



CITY COUNCIL
and
COMMUNITY DEVELOPMENT AGENCY MEETING MINUTES

Tuesday, April 29, 2003

7:30 p.m.

The Menlo Park Senior Center
110 Terminal Avenue
Menlo Park, CA 94025

6:00 p.m. STUDY SESSION (Senior Center in Belle Haven)

1. Council feedback on a proposed process to identify and address community needs in the Belle Haven neighborhood.

Mayor Pro Tem Duboc started the Study Session at 6:11 p.m. and Audrey Seymour, Assistant City Manager, presented the report. Council ensued in some discussion stating that there is a need to hear from underrepresented community groups. It was suggested that placing signs in the community promoting positive values, e.g. "We Believe in Keeping our Community Clean", might be a good starting point. After some dialogue the Council invited Public Comment.

Subsequent to the open forum, and the public comment, Council's inclination and feedback was to agree on the issues/needs listed in the staff report with the exception of the following two items: neighborhood serving businesses and housing, which would be addressed through existing and augmented public processes associated with redevelopment area and land use. Additionally it was Council's preference to support the creation of an advisory group composed of five to seven members, and to conduct a community "mini needs assessment".

7:30 p.m. REGULAR MEETING (Senior Center in Belle Haven)

Mayor Jellins called the meeting to order at 7:32 p.m.

ROLL CALL - Jellins, Duboc, Collacchi, Kinney, Winkler

STAFF PRESENT - David Boesch, City Manager; William McClure, City Attorney; Audrey Seymour, Assistant City Manager; Silvia Ponte, City Clerk. Various department heads and other staff present.

Mayor Jellins announced that a Study Session took place to address community needs in the Belle Haven area.

PLEDGE OF ALLEGIANCE

A. PRESENTATIONS AND PROCLAMATIONS

1. Proclamation recognizing Fair Housing Month.

Mayor Jellins presented Margie Rocha, Executive Director of the Midpeninsula Citizens for Fair Housing, with a Proclamation designating April as Fair Housing Month. Ms. Rocha thanked the City Council of Menlo Park for affirming Fair Housing Month.

B. COMMISSION VACANCIES, APPOINTMENTS AND REPORTS

1. Council Member Reports.

Mayor Pro Tem Duboc reported on the following items:

- i) Attending the first Childcare meeting of the Task Force, and recognized Audrey Seymour, Assistant City Manager, for her leadership and guidance.
- ii) Being present at a meeting related to the Belle Haven Clean up day, and thanked the Fire District, the Police Department and BFI for all their work in supporting this endeavor. The Clean Up Day will be held on June 7th, 2003, and the Mayor Pro Tem invited residents to attend.
- iii) Acting on behalf of Council Member Kinney, Mayor Pro Tem Duboc planted a tree on Arbor Day to commemorate this special day.
- iv) Participating in the Belle Haven job fair, and thanked all the employers who attended it as well as the public who showed up.

Mayor Jellins reported on the following items:

- i) Attending the bi-annual ABAG (Association of Bay Area Government) summit in San Francisco, where a Work Plan for 03-04 was approved.
- ii) Being present at the League of California Cities dinner in San Mateo (Peninsula Division).
- iii) Attending the Council of Cities meeting as the representative from Menlo Park.

C. PUBLIC COMMENT #1

Nancy Cash, with the Mount Olive Church and the Crime Prevention Narcotics Drugs Educational Center, thanked the Council for hosting the meeting in Belle Haven as previously promised. Ms. Cash shared concerns about issues such as Code Enforcement, and Traffic Calming Measures in Belle Haven. In her opinion the Code Enforcement process should stimulate compliance and should not be punitive. The City should also take a look at its own property in that area.

Kelly Fergusson, supports the choice of Clarum Homes for the Hamilton Avenue project, but alerts the Council to concerns related to this developer not using generally accepted accounting principles. Ms. Fergusson pointed out that the Selection Committee had many productive meetings.

D. CONSENT CALENDAR

1. City Council approval of a Citywide Traffic Signal Bicycle Detection Enhancement Project and appropriation of \$19,500 from the Measure A account to fund the implementation of the project. *(Staff Report # 03-069)*

Item pulled

2. Community Development Agency 1) Adoption of a Resolution No. 264 approving a budget amendment to the Agency Tax Increment Funds in the amount of \$36,895 for the Menlo Park Senior Center Re-roofing Project; 2) award of contract to Waterproofing Associates in the amount of \$110,814; 3) authorization of a budget of \$148,895 for construction, contingencies, engineering, testing, and construction administration. *(Staff Report # 03-070)*

Item pulled

3. City Council appropriation of \$80,000 from the Measure "A" account for implementation of proposed immediate Traffic Control Measures for Woodland Avenue and other potential improvements in the Willows neighborhood. *(Staff Report # 03-071)*

Item pulled

4. Approval of a two-year lease agreement with Williams Scotsman, Inc. in the amount of \$95,760 for a two-year period for the use of the Menlo Children's Center temporary modular building and authorization of the City Manager to execute the lease agreement. *(Staff Report # 03-072)*
5. Approval of audited bills for periods 40 and 41 ending April 4 and 11, 2003.

