

MAYOR IRA RUSKIN
VICE MAYOR RICHARD S. CLAIRE

MINUTES

1017 MIDDLEFIELD RD
REDWOOD CITY, CA

COUNCIL MEMBER JIM HARTNETT
COUNCIL MEMBER DIANE HOWARD
COUNCIL MEMBER JEFF IRA
COUNCIL MEMBER COLLEEN M. JORDAN
COUNCIL MEMBER BARBARA PIERCE

REGULAR MEETING
December 18, 2000
7:30 P.M

Pride and Beautification Reception between 6:30 p.m. and 7:30 p.m. in City Hall Foyer.

The City Council Meeting and Redevelopment Agency Meeting were called to order simultaneously. The Redevelopment Agency Meeting began immediately following the regular meeting's staff reports section (See Separate Minutes).

1. CALL TO ORDER – 7:31 p.m.

2. ROLL CALL

Council Members Present: Howard, Ira, Jordan, Pierce, Vice Mayor Claire, Mayor Ruskin

Council Members Absent: Council Member Hartnett (arrived at 8:40 p.m.)

Staff Present: City Manager Everett, City Attorney Schricker, City Clerk Howe; Executive Assistant to the City Manager Ransohoff
Financial Services Director Ponty, Planning and Redevelopment Manager Church, Community Development Services Manager Patterson, Economic Development Coordinator Webb, Community Development Services Manager Passanisi, Sign Inspector Kelly, Community Development Services Manager Jany, Parks, Recreation and Community Services Director Centeno, Recreation and Community Services Manager Hover, Public Works Services Director Ingram, Volunteer Balsamo

3. PLEDGE OF ALLEGIANCE – Vice-Mayor Dick Claire

4. INVOCATION: Jeff Langskov
Senior Pastor at Peninsula Christian Center

5. SPECIAL ORDERS OF THE DAY –

A. Presentation of 2000 Mayor’s Beautification Awards;

Mayor Ruskin and Council Member Howard, liaison to the Pride and Beautification Committee, conducted the presentation. Mayor Ruskin stated one of the high priorities of the Council over the last several years has been the beautification of the city. He stated some of the most helpful work in this regard is that of property owners who endeavor to make their own property, whether residential or commercial, more beautiful. Annual awards are given to acknowledge the importance of this contribution.

Council Member Howard welcomed all, particularly, those who have applied or were nominated to the 12th Annual Mayor’s Beautification Awards, sponsored by the Redwood City Pride and Beautification Committee. She stated the Committee is a very dedicated membership that meets the first Wednesday of each month at 7:30 a.m. rain or shine eager with new ideas of how to beautify Redwood City. Many events occur such as the fall and spring clean-up, the Mayor’s Beautification Awards and educational activities. Council Member Howard asked the member of the Committee to stand and she also thanked all who assisted in the Awards process or contributed to the event. She further thanked the judges from the Committee. The following were the awards presented:

Structural/Exterior

Best Architectural Design/Commercial	The Martin Group, Midpoint Technology Park (Richard Watkins) First Place
Best Architectural Design—Multifamily/ Residential	Irvine Apartment Communities, for the Villas on Bair Island (Alison Covert), First Place
Best Architectural Design –Single Family/ Residential	Ann & Stuart Liroff for Edgewood Road, First Place
Best Remodel for Special Use/Nonprofit	Habitat for Humanity, Inc., Hope Court (Mark Moulton), First Place

Best Remodel for Special Use/Nonprofit	Clara Mizelle for Birch Street, First Place
Best Historical Restoration/Residential	Steve Vick for 5th Avenue, First Place
Best Use of Space/Commercial	Main Street Coffee Roasting Company on Elm Street (Mona Springer, Robert Baldwin) First Place Espresso Lane, 865 Woodside Road, Honorable Mention
Best Remodel/Residential	Mr. & Mrs. Silvio Castrillo, Arguello Street, First Place
Best Remodel/Commercial	Graniterock/Pavex Construction on Blomquist Street (Dave Lowry) First Place JMS Development Partners, Courthouse Coffee Shop on Broadway (John Baer), Honorable Mention
Best Remodel for Special Use	Brookdale Woodside Terrace on Woodside Road (Karen Scott), First Place

