on Council, and appreciation of the various members for expressing their varying viewpoints respectfully. Council Member Bain addressed the matter of his appointment in 1998, and expressed his concern to ensure that all interested applicants are heard in a public forum. Council Member Hartnett suggested advising candidates of the financial disclosure requirements inherent in holding public office. Council Member Foust commented that Option #1 allows for the appointment to be an open and community-oriented process.

M/S Hartnett/Foust to:

Approve Option #1 to advertise for letters of intent, with the following provisions:

That the letter be postmarked no later than January 3rd, with letters to be a maximum of two pages with an optional additional biography, that any City advertisements/communications are to include advice of the minimum legal requirements in order to serve, that the City is to provide information on the financial disclosure requirements to applicants for their review, and that applicants are to be advised of the opportunity for a minimum 3-minute presentation at the City Council meeting on January 24, 2005.

The motion passed by a unanimous voice vote. MINUTE ORDER 04-232

9. ADJOURNMENT: 11:15 p.m.

M/S Foust/Howard to adjourn until the next regular City Council meeting of January 10, 2005 at 7:00 p.m. **The motion passed by a unanimous voice vote.**

Respectfully submitted,



Barbara Conly
Deputy City Clerk