

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  
1017 MIDDLEFIELD ROAD · P.O. BOX 391  
REDWOOD CITY, CALIFORNIA 94064-0391  
[www.redwoodcity.org](http://www.redwoodcity.org)  
CITY COUNCIL CHAMBER

JOINT CITY COUNCIL/  
REDEVELOPMENT AGENCY BOARD MEETING  
March 23, 2009  
7:00 P.M.

1. CALL TO ORDER
2. ROLL CALL – Council Member Ira absent

Staff present: City Manager Ingram, City Attorney Yamamoto, City Clerk Vonderlinden, Deputy City Manager Gonzalez, Assistant City Attorney Aranda, Deputy City Clerk Wong, Public Works Director Barwacz, Public Works Superintendents Ezell, Gibbons, and Harang, Acting Community Development Services Director Chang, Fire Chief Skinner, Parks Recreation and Community Services Director Centeno, Human Services Manager Chin, Planning Manager Ekas, Principal Planner Passanisi, Senior Planner Riordan, Housing and Economic Development Manager Webb, Housing Coordinator Jones-Thomas, Senior Planner Lyon, Redevelopment Manager Moeller, Police Sergeant Stoney, Fleet Manager Kyaw, Librarian Spore-Alhadeh, and Supervising Information Technology Analyst Hansen.

Others Present: Housing and Human Concerns Committee Members Bondonno and Wright.

3. PLEDGE OF ALLEGIANCE – Rosanne Foust, Mayor/Chair
4. INVOCATION – Pastor Jeff Henderson, Believers in Christ Church of God

**DRAFT –  
NOT FOR CITATION**

**5. SPECIAL ORDERS OF THE DAY – Addressed after Oral Communications (item 6)**

**A. Presentation: Caltrain Electrification – Rick Schmedes, Electrification Project Manager**

Mr. Schmedes presented to Council details about the Caltrain electrification project (presentation on file). Council asked about the financing for the project and Mr. Schmedes said that various options are being looked at such as public/private partnerships and stimulus money. One Council Member asked if this included grade separations and Mr. Schmedes said that was not the case. Mayor Foust added that on April 2<sup>nd</sup> there will be a meeting and the Memorandum of Understanding between the California High Speed Rail Authority and the Peninsula Corridor Joint Powers Board will be considered.

**Presentation: Budget Based Rates Project for Landscape Irrigation Customers - Justin Ezell, Public Works Water Superintendent**

Mr. Ezell acknowledged three individuals who were the founding fathers of this project. He also acknowledged other current staff that have worked on this matter including Laure Hansen with Information and Technology Services. He provided details on the program (presentation on file) explaining that the goal is to reduce excess water use. Mr. Ezell explained that customers will be able to get email alerts when water usage goes over their water allocation.

Mr. Ezell announced that the City received an award for this project from the Silicon Valley Water Conservation Coalition, and this was an innovations award. He presented the award to the Council. Mayor Foust acknowledged the work of the Public Works Department. Water wells were discussed and the question was asked if the City has an inventory of these. Mr. Ezell said there are about 900 wells. It was suggested that information about this program be included in the next newsletter as well as the city's website. Mr. Ezell said that the new automatic meter reading system that was included in the Budget Based Rates Project is a pilot program that includes 550 customers of the 22,000 customers throughout the city.

**6. ORAL COMMUNICATIONS AND CONSENT CALENDAR – Addressed prior to item 5**

Joe Webb spoke about comparative arrest rates for major crimes in 2005 and 2006 in San Mateo County. He presented a document to the City Council (on file) and shared his views on racial issues.

Krista Cheshire thanked the Council for making supporting the Miss Redwood City Scholarship Organization by attending and preparing a proclamation. Sandra Robles, Anna Lisa Matias and Elyse Vicenzi also thanked the Mayor and all the City Council for supporting their efforts. Each of the candidates explained their goals in life.

Mayor Foust acknowledged Chris Cheshire, Executive Director of the Miss Redwood City Scholarship Organization for all her efforts in promoting education and the spirit of competition in these young ladies.

*The Mayor then welcomed agenda item #5 and two presentations.*

**MOTION:** Waive reading of the Consent Calendar except the ordinances by title, adopt the resolutions and the ordinances, and approve other items.