6. Approval of the Minutes for the City Council Meeting of April 22, 2003.

Council Member Kinney pulled items D2 and D3 from the Consent Calendar. Staff requested that item D4 be pulled from the Consent Calendar.

M/S Winkler/Duboc to approve consent items D1, D5, and D6. Motion passes with Council Member Kinney abstaining on item D6 because of his absence on the date of the minutes in question.

Discussion on items D2 and D3 (pulled from the Consent Calendar)

Council Member Kinney asked questions of staff relating to the longevity of the roof on item D2. Kent Steffens, Public Works Director responded to the questions, and offered to verify the life expectancy of the roof, as well as other roof specifications such as the warranty.

M/S Kinney/Jellins to approve item D2 with the understanding that where it reads ten years it should be 20 years, and if there is a problem then staff to return the item to Council. Motion passes unanimously.

Council Member Kinney asked questions about item D3 namely if it includes Chester Avenue. Jamal Rahimi, Transportation Manager confirmed that Chester Avenue is included.

M/S Kinney/Jellins to approve item D3 of the Consent Calendar. Motion passes unanimously.

Discussion on item D4 (pulled from the Consent Calendar)

Audrey Seymour, Assistant City Manager stated that the item was pulled to rectify the term of the lease, and change it from two years to one year. An addendum was presented to Council at the dais, with the revised recommendation, and copies available were available for the public review.

M/S Duboc/Kinney to approve item D4. Motion carries unanimously.

E. PUBLIC HEARINGS - None

F. REGULAR BUSINESS

1. Agency Board ratification of the selection of Clarum Homes as the Developer of properties at the Belle Haven Park and Housing site on Hamilton Avenue. (*Staff Report # 03-073*)

Gretchen Hillard, Housing and Redevelopment Manager, provided the staff report and clarified the process used to arrive at the selection of Clarum Homes as the developer. There were several meetings, and the majority of the committee voted to recommend Clarum Homes for this project. Five proposals were received, and three developers were invited for interviews in late March. Similarly, staff reviewed the developers' financial standing, and is satisfied with Clarum's standards and ability to deliver the project.

Two representatives from Clarum Homes were present to provide background information on the project and shared details about like sites in other areas of Northern California. Zero energy approaches were shared as options in contemporary plans such as this one.

M/S Winkler/Collacchi to have the Agency Board ratify the selection of Clarum Homes as the developer of properties at the Belle Haven Park and Housing site on Hamilton Avenue. Motion carries unanimously.

2. Consideration of a request by Peninsula Habitat for Humanity that the Community Development Agency pay the cost of the Environmental Impact Report required for the proposed development at 297 Terminal Avenue. (*Staff Report # 03-074*)

Arlinda Heineck, Director of Community Development presented the staff report and analysis showing that an EIR (Environmental Impact Report) will be necessary for this particular site, due to site contamination, traffic impacts and train noise. Council ensued in some discussion and asked questions of staff. After further discussion, staff reiterated its recommendation that the EIR be a supplemental portion of the Housing Element versus an independent EIR.

David Boesch, City Manager, clarified certain issues, and upcoming deadlines related to this project.

Mayor Jellins opened Public Comment

Stuart Soffer, speaking as an individual and not as a Planning Commissioner, commented on the fact that this project deserves a full EIR due to the fact that there are unclear areas such as traffic, soil contamination, and noise.

Sheryl Bims, representing herself, thanked the City Council for the Code Enforcement brochures that were mailed to residents. Ms. Bims stressed that the children and education are primary concerns for the Belle Haven community.

M/S Duboc/Winkler to adopt the staff recommendation. Motion passes unanimously.

3. City Council approval of Phase II Traffic Calming Measures for the Bay Road/Flood Triangle Neighborhood. (*Staff Report # 03-054*)

Jamal Rahimi, Transportation Manager, presented an overview of the project, and explained the recommendations of staff and the Transportation Commission. Rene Baile, Transportation Engineer, presented a PowerPoint presentation and responded to questions from Council. One area that the City Council discussed was the 51% neighborhood threshold of acceptance. Council requested that a copy of the unofficial guidelines be provided at a later time.

