

COUNCIL MEMBERS

MAYOR, ROSANNE FOUST
VICE MAYOR, DIANE HOWARD
COUNCIL MEMBER, ALICIA C. AGUIRRE
COUNCIL MEMBER, IAN BAIN
COUNCIL MEMBER, JIM HARTNETT
COUNCIL MEMBER, JEFF IRA
COUNCIL MEMBER, BARBARA PIERCE



MINUTES

**CITY COUNCIL
CITY OF REDWOOD CITY
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REDWOOD CITY, CALIFORNIA 94064-0391
www.redwoodcity.org
CITY COUNCIL CHAMBER**

**JOINT CITY COUNCIL,
HOUSING AND HUMAN CONCERNS COMMITTEE AND
REDEVELOPMENT AGENCY BOARD MEETING
AUGUST 25, 2008
7:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL - All Council Members present

Staff present: City Manager Ingram, City Attorney Yamamoto, City Clerk Vonderlinden, Assistant City Attorney Aranda, Assistant City Manager/Human Resources Director Bell, Deputy City Clerk Wong, Director of the Fair Oaks Community Center/Human Services Manager Chin, Acting Community Development Director Chang, Planning Manager Ekas, Library Director Genesy, Public Works Superintendent Harang, Housing Coordinator Jones-Thomas, Redevelopment Manager Moeller, Principal Planner Passanisi, Librarian II Spore-Alhadeh, Acting Engineering and Construction Manager Vorametsanti, Housing and Economic Development Manager Webb, Redevelopment Project Manager Young.

Others present: Housing and Human Concerns Committee Chairperson Brosseau, Housing and Human Concerns Committee Vice Chairperson Dickinson, Housing and Human Concerns Committee Member Bondonno, Housing and Human Concerns Committee Member Dempsey, Housing and Human Concerns Committee Member Manuel, Housing and Human Concerns Committee Member Miller, Housing and Human Concerns Committee Member Richardson, Housing and Human Concerns Committee Member Wright, Planning Commissioner Borgens, Parks, Recreation and Community Services Vice Chair Wright.

**DRAFT •
NOT FOR CITATION**

3. PLEDGE OF ALLEGIANCE – Ian Bain, Council Member

4. INVOCATION – Chaplain Dennis Logie, Redwood City Police Department

5. SPECIAL ORDERS OF THE DAY

- A. Proclamation:** Recognizing the Newly Formed Fair Oaks Lions Club –
Laura Castillo, President of the Redwood City Fair Oaks Lions
Club.

Mayor Foust introduced members from the Redwood City Sunrise Lions Club and asked the newly formed Redwood City Fair Oaks Lions Club Charter members to join her as she read the proclamation. Ms. Laura Castillo, President of the newly formed club thanked it members present and stated their goal is to serve the community.

- B. Presentation:** City Clerk Department – Silvia Vonderlinden, City Clerk.

Ms. Vonderlinden provided an overview of the Department and its role (presentation on file). Mayor Foust asked the staff from this Department present to stand and be recognized. Vice Mayor Howard spoke to their hard work and Mayor Foust concurred.

6. ORAL COMMUNICATIONS AND CONSENT CALENDAR

Victor Toreano, Building Trades Council, spoke against Measure W. He opined it negatively affects the City's Charter and residents. Mr. Torreano specifically mentioned legal fees, public safety, city services and possible infringement on the civil liberties of homeowners as possible consequences, should this measure pass.

David McCallum spoke about the Redwood Creek cleanup project and how 6,000 pounds of garbage were collected throughout the year. He stated that with the rainy season coming soon this project will become even more important. He asked for more help from the City and Community on making sure the creek is clear of debris.

Mayor Foust referred his concerns Mr. Ingram, City Manager who will discuss options with Vice Mayor Howard, as Chairperson of the Pride and Beautification Committee.

