



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 its multi-cultural community.

AGENDA REVISED

DATE POSTED: Friday July 15, 2011

Time: 3:30p.m.

DATE REPOSTED: Friday, July 15, 2011

Time: 5:45p.m.

By: *Minette Warren*

REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

TUESDAY, July 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

- 1. Approval of the Closed Session Agenda (Government Code § 54957.7(a))**
- 2. Joint Closed Session Community Forum**
- 3. Adjournment into Closed Session**
- 4. Labor Negotiations (Government Code § 54957.6)**
(Stephanie Osaze, Interim Assistant City Manager/HR Director)
 - a. Service Employee International Union (SEIU) Local 521
- 5. Property Negotiation (Government Code Section 54956.8)** (Russell Averhart, Interim RDA Division Manager)

a. APN: 063-292-160, 063-292-170, 0630292-190, 063-292-200

6. Property Acquisition

(Russell Averhart, Interim RDA Division Manager Karen Tiedemann, RDA Counsel)

- a. 788 Avelar for \$267,584.82
- b. 1982 West Bayshore, #221
- c. 1982 West Bayshore, #121
- d. 120 Maple Court.
- e. 122 Maple Court
- f. 124 Maple Court
- g. 126 Maple Court

7. Potential/Pending Litigation

Cummings Park *(Russell Averhart, Interim RDA Division Manager Karen Tiedemann, RDA Counsel)*

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

8. Joint Call to Order and Roll Call

9. Approval of the Agenda

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

10. Claims *(Valerie Armento, Interim City Attorney)*

Recommendation: That Council Reject the Below Claim
Rajesh Bobby Kumar

ATTACHMENT: [Item10ClaimRajeshBKumar.pdf](#)

11. Minutes *(Minette Warren, Deputy City Clerk, Office of the City Clerk)*

- a. 06/30/30 Special CC RDA Meeting
- b. 07/05/2011 Regular CC RDA Meeting

ATTACHMENT: [Item11ActionMinutes.pdf](#)

12. That the City Council waive reading and adopt the ordinances implementing the listed action items in the General Plan Housing Element *(Brent A. Butler, Planning Division Manager)*

- A. Action 1.5 to allow second units in multifamily residential zones (R2 and RM);
- B. Action 4.8 to create an infill and small lot toolkit;
- C. Action 5.2 adoption of a senior housing ordinance;
- D. Action 5.3 to reduce housing barriers to persons with disabilities;
- E. Action 5.6 to allow emergency shelters in the light industrial district (M1);
- F. Action 5.7 to add transitional and supportive housing as a permitted use in the single family zoning district (R1);
- G. Action 5.9 to allow single room occupancy units in the high density zoning district (RM);

H. Action 5.10 to reduce the distance required between residential care facilities that serve ten or more residents.

ATTACHMENT: [Item12HousingElementImplementationFY10and11.pdf](#)

13. That the City Council waive reading and adopt the Uncodified Ordinance of the City Council of the City of East Palo Alto Enacted pursuant to Health and Safety Code Section 34193 to Elect and Implement Participation by the City of East Palo Alto and the Redevelopment Agency of the City of East Palo Alto in the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of the California Community Redevelopment Law. *(Russell Averhart, Interim RDA Division Manager, Karen Tiedemann, RDA Counsel)*

ATTACHMENT: [Item13WaiveReadingandAdoptRDAOrdinance.pdf](#)

14. That the City Council waive reading and Adopt the Ordinance banning medical marijuana distribution facilities in East Palo Alto. *(Brent Butler, Planning Division Manager)*

ATTACHMENT: [Item14MedicalMarijuanaOrdinance.pdf](#)

15. Implement Remediation Plan Improvements and Construct a Pedestrian and Bicycle Trail on former Rail Spur *(Russell Averhart, Interim RDA Division Manager, Kamal Fallaha, City Engineer)*

RECOMMENDATION

1. Adopt a Resolution authorizing the City Manager to award a construction contract to Jos. J. Albanese, Inc., for an amount not-to-exceed the bid price of \$ \$172,622; and
2. Establish an overall project budget to complete the improvements in an amount of \$192,000

ATTACHMENT: [Item15RemediatePlanImprovCooleyLandingPedestrianandBikeTrail.pdf](#)