M/S Bain/Aguirre to approve the Consent Calendar excluding items 6.2B, 6.4 and 6.1.G. **Motion carries unanimously with Council Member Ira absent.**

Planning Manager Jill Ekas spoke to agenda item 6.1G and how the scope had been reduced as well as the cost of the agreement to \$140,800 with a contingency of \$12,800. She shared slides that illustrated the changes and a red lined version was available at the dais and for public review (on file). She explained the reasoning for the changes.

M/S Hartnett/Aguirre to approve agenda item 6.1G with the proposed modifications and revised agreement. **Motion carries unanimously with Council Member Ira absent.**

On agenda item 6.4 Council Member Hartnett said there seemed to be some confusion on the media regarding the Council action. As a point of clarification he said the Council is rectifying the Environmental Impact Report (EIR) document to make it more robust. He said the goal is to have an improved EIR, one that addresses the judges' objections, and ultimately a recertified Downtown Precise Plan.

M/S Hartnett/Pierce to approve agenda item 6.4. **Motion carries unanimously with Council Member Ira absent.**

M/S Hartnett/Pierce to approve agenda item 6.2B. **Motion carries with Council Member Bain recused and Council Member Ira absent.**

## **6.1 Section - Motions**

- A. Approve the Special City Council meeting minutes of March 16, 2009 and the Special City Council Interview Session minutes of March 16, 2009 as submitted.

**Minute Order 09-046**

- B. Purchase of Five Police Patrol Cars.

**Recommendation:**

Approve by motion the purchase of five Ford Crown Victoria patrol cars in the amount of \$123,762.00 from San Francisco Ford of San Francisco, California under the cooperative purchasing agreement of the City and County of San Francisco's Bid # RQPC09000044.

**Minute Order 09-047**

- C. Sewer System Management Plan (SSMP).

**Recommendation:**

Approve by motion, the City's Sewer System Management Plan (SSMP) and authorize staff to take necessary steps to comply with the requirements of the State of the Water Resources Control Board.

**Minute Order 09-048**

- D. Amendment No. 1 to Agreement for Maintenance of Storm Utility System Pumps and Motors with Pumps Repair Service Company, Daly City, California.

**Recommendation:**

Approve by motion Amendment No. 1 to the Maintenance of Storm Utility System Pumps and Motors Agreement with Pump Repair Service Company of Daly City, California in the amount by \$29,709.00 for a total contract value not to exceed \$172,560.00  
**Minute Order 09-049**

- E. Amendment No. 1 to the Professional Service Agreement with Moffat & Nichol for Exterior Levee Assessment.

**Recommendation:**

Approve, by motion, Amendment No. 1 to professional service agreement with Moffat & Nichol in an amount not to exceed \$50,000.00 and authorize the City Manager to increase the contract amount up to 10% of the amount of the proposed amendment if necessary.  
**Minute Order 09-050**

- F. Amendment No. 1 to the Professional Service Agreement with T.Y. Lin International Inc., for the design phase of the El Camino Real "Grand Boulevard" Streetscaping Project – Broadway to Brewster Avenue – **City Council/Redevelopment Agency Board.**

**Recommendation:**

Approve, by motion, Amendment No. 1 to the professional service agreement with T.Y. Lin International Inc., in an amount not to exceed \$45,950.00 and authorize the City Manager to increase the contract amount up to 10% of the amount of the proposed amendment if necessary.  
**Minute Order 09-051**

**RDA Minute Order 09-02**

- G. Agreement with Keyser Marston Associates for Consultant Services for the "Stanford in Redwood City" Project (Stanford University). *(item pulled and voted on separately)*

**Recommendation:**

Approve, by motion, a professional services agreement with Keyser Martson Associates (KMA) to assist the City with a fiscal and economic impact analysis and special studies for the Stanford in Redwood City project not to exceed \$173,800.00 \$140,800 which includes a contingency of \$15,800.00 \$12,800 as well as funds for optional tasks that may be determined as necessary once the study is under way with changes to the scope of work.  
**Minute Order 09-055**

- H. Award Contract to Waterworks Industries, Inc. for Redwood Shores Lagoon Aquatic Plant Management and Environmental Engineering Services.

