



City of East Palo Alto

Mission Statement

The City of East Palo Alto provides responsive, respectful, and efficient public services to enhance the quality of life and safety for our multi-cultural community.

DATE POSTED: Friday, April 15, 2011

Time: 3:30p.m.

By: Minette Warren

REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

TUESDAY, APRIL 19, 2011

Closed Session: 6:00 p.m. Open Meeting - 7:30p.m.

EPA Government Center

2415 University Ave - First Floor - City Council Chamber

The public may view the Staff Reports listed herein at the City's Website, www.ci.east-palo-alto.ca.us, under the corresponding agenda located on City Council Agenda/Minutes Page.

COMMUNITY FORUM AND SPECIAL PRESENTATIONS: Members of the audience may address the Council on any agenda item or on any item of interest to the public within the Council's purview, before or during the Council's consideration of the item. If you wish to address the Council, please fill out a Speaker Sheet and give it to the City Clerk. When your name is called, step to the podium and state your name and address for the record. **Speakers are limited to two minutes each, and presentations are limited to 10 minutes. The Mayor has the discretion to lengthen or shorten the allotted times.**

6:00 P.M.

Regular Joint Closed Session

Regular Joint Closed Session Call to Order and Roll Call

Approval of the Closed Session Agenda (Government Code § 54957.7(a))

Joint Closed Session Community Forum

3. Adjournment into Closed Session

4. Personnel Matters (Government Code 54957) (Carlos Romero, Mayor, Stephanie Osaze, Assistant City Manager/HR Director)
City Attorney Recruitment

5. Potential/Pending Litigation (Government Code 54956.9) (Karen Tiedemann, RDA Counsel, Carlos Martinez, RDA Division Manager)

- a. DKB Homes (Karen Tiedemann, RDA Counsel, Carlos Martinez, RDA Division Manager)
 - b. Peninsula Care Givers , (Valarie Armento, Interim City Attorney)
-

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

6. Joint Call to Order and Roll Call

7. APPROVAL OF AGENDA

CONSENT CALENDAR - City Council/Redevelopment Agency Ordinances, Resolutions/ Informational Reports/Approval Actions and Motions

Actions and Motions

8. Proclamation

- a. West Nile Virus Awareness Month (San Mateo County Vector Control and Mosquito Abatement District) (Minette Warren, Deputy City Clerk, Office of the Clerk)
- b. Streets Alive Project (Meda Okelo, Director, Community Services)
- c. Cinco de Mayo/Festival Latino Week in East Palo Alto (Kirti Reddy, Executive Assistant to City Manager)

ATTACHEMENT: Item8Proclamations.pdf

9. Claims (Valerie Armento, Interim City Attorney)
Recommendation: Reject the following claims:

Pastor Guzman
Selbia Smith
Barbara Strang

ATTACHMENT: [Item9claims.PDF](#)

- 10. Minutes (Minette Warren, Deputy City Clerk, Office of the City Clerk)
 - 03-22-11 Special CC Meeting
 - 03-29-11 Study Session – Marijuana Dispensaries
 - 04-05-11 Regular Joint CC RDA Meeting
 - 04-07-11 Study Session – Restructuring City Government

ATTACHMENT: [Item10ActionMinutes.pdf](#)

11. City/County Government Association (C/CAG) Joint Powers Authority Agreement (Carried over from 04-12-2011 Special CC Meeting) (Carlos Romero, Mayor, ML Gordon, City Manager)

Review and adopt a Resolution authorizing continued participation in the City/ County Association of Governments of San Mateo County (C/CAG); and

Approve the Joint Powers Agreement in accordance with the staff recommendations.

ATTACHMENT: [Item11CCAGJPAAgreement.pdf](#)

12. Adopt a Resolution providing Guidance for Mid Peninsula Regional Open Space District (MPROSD) regarding Community Preferred Alternative for the Ravenswood Business District/4 Corners Transit Oriented Development Specific Plan (*Carried over from 04-12-2011 Special CC Meeting*) (Sean Charpentier, RDA Project Coordinator II, RDA Division)

ATTACHMENT: [Item12MPROSDGuidance.pdf](#)

13. Support for State Legislation:

Adopt a Resolution supporting Senate Bill No. 444 (Evans), which clarifies that local jurisdictions deciding on an application to convert a manufactured home park to a subdivision are authorized to disapprove the applications if they find that the results of the required resident support surveys have not demonstrated adequate resident support. (*Wilbert Lee, Director, Housing Services Department*)

Adopt a Resolution supporting Assembly Bill No. 579 (Monning) allowing local governments to recover attorneys' fees after successfully defending local manufacturing home rent control ordinances, and related manufactured homeowner protections, and providing a special motion to dismiss such lawsuits with no probability of success (*Wilbert Lee, Director, Housing Services Department*)