Susan Moeller, Redevelopment Manager, announced upcoming "Our Town Downtown" events and this year the event will be a First Annual Redwood City Salsa Festival, to be held on September 20th, 12-8 p.m. She said the salsa contest is for amateurs and professional salsa chefs who will compete for fun and prizes. There will be live entertainment and throughout Downtown Redwood City.

Peter Hughes announced two Redwood Shores events. Mr. Hughes invited everyone to help with the annual level cleanup at the Redwood Shores Levee Cleanup sponsored by the Redwood Shores Community Association on Saturday, August 30th at 8:30 a.m. Breakfast and lunch will be provided for volunteers. The second event is the grand opening of the new Redwood Shores Library scheduled for September 6th at 10 a.m.

Vice Mayor Howard commented on Consent Calendar item 6.3 C and clarified that in her perspective, and contrary to what has been written in local papers, she and her Council colleagues are opposed to Measure W, not because of personal beliefs on wetlands, environment, Cargill or the bay area, but due to the potential collateral damage to property owners in the area. She stated the newspapers continue to report that the Council was influenced by the developer in its decision-making and in her view that is incorrect. Mayor Foust concurred with those comments.

M/S Bain/Aguirre to approve the Consent Calendar except item 6.1.A, waive reading of the Consent Calendar except ordinances by title, adopt the resolutions and the ordinances, and approve other items. **Motion carried by unanimous roll call vote with all in favor.**

Comments on agenda item 6.1.A - Mayor Foust stated that this contract marked a new day for the Police Officers in the City. She commended the Police Officers Association, the City Manager and Human Resources Director for drafting the new MOU.

M/S Vice Mayor Howard/Hartnett to approve item 6.1.A. **Motion carried by unanimous roll call vote.**

6.1 Section - Motions

- A. Approval of a new Memorandum of Understanding (MOU) with the Police Officers' Association (POA). *(This item was pulled for discussion)*

Recommendation:

Approve by motion a MOU with the POA for a term of 3 years.

Minute Order 08-173

- B. Agreement for support of the Redwood City Community Schools for FY 2008/2009 and 2009/2010.

Recommendation:

Approve and authorize the City Manager to execute the agreement between the City of Redwood City, County of San Mateo, and the Redwood City School District for support of the Redwood City Community Schools (formerly identified as Redwood City Family Centers) for fiscal year 2008/2009 and 2009/2010.

Minute Order 08-168

6.2 Section – Final Acceptance

- A. Final Acceptance – Redwood Shores Branch Library (also known as the “Redwood Shores Community Library”) Project.

Recommendation:

Accept, by motion, the construction of the Redwood Shores Branch Library, authorize the release of bonds, authorize the release of retention less \$150,000.00 which is representative of punch list items pending completion, and authorize the Community Development Services Director to release said amount upon completion of punch list items according to City procedures.

6.3 Section - Resolutions

- A. Annexation of 711 Esther Lane, Assessor's Parcel Numbers 058-245-020 and 058-244-030, to Oak Knoll Sewer Maintenance District.

Recommendation:

Adopt a resolution approving the sewer annexation of 711 Esther Lane, APN 058-245-020 and APN 058-244-030, to Oak Knoll Sewer Maintenance District subject to the following conditions.

1. The property owner pays a sewer connection fee of \$550.00 per connection to the City. **Minute Order 08-170**
2. The property owner agrees to consent to future annexation of the property to the City.

RESOLUTION No. 14889 CONDITIONALLY CONSENTING TO ANNEXATION OF TERRITORY TO OAK KNOLL SEWER MAINTENANCE DISTRICT AND APPROVING AND AUTHORIZING EXECUTION OF ANNEXATION AGREEMENT IN CONNECTION THEREWITH

- B. Annexation of 715 Esther Lane, Assessor's Parcel Numbers 058-245-010 and 058-244-040, to Oak Knoll Sewer Maintenance District.

Recommendation:

Adopt a resolution approving the sewer annexation of 715 Esther Lane, APN 058-245-010 and APN 058-244-040, to Oak Knoll Sewer Maintenance District subject to the following conditions.

