



City of East Palo Alto ACTION MINUTES

**JOINT SPECIAL CITY COUNCIL/
REDEVELOPMENT AGENCY MEETING
TUESDAY, JULY 25, 2006
Time: 6:30pm
2415 UNIVERSITY AVENUE
Community Room**

6:30 PM Joint Special City Council Meeting/Redevelopment Agency

JOINT CALL TO ORDER AND ROLL CALL

Present: Woods, Rutherford, Abrica Evans & Foster: Excused absences

1. APPROVAL OF AGENDA

Action: Motion/Second: Rutherford/Woods Vote: 3-0

2. Special Presentations

1. Build Organization: Mayor Abrica
2. Explorer Scouts: Chief Davis, Police Department
3. Caprice Powell-Hershey Nationals: Meda Okelo, Community Services Director

2.5 Council/Redevelopment Agency Reports

1. Mayor's Report

- Follow-up to City Council Retreats on February 4, 2006 and March 14, 2006
- Update on Emergency Preparedness
- State of the City Report

3. CONSENT CALENDAR

Action: Motion/Second: Woods/Rutherford Vote: 3-0

A. Ordinance (2nd reading)

1. Second reading of an ordinance re-zoning the property at 965 Weeks Street (063-232-210, 063-232-220, & 063-232-230) from M-B (Industrial Buffer) to R-M-500 (Multi-Family Residential)

Recommendation: That Council adopt the Ordinance

No Action taken, Ordinance continued to 09-05-06 Regular Council Meeting

B. Resolutions, Informational Reports

1. 2597-Adoption of the Fiscal Year 2006-2007 Classification Schedule.
2. Information report clarifying the fiscal impact of county-wide Narcotics Task Force Joint Powers Authority Agreement.
3. Proclamation:
 - a. July 29, 2006 Collard Green Festival
- 4.. Advisory Bodies recruitment update:

Recommendation: That Council extend the expiring terms until September 30, 2006; and schedule applicant interviews on September 19, 2006.

5. Minutes:
 - A. 04/04/06 Reg. Joint CC/RDA Meeting
 - B. 04/18/06 Reg. Joint CC/RDA Meeting
 - C. 05/02/06 Reg. Joint CC/RDA Meeting

Recommendation: That Council approve the Consent Calendar items by Resolutions/motions.

Action: Woods/Rutherford Vote: 3-0

4. POLICY AND ACTION

A. Resolutions, Informational Reports

1. 2598-Authorizing the City Manager to pay \$ 11,907.16 to Enterprise Car Rental for vehicles rented for use by the Criminal Investigations Division.

Recommendation: That Council approve the resolution

Action: Rutherford/Woods Vote: 3-0

2. 2599-Authorizing the City Manager to issue a Request for Proposal (RFP) for janitorial services for four (4) facilities owned and/or leased by the City of East Palo Alto.

Recommendation: That Council approve the RFP for janitorial services

3. Authorizing an increase for and an amendment to the City Attorney's Contract. CONTINUED TO 09/06

Recommendation: That Council approve the resolution

4. 2600-Authorizing the City Manager to issue a Request for Proposal (RFP) for the recruitment of the Finance Director classification, in an amount not to exceed \$25,000.

Recommendation: That City Council approve the RFP for the recruitment of the Finance Director classification in an amount not to exceed \$25,000

Action: Motion/Second Woods/Rutherford Vote: 3-0

5. 2601-Authorizing the City of East Palo Alto to join a sub-region within San Mateo County for the City's share of the Regional Housing Needs Allocation.

Recommendation: That Council approve the resolution

Action: Motion/Second: Rutherford/Woods Vote: 3-0

6. 2602-Authorizing the City Manager to execute an amendment to contract with Columbia Equipment Company for the construction and installation of the bus shelter on the designated concrete pad in front of the Nugent Square Apartments, in an amount not to exceed \$16,450

Recommendation: That Council approve the resolution **Action:**

Action: Motion/Second: Woods/Rutherford Vote: 3-0

5. PUBLIC HEARINGS

A. Byrd Development LLC/Brock & Company and DKB Homes LLC (***Continued from 07-18-06 Regular CC/RDA Meeting***)

General Plan Amendment; Rezoning; and Appeal of the Planning Commission Determination on Planned Unit Development Permit (PUD 05-12), Tentative Tract Map (TTM 05-12), Architectural Supervision (AS 05-12), and Mitigated Negative Declaration (MND 05-30).

