

MAYOR JEFF IRA
VICE MAYOR BARBARA PIERCE

MINUTES

COUNCIL MEMBER ALICIA C. AGUIRRE
COUNCIL MEMBER IAN BAIN
COUNCIL MEMBER ROSANNE FOUST
COUNCIL MEMBER JIM HARTNETT
COUNCIL MEMBER DIANE HOWARD

1017 MIDDLEFIELD ROAD
REDWOOD CITY, CA

JOINT MEETING
CITY COUNCIL
JOINT STUDY SESSION with PLANNING COMMISSION
and ARCHITECTURAL REVIEW COMMITTEE
JUNE 13, 2005

7:00 P.M.

1. **CALL TO ORDER** – 7:30 p.m.

2. **ROLL CALL**

- **City Council**

Council Members Present: Aguirre, Foust, Hartnett, Howard, Vice Mayor Pierce
and Mayor Ira

Council Members Absent: Bain

- **Planning Commission**

Planning Commissioners Present: Claire, Garcia, Piulle, Radcliffe, Secretary
Cronin, Vice Chairperson Seybert and Chairperson Paulson (7:10 p.m.)

- **Architectural Review Committee**

Architectural Review Committee Members Present: Gee, Howard (7:10 p.m.),
Vice Chair Spotorno and Chairperson Gilman

Architectural Review Committee Members Absent: Raymundo

Staff Present: City Manager Everett, City Clerk Howe, Deputy City
Clerk Conly, City Attorney Yamamoto, Community
Development Director Patterson, Planning Manager
Church, Economic Development Coordinator Webb;
Redevelopment Manager Moeller, Community Design
Director Liedstrand

3. **PLEDGE OF ALLEGIANCE - Diane Howard, Council Member**
4. **INVOCATION - Pastor Dennis Logie, Sequoia Christian Church**
5. **ORAL COMMUNICATIONS AND CONSENT CALENDAR – *City Council***

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 by those present with Council Member Bain absent.**

Elise Levin-Guracar spoke of the Kids Can Make a Difference campaign in which students were asked to donate \$2.00 or more to purchase links that represent the children working together from every school forming a community. To date, they have raised in excess of \$10,000. and all of the chains were to be connected representing that they are one district and community. The students sold links to the Council and audience, leaving links for purchase at the receptionist area and the chain to be displayed at City Hall. The request was made for the chain to be carried on the City Council vehicle at the 4th of July Parade.

Jeff Filippi stated that after the previous week's Council meeting where he had spoken about the proposed name change to Theatre Way and attempted to discuss with Mike Kastrop coming together in a united effort to present a compromise. Subsequently, Mr. Filippi stated that he had received some Cinema business points dated 2002 and read a portion of the document. He stated that the process was an atrocity in that after a year of discussion with the Downtown Business Group, the renaming topic was brought up two months ago. He mentioned deception, excessive business costs, a quality vs. quantity issue and other concerns.

Tom Deremigio stated that he has been in the downtown area for 16 years at 702 Marshall Street and found out the day before about the parking plan and voiced his concern about the attorneys, therapists and doctors who work in his office almost every weekend and late into the night. He further stated his surprise and disappointment that the outreach was not sufficient to involve those being impacted. He encouraged the Council to consider those affected in the downtown area.

5.1 Section – Motions

- A. Agreement with the California Public Entity Insurance Authority for the purchase of Worker's Compensation Excess Insurance.**

Recommendation:

Approve, by motion, the agreement to join the California Public Entity Insurance Authority (CPEIA) for its workers' compensation excess insurance coverage effective July 1, 2005 and ending June 30, 2006. **(304) MINUTE ORDER 05-104**

- B. Contract with Third Party Administrator (TPA) for workers' compensation administration services, Claims Management, Inc. (CMI) for the period of July 1, 2005 through June 30, 2006.**

Recommendation:

