



City of East Palo Alto

AGENDA

DATE POSTED: Friday, July 13, 2007 Time:3:00p.m. By: **Minette Warren**

REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

TUESDAY, July 17, 2007

Regular Joint Closed Session: 6:00p.m.

Regular Meeting - 7:30p.m.

2415 UNIVERSITY AVENUE

Council Chamber

6:00 P.M

Regular Joint Closed Session

Regular Joint Closed Session Call to Order and Roll Call

- 1. Approval of Joint Closed Session Agenda**
- 2. Joint Closed Session Community Forum**
- 3. CLOSED SESSION**
 - A. Personnel Matters Pursuant to Government Code Section 54957**
 1. City Attorney Evaluation
 - B. Potential/Pending Litigation Pursuant to Government Code Section 54956.9**
 1. Discussion of significant exposure to litigation (one case); and initiation of litigation (one case)
 - C. Labor Relations Pursuant to Government Code Section 54957.6**
 1. SEIU Local 521 CTC (Service Employees International Union)
 2. East Palo Alto POA (Police Officers Association)

Adjournment

Joint Call to Order and Roll Call

1. APPROVAL OF AGENDA
2. CONSENT CALENDAR

Items listed here may be spoken on if a request is given to the City Clerk to pull a particular item before approval of the Consent Calendar; and at the discretion of Council

A. City Council/Redevelopment Agency Ordinances, Resolutions/Reports-
Approval Actions and Motions

1. Agency approve Authorization for the Executive Director to enter in a contract with Overland Pacific & Cutler, Inc. to provide relocation services related to University Palms including preparation of a relocation plan and relocation of the residents and businesses and the establishment of a Developer Account to pay costs associated with the relocation and other consulting in an initial deposit amount of \$20,000

Recommendation: That RDA Approve: *(Continued from 07-10-07 mtg)*

A. The retention of Overland Pacific & Cutler, Inc. to provide relocation services related to University Palms including preparation of a relocation plan and relocation of the residents and businesses in an amount not-to-exceed \$6000 and;

B. The establishment of a Developer Account to pay costs associated with the relocation and other consulting costs in an initial deposit amount of \$20,000 (which includes the \$6,000 Relocation Consultant contract

2. Informational report – Status of Tow Rotation Fees Report
3. 160 Tara Road Revised and Expanded (Rogge) Lease
4. Authorize the City Manager to Award a contract to construct a batting cage at Jack Farrell Park to Northern Ca Fence Company.
5. Final Approval and Release of Bond related to public improvements: Eastside Preparatory College
6. Claims
 - a. Kalisi Pahulu, et al

b. Vaita longi, et al

7. Minutes

- a. 06/05/07 Regular Joint CC/RDA Minutes
- b. 06/06/07 Special Budget Study Session
- c. 06/13/07 Special CC/RDA 07/08 Budget Study Session
- d. 06/19/07 Regular Joint CC/RDA Meeting
- e. 06/26/07 Special CC/RDA 07/08 Budget Hearing

Recommendation: That Council/RDA Approve the Resolutions; and Deny the Claims and Accept the Informational Reports and Minutes by Motion

8. Planning Actions of the June 11 and June 25, 2007 Planning Commission and Status of Planning Applications for June, 2007

Recommendation: Review the Actions of the Planning Commission and By Motion and Majority Vote, Call-up or Take Jurisdiction on any of the Items Described in the Report

B. City Council Ordinance

- 1. Adopt Ordinance related to conversion of mobilehome parks to resident-owned parks (2nd Reading)

Recommendation: That Council Adopt the Ordinance

.....End of Consent Calendar.....

