



# City of East Palo Alto

## AGENDA

POSTED: Friday, June 13, 2008 Time: 3 :00p.m.

By: *Minette Warren*

**SPECIAL CITY COUNCIL MEETING  
REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY  
MEETING**

**TUESDAY, June 17, 2008**

**CLOSED SESSION - 6:30P.M.**

**SPECIAL CITY COUNCIL MEETING – 7:30P.M.**

**Regular Meeting - 8:30p.m.**

**2415 UNIVERSITY AVENUE**

**Council Chamber**

**6:30 P.M**

**Regular Joint Closed Session**

### Joint Call to Order and Roll Call

- I. **Approval of Closed Session Agenda**
- II. **Closed Session Community Forum**
- III. **Closed Session**
  - A. **Labor Relations Pursuant to Government Code Section 54957.6**  
*(ML Gordon, Assistant City Manager)*
    1. International Federation of Technical and Professional Engineers (IFTPE) Local 21
  - B. **Pending Litigation Pursuant to Government Code Section 54596.9**  
*(Valerie Armento, Interim City Attorney)*
    1. Maria Banico v. City of East Palo Alto
    2. Nicholson Company v. City of East Palo Alto

**7:30 P.M. Special City Council Meeting**  
**Joint Call to Order and Roll Call**

- I. Approval of Agenda
- II. **Matrix Consulting Group - East Palo Alto's Community Development Organizational/Operational Assessment** - *Alvin James, City Manager, ML Gordon, Assistant City Manager*

**Recommendation:** That the City Council discuss and provide direction regarding the Summary Recommendations related to the Community Development Organizational/Operational Assessment authored by the Matrix Consulting Group

**Adjournment**

**8:30 P.M. REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING**

**Joint Call to Order and Roll Call**

- I. APPROVAL OF AGENDA
- II. CONSENT CALENDAR
  - A. City Council/Redevelopment Agency Ordinances, Resolutions/ Reports-Approval Actions and Motions

**Items listed on Consent Calendar 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**

1. Amend City Council Resolution No. 2737 to revise the Fiscal Impact section of the Staff Report and authorize the City Manager to program RDA funds to be used as local matching funds for the Bay Road Phase I Improvement Project, and approve expenditure and programming of an overall budget amount of \$2,320,243.00  
*Kamal Fallaha, Project Engineer (Continued from 06-03-08 CC RDA Meeting)*
2. Authorize the City Manager accept the bid from Sunnyvale Ford and purchase a 2008 Ford Expedition for the Police Department in an amount not to exceed \$32,826  
*Chief Ronald Davis, Police department*
3. Approval of contract agreement amendment with Prince Janitorial Inc. to provide Janitorial Service for 219 Demeter Street and to extend the existing contract for one year for Janitorial Service to five (5) City Facilities  
*Anthony Docto, Public Works Director*
4. Approval of the Pulgas Mixed-Used Project Final Maps, Subdivision Improvement Agreement and Public Improvements Plans  
*-Anthony Docto, Public Works Director*

**Recommendation:** That Council Approve the resolutions

5. Informational Reports - *Meda Okelo, Community Services Director*
  - a. East Palo Alto Boxing Club
  - b. Juneteenth Proclamation
6. Request to extend Advisory Bodies Members Expired Terms for 4 months – *Minette Warren, Deputy City Clerk*
7. Proclamation
  - a. Recognition of the Canopy Association’s Tree Planting in East Palo Alto – *Meda Okelo, Community Services Director*

**Recommendation:** That Items 5, 6 and 7 be Accepted and Approved By Motion

8. Claims: None
9. Planning Actions of the May 12 and 27, 2008 Planning Commission and Planning Applications for the Month of May , 2008 (*Brad Tarr, Planning Manager*)

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

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

**III. Written Communications:** None

**II. Special Presentations:**

- A. Boxing Club – Johnnie Gray

**V. Oral Reports**

- A. Reports Out of Closed Session
- B. Oral Staff Reports: None
- C. Advisory Bodies: Planning
- D. City Council/Redevelopment Agency Reports

**VI. Community Forum**

**VII Hearing(s)** 2371 University Avenue - *Brad Tarr, Acting Planning Manager*

- A. Appellant:** Rasheed Samuel  
**Applicant:** Abed Rabah  
**Proposal:** Appeal of a Planning Commission decision to approve Parking Exception and Special Use Permit (PXP/SUP 08-15) to operate a retail store at 2371 University Avenue.  
**General Plan:** General Commercial  
**Zoning/APN:** C-1/S-5 (Neighborhood Business)/063-203-310

**Recommendation:** To open the hearing, take testimony, close the hearing and uphold the Planning Commission decision.

**VIII. Policy and Action Items**

**A. City Council Ordinances/Resolutions/Informational Reports – Approval Actions and Motions**

1. YMCA *Meda Okelo, Community Services Director* (**Carried over from 06/03/08 Regular City Council Meeting**)
  - a A Resolution approving the negotiated sub-lease agreement between the City of East Palo Alto and the YMCA of the Mid Peninsula for the occupation and use of a 1500 square foot space located within the East Palo Alto YMCA for the purpose of providing youth programs and activities as well as office space
  - b A Resolution of the City of East Palo Alto approving and authorizing the execution of the 2<sup>nd</sup> Amendment to Ground Lease between the City of East Palo Alto and the YMCA of the Mid-Peninsula shrinking on the south side, thereby adding to the footprint of the park and extending it slightly on the west side
  - c Resolution approving the proposed fence configurations separating the ground lease area and Bell Street Park.

**Recommendation:** approve a resolution approving the negotiated sub-lease agreement between the City of East Palo Alto and the YMCA of the Mid Peninsula for the occupation and use of a 1500 square foot space located within the East Palo Alto YMCA facility and, as authorizing the City Manager to take steps necessary, including execution of agreements, necessary to install tenant improvements for the purpose of providing youth programs and activities

1. That the City Council approve the second amendment to the ground lease between the City and the YMCA of the Mid-peninsula adjusting the geographic boundary of portions of acreage leased to the YMCA to provide for mutual better usage of parkland and YMCA leased area
2. That the City Council, by motion, approve the proposed YMCA fence design and location configuration as recommended by the planning staff.

2. ***Adjournment***