Authorize staff to enter into an agreement with Claims Management Inc. (CMI) to continue to act as third-party administrator for the City's self-insured workers' compensation program for the period of July 1, 2005 through June 30, 2006. **(304) MINUTE ORDER 05-105**

- C. Award of Contract – 2004-2005 Watermain Replacement Project**

Recommendation:

Award the Contract for the 2004-2005 Watermain Replacement Project to the lowest responsible bidder, Shaw Pipeline, Inc. of San Francisco, California for their low bid of \$973,394.00. **(304) MINUTE ORDER 05-106**

5.2 Section – Claims and Warrants

- A. Approve warrants dated through June 6, 2005 and usual and necessary payments through June 13, 2005; (303) MINUTE ORDER 05-107**

6. STUDY SESSION – City Council, Planning Commission, and Architectural Review Committee

A. Downtown Precise Plan – City Council Study Sessions

Redevelopment Manager Moeller stated that the document would be guiding change in the downtown for the next five to ten years or longer. It will encompass the community vision and layout the guidelines and rules. She stated that her experience is that the document will let the community and those outside know the vision for the downtown and how change will occur.

Planning Manager Church stated that the meeting is the first of three meetings and the intent is that a discussion occurs without decisions made providing an opportunity for Mr. Freedman to report back on the community forums. Two other meetings are proposed for July 25 and August 22 providing opportunity to discuss more specifics about development control and the third meeting to focus on public infrastructure.

Michael Freedman of FTB led the study session requesting that the discussion between the Council, Planning Commission and Architectural Review Committee occur prior to community input so that staff and the consultant can obtain questions and comments prior to the input. He utilized a PowerPoint Slide Presentation on file in the City Clerk Department.

Recess: 8:40-8:55 p.m.

Council Members, Planning Commissioners and Architectural Review Committee Members asked various questions and made comments as follows:

- Are there standard percentages for anchor stores to small stores
- Is housing being proposed to be built over retail
- Would other districts have reduced amounts of the “red type” broad brush
- There is a need for disposition of properties – for example; the Sequoia Hotel and who owns the property
- Concern with the links to downtown and the Brewster edge
- Concern with the depot circle concept and dependence on the train
- The desire to encourage a public art policy was expressed
- Appropriate transition from districts and protecting special things to people was expressed
- Approach to the area as “special” and requiring appropriate rules was stated
- Is surface parking available since not shown in rendition

- Desire to combine beauty of some historical areas into some of the storefront space
- Desire for more green space in addition to the courthouse green area

Public Comment:

Mike Spence stated his happiness to see that the city is back on track. He restated his support of transit oriented development and that downtown should come first. He supported the point that more residential downtown is needed and that he has confidence that a downtown will be properly planned and one to be proud of. His concern about the Stambaugh-Heller is that it is an area that has not been studied and not a part of the downtown area plan. He further stated that the two or so blocks of lower Broadway are critical to the entry of the city. He further stated that the entire community should be a reflection of what is being done downtown. He agreed that affordable housing should be in the downtown.

Joe LaClair supported the presentation and stated that the concerns raised are ones that the community shares. Areas needing to be included: a pedestrian connection to Sequoia Station; redesign the El Camino at Broadway to create a pedestrian gateway; eliminate further single story buildings in the identified precise plan area; maintain solar access to Broadway; make Redwood Creek an important cultural element; access to the waterfront; implementation discussion as land use, urban design and transportation issues; 15-20% affordable housing in the downtown; higher density on lower Broadway is possible; provide the PowerPoint presentation on the City website.

M/S Hartnett/Howard to extend the meeting 30 minutes until 11:30 p.m. The motion passed by a unanimous voice vote by those present.

Nita Spangler gave the history of the city being laid out in 1852 stating that it has evolved to this point and it is an interesting plan. She expressed her hope for no buildings over 6 stories and asked about the possibility of building lofts in the downtown area.