16. Approval of final map for 2375 Palo Verde Avenue to create two legal lots *(Kamal Fallaha, City Engineer, Guido F. Persicone, Associate Planner)*

ATTACHMENT: [Item16FinalMap2375PaloVerde.pdf](#)

17. Adopt a Resolution Authorizing the City Council August, 2011 Recess *(Minette Warren, Deputy City Clerk, Office of the City Clerk)*

ATTACHMENT: [Item17AugustRecessCityCouncil.pdf](#)

18. Adopt a Resolution Authorizing the Redevelopment Agency Board of Directors August, 2011 Recess *(Minette Warren, Deputy City Clerk, Office of the City Clerk)*

ATTACHMENT: [Item18AugustRcesssRDA.pdf](#)

19. Request for Funding and Fee Waiver for the East Palo Alto Blues and Latin Soul Multicultural Festival *(Minette Warren, Deputy City Clerk, Office of the City Clerk)*

Staff Recommends that Council, by Motion

1. Deny the request for funding the Blues and Latin Soul Multicultural Festival in the amount of \$5,000.00; and
2. Deny the Request to Waive all Fees associated with the use of Bell Street Park for the East Palo Alto Blues and Latin Soul Multicultural Festival on Saturday, August 13, 2011 in an amount not to exceed \$283.50

ATTACHMENT: [Item19BluesFestivalFeeWaiverandFundingRequest.pdf](#)

20. Accept and File the Voting Results for the 2011 Grant Funding to organizations providing Summer Youth Programs *(Stephanie Osaze, Assistant City Manager).*

ATTACHMENT: [Item202011SummerYouthPrograms.pdf](#)

21. Tenant Improvement of the 1,500 square foot City Space at 550 Bell Street *(Frank Rainone, Chief Building Official, Building Services Division, Community Development Department)*

Staff recommends that the City Council adopt a Resolution to:

1. Acknowledge and Accept the Completion of the 1,500 Square Foot Tenant Improvement Project.
2. Authorize the City Manager to file a Notice of Completion with the County of San Mateo and,
3. Release the contract retention balance for the project in the amount of \$8,366.80.

ATTACHMENT: [Item21CompletionofCityFacilityat550BellStYMCA.pdf](#)

22. Safe Routes to School Improvement Project, CIP # ST-12-2009 *(Kamal Fallaha, City Engineer)*

Staff recommends that the City Council:

1. Adopt a Resolution acknowledging the completion of the "Safe Routes to School Improvement Project, CIP # ST-12-2009", and
2. Authorize the City Manager to file a "Notice of Completion" with the County of San Mateo and to release the contract retention balance for the project.

ATTACHMENT: [Item22SafeRtstoSchoolImprovementProjectCIPST122009.pdf](#)

23. Adopt a Resolution authorizing the City Manager, to extend the existing contract with Prince Janitorial, Inc., on a Month to-Month basis, to continue providing janitorial services to eight (8) City Facilities, including 150 Tara Street, 141 Demeter Street, 1960 Tate Street, 2277 University Avenue, 219 Demeter Street, 550 Bell Street (1,500 sq. ft Space), Jack Farrell Park (Restrooms), and Martin Luther King Park (Restrooms), in an amount of \$4,297.67 per month for a total not-to-exceed \$51,572.00.

ATTACHMENT: [Item23PrinceJanitorialContractExtension.pdf](#)

24. Adopt a Resolution authorizing the City Manager to Issue a Request for Proposal (RFP) to solicit interest providers for janitorial services for eight City facilities.

ATTACHMENT: [Item24RequestforProposalforJanitorialServices.pdf](#)

RECOMMENDATION: That City Council Approve all Items on the Consent Calendar

The Consent Calendar; and, Items 10 - 22 may be addressed during Community Forum only, unless otherwise approved by Council

25. **Written Communications:**

Collective Viability and Community Impact (*Myischa C. Thompson*)

ATTACHMENT: [Item25WrittenCommunication.pdf](#)

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

East Palo Alto Senior Center Inc (*Mrs. Millicent Grant, Executive Director, Senior Center, Inc.*)

ORAL REPORTS

27. **Reports Out of Closed Session** (*Valerie J. Armento, Interim City Attorney*)