Landscaping Commercial or Residential

Most Beautiful Garden/Landscape	Mr. & Mrs. Mario DiCicco for their Alameda de Las Pulgas property, First Place Ira Lit for Palm Avenue property, Mr. & Mrs. Ken Richardson for Hampton Avenue, both Honorable Mention
Best Maintained Garden/Landscape/Residential	Warren Owen & Robert Merenda for Avenue Del Ora, First Place John La Sota for Alameda de Las Pulgas Honorable Mention
Best Compatible Building & Garden/Landscape/Residential	Florence Tiedemann for James Avenue Properties, First Place

Best Compatible Building & Garden/Landscape/Commercial

Touchless Car Wash, on El Camino Real (Alfred Lam), First Place
Jack in the Box at Broadway/Woodside (Augustine Sanabria) Honorable Mention
Realty World/Hirsch & Associates, on Brewster (Jack Hirsch) Honorable Mention

Best Use of Reused Materials/Residential

273 Iris (Meg Hilbert), First Place

Stewardship of Native Trees

Sequoia Hospital, on the Alameda de Las Pulgas (Glenna Vaskelis), First Place

Best Multifamily Remodel in a Revitalization Area

Blanca Ugarte for Rolison Road, First Place

Homeowners Association Most Improved Property

Lighthouse Cove Homeowners Association, Redwood Shores (Mike Walcott/Manor Association), First Place

6. ORAL COMMUNICATIONS -

7. CONSENT CALENDAR -

Items on the Consent Calendar are considered to be routine by the City Council and enacted by one motion and one vote. There is no separate discussion of these items unless a Council Member or Citizen so requests, in which event the item is removed from the consent calendar and considered in its normal sequence on the agenda.

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. Item 7.2D was removed by Mayor Ruskin and Item 7.4A was removed by Council Member Jordan.

7.1 Section – Minutes

- A. Approve the Minutes of the Joint Meeting of November 27 and December 4, 2000 and Regular Meeting of December 11, 2000 as submitted; **(301) MINUTE ORDER 00-357**

7.2 Section – Motions

- A. Motion to Authorize Task Order No. 4 to the Professional Services Agreement with Subsurface Consultants, Inc. in the amount of \$80,340.00 (Ground Water in El Camino Real/Sequoia Station Area); **(304)** **MINUTE ORDER 00-358**

- B. Motion to Accept the 1999-2000 Slurry Seal Project, and Authorized the Release of Payment Bond and Retention; **(304)** **MINUTE ORDER 00-359**

- C. Motion to approve Change Order No. 1 for the 2000-2001 Cost Shared Sidewalk Repair Project to J. W. Riley & Son, of Emeryville, CA in the amount of \$62,275.00; **(304)** **MINUTE ORDER 00-360**

7.3 Section – Agreements/Resolutions

- A. **RESOLUTION 14103** APPROVING AND AUTHORIZING EXECUTION OF AGREEMENT FOR PROPERTY TAX ASSESSMENT SERVICES FOR GENERAL IMPROVEMENT DISTRICT NO. 1-64 (REDWOOD SHORES); **(304)**

- B. **RESOLUTION 14104** APPROVING AND AUTHORIZING EXECUTION OF AGREEMENT FOR PREPARATION OF AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (Childcare Facility at Redwood Shores LCP); **(304)**

- C. **RESOLUTION 14105** APPROVING AND AUTHORIZING EXECUTION OF AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES FOR SYSTEM MAINTENANCE AND TECHNICAL SUPPORT FOR THE SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) SYSTEM (The Edcco Group); **(304)**

- D. Formation of the San Mateo County Tourism Business Improvement District;

RESOLUTION 14106 CONSENTING TO FORMATION OF SAN MATEO COUNTY TOURISM BUSINESS IMPROVEMENT DISTRICT; **(213)**

- E. **RESOLUTION 14107** APPROVING FINAL PARCEL MAP NO. 2000-8, REDWOOD CITY, CALIFORNIA, SUBJECT TO CERTAIN CONDITIONS; APPROVING AND ADOPTING PLANS AND SPECIFICATIONS FOR IMPROVEMENT THEREOF; APPROVING AND AUTHORIZING EXECUTION OF AGREEMENT FOR THE CONSTRUCTION OF IMPROVEMENTS FOR SAID PARCEL MAP; VACATING A PORTION OF ORCHARD AVENUE; AND ACCEPTING DEDICATION OF EASEMENT AND A PORTION OF ORCHARD AVENUE; **(304)**

