



# 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.*

# ACTION MINUTES

By: *Minette Warren*

## SPECIAL JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

TUESDAY, NOVEMBER 22, 2011

Closed Session: 6:30 p.m.

Special 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](http://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 up 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.

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### 6:30P.M. JOINT CLOSED SESSION

#### Special Joint Closed Session Call to Order

Roll Call: Woods, Evans, Abrica, Martinez, Romero
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1. Approval of the Closed Session Agenda (Government Code § 54957.7(a))

ACTION: Motion/Second: Woods/Abrica	VOTE: 5-0
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2. Joint Closed Session Community Forum
3. Adjournment into Closed Session

- 4. **Labor Negotiations (Government Code § 54957.6)** *(Stephanie Osaze, Assistant City Manager, Charles Sakai, Renne Sloan Holtzman Sakai, LLC)*
  - a. **East Palo Alto Police Officer’s Association (POA)**
- 5. **Personnel Matter (Government Code § 54957)** *(Carlos Romero, mayor, Stephanie Osaze, Assistant City Manager)*
- 6. **Property Negotiations (Government Code § 54956.8)** *(Valerie J Armento, Interim City Attorney, Brent A. Butler, Planning Division Manager, Carlos Martinez, Provisional Deputy Director, Community Development Department)*
  - a. Parcel Number APN 063-471-020
  - b. Parcel Number APN 063-042-300

**Property Negotiations continued to next meeting**

- 7. **Potential/Pending Litigation (Government Code § 54956.9))**
  - a. Peninsula Caregivers Collective – Pulgas Street *(Valerie J. Armento, Interim City Attorney, Ronald L. Davis, Police Chief)*

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

**Joint Call to Order**

**Roll Call: Woods, Abrica, Evans, Martinez, Romero**

- 8. **Approval of the Agenda**

**ACTION: MOTION/SECOND: Abrica/Woods Vote: 5-0**

- 9. **City Council Advisory Body Applicant Interviews and Appointments** *(Carry forward from the November 15, 2011 ) (Minette Warren, Deputy City Clerk, Neelam Naidu, Deputy City Attorney)*

- 1. **Conduct Applicant Interviews; and**
- 2. **Appoint Applicants to Vacant/Expired Seats; and**
- 3. **Direct City Clerk to bring back a Resolution for Council to record appointments**

**A. City Planning Commission Applicants**

- 1. Mr. Andrew Boone – Not Appointed
- 2. Mr. Christopher Peter Not Appointed
- 3. **Melvin Gaines: New Appointee**  
**Seat: Alternate**  
**Vote: Woods, Abrica, Martinez, Romero 4/1 (Evans/No)**

**4. Robert Allen Fisk – Reappointed , Regular Seat  
Seat 6,  
Vote: Woods, Abrica, Martinez, Romero, Evans 5-0**

**B. Public Works and Transportation Commission Applicants**

1. *Ms. Bethzabe (Betsy) Yanez (*Currently in Seat 2 as a Regular Appointment, term expired May 2011) <b>Reappointed Seat 2</b> <b>Vote: Abrica, Woods, Evans 3/2 (Martinez, Romero/No)</b>
2. Mr. Andrew Boone – New Appointee <b>Seat: Alternate,</b> <b>Vote: Romero, Martinez, Abrica 3/2 (Woods &amp; Evans/No)</b>
3. Mr. Jon White – Not Appointed

**C. Rent Stabilization Board Applicants**

1. *Mr. William Webster (*Currently in seat 2 as Regular Appointment) <b>Reappointed - Seat 2</b> <b>Vote: Woods, Abrica, Evans, Martinez, Romero Vote: 5-0</b> <b>Mr. Webster thanked and recognized for his 19 years faithful Service</b>
2. Mr. Christopher Peter - <b>Seat 6 (new appointment)</b> <b>Vote: Woods, Evans, Romero 3-2 (Martinez, Abrica/No)</b>
3. *Mr. Robert Allen Fisk (*Currently in seat 8 as Alternate, term expires May 2012)  <b>(Let the Record Note that Mr. Robert Allen withdrew from his interview for the Rent Stabilization Board)</b>
4. Mr. Joel Valencia – <b>Absent</b> <b>Did not show up for interview</b>
5. Mr. Alex Westerfield- <b>Absent</b> <b>Did not show up for interview</b>
6. Ms. Goolrukh A. Vakil- <b>New Appointed</b> <b>Seat 7</b> <b>Vote: Abrica, Woods, Evans, Martinez, Romero 5/0</b>

**D. Senior Advisory Board Applicants**

1. *Ms. Lorraine Holmes (*Currently in Seat 2, as a Regular Appointment, term expired May 2011) <b>Reappointed - Seat 2</b> <b>Vote: Evans, Romero, Abrica, Woods, Martinez 5-0</b>
2. *Ms. Dorothy Lewis (*Currently in Seat 8 as Regular Appointment, term expired May 2011) <b>Reappointed - Seat 2</b>

**Vote: Evans, Romero, Abrica, Woods, Martinez 5-0**

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

**10. Approval of Consent Calendar**

**ACTION: Motion/Second: Abrica/Evans Vote: 5-0  
Item 14 pulled by Councilmember Evans for discussion**

11. **Proclamation** (*Carlos Romero, Mayor*)
  - a. Candice Greenburg
12. **Minutes** (*Carry forward from November 15, 2011*) (*Minette Warren, Deputy City Clerk, Office of the City Clerk*)
  - a. **11-01-11 Regular CC RDA Meeting**
13. **Federal Safe Routes to Schools (SRTS), Cycle 3 Funds** (*Carry forward from November 15, 2011*)(*Kamal Fallaha, City Engineer*)
  1. Adopt a Resolution authorizing the City Manager to accept and appropriate the Federal State Safe Routes To School (SRTS) funding in the amount of \$579,700 for Cycle 3, Fiscal Year 2011/2012, and
  2. Authorize the City Manager to execute and submit all project related documents, including execution of Program Supplement Agreement with the State Department of Transportation (CALTRANS) to successfully construct the improvements and complete this project.
14. **Adopt a Resolution authorizing the City Manager to release a Request for Qualifications (RFQ) to seek qualified individuals and/or firms to provide Structural Plan Review and Inspection Services.** (*Carry forward from November 15, 2011*) (*Frank Rainone, Chief Building Official, Building Services Division, Community Development Department*)