**Recommendation:**

1. Approve by motion a two-year Agreement with WaterWorks Industries, Inc. (WaterWorks) of Windsor, California to provide aquatic plant management and

environmental engineering services to the Redwood Shores Lagoon for the amount not to exceed amount of \$198,400.00 for each year of Agreement.

2. Authorize the City Manager to amend the Agreement for three additional one-year periods or parts thereof for the not to exceed amount of \$198,400.00 per each Amendment period.

**Minute Order 09-052**

## **6.2 Section – Resolutions**

- A. Resolution in support of Public Works Services Department submission of a CAL FIRE grant request in the amount of \$51,934 for an Urban Forestry Inventory.

**Recommendation:**

Adopt a resolution in support of the request by Public Works Services to CAL FIRE for a \$51,934 grant to perform an inventory of the City's publicly maintained trees in the urban forest.

**RESOLUTION NO. 14925 OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY FOR FUNDING FROM THE URBAN FORESTRY GRANT PROGRAM ENTITLED, "AN URBAN FOREST FOR EVERY CITY," AS PROVIDED THROUGH PROPOSITIONS 40 AND 84**

- B. Cañada College – Capital Facilities Fees Reduction. *(item pulled and voted on separately)*

**Recommendation:**

Approve the request from Cañada College for the reduction of capital facilities fees related to the development of the Cañada Vista Employee Housing Project and adopt a resolution to accept these reduced fees.

**RESOLUTION NO. 14927 OF THE COUNCIL OF THE CITY OF REDWOOD CITY ADOPTING A REDUCTION OF CAPITAL FACILITIES FEES RELATED TO THE SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT'S CANADA VISTA EMPLOYEE HOUSING PROJECT**

- C. Bill of Rights for Children and Youth of San Mateo County.

**Recommendation:**

Adopt by resolution the Peninsula Partnership Leadership Council's Bill of Rights for Children and Youth of San Mateo County.

**RESOLUTION NO. 14926 OF THE COUNCIL OF THE CITY OF REDWOOD CITY ADOPTING THE PENINSULA PARTNERSHIP LEADERSHIP COUNCIL'S BILL OF RIGHTS FOR CHILDREN AND YOUTH OF SAN MATEO COUNTY**

## **6.3 Section – Ordinance (First Reading/Introduction)**

- A. Amendment to Chapter 32 of the Municipal Code to exempt performers contracting with the City or other non-profit organization from the business license fee.

**Recommendation:**

Introduce an Ordinance amending Section 32 Taxation, Division 4, Exemptions and Exclusions of the Redwood City Municipal Code to exempt performers contracting with the City of Redwood City or other non-profit entity from the business license fee. **Minute Order 09-053**

**ORDINANCE ADDING SECTION 32.136.5 TO CHAPTER 32, ARTICLE V. BUSINESS LICENSES OF THE REDWOOD CITY MUNICIPAL CODE**

**6.4 Section – Ordinance (Second Reading/Adoption) (item pulled and voted on separately)**

**AN ORDINANCE NO. 2339 OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY SETTING ASIDE RESOLUTION NO. 14765 DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION CERTIFICATION OF THE FINAL EIR FOR THE DOWNTOWN PRECISE PLAN, SETTING ASIDE PLANNING COMMISSION CERTIFICATION OF THE FINAL EIR, SETTING ASIDE ORDINANCE 2308 ADOPTING THE REDWOOD CITY DOWNTOWN PRECISE PLAN, AND SETTING ASIDE ORDINANCE NO. 1130-338 AMENDING THE ZONING MAP TO REZONE PROPERTIES LOCATED WITHIN THE REDWOOD CITY DOWNTOWN PRECISE PLAN AREA (First Reading/introduction March 16, 2009; publication March 18, 2009)**

**6.5 Section – Claims and Warrants**

A. Approve warrants dated through March 23, 2009 and usual and necessary payments through April 13, 2009. **Minute Order 09-054**



**7. STAFF REPORTS**

A. General Plan Status Report (Information Only).

Mr. Passanisi, Principal Planner, provided a presentation on the progress of the General Plan (presentation on file). He stated that a notice of preparation (NOP) has been prepared and comments have been received. He reported on recent community meetings as well the various joint meetings with Boards, Commissions and Committees. Mr. Passanisi elaborated on next steps. Regarding AB 32 Mr. Passanisi said that the consultants are aware of it.