1. The property owner pays a sewer connection fee of \$550.00 per connection to the City. **Minute Order 08-171**
2. The property owner agrees to consent to future annexation of the property to the City.

RESOLUTION No. 14890 CONDITIONALLY CONSENTING TO ANNEXATION OF TERRITORY TO OAK KNOLL SEWER MAINTENANCE DISTRICT AND APPROVING AND AUTHORIZING EXECUTION OF ANNEXATION AGREEMENT IN CONNECTION THEREWITH

- C. Opposition to initiative measure proposing to amend the Charter of the City of Redwood City, "City Charter Amendment Requiring Two-Thirds Vote of the City Voters to Change the General Plan Designation or Zoning Ordinance Uses for Certain Lands in the City," Measure "W."

Recommendation:

Adopt a Resolution Expressing the Redwood City Council's Opposition to Measure "W."

RESOLUTION No. 14891 OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY, CALIFORNIA EXPRESSING OFFICIAL CITY COUNCIL OPPOSITION TO MEASURE W AND ENUMERATING THE REASONS THEREFORE

6.4 Section –Claims and Warrants

- A. Approve warrants dated through August 25, 2008 and usual and necessary payments through September 8, 2008. **Minute Order 08-172**

(7A through E1, approximately 7:30 PM to 8:10 PM)

7. STAFF REPORTS - Joint Study Session on New Housing Element

Mayor Foust gave opening remarks on the focus of the Joint Study Session and the General Plan Process. She explained the roles and expectations and Pat Webb, with Community Development, introduced the presenters.

- A. Presentation - San Mateo County “21 Elements” Process.

Duane Bay, Director of the San Mateo County Housing Authority, and the lead staff person for the Sub-regional Housing Allocation Committee and the Countywide Housing Element Update Project initiatives provided a presentation (on file). He gave a brief overview of housing objectives and policies, summary of recent legislation and how the housing element may be an opportunity to advance the community’s objectives. He referenced a website www.21elements.org for further information.

- B. Presentation – Threshold 2008 Project Update.

Greg Greenway, Seaport Industrial Association Director, gave a presentation on Threshold 2008 (on file). He provided a project update, housing choices and trade-offs, and the: who, what, when and where of the project, and its next logical steps. Mr. Greenway, thanked Canada College and the Redwood City staff (including City Manager Ingram) who were involved in this countywide effort. He underscored the importance of civic engagement.

- C. Presentation - HEART (Housing Endowment and Regional Trust).

Chris Mohr, Executive Director for HEART, gave a presentation on community values and housing elements, cost of housing and general information on the focus of this organization. He shared their annual report and information on housing loans.

Various Council Members noted that when they joined HEART a number of items needed to be cleaned up, and thanked Mr. Mohr and others for following up on these.

- D. Request for Adoption of a Revised Joint Powers Agreement for the Housing Endowment and Regional Trust Fund - **CITY COUNCIL/REDEVELOPMENT AGENCY BOARD.**

Recommendation:

Adopt Resolutions approving a Revised Joint Powers Agreement (JPA) for the Housing Endowment and Regional Trust (HEART) Fund.

RESOLUTION No. 14892 OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY TO ADOPT A REVISED JOINT POWERS AGREEMENT FOR THE HOUSING ENDOWMENT AND REGIONAL TRUST FUND OF SAN MATEO COUNTY

M/S Pierce/Ira to adopt the resolution. **Motion carried unanimously by roll call vote.**

RESOLUTION RDA No. 08-07 OF THE REDEVELOPMENT AGENCY OF THE CITY OF REDWOOD CITY ENDORSING THE CITY OF REDWOOD CITY'S ADOPTION OF THE REVISED JOINT POWERS AGREEMENT FOR THE HOUSING ENDOWMENT AND REGIONAL TRUST FUND OF SAN MATEO COUNTY

M/S Vice Mayor Howard/Pierce to adopt the resolution. **Motion carried unanimously by roll call vote.**

E 1. Presentation – Staff report: Joint Study Session on New Housing Element.

