



CITY COUNCIL COMMUNITY DEVELOPMENT AGENCY MINUTES

Tuesday, February 15, 2005
7:00 p.m.

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

7:00 p.m. REGULAR MEETING (Menlo Park Senior Center)

ROLL CALL – Winkler, Jellins, Cohen, Duboc, Fergusson (Mayor Winkler participated via teleconference from 1721 Melrose Chicago, IL 60657)

PLEDGE OF ALLEGIANCE

STAFF PRESENT - David Boesch, City Manager; William McClure, City Attorney; Audrey Seymour, Assistant City Manager; Silvia M. Vonderlinden, City Clerk and Carol Augustine as the City's new Finance Director. Various department heads and other City staff were also present.

A. COMMISSION VACANCIES AND REPORTS

1. Swearing in of Transportation Commission member.
City Clerk Vonderlinden swore in the new Transportation Commissioner.
2. One vacancy on the Las Pulgas Committee to fill an un-expired term that ends in March 2005 (this vacancy is for a business member seat). The extended deadline for receipt of applications is February 22, 2005 at 5:30 p.m.
3. Commission Reports.

Dan Kocher, current Chair of the Environmental Quality Commission, shared with Council the Commissions' proposed goals for the next fiscal year. Mr. Kocher mentioned various projects the Commission is engaged in including the Environmental Awards, Recycling Programs and establishing a Historic Preservation Liaison.

Arthur Traum, Library Commissioner, reviewed the Commission's priorities for fiscal year 05-06. Mr. Traum explained the impact of previous Library cuts, and he encouraged the City Council to continue searching for other funding sources such as a bond measure. Mr. Traum thanked the Council and the Friends of the Library for their continued support.

Both Commissioners gave examples of cost saving measures being implemented to deal with reduced staff resources.

Melody Pagee, Planning Commission Chair, presented this Commission's list of priorities, highlighting: commercial streamlining, zoning changes and neighborhood mitigation needs. Ms. Pagee added one item – sidewalks on O'Connor Street. Commissioner Bims stated that the Commission is looking to finding ways to generate revenue.

B. PRESENTATIONS AND PROCLAMATIONS - None

C. PUBLIC COMMENT #1 (*Limited to 30 minutes*)

Larry Morrill asked Council to reconsider its approval of a variance at 30 La Loma. In his opinion, not enough neighbor negotiations took place. He believes variances should not be granted when neighbors object.

Judi Morrill requests that Council reconsider its approval of the variance at 30 La Loma. Ms. Morrill opined that the decision was not made with full awareness. She asks Council to visit her back yard and review the impacts.

Mark Hynes asked Council to reconsider its approval of the variance at 30 La Loma. Mr. Hynes hopes the Council will place the item on a future agenda for possible reconsideration.

Mr. McClure explained that in order to reconsider the matter one of the Council Members, whose vote prevailed, would have to make a motion to reconsider. If such motion were made and passed, then the item would come back on a future agenda. Council discussed the matter.

Roxanne Rorapaugh addressed the Council sharing her opposition to Agenda Item D5 (design charrette). She stated that staff is overworked, and in her opinion there wasn't enough public input to move forward with this matter.

Eileen McLaughlin, representing Wildlife Stewards, enumerated the benefits of the wildlife at Bayfront Park. She elaborated on a restoration project, and she considers this area a treasure.

City Manager Boesch explained that Dianne Dryer is the staff liaison to the Salt Pond Restoration program. He added that a tentative briefing is scheduled for March 1, 2005.

Fran Dehn expressed her views in regards to the Charrette. She believes this to be an opportunity to get a fresh look at the downtown, and the professionals involved would add value.

D. CONSENT CALENDAR

1. Approval of Resolution 5580 to amend the agreement with the County of San Mateo for Animal Control Services to increase the contract term from three years to five years and the payment schedule.
2. Approval of fiscal year 2003-04 audited Comprehensive Annual Financial Report.
3. Adoption of Resolution 5581 requesting Senator Joseph Simitian to help secure directional signs on both Interstate 280 and Bayshore Freeway 101 for Menlo College.

Item pulled D4

4. Adoption of a Resolution authorizing a budget amendment appropriating \$48,351 from the Library Bond fund for Menlo Park's share of the purchase of an integrated Library System for the Peninsula Library System.

Item pulled D5

5. Adoption of a Resolution authorizing coordination with the American Institute of Architects (AIA) San Mateo County and the Menlo Park Chamber of Commerce on a design charrette for downtown and approving staff resources for the event to be held on April 9, 2005.

Item pulled D6

6. Approval of the Minutes for the City Council Meeting of December 14, 2004.

M/S Fergusson/Duboc to approve Consent Calendar items D1, D2, D3. Motion carries unanimously.

Discussion on item D4

4. Adoption of Resolution 5582 authorizing a budget amendment appropriating \$48,351 from the Library Bond fund for Menlo Park's share of the purchase of an integrated Library System for the Peninsula Library System.

Council Member Fergusson wanted clarification on certain Library funds. Library Director Holmer responded that these funds were strictly used for upkeep and maintenance of the library.

M/S Fergusson/Jellins to approve Consent Calendar item D4. Motion carries unanimously.

Item pulled D5

5. Adoption of Resolution 5583 authorizing coordination with the American Institute of Architects (AIA) San Mateo County and the Menlo Park Chamber of Commerce on a design charrette for downtown and approving staff resources for the event to be held on April 9, 2005.

Council Member Duboc asked for clarification on the 300 staff hours. Mr. Boesch responded that this is a combined number, which includes other agencies' hours. He added that the actual staff hours are between 137 and 150. Council Member Duboc mentioned that this charrette was the idea of former Council Member Kinney, and in a way is a tribute to him. Council Member Fergusson inquired about the timing, and City Manager Boesch explained that there were various options. However, the architects thought this was the most appealing project at this time and were ready to move on it. Mr. Boesch explained that this does not preclude the City from pursuing other charrettes in future years.