One Council Member would like to see some dates set up for future meetings between the Planning Commission and the Council for decision points. He believes that the sooner this gets on the calendar and radar screen the better. The need for awareness regarding transportation linkage models was discussed. Council also discussed the first time homebuyer program as well providing rentals or using shelter network systems that might make more sense. One Council Member suggested a partnership with HEART (Housing Endowment and Regional Trust of San Mateo County). Ms. Jones-Thomas, Housing Coordinator, answered questions regarding Section 8 and housing models. Ms. Ekas, Planning Manager, explained that the housing element provided was merely a section of the whole document.

Council was appreciative of all the work that has gone into this project and the continued focus on budget and schedule. The Council acknowledged the Planning team for their hard work on the General Plan and the comprehensiveness of the process.

- B. Authorization to submit a FY 2009-2010 application to San Mateo County HOME Investment Partnership program (HOME) and designate contract person.

**Recommendation:**

1. Endorse the Redwood City Homeless Outreach Team (HOT); and **MO-09-058**
2. Authorize, by resolution, the City Manager or his designee to submit an application for \$500,000 in support of the Housing First Project to the San Mateo County Department of Housing for HOME Funding for FY 09-10 and designate Housing Coordinator, Debbi Jones-Thomas, as the contact person.

**RESOLUTION NO. 14928 AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT AN APPLICATION FOR THE HOUSING FIRST PROJECT TO THE SAN MATEO COUNTY OFFICE OF HOUSING FOR CDBG AND HOME FUNDING FOR FISCAL YEAR 2009-2010 IN THE SUM OF FIVE HUNDRED THOUSAND DOLLARS AND DESIGNATING DEBBI JONES-THOMAS, HOUSING COORDINATOR AS THE CONTACT PERSON**

Council Member Pierce introduced the item. Teri Chin, Human Services Manager, presented an overview of the efforts leading up to this program and proposal. One Council Member is pleased with this approach. One Council Member inquired if there was any correlation between the issue of having a county jail and the issue of homelessness. Ms. Jones-Thomas, Housing Coordinator, clarified that the challenge rises when people are released on the street at night and one Council Member wanted to make the point that there is no data to substantiate the fact that the jail is the cause of the problem.

One Council Member would like to continue looking at innovative approaches to assist this segment of the population. The outreach model was discussed and it was stated that about 20 individuals were identified as possible candidates. Site selection was discussed and one Member of the Council would like to have a member of the Council invited to review the location. Vice Mayor Howard volunteered to do the site review.

**Public Comment**

Duane Bey, Department Head for the San Mateo County Housing Department expressed his support for the HOME initiative. He explained his support for this strategy because of the presence of a patrol officer, and the fact that the multiple service providers go to the site of need, and it also has a rapid re-housing component. Mr. Bey listed the benefits of this proposal and how it improves the quality of life of those who need some help to get back on their feet.

Council discussed the issue of situational homelessness versus chronic homelessness. Mayor Foust said she is a member of the newly formed group titled Jail Planning Advisory Committee (JPAC). She added that the issue of the time when inmates are released will be discussed. Mayor Foust's synopsis of the discussion included the interconnectedness of various socio-economic elements. She pointed out that awareness of this fact may help in breaking the cycle of homelessness.

M/S Hartnett/Howard to approve the staff recommendations. **Motion carries unanimously with Council Member Ira absent.**

## 8. PUBLIC HEARINGS

### A. Very High Fire Hazard Severity Zone Map Ordinance.

#### **Recommendation:**

1. Conduct a public hearing and second reading of the Very High Fire Hazard Severity Zone Map Ordinance.
2. Adopt the Very High Fire Hazard Severity Zone Map Ordinance with any necessary amendments, to be effective in 30 days.

**ORDINANCE NO. 2340 OF THE CITY OF REDWOOD CITY, CALIFORNIA ADOPTING THE DESIGNATING VERY HIGH FIRE HAZARD SEVERITY ZONES IN THE CITY OF REDWOOD CITY AS DESIGNATED ON THE "REDWOOD CITY – FIRE HAZARD MAP"** (Introduction/first reading March 9, 2009; publications March 12, 2009 and March 18, 2009)

Chief Skinner introduced the item. Mayor Foust opened the public hearing. There was no public comment.