28. **Staff Reports**

29. **City Council/Redevelopment Agency Reports**

Community Retreat with City Council and Measure C Oversight Committee (*Laura Martinez, Vice Mayor and Council*)

30. **COMMUNITY FORUM**

PUBLIC HEARINGS

31. **Adoption of the Capital Improvement Plan and Budget (CIP)** (*Kamal Fallaha, City Engineer, Brenda Olwin, Interim Finance Director*)

RECOMMENDATION:

- a. Receive Report from Staff
- b. Open Public Hearing
- c. Receive Testimony from Public
- d. Close Public Hearing
- e. Adopt a Resolution for the Fiscal Year 2011-2012 Capital Improvement Plan

ATTACHMENT: [Item31FY2011and12CapitalImprovementProgeam.pdf](#)

POLICY AND ACTION

CITY

32. **Ecumenical Hunger Program Street Closure Request** (*Minette Warren, Deputy City Clerk*)

RECOMMENDATION:

1. Review the request from the Ecumenical Hunger Program for a Street Closure, and
2. Provide direction to staff.

ATTACHMENT: [Item32EHPRequestforStreetClosure.pdf](#)

33. **Cooley Landing Project Joint Permitting Agreement between the City of East Palo Alto, City of Menlo Park and the Midpeninsula Regional Open Space District** (*Shannon Alford, Cooley Landing Project Manager, Valerie Armento, Interim City Attorney*)

RECOMMENDATION:

Adopt a Resolution authorizing the City Manager to finalize and execute an Agreement with the City of Menlo Park and Midpeninsula Regional Open Space District designating the City of East Palo Alto as Lead Agency for Cooley Landing Park Project development review and project permitting.

ATTACHMENT: [Item33FCooleyLandingPermittingAgreement.pdf](#)

34. **Sidewalk Maintenance Policy** (*Valerie Armento, Interim City Attorney*)

RECOMMENDATION

Discuss and provide direction to staff on a citywide sidewalk maintenance policy

ATTACHMENT: [Item34CitywideSidewalkMaintenancePolicy.pdf](#)

35. **Addendum to Memorandum of Agreement between the City of East Palo Alto and the East Palo Alto Sanitary District** (*Council Member Ruben Abrica, Council Member David Earl Woods, M L Gordon, City Manager*)

RECOMMENDATION:

That City Council:

1. **Receive the draft Addendum to the Memorandum of Agreement,**
2. **Discuss the items contained in the draft; and**
3. **Provide direction to staff in order that the Addendum may be finalized and presented to the EPASD Intergovernmental Sub-Committee and ultimately to the EAPSD Board of Directors.**

ATTACHMENT: [Item35AddendmtoEPASanitaryDistandCtyofEPAMemoofAgreemnt.pdf](#)

36. **Collaboration between City Council and Ravenswood School District** (*Council Member Ruben Abrica, Council Member David Earl Woods, M L Gordon, City Manager*)

RECOMMENDATION:

That City Council:

1. Review and discuss the Joint Policy Statement of Collaboration between the East Palo Alto City Council and the Ravenswood City School District and determine if it remains acceptable or require modification; and
2. Review and discuss the City/District Guidelines and determine if they remain the same or require modification; and
3. Review, discuss, and update the list of potential City/District Projects and determine if they remain the same or require modification.
4. Provide Direction to the City Council Representative and Staff to take back to the Representative and Staff of the District.

ATTACHMENT: [Item36CollabarationbetweenCPACouncilandRavenwdCitySchDist.pdf](#)

37. Proposed Redistricting Maps

RECOMMENDATION:

Review, discuss and provide direction to staff.

ATTACHMENT: [Item37DiscussiononRedistricting.pdf](#)

38. Explore issuing tax increment bonds *(Sean Charpentier, RDA Project Coordinator, Karen Tiedemann, RDA Counsel)*

RECOMMENDATION:

1. Discuss and provide direction regarding source of funding for making required payments for Voluntary Redevelopment Program.
2. Approve a Resolution authorizing staff to explore issuing tax increment bonds by hiring a consultant to prepare a Fiscal report and requesting a bond rating from a Ratings Agency for a combined amount not to exceed \$55,000

ATTACHMENT: [Item38ExploreIssuingTaxIncrementBonds.pdf](#)

39. ADJOURNMENT