Location: 2470, 2477, and 2485 Pulgas Avenue; and, 1860, 1950 Bay Road, East Palo Alto, CA 94303

Owner/Applicant: Byrd Development, LLC; Brock & Company; and, DKB Homes LLC

Proposal: The City Council will consider a General Plan Amendment, Rezoning and an appeal requesting reversal of the Planning Commission decision denying the entitlements needed to construct the proposed new development comprised of fifty-one (51) residential units, including seven (7) live/work units, and 22 industrial condominiums, all with public and private street, landscaping, recreational, parking, and utility improvements.

The proposed project site is located in the northeastern portion of the City of East Palo Alto, within the Ravenswood Business District, which lies within the Ravenswood Redevelopment Area.

The project site spans nine parcels and a portion of a tenth parcel on both sides of Pulgas Avenue, with a total project site area of 7.99 acres. The site is located near the intersections of Bay Road with Pulgas Avenue and with Clarke Avenue/Demeter Street. The applicants have requested a General Plan amendment, rezoning, a lot line adjustment to ensure continuity of access and parcel format standardization, architectural supervision of building and site designs, a Planned Unit Development (PUD) permit, and tentative and final map approvals under the Subdivision Regulations to reconfigure the parcels noted above.

General Plan Land Use Designation: General Industrial (2.0:1 F.A.R.)

Zoning/APN: Light Industrial / 063-231-180, 063-231-190, 063-231-200, 063-231-290, 063-240-210, 063-240-220, 063-240-320, 063-240-330, 063-240-340 (partial), 063-240-350

Recommendation: That Council take the following actions:

1. Conduct *de novo* Public Hearings and take testimony on both the General Plan Amendment (GPA) and Rezoning to Planned Unit Development (PUD) Legislative Proposals.
2. Adopt the Mitigated Negative Declaration
3. Decide Whether or Not to Approve the GPA (if Approval – By Resolution)

4. If GPA is approved, Consider PUD Rezoning (if approval --- 1st Reading of Ordinance)
4. Consider PUD 2nd
- 5.

Public Hearing Item 7A was continued to the 09-19-06 Regular CC/RDA Meeting

B. November 2006 General Municipal Election ballot measure: Proposed Parcel Tax for Crime Prevention and Law Enforcement Programs

Recommendation: That Council open the hearing, take testimony, close the hearing and:

1. Approve ballot language for a Council-sponsored parcel tax measure for crime prevention and law enforcement programs and adopt resolution submitting the measure to the voters at the November 7, 2006 General Municipal Election.

Action: Motion/Second: Woods/Rutherford Vote: 3-0

C. Required actions related to the November 7, 2006 Municipal Election

1. **2583-** Adopt ballot language for an initiative measure related to the 'good cause for eviction' provisions of the Rent Stabilization Ordinance.
2. **2583A-** Adopt ballot language for an initiative measure related to a proposed parcel tax for law enforcement.
3. **2584-** Call and order a General Municipal Election for the purpose of filing two (2) seats on the City Council; and submitting a Council-sponsored parcel tax measure to the voters; and calling a special municipal election, to be consolidated with the General Municipal Election, for the purpose of submitting two initiative measures.

Action: Motion/Second: Rutherford/Woods Vote: 3-0

D. 2603-Recovery of costs for nuisance abatement at 1923-1925 Bay Road (at Tara Road)

Recommendation: Adopt findings and authorize recovery of the costs for nuisance abatement in the amount of \$26, 800.95

Action: Motion/Second: Woods/Rutherford Vote: 3-0

ADJOURNMENT