Jill Ekas, Planning Manager, gave a presentation on the City's new housing element. She reviewed the purpose of the meeting, the status of the existing housing element and what happens next in the new General Plan process. Tom Passanissi, Principal Planner, continued the presentation talking about the new General Plan, its process and how the housing element fits in.

Mayor Foust asked for information at a later time on any litigation or any of the bills from previous years, specifically '05, '04 or '03. Ms. Ekas concluded the presentation by addressing the Downtown Precise Plan.

Council took a break at 8:49 p.m.

*(Break for Joint Session with
the Housing and Human Concerns Committee Members)*

The meeting resumed at 9:04 p.m.

E 2. Joint Study Session on New Housing Element – City Council/Housing and Human Concerns Committee.

Recommendation:

Consider and discuss: housing needs within a sub-regional context; the status of the city's existing General Plan Housing Element; laws and requirements for the new Housing Element; roles, responsibilities and next steps in the planning process; and how best to bring policy tools to the implementation of the new Housing Element.

No decision or action on the Housing Element is required at this time.

The committee members were introduced.

Public Comment

Greg Richane, representing the San Mateo County Housing Leadership Council, spoke about the membership of this organization and those who work increase affordable housing for all levels. He spoke in favor of the new housing element addressing housing and zoning needs in the community and identified their wish list for the process.

Pat Crawford, representing the Cool Cities Team, acknowledged how much she has learned through this process. She said she spoke for her team and shared her pride in the City's Downtown Precise Plan. She reminded everyone of the need to preserve neighborhoods and augment transportation. She stated that her hope is that green buildings and green housing become the norm.

Morton Frank, a member of the American Institute of Architects, San Mateo County Chapter, spoke about the housing element referring not just to numbers but needs and wants. He expressed his hope that there will be new housing configurations to address mass building and aggregate housing needs to accommodate various family types.

Members of the Housing and Human Concerns Committee spoke as to why they were there and what they hoped to accomplish. The committee spoke about establishing a process and timing for the General Plan and the housing element. Council asked for information on the current requirements and mechanisms for affordable housing and the private developments, and asked if there is flexibility in requiring an affordability component in the Precise Plan. Ms. Ekas addressed this issue stating this might be possible in the redevelopment area. She stated the Downtown Precise Plan is within the redevelopment area and spoke to the other areas as well. Council spoke of having policies for developers to follow without an inclusionary zoning component. Council spoke about Green Building components and that flexibility and balance be built into the plan.

Council asked for thoughts on the rental and owner ratios. The committee members spoke to reconfiguring lots and keeping the flexibility in mind when coming up with a full range of housing options. Council asked staff to discuss what they have seen thus far with regards to ordinances versus policies. Ms. Ekas spoke to the fact that staff can take the City's ordinances, give them a look and try to make sense of what works in planning and include stakeholders. She spoke to the ongoing nature of conversations regarding these ordinances and policy negotiations.

The Mayor asked how many cities in the county have an inclusionary zoning ordinance, and staff responded the bay area has the greatest regional concentration of these zoning ordinances in the state. The Mayor asked that actual numbers be brought back on this. Four Council Members were not prepared to embrace the concept of inclusionary housing. Some Council Members sought more flexibility and not necessarily more rules. Mayor Foust in particular wants policies that produce housing units and not prohibit them.

Council asked for information on the Density Bonus Law and its impacts on the City, and Ms. Ekas stated it has not been used much in the City, explained the law itself, and discussed density caps. Council expressed concerns about neighborhoods that have over-stressed infrastructure. Council asked about getting market housing started, and what the sticking points might be around that moving forward. Ms. Ekas stated that the density caps are making certain corridors no longer viable options.

