



City of East Palo Alto

DATE POSTED: Friday, September 17, 2010

Time: 6:10p.m.

By: *Minette Warren*

REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

TUESDAY, September 21, 2010

Special Study Session: 6:00pm - Open Meeting - 7:30p.m.

Closed Session: 10:00 p.m.

2415 University Ave- First Floor - City Council Chamber

Note to the Public-you can View Staff Reports as PDF's following each Corresponding Agenda Item as Numbered, on the City's Web Site, City Council Agenda/Minutes Page at www.ci.east-palo-alto.ca.us

6:00 P.M. Special City Council Study Session

1. **Citywide Water Master Plan** (*Anthony Docto, Public Works Director*)

Recommendation: That the East Palo Alto City Council discuss, comment, deliberate, the Water System Master Plan.

ATTACHMENT: [Item1StudySessionEPAMasterPlanReport.pdf](#)

7:30 P.M. REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

Joint Call to Order and Roll Call

7. APPROVAL OF AGENDA
8. **CONSENT CALENDAR** - City Council/Redevelopment Agency Ordinances, Resolutions/ Informational Reports/Approval Actions and Motions
9. **Actions and Motions**

10. Authorize the Interim City Manager to seek reimbursement from the Roberti Z'Berg Harris Per Capita Grant Program and to reimburse the Park In Lieu Fund in the amount of \$157,668.48 from the City's allocation from the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (2002 Resources Bond or Proposition 40 (*Meda Okelo, Director, Community Services Department*))

ATTACHMENT: [Item10seekreimburseRoberti-zberg-HPCgrantprog157668 48.pdf](#)

11. Authorization to Apply for Grants Implementing the City's Strategic Planning Initiative or to update the General Plan/Zoning Ordinance (*Brent Butler, Planning Division Manager, Community Development Department*)

ATTACHMENT: [Item11-Grant Authorization.pdf](#)

12. Adopt a resolution on Environmental Justice Grant (*Brent Butler, Planning Division Manager Community Development Department*)

ATTACHMENT: [Item12-EnvironmentalJusticeResolution.pdf](#)

13. Resolution accepting City of East Palo Alto Redevelopment Agency's Annual Reports for Fiscal Year 2008-2009 (*Carlos Martinez, RDA Division Manager, Redevelopment Agency*)
Staff recommends that the City Council approves the attached resolution accepting the following Redevelopment Agency's Annual Report for Fiscal Year 2008-2009:
- Annual Report of Financial Transactions of Community Redevelopment Agencies
 - Housing activities report
 - Blight progress report
 - Loan report (identifies loans (receivable) which equal or exceed \$50,000 and that were found by the agency during the previous fiscal year to have either defaulted or not complied with the terms of the agreements approved by the agency)
 - Property report

ATTACHMENT: [Item13AcceptingRDAAnnualReportforFY2008-09.pdf](#)

14. Adopt a Resolution authorizing the Interim City Manager to increase the the amount of the total appropriation to repair parks playground equipment from \$44,103.05 to \$45,581.37 (An increase of \$1,478.32). (*Jay Farr, Manager, Maintenance Division*)

ATTACHMENT: [Item14AdditionalContractCostsforParkPlaygroundEquip.pdf](#)

15. Informational Report about Accomplishments under U.S. Environmental Protection Agency (USEPA) Cooley Landing Brownfields Grant (*Lily Lee, Project Manager, Cooley Landing Project*)

ATTACHMENT: [Item15-USEPACooleyLandinggrantaccomplishments.pdf](#)

16. Authorize the Interim City Manager to enter into contracts for the demolition of all the structures at 1137 Westminster Ave. (*Frank Rainone, Chief Building Official, Building Services Division*)

Recommendation: Authorize the Interim City Manager to enter into contracts for the demolition of all the structures at 1137 Westminster Ave.

1. Toubar Equipment Company for the demolition of all the structures at 1137 Westminster Ave. in the amount not to exceed \$8708.35
2. BEL AIR for asbestos removal in the amount not to exceed \$850.00
3. Davey Tree for the removal of two trees in the amount not to exceed \$995.00

ATTACHMENT: [Item161137WestminsterDemolitionContracts.pdf](#)

17. **Claims** (Vincent Ewing, City Attorney)

Recommendation: Reject the following claims:

- a. Cheryl Martin
- b. Ramon Silva
- c. Amelia Jason, Lisa Jason, Camille Pittman, Jonathan Pittman

- d. Frederic Ferguson
- e. Sophia Landavazo
- f. Gulay Ugur

ATTACHMENT: [Item17ClaimsMotions.pdf](#)

Recommendation: That Council Approve Consent Calendar

The Consent Calendar; and, Items may be addressed during Community Forum only, unless otherwise approved by Council

18. **Written Communications:**

- a. Aspire School Zoning Compliance Letter (*Brent Butler, Planning Division Manager*)
- b. New Fire Station Fee Waiver (*Frank Rainone, Building Official, Building Division*)
- c. Stanford Medical Center Environmental Impact Report Comment letter (*Brent Butler, Planning Division Manager*)