Mayor Jellins asked for Public Comment.

Allan Zesch, is disappointed at the staff recommendation because the problem is the five-way intersection and the drive through traffic. Mr. Zesch believes that blocking off Sonoma is the answer as well as installing more speed bumps in the area.

Douglas Bui, supports the recommendation from the Transportation Commission and does not believe in redistributing the traffic and diverting the problem to other areas. Mr. Bui believes the best approach is to get the Police Department to ticket those speeding in that area.

Elizabeth Andersen, requested a stop sign on Oakwood Place because of the danger, to all those who use that street, including children. She asked that Council seriously consider a stop sign.

Mayor Jellins asked for input from a representative of the Transportation Commission.

Max Crittenden stated that to his recollection the Commission reviewed the information given by staff. The Transportation Commission varied in their opinions so it was challenging to get consensus. Additionally, he stated that if residents can't respond to surveys maybe it means that people don't worry too much about certain issues.

Council ensued in some more discussion and asked questions of staff. Mr. Rahimi responded to more questions related to staff's proposal.

M/S Collacchi/Duboc accepting option B. subsection b. of the staff recommendation, and use 60% (of respondents) as a threshold for further surveys. Motion also includes taking this item to the Transportation Commission for refinement of the project, but de-emphasizing its importance. Council agreed that outreach will be needed, and it should include determining if a stop bar might become a stop sign at the intersection of Oakwood Place and Del Norte. Motion carries with Council Member Kinney dissenting.

Council Member Kinney stated that his dissent was due to the fact that the motion was not solving the problems or concerns that were first identified by the community, and that Council's approach with this motion was too timid.

4. City Council approval of a proposed striping plan for Santa Cruz Avenue and appropriation of \$15,000 from the Measure "A" account to fund implementation of the Plan. (*Staff Report # 03-076*)

Mr. Boesch, City Manager, excused himself from the room and the discussion on item F4 because Mr. Boesch owns property in Santa Cruz Avenue, and this poses an implied conflict of interest.

Kent Steffens, Public Works Director presented the report through a PowerPoint presentation.

Council asked questions of staff and ensued in some discussion. Certain Council Members suggested decreasing the center island in the area close to University Avenue, to facilitate the right turn. The materials that are going to be utilized for the sidewalks were discussed, and staff assured Council that the rubberized material won't be slippery.

Mayor asked for Public Comment.

None.

M/S Duboc/Kinney to approve the staff recommendation including adding merging center lane pocket on Santa Cruz at Olive Street for westbound traffic to accommodate vehicles turning left onto Santa Cruz from North Olive. Motion to expedite the public bidding process, and looking into the suggestion of changing the striping in the middle of the road (close to University Avenue) to facilitate right turns. Motion carries unanimously.

Council Member Kinney left for the evening, and City Manager Boesch returned.

5. Consideration of state and federal legislative items or items referred to in Written Communications or Information Items, including decisions to support or oppose any such legislative, written communication or information item.
 - i) Council noted that a request had been received from the City and County Association of Governments (C/CAG) to support AB 1546, a proposal to increase vehicle registration fees \$4 in San Mateo County. This item will come to the City Council on May 20, 2003.

G. WRITTEN COMMUNICATIONS

1. Memorandum from Transportation regarding the Proposed Bulb-out at the corner of Avy and Alameda de las Pulgas.

Council discussed the situation, and issues related to the radius of the bulb out. Mr. Rahimi, responded to particular issues related to the curb and gutter, providing information on radii used by the City of Menlo Park in its plans.

Council Member Collacchi suggested that Council write a letter to the County of San Mateo, asking for the augmentation of the curb radius to 15 feet. Council consensus was to follow Council Member Collacchi's suggestion.

Mayor Jellins to work with staff to produce the letter.

H. INFORMATION ITEMS

1. Review of the City's Investment Portfolio as of March 31, 2003.

No discussion.

I. PUBLIC COMMENT #2 (Limited to 30 minutes)

Betty White, spoke about a particular speed hump in front of the Belle Haven School that needs to be lowered. Ms. White stated that parking for teachers on Ivy Drive is unavailable, and also suggested a crosswalk in that area. In her opinion, the school needs a traffic person to monitor traffic.

J. ADJOURNMENT – Mayor Jellins adjourned the meeting at 11:15 p.m.

Respectfully submitted,

Silvia M. Ponte, City Clerk

Approved at the City Council of Menlo Park on May 20, 2003.