ATTACHMENT: [Items13aand13bLegislativeBillsSupport.pdf](#)

14. A Resolution Adopting a Fee Waiver for the Annual Cinco de Mayo Community Parade/Streets Alive – Sunday May 1, 2011
(Meda Okelo, Director, Community Services Department)

ATTACHMENT: [Item14feewaiverforcincodemayparade.pdf](#)

15. Acceptance of a Parcel Map at 1010-1056 Myrtle Street. (Wayland Li, Associate Planner, Brent A. Butler, Planning Manager)

ATTACHMENT: [Item151010and1056MyrtleParcelMap.pdf](#)

16. Adopt a Resolution Approving Plans and Specifications for the Annual Street Resurfacing Improvements Project- 2011 and authorizing the City Manager to Advertise the Project to Solicit Bids. (*Kamal Fallaha, City Engineer*)

ATTACHMENT: [Item16AnnualStreetResurfacingImprovmentsProject2011.pdf](#)

17. **Extend Professional Services contract with Valerie J. Armento to provide Interim City Attorney Services (*Stephanie Osaze, Assistant City Manager/Director Human Resources*)**

ATTACHMENT: [Item17VJAmentoInetrimCityAttyContract.pdf](#)

18. **Adopt a Resolution authorizing the City Manager to enter into a Professional Services contract with Renne Sloan Holtzman Sakai LLP to assist staff with Labor Relations Services, including assisting the City with bargaining negotiations for an amount not to exceed \$86,000. (*Stephanie Osaze, Assistant City Manager/HR Director*)**

ATTACHMENT: [Item18ProfSvcsContractwithReneSloanHoltzmanSakai.pdf](#)

19. **Request the City Council to authorize the City Manager to waive fees for building permits for Rebuilding Together renovation projects in East Palo Alto scheduled for the 2011 National Rebuilding Day on April 30, 2011 (*Wilbert Lee, Housing Services Director, Housing Department*)**

ATTACHMENT: [Item19RequestFeeWaiverforRebuildingTogether.pdf](#)

Recommendation: That Council Approve All Items on the Consent Calendar

The Consent Calendar; and, Items 20-24 may be addressed during Community Forum only, unless otherwise approved by Council

20. Written Communications

- a. **Request for Fee Waiver for Non-profit Community Event at Bell Street Park (*Brenda Berys, the 1-800 JC Project*)**

ATTACHMENT: [Item20feewaiverforeasteregghuntatbellst.pdf](#)

21. Special Presentations (Each presentation is limited to 10 minutes) (Government Code § 54954.3(b)):

- a. **San Bruno Gas Line Disaster, Michael Salazar, Honorable Councilmember, City of San Bruno, CA**
- b. **Boys & Girls Clubs of the Peninsula, (Cherie Kabba, Intel Computer Clubhouse Director Moldaw-Zaffaroni Clubhouse)**

Oral Reports

22. Reports Out of Closed Session (Valerie Armento, Interim City Attorney)

23. Staff Reports

Measure "C" Parcel Tax Exemption Procedure (*Brenda Olwin, Acting Finance Director*)

(Carried over from 04-12-2011 Special Meeting)

24. City Council/Redevelopment Agency Reports California Redevelopment Agency 2011 Conference and Expo (*Laura Martinez, Vice Mayor, Ruben Abrica, Council Member, Carlos Romero, Mayor*)

25. Community Forum

Public Hearings

26. Amendment to the Ordinance on existing regulations pertaining to the construction, modification and maintenance of signage (*Brent Butler, Planning Manager, Planning Division*)

Recommendation:

That the City Council:

Open a Public Hearing,
Take Public Testimony,
Close the Hearing; and
Schedule Adoption of the Amendments to the Ordinance for May 3, 2011

ATTACHMENT: [Item26OrdinanceAmendmentforSignage.pdf](#)

Policy and Action City Council/RDA Resolutions/Ordinance-First Readings, Informational Reports/ Approval Actions

RDA ITEMS 27A&B AND 28A&B IS ONE DOCUMENT AND IS LISTED UNDER ITEM 28A&B

27. Assignment of the Owner Participation Agreement between the Agency and Clarum Four Corners, LLC; and, between the Agency and TMG/MFP Ravenswood Palms, LLC to the City of East Palo Alto (Carried over from 04-12-2011 Special CC Meeting) (*Karen Tiedemann, RDA Counsel, Carlos Martinez, RDA Manager, RDA Division*)

Recommendation: Adopt a Resolution that the Redevelopment Agency Board Approve the assignment of the Owner Participation Agreement between the Agency and Clarum Four Corners, LLC to the City of East Palo Alto

Recommendation: Adopt a Resolution that the Redevelopment Agency Board Approve the assignment of the Owner Participation Agreement between the Agency and TMG/MFP Ravenswood Palms, LLC to the City of East Palo Alto