ATTACHMENT: [Items18abcWrittenCommunications.pdf](#)

19. **Special Presentations: None**

20. **Oral Staff Reports**

- Announcement of upcoming Specific Plan Workshops (*Carlos Martinez, RDA Division Manager*)
- Update on Whole House (*Frank Rainone, Chief Building Official, Building Services Division;*

- Lance Bayer, Special Counsel)
- Soul Brothers (Frank Rainone, Chief Building Official, Building Services Division)

ATTACHMENT: [Item20OralReports.pdf](#)

The Whole House item below reflects a signed agreement between Whole House and The City

ATTACHMENT: [Item20b-WholeHouseReportpdf.pdf](#)

21. City Council/Redevelopment Agency Reports
22. Community Forum
23. Public Hearing

Bicycle Technical Guidelines (Brent Butler, Planning Division Manager, Planning Division) **(To be Continued to 10/05/2010 Regular CC RDA Meeting)**

Recommendation: That the City Council:

- 1) Hold a Public Hearing regarding the Bicycle Technical Guidelines by Opening the Public Hearing, Hearing Testimony, Closing the Hearing ; and
- 2) Determine that the adoption of the Santa Clara Valley Transportation Authority Bicycle Technical Guidelines and corresponding amendment to Sections 6102 and 6119 of the Zoning Ordinance to be categorically exempt from environmental review pursuant to Section 15301(c) of the of the California Environmental Quality Act Guidelines; and To conduct the first reading of said guidelines and zoning text amendment

ATTACHMENT: [Item22-BikeStandardsContinuancePH.pdf](#)

24. [Policy and Action City Council/RDA Resolutions/Ordinance-First Readings, Informational Reports/ Approval Actions](#)
25. **Proposed amendments to the East Palo Alto Municipal Code (first reading)** (Vincent C. Ewing, City Attorney) **(Continued from 09/07/2010 Regular CC/RDA Meeting)**

Recommendation: That the City Council move to waive the reading and introduce the proposed amendments to the East Palo Alto Municipal Code regarding advisory bodies' qualifications (Attachments A, B, C), recommend the proposed amendments for adoption at the regular City Council/Redevelopment Agency meeting of October 5, 2010 and adjourn to that meeting.

ATTACHMENT: [Item25Ordinanceamendment-advisorybodies.pdf](#)

26. Request from EPA Can Do for a \$100,000 loan from the Low/Mod Housing Fund (Wilbert Lee, Director, Housing Services Department)

ATTACHMENT: [Item26RequestforEPACANDO100KLoanfromLow-ModHsgFnd .pdf](#)

27. That the City Council: Adopt a Resolution authorizing the Interim-City Manager to negotiate and enter into a contract with the "Community Crime Prevention Associates,

LLC”, to develop a Measure C Expenditure Strategy in an amount not to exceed \$49,225. (Ronald L. Davis, Police Chief, Police Department)

ATTACHMENT: [Item27MeasureCExpenditureStrategyconsultantselection.pdf](#)

28. Cooley Landing

(Lily Lee, Cooley Landing Project Manager)

- A. Adopt a Resolution authorizing the Interim City Manager to transfer the center portion of Cooley Landing (APN 063-590-030) from the City to the Redevelopment Agency, contingent upon finalizing a current Environmental Site Assessment, Phase 1, investigation.
- B. Adopt a Resolution authorizing the Interim Redevelopment Agency Executive Director to accept conveyance of the Center Portion of Cooley Landing Property, from the City; and
- C. Authorize the Interim Redevelopment Agency Executive Director to apply for brownfields cleanup funds from the US Environmental Protection Agency and State Department of Toxic Substances Control in the amounts of approximately \$200,000 each for Cooley Landing.
- D. Authorize the Interim Redevelopment Agency Executive Director to apply for approximately \$225,000 from the State Recreational Trails Program for Cooley Landing

Recommendation:

- A. That Council Adopt the Resolutions
- B. That the Redevelopment Agency Board of Directors Adopt the Resolutions

ATTACHMENT: [Item28-CooleyLandingtransfertoRDA.pdf](#)

29. ADJOURNMENT

10:00 P.M Regular Joint Closed Session

Regular Joint Closed Session Call to Order and Roll Call

- 1. Approval of the Closed Session Agenda (Government Code § 54957.7(a))**
- 2. Joint Closed Session Community Forum**
- 3. Adjournment into Closed Session**
- 4. Personnel Matters (Government Code § 54957.6)** (David E. Woods, Mayor, Office of the City Council)
 - a. City Manager Contract Negotiations
- 5. Potential Litigation (Government Code section 54956.9(a),(b))**

- a. XXXXXX v. City of East Palo Alto (*Disclosure will jeopardize service of process or existing settlement negotiations.*) (Vincent C. Ewing, City Attorney)

6. Reports Out of Closed Session- (Vincent C. Ewing, City Attorney)

7. Adjournment