The Vice Mayor asked for clarification on the 15% affordability rating. Ms. Ekas stated in the redevelopment area, it says 15% across the area and not project-by-project. She stated they have been asking for this project by project at this point. The Vice Mayor stated there should be more discussion in this area, and also discussed using the

rehabilitation loans in some of the older multifamily housing unit areas. She also spoke to the step-up program for all income levels, in everybody moving up, and the ability to help others to move in. Staff ended by providing further information on the 21 Elements, including statistical data on the various jurisdictions in San Mateo County that have ordinances, inclusionary policies or neither.

In closing, Mayor Foust asked for more information on the report from the subcommittee and information on the best, least restrictive and most effective policies to create all levels of housing for the community. The Council sought data to further investigate a “balanced and flexible” approach. Similarly, Council asked for further community outreach amongst those who might not have a voice. Staff stated they are using three different methods of outreach to be as encompassing as possible to achieve participation and dialogue across the board. Mayor Foust stated there would likely be a subsequent Study Session. There was consensus to have the Mayor and Vice Mayor discuss an approach that is a short term stop and gap with certain timelines. The Mayor thanked all those present and especially the HHCC members.

(Break approximately at 9:00 PM)
Regular City Council Meeting resumes

F. Finance Agreement between South Bayside System Authority (SBSA) and Redwood City.

Marilyn Harang, Public Works Superintendent, provided the staff report. Dan Child, General Manager for SBSA gave a presentation (on file). He spoke to repairs that are needed and gave an overview of the ongoing work that will be done with the CIP (Capital Improvement Project) funding. Vice Mayor asked if there would be a plan in place to build the reserve back up after the improvements, and staff confirmed. The Vice Mayor also asked for more community outreach to keep the community informed. Mr. Child said that SBSA has budgeted for various ways to reach out to the community.

(Council Member Bain leaves the dais).

Recommendation:

Authorize by resolution the signing of the Financing Agreement between South Bayside System Authority (SBSA) and City of Redwood City by the Mayor to implement the existing provisions of the Joint Powers Agreement with respect to the issuance and repayment of bonds.

**RESOLUTION No. 14893 OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY
AUTHORIZING EXECUTION AND DELIVERY OF FINANCING AGREEMENT WITH THE
SOUTH BAYSIDE SYSTEM AUTHORITY AND APPROVING RELATED ACTIONS**

M/S Hartnett/Pierce to adopt the resolution. **Motion carried by unanimous roll call vote, with Council Member Bain absent.**

Council Member Bain returns to the dais.

M/S Ira/Hartnett to extend the meeting until 11:05 p.m. **Motion carries by unanimous voice vote.**

8. MATTERS OF COUNCIL INTEREST

A. 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. 31-2008 and 32-2008. 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. League of California Cities Annual Conference, September 24 – 27, 2008 - Designation of Voting Delegates and Alternates.

Council discussed options for getting a voting at the Annual Conference.

By acclamation the Mayor and City Council members were all designated as voting delegates and alternates at the League of California Cities Annual Conference.

Minute Order 08-174

C. Ongoing Matters:

1. Update on Elwood Street/Sequoia High Union School District, August 27, 2008. Staff will bring more information back on this matter.
2. Federal Emergency Management Agency (FEMA) – Redwood Shores Levees continues, and FEMA will be running new maps and data for their decision-making process. .
3. San Mateo County Jail Site – City Manager Ingram announced that community meetings are being planned by the County and that workshops will be occurring to determine site selections within the next 6-9 months.

D. Council Reports on Committee Meetings Attended. (Council decided to pass on giving reports, due to the late hour.)

1. Council Member Bain
2. Council Member Ira
3. Vice Mayor Howard
4. Mayor Foust announced Thursday, September 11th, the Transportation Authority meeting will be at Redwood Shores Library for the new sales tax.

9. ADJOURNMENT: M/S Ira/Aguirre to adjourn. **Motion carried unanimously by voice vote.** The meeting adjourned at 11:07 p.m.

Respectfully submitted,

Silvia Vonderlinden,
Certified Municipal Clerk

Submitted for approval at the Council Meeting of February 9, 2009.