M/S Duboc/Jellins to approve Consent Calendar D5. Motion carries 4-0-1 with Council Member Cohen abstaining.

Item pulled D6

Mayor Winkler was satisfied with the way the minutes were presented.

M/S Winkler/Duboc to approve the minutes as presented with the Agenda packet. Motion carries unanimously.

E. PUBLIC HEARING

1. Introduction of an Ordinance amending Municipal Code Chapter 12.42, Flood Damage Prevention to allow the construction of detached accessory structures located within Flood Zones without obtaining a Variance, and to allow construction of substantial improvement or new construction with sub-grade crawl spaces located within the flood zone.

Ruben Nino, Director of Engineering Services, shared a slide presentation explaining the various specifications for the at-grade and sub-grade crawl space. Mr. Nino also addressed which accessory structures are covered in this proposed amendment. He explained that one of the benefits of this change is that it makes it easier for residents living in flood zones to upgrade their properties.

Council Member Fergusson asked about the notification process for this meeting and Mr. Nino explained that a notice had been sent to all Willows and Belle Haven residents. Council Member Fergusson inquired why the Planning Commission did not review this change, and City Attorney McClure explained that this is not required.

Public Comment

Carl Picciotto spoke in support of this ordinance, and he has also heard from some neighbors who support it as well.

Paul Collacchi supports this action because it allows for greater alignment between what FEMA allows and what the City permits. Mr. Collacchi asked a few technical questions of staff, and volunteered to create a user-friendly document.

Melody McLaughlin explained that when she first purchased her home it was the right size, however as her family grew, the house needs to be expanded. With these modifications, she can expand, consequently she supports this action.

Edward Fine supports the proposed changes because it will help property owners do incremental improvements.

Michelle Harbottle offered her support to this ordinance because she believes it allows remodels to stay low and not be forced to build up.

Melody Pagee asked particular questions relating to the proposed regulations. City Attorney McClure answered the questions clarifying the specifications.

M/S Duboc/Cohen to close the Public Hearing. Motion carries unanimously.

M/S Duboc/Cohen to introduce the ordinance as presented by staff.

Council Member Duboc believes Council should move on this and take whatever FEMA is willing to give. Council Member Fergusson agrees with the first part of the ordinance, but she shared concerns with the second part, which makes it easier for people to develop accessory structures. She believes the change on the second part of the ordinance does not respect the character of the alleys and thus the neighborhood. Council Member Fergusson has concerns that this change will have an impact since there are no standard guidelines for the alleys.

Mayor Winkler reiterated that she would support the motion because in her opinion this does not go far enough. Council Member Cohen asked if there is some way of passing the ordinance but also initiating a process to address Council Member Fergusson's concerns. Council Member Fergusson would like to separate section II of the ordinance so that Council could first understand the ramifications of its implementation. Mayor Pro Tem Jellins suggested that this item be introduced tonight, and at adoption staff is to include some analysis on the impact of the change in regulations for accessory units on the alleys.

Mr. Boesch offered to bring back some additional analysis at the time of the second reading. At that time Council could decide if this is sufficient. Mayor Pro Tem Jellins explained that there is some urgency in addressing this now due to the fact that there are applications in the works. Council Member Fergusson is not certain all residents are aware of the changes, and possible impacts on traffic, paving conditions in the alleys, and character of the alleys.

Mayor Winkler agrees with moving forward at this time and when the item returns on Consent Calendar then specific direction can be given to staff to perform additional analysis. Mr. Boesch mentioned that this item would typically come back the next meeting, but because of the request for some preliminary analysis, staff will hold off until March 15, 2005 for the second reading.

The maker and second of the motion agreed with delaying the second reading so staff can bring back additional analysis at that time. Motion carries unanimously.

F. REGULAR BUSINESS

1. Consideration of state and federal legislative items including decisions to support or oppose any such legislation and items listed under Written Communication or Information Items.

None.

G. WRITTEN COMMUNICATION - None

H. INFORMATION ITEMS

1. Status of the Haven Avenue Land Use Study.
2. Status of the Hamilton Avenue East/Tyco Conceptual Land Development Study.
3. Status of the proposed affordable Housing Project located on Terminal Avenue (Habitat for Humanity).
4. Status of Bayfront Park proposals for the development of active recreational uses.
5. Work Plan for Commercial Streamlining Zoning Ordinance Amendments.
6. Status update regarding Belle Haven Community Life Initiative activities.

Council Member Duboc thanked staff for the information report on the Belle Haven Community Life

Initiative. In particular she thanked the David B. Bohanon Foundation for its generous contributions. She requested that a Memorandum received from Curtis Brown be placed on the Agenda. This Memorandum is an update on the status of the Community Services reorganization. Council consensus was to place this item on a future agenda.

I. COUNCIL MEMBER REPORTS

Council Member Duboc addressed the closure of a downtown retirement home. Ms. Duboc announced that on February 23, 2005 there would be a forum at the Redwood City Red Morton Community Center, to address health and aging issues.

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

Emily M. Renzel, with the Citizens Committee to Complete the Refuge, asks Council to consider a nature option on the development of the Bayfront Park. In her opinion this might attract grant money.

K. ADJOURNMENT –

Mayor Pro Tem Jellins adjourned the meeting in memory of Peg Gunn, former Council Member and former Mayor of Menlo Park. Mr. Jellins provided biographical data about the former Mayor highlighting many of her accomplishments and contributions to the community. A Memoriam will be sent to the family.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Silvia M. Vonderlinden, CMC

Approved at the Council Meeting of May 17, 2005.