Items 3, 4 and 5 may be addressed during Community Forum only, unless otherwise approved by Council

3. **Written Communications:** Request for Fee Waiver-Collard Green Festival

4. **Special Presentation:** None

5. **Oral Reports**

A. Reports Out of Closed Session

B. Oral Staff Reports

- 1. Code Enforcement-Drew Site: Chief of Police
- 2. Oil Filters Recycling: Public Works Director
- 3. Fireworks: Chief of Police
- 4. Translation Information: City Manager

C. Advisory Bodies: Planning Commission

D. City Council/Redevelopment Agency Reports

- 1. City Sponsorship of Health Expo and Cultural Fest

6. Community Forum

7. Policy and Action Items

A. Redevelopment Agency Resolutions/Reports – Approval Actions and Motions

1. Reconsideration and selection of one of two development proposals presented by “Four Corners at Bay LLC” (the Developer) for the development of the Post Office corner at Bay and University, and either entering, or taking the necessary steps to consider entering into an Owner Participation Agreement (OPA) with the Developer to develop the selected alternative

Recommendation: It is recommended that:

- a. Agency Board (the Board) re-consider its July 5th decision and “De Novo” listen to arguments, deliberates and evaluates the merits of both proposals—one including and one excluding the Boca the Ratón apartments—presented by the “Four Corners at Bay LLC” (the Developer), and selects a preferred alternative.
- b1. The Board decides to exclude Boca de Ratón; then: Authorize the executive director of the Agency to enter into an Owner Participation Agreement with “Four Corners at Bay LLC”.
- b2. The Board decides to include Boca de Ratón; then: Direct staff to develop a Replacement Housing Plan with the intent of considering entering into an OPA after adoption of the Plan. As required by California Redevelopment Law, at least thirty days prior to acquiring property or adopting an agreement that will lead to the destruction or removal of low and moderate income housing units, an agency must adopt by resolution a replacement housing plan. Staff will bring the plan back for Board adoption after the Council recess. Thirty days after adoption of the Replacement Housing Plan, the Board can then consider the adoption of the OPA including Boca de Ratón.
- c. That the Agency, approve the establishment of a Developer Account with the initial amount of \$20,000 to pay costs associated with OPA production and administration.

B. City Council Informational reports and resolutions

1. Byrd Development LLC/Brock & Company and DKB Homes LLC:

Recommendation: That the City Council By motion, affirm approval of the General Plan Amendment, first reading of the rezoning ordinance and the mitigated negative declaration associated with said project located at 2470, 2477 and 2485 Pulgas Avenue; and 1860, 1950 Bay Road, East Palo Alto, commonly-known as the Byrd/Brock/DKB project.

2. Introduction and first reading of an ordinance Amending Chapter 14.08 of the Municipal Code Regarding Withdrawal of Housing Units (“Ellis Act”) and related Relocation Benefits

Recommendation: (Continued from 07-10-07 Mtg) That Council, by ordinance:

- a. Enact a new Chapter 14.08 of the East Palo Alto Municipal Code to provide timelines and relocation benefits in circumstances where landlords remove residential rental units from the market; and
- b. Repeal current Chapter 14.08.

3. Information Technology Update

Recommendation: It is recommended that the City Council:

- a. Accept and file the Information Technology Update; and
- b. Adopt Resolution authorizing the City Manager to enter into a contract with Redwood City to provide Information Technology Services to the City of East Palo Alto not to exceed \$247,700; and
- c. Direct the City Manager to initiate an organizational/ operational assessment to determine the benefit of establishing an in-house Information Technology Division and bring back the results of the assessment to City Council.

4. Report from Joint City Council/Planning Commission Committee Subcommittee on long-range Planning issues and considerations

Recommendation: To Be Provided By Committee

5. Review and Closure of Funding of Special Events for Fiscal year 2006-2007

Recommendation: To Be Provided By The Committee

6. Report Back Regarding Possible Funding of Boxing Program and Consideration Joint Statement of Collaboration between City of East Palo Alto and East Palo Alto Boxing Club

Recommendation: That Council Approve the resolution and; Consideration of Collaboration Statement recommendation to be provided by Councilmember Abrica

Adjournment