**ACTION: Motion/Second: Abrica/Woods Vott: 4-01 Evans/No**

**Recommendation:** That Council Approve All Items on Consent Calendar

**The Consent Calendar; and, Items 12-18 may be addressed during Community Forum only, unless otherwise approved by Council**

15. **Written Communications**
  - a. **Lauren's House 4 Positive Change** (*Monique Graves, CEO*)
  - b. **Mid Peninsula Open Space District** (*Stephen Abbors, CEO*)
  - c. **EPA CAN DO** (*Robert Jones, Executive Director*)
16. **Special Presentations (Each presentation is limited to 10 minutes) (Government Code § 54954.3(b)):**
  - a. **Traffic Engineer's Report** (*Kamal Fallaha, City Engineer, Community Development Department*)

**ORAL REPORTS**

- 17. **Reports Out of Closed Session** (*Valerie Armento, Interim City Attorney*)
- 18. **Staff Reports**
  - a. Announcement: Cooley Landing – Launching a New Era (*Shannon Alford, Cooley Landing Project Manager*)
  - b. Announcement: EPA Skate Board Center Grand Opening (*M L Gordon, City Manager*)

**Skate Board Facility – Bell Street Park to Open December 1, 2011 - 3:00p.m.**

- c. Announcement: Newbridge and Bay Road Park (*Jay Farr, Manager, Maintenance Division, Community Development Department*)
- d. Condominium Conversion (*Valerie J. Armento, Interim City Attorney*)
- 19. **City Council/Redevelopment Agency Reports**
- 20. **COMMUNITY FORUM**
- 21. **RDA Action Item (None)**

**POLICY AND ACTION**  
**CITY COUNCIL:**

- 22. **Revisions to City Ellis Act Provisions** (*Carry forward from November 15, 2011*) (*Valerie J. Armento, Interim /City Attorney*)

**RECOMMENDATION:**

Staff Recommends that City Council  
Waive first reading and introduce the Ordinance revisions to the City’s Ellis Act provisions

**ACTION: Motion/Second: Abrica/Woods Vote: 5-0**

- 23. **Sidewalk Maintenance Policy** (*Carry forward from November 15, 2011*) (*Valerie J. Armento, Interim City Attorney, Kamal Fallaha, City Engineer,*)

**RECOMMENDATION:**

**Staff Recommends that City Council:**

Discuss and provide direction to staff on sidewalk maintenance policy for the City of East Palo Alto.

**ACTION: Motion/Second: QWoods/Abrica Vote: 5-0**

24. **Face Book Development and Anticipated Timelines** (*Carry forward from November 15, 2011*) (*Carlos Martinez, Provisional Deputy Director, Brent Butler, Planning Division Manager, Sean Charpentier, RDA Coordinator II, Community Development Department*)

**RECOMMENDATION:**

**Staff Recommends that City Council:**

1. Receive and file the informational report; and
2. Provide direction to staff

**ATTACHMENT:** [Item24FacebookDevelmntProposal-Anticipated EIRTimeLine.pdf](#)

25. **City Council Strategic Planning (Priorities) Process** (*Carry forward from November 15, 2011*) (*Carlos Romero, Mayor, Ruben Abrica, Council Member, M L Gordon, City Manager*)

**RECOMMENDATION:**

1. Receive report from staff and review documents from previous planning session.
2. Discuss process, location and date for upcoming Retreat
3. Provide direction to City Manager.

**ATTACHMENT:** [Item25CityCouncilStrategicPlanPrioritiesProcess.pdf](#)

26. **Capital Improvement Plan Process** (*Carry forward from November 15, 2011*) (*M L Gordon, City Manager*)

**RECOMMENDATION:**

Staff Recommends that City Council:

1. Receive staff report
2. Discuss the report and its recommendations; and
3. Direct staff to return with a Resolution for Councils adoption

**ATTACHMENT:** [Item26CapitalImprovementPrgoramProcess.pdf](#)

27. **City Manager's Annual Evaluation** (*City Council Members, M L Gordon, City Manager*),

**RECOMMENDATION:**

Staff Recommends that City Council

1. Discuss the process for evaluating the City Manager
2. Provide direction to City staff

**ATTACHMENT:** [Item27CityManagerEvaluation.pdf](#)

28. **Measure C** (*Carlos Romero, Mayor, Laura Martinez, Vice Mayor*)

**RECOMMENDATION:**

Recommends that City Council:

1. Discuss the next steps for the Measure C; and
2. Provide direction to staff for preparing the next steps.

**ATTACHMENT:**     [Item 28 Measure C](#)

**29.     Burlingame Crowne Plaza (*Carlos Romero, Mayor*)**

**RECOMMENDATION:**

Recommends that City Council

1. Discuss the issues surrounding the Burlingame Crowne Plaza; and
2. Determine if Council desires to support a Resolution
3. Adopt a Resolution confirming Not to Patronize Burlingame Crowne Plaza

**ATATCHMENT:**     [Item 29 Burlingame Crowne Plaza](#)

**30.     ADJOURNMENT**