- F. **RESOLUTION 14108** APPROVING AND AUTHORIZING EXECUTION OF AGREEMENT FOR FINANCIAL CONSULTING SERVICES (REDWOOD SHORES CHILDCARE FACILITIES PROJECT) (William Euphrat); **(304)**

G. RESOLUTION 14109 APPROVING AND AUTHORIZING EXECUTION OF AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES RELATING TO PREPARATION OF BAIR ISLAND ROAD SPECIFIC PLAN (Roma Design Group); (304)

7.5 Section – Claims and Warrants

- A. Approve warrants dated through December 18, 2000 and usual and necessary payments through January 8, 2000;** **MINUTE ORDER 00-361**

The motion passed by a unanimous roll call vote with Council Member Hartnett absent and Council Member Jordan abstaining on Item 7.1A.

7.4 Section – Miscellaneous

- A. M/S Claire/Howard to Approve the Findings and Conclusions on Appeal of Planning Commission Certification of the Final Environmental Impact Report for the proposed Downtown Retail-Cinema Project; (603)**

Council Member Jordan stated that some issues had still not been addressed. She stated she thinks there is a credibility gap for the Council based on e-mail, conversations and hundreds of people that have showed up to speak before the Council on the project. She made several points: 1) All documents should be available regarding all submitted proposals and a presentation should be made specific to the reason a 20 theatre project was chosen. 2) An explanation should be given as to how the current team of Irmer and Syufy were chosen and why they were chosen above the others. 3) An explanation of how the idea of a theatre complex project evolved. 4) A comprehensive explanation of the shared parking concept should be presented. 5) A traffic consultant should be hired to perform an electronic simulation of the current downtown and extrapolate the numbers of cars and traffic generated by the project to visualize the worse case scenario. 6) An expert opinion/presentation as to what type of anchor tenants can be expected from the project should be obtained.

The motion passed by a majority roll call vote with Council Member Jordan voting no; Council Member Hartnett absent and Council Member Ira abstaining.

MINUTE ORDER 00-362

7.2 Section – Motions

- D. M/S Claire/Ira to Approve by Motion the proposed changes to the City's Investment Policy; (503)**

MINUTE ORDER 00-363

Mayor Ruskin requested additional information and Financial Services Director Ponty provided additional information regarding the changes. Council Members Jordan and Ira with Vice Mayor Claire offered their respective financial points of view.

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

8. MATTERS OF COUNCIL INTEREST – None

9. PUBLIC HEARING –

A. PUBLIC HEARING on Two Decisions made by Architectural Review Committee - 650 El Camino Real and 1034 El Camino Real; (603)

Principal Planner Jany explained the sign ordinance has been implemented for a year now and staff and the Architectural Review Committee has processed numerous sign permits. The applicant can appeal a decision to the Council and in the following cases, the main argument is that the applicant wants to keep the signs permanently and does not want the old signs to be phased out over the next 4 to 7 years as prescribed by the sign ordinance.

Project Planner Kelly explained the code enforcement process began with the El Camino Real corridor because it was the area with the largest concentration of illegal and nonconforming signage in the city. Staff has completed a survey of El Camino Real and has notified 25% of the nearly 500 businesses that have sign code violations. Mr. Kelly explained the decisions on both appeals would directly affect the review of sign exceptions made in these categories and proceeded to explain the process.

8:40 p.m. – Council Member Hartnett arrived at the dais

Mayor Ruskin opened the public hearing on both items.

Ron Marblestone representing the owner of 650 El Camino Real, Spencer Allen, stated he was saddened by the tree pruning that had occurred. He stated for the record that Spencer Allen was not responsible for the tree trimming. He further stated he was present to seek a variance to allow keeping the one free standing sign and agreed with staff that the two roof signs should probably go according to the amortization schedule. He stated his client's concern is with the ability for people driving to the site to see the businesses from north and south of El Camino Real. The main basis of appeal is from the sign ordinance itself regulating height and that the sign should be allowed based on Section 3.79c, subsection 4(a). Mr. Marblestone questioned the method of measuring the sign. He stated the street trees present special circumstances and safety issues and that the granting of a variance is not special preference because it is a mid-block location presenting different problems. He stated the existing sign fits specifically into the sign ordinance. He further requested that whether the appeal is denied or not, that the amortization schedule period begin as of December 18, 2000. Secondly, some of the tenants on the sign have changed and if the roof signs are removed, the sign will need to be changed.

