

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 CITY COUNCIL STUDY SESSION WITH
PLANNING COMMISSION AND
ARCHITECTURAL REVIEW BOARD
OCTOBER 3, 2005
7:00 P.M.

The City Council Meeting and Redevelopment Agency Meeting were called to order simultaneously.

1. **CALL TO ORDER** – 7:03 p.m.

2. **ROLL CALL - City Council**

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

Absent: Council Member Foust

- Planning Commission

Present: Commissioners Gee, Paulson, Radcliffe, Vice Chair Cronin and Chairperson Seybert

Absent: Commissioners Claire and Codding

- Architectural Review Committee

Present: Committee Members Drotos, Howard (7:10 p.m.), Vice Chair Spotorno and Chairperson Seybert

Absent: Committee Member Raymundo

Staff Present: City Manager Everett, City Clerk Howe, City Attorney Yamamoto, Community Development Director Patterson, Community Development Services Manager Passanisi, Principal Planner Lyon, Traffic Engineer Haygood, Associate Civil Engineer Le, Recreation and Community Services Superintendent Hover, Economic Development Coordinator Webb; Senior Planner Ekas, Associate Planner Riordan, Principal Planner Jany, Project Planner Kelly, Redevelopment Manager Moeller, Community Design Director Liedstrand, Parks, Recreation and Community Services Director Centeno, Recreation and Community Services Superintendent Hover, Volunteer Balsamo

3. **PLEDGE OF ALLEGIANCE - Barbara Pierce, Vice Mayor**
4. **INVOCATION - Pastor Stephen Converse, Grace Bible Church**
5. **ORAL COMMUNICATIONS AND CONSENT CALENDAR -**

M/S Bain/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 voice vote by those present with Council Member Foust absent.**

5.1 Section – Motions

A. San Mateo County Mutual Aid Radio System Bonds

Council Member Howard asked whether the system includes working with ham radio operators in San Mateo County. City Manager Everett stated this does not include ham radio operators and stated that information would be provided on how the City works with such operators.

Recommendation:

It is recommended that the City Council approve by motion the financing of Redwood City's portion of the County of San Mateo's law enforcement communications system through tax-exempt bonds issued by the County of San Mateo. **(505)**

MINUTE ORDER 05-200

B. Rejection of Bids for the 2004-2005 Slurry Seal Project

Vice Mayor Pierce stated that residents may appreciate knowing that this rejection is due to impacts from other areas in our country. Between the call for bids and the bid deadline, Hurricane Katrina occurred resulting in a substantial increase in the cost of oil. The call for bids will go out again after things have calmed down.

Recommendation:

Approve the Contract Documents and authorize staff to reject all bids, and direct the return of bid security for the 2004-2005 Slurry Seal Project. (304)

MINUTE ORDER 05-201

- C. Approval of Plans & Construction Documents – 5th Avenue Pump Station Emergency Work

Recommendation:

Approve Plans and Construction Documents prepared by BKF Engineers, related to the Emergency Work within the Harbor Village Mobile Home Park. (802)

MINUTE ORDER 05-202

5.2 Section – Final Acceptances

- A. Final Acceptance – 2004-2005 Sewer Main Replacement Project

Recommendation:

Accept the 2004-2005 Sewer Main Replacement Project, and authorize the release of bonds and retention. (304)

MINUTE ORDER 05-203

5.3 Section – Resolutions - CITY COUNCIL/REDEVELOPMENT AGENCY

- A. Approval of Additional Funding for Construction of the Courthouse Façade

Recommendation:

Adopt a resolution amending the Redevelopment Agency's Capital Budget and appropriate funding in the amount of \$282,900 from the Working Capital Fund balance, for completion of the Courthouse Façade project. (404)

RESOLUTION RD 05-07 AMENDING REDWOOD CITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2005-2006

5.4 Section – Claims and Warrants - CITY COUNCIL

- A. Approve warrants dated through September 26, 2005 and usual and necessary payments through October 3, 2005; (303)

MINUTE ORDER 05-204

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

A. Downtown Precise Plan – Fourth Joint Study Session

Acting Planning Manager Passanisi explained that there are two items on the agenda on this topic. He stated that the first item is the final joint study session on the Precise Plan that includes responses from both staff and FTB to those questions from the last study session on August 22. Consultants present were from Corve Traffic Engineers and the Concord Group. Upon conclusion of the study session, staff recommendation was that Council reconvene to a formal meeting to finalize and provide the downtown precise plan concepts. Those concepts are broad based, such as maximum amount of housing in the downtown, building heights, transportation and rail issues. Upon agreement of those concepts, staff and consultants will prepare the administrative draft and the EIR for the precise plan. Upon completion of those items, staff will bring back to the Planning Commission and City Council during public hearings.

Michael Freedman and Hiro Sasaki opened the session with "Downtown Revitalization Do's and Don'ts. The main session focus was on the remaining issues of building heights; the appropriate amount of housing downtown; the arts district issue; transportation, mostly dealing with rail issues or integrating downtown with enhanced rail service; the vision for El Camino Real; and the requested response to public spaces. (A copy of the PowerPoint presentation is on file in the City Clerk Department.)

Council Members, Planning Commissioners and Architectural Review Committee Members asked various questions and made comments.

Public Comment:

Charlie Greer, HHCC Member, stated that the Committee is very excited about the housing opportunity that the downtown plan presents. The affordability of the units is exciting and he requested that the vision statement of the precise plan includes an opportunity to house the low and very low residents of the city. He stated that the Committee is also interested in knowing the ideal mix between homeownership and rental housing in the downtown.