CITY

28. Assignment of Redevelopment Agency of East Palo Alto's interest In the Owner Participation Agreement between the Agency and Clarum Four Corners, LLC; and between the Agency and TMG/MFP Ravenswood Palms, LLC to the City of East Palo Alto (Carried over from 04-12-2011 Special CC Meeting) (Carlos Martinez, RDA Manager, RDA Division)

Recommendation: That Council Adopt a Resolution approving and accepting the Assignment of Redevelopment Agency of East Palo Alto's interest In the Owner Participation Agreement between the Agency and Clarum Four Corners, LLC to the City of East Palo Alto

Recommendation: That Council Adopt a Resolution approving and accepting the Assignment of the City's Redevelopment Agency of East Palo Alto's interest in the Owner Participation Agreement between the Agency and TMG/MFP Ravenswood Palms, LLC to the City of East Palo Alto

ATTACHMENT: [ITEM27aANDbAND28aANDbConveyanceofOPAInterest.pdf](#)

29. Ravenswood Health Clinic Lease Renewal Ground Lease Agreement between the City of East Palo Alto and the Ravenswood Family Health Center at 1798 Bay Road, East Palo Alto, CA (Carried over from 04-12-2011 Special CC Meeting) (Russell Averhart, RDA Project Manager, RDA Division)

Recommendation:

Adopt a Resolution renewing the Ground Lease between the City and the Ravenswood Family Health Center (RFHC) for two years, under the same terms, with one additional condition: that the Ravenswood Family Health Clinic (RFHC) acknowledge both the Redevelopment Agency and the City of East Pal Alto as key supporters/partners on its website, promotional material, including using the Official City Logo. The new lease will be set to expire April 17, 2013; and

That the RFHC entering into a no-cost two-year Exclusive Negotiating Rights Agreement (ENRA), with the goal of executing a Development and Disposition Agreement, (DDA) with the initial general development program of a Permanent Clinic, office space for non-profit organization, and potentially senior housing on sites outlined in Attachment 4.

ATTACHMENT: [Item29RavenswoodHealthClinicLeaseAmendmnt.pdf](#)

30. Professional Services contract with David Nieto to provide Human Resource Services for an amount not to exceed \$112,500 (*Stephanie Osaze Interim Assistant City Manager/Director Human Resources*)

Recommendation: That Council Adopt a Resolution authorizing the City Manager to enter into a Professional Services contract with David Nieto to provide Human Resource Services for an amount not to exceed \$112,500

ATTACHMENT: [Item30ProfSvcswithDNietoForHumanResourcesSvcs.pdf](#)

31. A Resolution of the City Council approving Plans and Specifications for the LED Street Lights Replacement Project and authorizing the City Manager to award a contract to PG&E for an amount not-to-exceed \$180, 214 to complete the project in accordance with the California Energy Commission (CEC) guidelines. (*Kamal Fallaha, City Engineer*)

Recommendation: That Council Adopt a Resolution approving Plans and Specifications for the LED Street Lights Replacement Project and authorizing the City Manager to award a contract to PG&E for an amount not-to-exceed \$180, 214 to complete the project in accordance with the California Energy Commission (CEC) guidelines

ATTACHMENT: [Item31LEDStreetLightsProjectContract.pdf](#)

32. Professional Services contract with Regional Services Group (RSG) to provide Community Development Administration Services for an amount not to exceed \$120,000. (*Stephanie Osaze, Interim Assistant City Manager/Director Human Resources*)

Recommendation: That Council Adopt a Resolution Authorizing the City Manager to Enter into a Professional Services Contract with Regional Services Group for Community Development Administration Services in an amount not to exceed \$120,000.

Attachment: [Item32ProfSvcContractwithRegionalServGrpforComDevAdminSvcs.pdf](#)

33. Police Athletic League (PAL) (*Ronald Davis, Police Chief*)

Recommendation:

That City Council Adopt a Resolution supporting the East Palo Alto Police Activities League (PAL); and.

By motion, designate a City Councilmember to serve as a member of the PAL Board of Directors.

ATTACHMENT: [Item33PoliceAthleticLeaguePAL.pdf](#)

34. **1-800 Bell Street Park Easter Egg Hunt Fee Waiver** (*Meda Okelo, Director, Community Services Department*)

Recommendation:

That City Council Deny the Request.

ATTACHMENT: [Item34FeeWaiverRequest.pdf](#)

35. **City Council Strategic Plan Objectives** (*ML Gordon, City Manager*)

Recommendation:

That City Council receive, discuss and adopt a Resolution accepting the FY 2011-2012 Objective for the Council's Strategic Plan.

ATTACHMENT: [Item35](#)

36. **ADJOURNMENT**