Dr. Rich Valiant Jacobs, representing Rhodes Chiropractic, spoke of both signs, following up on the previous speaker indicating the area has a high traffic flow. He stated the entrance into the office is directly near the trees. He stated his practice mainly serves the Hispanic community which does not read English and the signage provides a beacon. He stated 50-70 cars per day come into the lot. He requested that if a variance is not granted that he receive the full seven years from December 18, 2000, the date of the hearing.

M/S Claire/Ira to close the public hearing. The motion passed by a unanimous voice vote.

City Attorney Schricker, for the record, asked Mr. Jany or Mr. Kelly if the auto and security sign conform to the ordinance. Mr. Kelly stated the height does conform to the sign ordinance and that the citing was due to the maintenance factor of the sign. He further confirmed that the height and area conform to the ordinance. Attorney Schricker stated that the amortization period begins with the date of the completion of the report and approval by the Council. Mr. Jany added that any change of copy requires some form of design review according to the sign ordinance. Attorney Schricker and Mr. Jany concurred that the amortization period initiated on the date the sign inventory findings were adopted by Council.

M/S Ira/Claire:

- I) To deny an architectural permit exception to the Sign Ordinance at 650 El Camino Real for:**
- i) Two prohibited roof signs (Redwood City Sign Ordinance, Section 3.114f);
 - ii) One nonconforming pole sign (Section 3.79c);

The motion passed by a unanimous voice vote.

M/S Claire/Ira:

- II) To deny an architectural permit exception to the Sign Ordinance at 1034 El Camino Real for:**
- i) Telephone numbers located on wall (instead of window) (Section 3.78 b);
 - ii) Wall signage with excessive area (Section 3.78a);

The motion passed by a unanimous voice vote.

MINUTE ORDER 00-366

B. PUBLIC HEARING – Contract for an Energy Conservation Project for Various City Facilities including Traffic Signal Green Light Conversion to LED Lamps. (304)

Parks and Recreation Services Superintendent Hover explained that the project covers several different departments and is an energy conservation program. He stated that the project initially began as a relamping of facilities in 1999 and a new State program was found that provides names of companies that help retrofit existing facilities. Redwood City is the first in the State to take advantage of the program. After analysis, the goal of 20% energy savings in the target facilities was achieved. The scope expanded to include other facilities which include approximately 15 buildings, 6 fields, 2 pools and 56 intersections amounting to 600 LED lights.

Financial Services Director Ponty stated that the unrestricted reserves funding is the preferred finance option and explained the justification.

MINUTE ORDER 00-364

Mayor Ruskin opened the public hearing

Bob Baldwin asked why the replacement must be done in a rollover program.

Recreation Services Superintendent Hover explained that the current replacement method takes about twice as much labor. Additionally, T12 lights are being upgraded with more energy efficient T8, which is replacing of ballasts and such in certain facilities, relamping in certain facilities with new fluorescent tubes not requiring special disposal. All field facilities and tennis courts will be relamped at the same time. The green lights throughout the City will be replaced.

M/S Claire/Pierce to close the public hearing. The motion passed by a unanimous voice vote.

M/S Claire/Howard to adopt **RESOLUTION 14110** APPROVING AND AUTHORIZING EXECUTION OF AGREEMENT FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ENERGY CONSERVATION MEASURES (Noresco, LLC); and requested the financing option be referred back to the Finance Committee for available options.

The motion passed by a unanimous roll call vote.

Recess 9:50-10:00 p.m.

10. STAFF REPORTS –

- A. Appeal of the Decision by the Zoning Administrator to Deny an Architectural Permit to Construct a House at 3718 Laurel Way; **(604)**

Principal Planner Passanisi stated Council previously directed staff to explore making certain findings on the parcel and adjacent parcels without requiring an Environmental Impact Report (EIR). He further provided an explanation of the findings and a new policy

for Laurel Way development. He stated that parcels to the east of the dash shown on the map presented would not require an EIR due to several findings. Mainly, the parcels are easier to develop, not as steep grades exist, and more utilities exist. The parcels to the west of the dash on the map, would require an EIR because they lack some of the infrastructure, require additional roadway improvements such as retaining walls. Mr. Passanisi stated the recommendation is that Council make the findings included in the staff report; uphold the appeal subject to the conditions in the report. Additionally, Council should adopt the new policy regarding development on Laurel Way. In order to be consistent in the policy, if adopted by the Council, staff will notify the owner of 3726 Laurel Way, immediately west of the dashed line to inform the owner. Currently, the conditions of approval for 3726 Laurel Way state that they must contribute to an EIR and the new policy would eliminate that requirement.