Scott Morton, representing the Parks and Recreation Commission as Chairperson, stated that Redwood City has less acreage per capita of active park space than the average for Peninsula cities. He stated that park space can be found in many forms including plazas, tot lot playgrounds and pocket parks all of which are part of an urban environment. He further stated that this plan represents an opportunity for Council to make a positive impact on the overall amount of park space to the residents of Redwood City.

Peggy Bruggmann, resident of the Centennial neighborhood just on the north side of Brewster, she stated that from her neighborhood's perspective she does not think neither option B or C adequately protect the single family neighborhood on Brewster and toward Stambaugh-Heller. Her suggestion is rather than immediately going to 97 or 92 foot with 8 stories, that there be a transition from 3 to 6 on the backside of that block and then to 8 stories.

Freedman spoke about the arts district and Main Street.

Public Comment:

Kay Watanabe and Donna Williams of the Civic Cultural Commission heading the subcommittee on public art, expressed their excitement about the integration of the arts into the precise plan. She stated that the strategic plan includes the downtown because it is a priority and they either advocate, fund, broker or help provide for vital cultural life in Redwood City. An example of success in supporting the downtown is in the Downtown Live concert series and a survey of participants resulted in 100% recommending the series to a friend, 82% indicated that they ate at a downtown restaurant or visited a downtown business as part of their concert experience. Non residents comprise 38% of the audience which helped increase our neighbors' awareness of the positive changes in our downtown and brought additional businesses to our community. They stated their interest in seeing either public art, an arts district or loft artist housing in order to integrate the arts into the precise plan.

Kurt Anderson applauded the City and congratulated the staff and consultants for their work. He stated that there should be an allowance for design professionals and staff to create buildings that Redwood City is worthy of. He stated that to arbitrarily apply numbers of stories takes away the opportunity to look at how the buildings interface with the surrounding uses, buildings, and size of parcel as it relates to another parcel. He summarized that there needs to be latitude and design responsibility to the people who are going to create and impact the community so it forces the designers to do the best job possible.

Recess: 9:10-9:25 p.m.

Freedman then explained the public space recommendations.

Council, Commission and Committee members commented and raised questions about the recommendations. A discussion around public space in the downtown area ensued.

Freedman then explained the transportation/railroad concept.

Various questions and comments ensued.

M/S Bain/Howard to extend the meeting to 11:30 p.m. The motion passed by a unanimous voice vote.

Recommendation:

This meeting was not intended as a decision-making session. The City Council met in a joint study session with both the Planning Commission and the Architectural Review Committee to hear responses to questions from the last study session, and discuss possible concepts in the Downtown Precise Plan.

M/S Bain/Pierce to adjourn the Joint Study Session into City Council and Redevelopment Agency meeting. The motion passed by a unanimous voice vote by those present.

7. STAFF REPORTS – CITY COUNCIL/REDEVELOPMENT AGENCY

A. Downtown Precise Plan

Acting Planning Manager Passanisi explained the purpose.

Council directed initiation of the Precise Plan process with direction to staff on the general concepts that should be included in the Plan.

8. MATTERS OF COUNCIL INTEREST - CITY COUNCIL/REDEVELOPMENT AGENCY

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. 38-2005. 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.)

B. Council Member Hartnett – spoke of the recent newspaper reports of the decisions that San Carlos and Belmont may be making in connection with the dissolution of South County Fire District and their contracting or merging of fire services with neighboring jurisdictions. He stated there was mention of a San Carlos special meeting on Thursday, October 6, at which time the intent is to pare down the list of 4 agencies that included San Mateo, the California Department of Forestry, Redwood City and Menlo Park Fire District down to two agencies to further discuss details. The article indicated that in effect, the decision had been made to pare down to San Mateo and the California Department of Forestry and that perhaps, Redwood City was not in the running or seriously interested. He stated his desire to clarify that Redwood City is very interested in serious discussions with San Carlos and/or San Carlos and Belmont in connection with jointly providing fire services to our communities. He further stated his belief that neither San Carlos nor Belmont has completely utilized the available data nor are they fully or completely assessing the implications of various decisions that need to be made. He stated that after studying the San Carlos staff report, it appears that the figures that Redwood City has provided are very close to the figures provided by San Mateo. It appears that the interest is how an agency might come in and solve budget issues, rather than how an agency might come in and provide the appropriate level of fire service for the right price. He further expressed the hope that our staff can provide some level of analysis of the San Carlos staff report and that through the Mayor, some analysis can be provided from our Mayor to the San Carlos Mayor and a query as to whether they might defer their decision.

C. Council Member Bain - stated that a recent newspaper article mentioned a Modesto Ash tree that fell on Bristol Way when a truck bumped into it. He stated that it raised various questions in terms of the City's tree policy. He referenced recent complaints of root cutting that appeared from photographs to be rather severe. He stated that he has asked the Public Works Department to investigate this recent occurrence of the tree falling and to provide a report by the next Council meeting. He further stated his eagerness for further discussion about the root cutting and alternatives such as rubberized sidewalks.

9. ADJOURNMENT - 11:30 p.m.

M/S Pierce/Howard to adjourn until the next City Council meeting of October 24, 2005.

The motion passed by a unanimous voice vote.

Respectfully submitted,



Patricia S. Howe
City Clerk