John Anagnostou stated that Redwood City recently reached a tipping point because of the investment of staff and time in building the retail/cinema project; the courthouse annex coming down; and the plaza about to be built. He responded to the questions about real estate citing various projects in the works. He further stated that both affordable and market rate housing is needed in the downtown. He stated his excitement and thanked the Council and consultant.

Shawn White thanked staff and the consultant for the great plan, expressing his concern for parks. He stated that the Park and Recreation Commission has been working to expand the park inventory and with the needs for housing in the

downtown, comes increased population and increased need for parks. He stated that Mezes and Jardin de Ninos are too far and unsafe for children; incorporating streams into the plan.

Dennis Logie stated his same reaction as to the General Plan which is that of excitement about what it proposes, he is a proponent of the old downtown experience with the integration of shops and housing. His concern is about churches, stating that there is currently just one church in the downtown. He stated that churches provide enhancements such as auditoriums, classrooms used for preschools, private events, youth group meetings and open space.

Dr. Sadri Khalessi, a developer waiting for answers from the City, applauded the recommendation for an interim solution. His recommendation was that it may be good to have the developers work in close contact with the consultant so that testing of the concepts can be done.

Michael Freedman stated that the plan would first go to staff, staff will review and direct on items needing revision, a public distribution draft will be provided incorporating that staff direction, and it will come through the hearing process. He stated that at this point, it is more than 3/4ths of the way through and the draft is to be produced within 30 days after the end of the study session series. He summarized that more details are needed; speeding up of the process was requested; more specificity on open space; check into the topic of the creek; specifics on height, land use and development to be addressed in the last series.

Recommendation:

This meeting was not intended as a decision-making session. The City's urban design consultant – Michael Freedman – reported on what was heard from the community input meetings and outlined the issues that the Precise Plan must consider. Members of the City Council, Planning Commission, and Architectural Review Committee provided input prior to the recommended plan is developed.
(613)

7. COMMITTEE REPORT

A. General Plan Guiding Principles and Public Outreach Program

Council Member Foust explained that at the April 4, 2005 Council, Planning Commission and Architectural Review Committee meeting, a General Plan sub-committee was formed. The sub-committee met on April 28 and May 12 to review the draft guiding principles and discuss a vision. The sub-committee agreed upon 8 very broad principles designed as a vision. They worked on how to bring together the vision and embrace what the community has expressed as

agreed upon 8 very broad principles designed as a vision. They worked on how to bring together the vision and embrace what the community has expressed as needs over the last two years. She explained that the sub-committee would be coming back in other venues.

Planning Commissioner Paulson stated that the guiding principles were the result of compromises and are general principles but that the first principle should be much more specific regarding sustainability.

Public Comment

Joe LaClair stated that he would like to add to the first principle, providing for revitalization of natural systems and conservation.

Council comments included support for Mr. LaClair's comment and that the principles should reflect values of the city.

Recommendation:

Review and endorse the attached guiding principles which will serve as the basis for the General Plan goals and policies. The Subcommittee will continue to work on a public input process and present a plan to the City Council at a future date.

(601)

MINUTE ORDER 05-108

M/S Hartnett/Howard to extend the meeting for 5 minutes. **The motion passed by a unanimous voice vote by those present.**

M/S Howard/Pierce to adjourn the Planning Commission and Architectural Review Committee Meeting. **The motion passed by a unanimous voice vote by those present.**

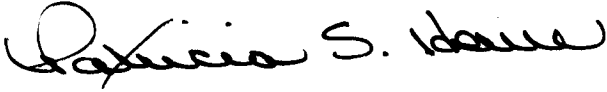
8. MATTERS OF COUNCIL INTEREST

- 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. 21-2005 and 22-2005. 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).

9. **ADJOURNMENT- 11:30 p.m.**

M/S Howard/Foust to adjourn until the next Special City Council meeting of June 20, 2005. The motion passed by a unanimous voice vote by those present.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patricia S. Howe". The signature is written in a cursive, flowing style.

Patricia S. Howe
City Clerk