Public Comment:

Lynda Brouchoud, applicant, stated she is in agreement with the staff report, recommendations and 14 conditions. Particularly, she thanked staff for the hard work, responsiveness and diligence in returning the item back to Council for consideration.

Joseph A. Hanson, stated that several of the people were not notified of this meeting. He stated he is concerned about the people further down the hill from the vacant lot on Glenwood and another area covered by the label on the map. He stated those lots will get the runoff from the development and continued to describe the existing conditions in the area.

M/S Claire/Hartnett to approve the findings accompanying the staff report granting the appeal and approve conditions 1-14 described in the staff report relating to the architectural permit. The motion passed by a unanimous voice vote.

M/S Claire/Ira to restate policy for Laurel Way specifying those lots that require an EIR and those that do not per the attached map; **MINUTE ORDER 00-365**

RESOLUTION 14111 RESTATING POLICY REGARDING DEVELOPMENT OF CERTAIN PARCELS OF REAL PROPERTY ON LAUREL WAY IN THE CITY OF REDWOOD CITY;

The motion passed by a unanimous roll call vote.

B. Redwood Shores Transportation Improvement District Issuance of Bonds: (505)

Financial Services Director Ponty explained that the documents and agreement will enable the City to issue up to \$5,500,000.00 of bonds to finance the first phase of improvement for the Redwood Shores Improvement District. He stated the financial responsibility for the

bonds rests solely with the commercial properties that comprise the Improvement District. The authority to issue the bonds and levy the taxes to pay the principal and interest was obtained through a property owner election that occurred on July 30, 1999 which was then ratified by the Council on August 9, 1999. On December 4, 2000, Council approved the construction agreement to being the improvements that have been contemplated for some time. Should the approvals be made, it is expected the preliminary statement will be circulated in early January, targeting of closing the bonds in January.

M/S Ira/Howard to adopt a resolution:

- i) Authorizing issuance of Special Tax Bonds for and on behalf of the Redwood Shores Community Facilities District No. 99-1 (Shores Transportation Improvement District);
- ii) Approving and directing the execution of a fiscal agent agreement;
- iii) Approving the form of a preliminary official statement;
- iv) Approving a continuing disclosure agreement;
- v) Approving a bond purchase agreement;
- vi) Approving the sale of bonds;
- vii) Approving an increase in the fee of the City's financial advisor/special tax consultant;
- viii) Approving other related documents and actions;

RESOLUTION 14112 OF THE COUNCIL OF THE CITY OF REDWOOD CITY, ACTING AS THE LEGISLATIVE BODY OF REDWOOD SHORES COMMUNITY FACILITIES DISTRICT NO. 99-1 (SHORES TRANSPORTATION IMPROVEMENT PROJECT) OF THE CITY OF REDWOOD CITY, STATING ITS INTENTION TO ISSUE BONDS AND AUTHORIZING THE ISSUANCE OF ITS SPECIAL TAX BONDS, SERIES 2001A, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,500,000 AND APPROVING CERTAIN DOCUMENTS AND TAKING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH;

The motion passed by a unanimous roll call vote.

REDEVELOPMENT AGENCY (SEE SEPARATE MINUTES)

11. WRITTEN COMMUNICATIONS – None

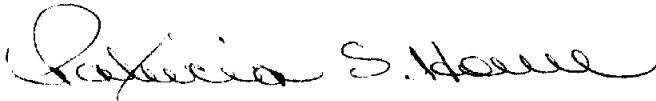
12. BOARDS, COMMISSION AND COMMITTEE REPORTS - None

13. CLOSED SESSION - None

14. ADJOURNMENT – 10:20 P.M.

M/S Claire/Ira to adjourn until the regular meeting of January 8, 2001 at 7:00 p.m. The motion passed by a unanimous voice vote.

Respectfully submitted,

A handwritten signature in cursive script that reads "Patricia S. Howe".

Patricia S. Howe, CMC
City Clerk