M/S Pierce/Howard to close the public hearing. **Motion carried unanimously by voice vote with Council Member Ira absent.**

M/S Howard/Bain to adopt the ordinance. **Motion carried unanimously with Council Member Ira absent.**

### B. Zoning Map and Text Amendment for the East Downtown Study Area.

#### **Recommendation:**

1. Introduce an Ordinance of the City Council of the City of Redwood City Adding a new Article 16A Industrial-Business Transition District to the Redwood City Zoning Ordinance. **Minute Order 09-056**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY ADDING A NEW ARTICLE 16A INDUSTRIAL-BUSINESS TRANSITION DISTRICT TO THE REDWOOD CITY ZONING ORDINANCE**

2. Introduce an Ordinance Amending Article 60, Zoning Map No. 3 of Ordinance No. 1130, the Redwood City Zoning Ordinance, As Amended, to Rezone Properties Located Within the East Downtown Study Area, as Further Described in this Ordinance, from the General Commercial and Industrial Restricted Zoning Districts to the Industrial-Business Transition Zoning District.

**Minute Order 09-057**

**AN ORDINANCE AMENDING ARTICLE 60, ZONING MAP NO. 3 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE PROPERTIES LOCATED WITHIN THE EAST DOWNTOWN STUDY AREA, AS FURTHER**

**DESCRIBED IN THIS ORDINANCE, FROM THE GENERAL COMMERCIAL AND INDUSTRIAL RESTRICTED ZONING DISTRICTS TO THE INDUSTRIAL-BUSINESS TRANSITION ZONING DISTRICT**

Blake Lyon, Zoning Administrator, provided the report sharing a presentation with Council (on file). The form and the height of the building were discussed. The historic context of this site was discussed. One Council Member inquired about the parking requirements for a skilled nursing facility. Council discussed the concept of this becoming an incubator area. Regarding the aesthetics of the project it was briefly mentioned by a few Council Members that the brick and old New England look and feel were welcomed versus a cold and stark facade. Council discussed the need for the project to be sensitive to the fact that this is a transitional district and the architectural component should reflect that fact.

Mayor Foust opened the public hearing

Lou Deziel, the applicant, with time donated by Pam Deziel presented his project to the Council. He highlighted its benefits and how he has been focusing on this parcel for some years. He shared his excitement and provided details on the various components of the project.

Council asked about the parking and how this will work for post acute facilities. Another Council Member said that the current parking numbers may not be enough and asked that staff look into the matter.

M/S Hartnett/Aguirre to close the public hearing. **Motion carries unanimously with Council Member Ira absent.**

Transitional zones, incubators and jobs were discussed and seen as big pluses for the project. One Council Member asked for home work on parking ratios and possible parking impacts. Some Council Members wanted to find ways to get a compatible "look and feel" while encouraging development that does not stand out. Based on the discussion, the parking and the current architecture were issues that need further consideration. Another item that was mentioned was the consideration of traffic flow and the existence of nearby residential areas. It was pointed out that the Main Street's old world feel and look should be considered in this transitional area.

M/S Hartnett/Aguirre to introduce the first ordinance. **Motion carries unanimously with Council Member Ira absent.**

Hartnett/Aguirre to introduce the second ordinance. **Motion carries unanimously with Council Member Ira absent.**

**9. 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 City Advocate Weekly Issue No. 9-2009 and 10-2009. 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).

Council Member Hartnett commented on the fact that all are free to speak and so the comments from Mr. Webb were not restrained by anyone now or before.

**10. ADJOURNMENT** – Dual motion by Vice Mayor Howard and Council Member Bain on adjourning in memory of two people. The deceased were Helen Bennet, who passed away last week and was a long time member of this community and Jean Cloud who served our community for over 60 years and passed away at 102 years of age.

M/S Howard/Bain and a second by Hartnett to adjourn at 10:05 p.m. **Motion carried unanimously by voice vote with Council Member Ira absent.**

Respectfully submitted,

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Silvia Vonderlinden,  
Certified Municipal Clerk

Submitted for approval at the Council Meeting of April 13, 2009.