

**EL CERRITO CITY COUNCIL
EL CERRITO REDEVELOPMENT AGENCY
EL CERRITO MUNICIPAL SERVICES CORPORATION**

MINUTES

SPECIAL REDEVELOPMENT AGENCY MEETING

Monday, March 7, 2011 – 7:00 p.m.

Hillside Conference Room

**CONCURRENT MEETING OF THE EL CERRITO CITY COUNCIL/REDEVELOPMENT
AGENCY AND MUNICIPAL SERVICES CORPORATION**

Monday, March 7, 2011 – 7:30 p.m.

City Council Chambers

Meeting Location

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Ann Cheng – Mayor

**Mayor Pro Tem Bill Jones
Councilmember Rebecca Benassini**

**Councilmember/Agency Chair Janet Abelson
Councilmember Greg Lyman**

ROLL CALL

Agency Members Benassini, Cheng, Jones, Lyman and Chair Abelson all present.

7:00 p.m.

CONVENE SPECIAL REDEVELOPMENT AGENCY MEETING

Chairperson Abelson convened the Special Redevelopment Agency meeting at 7:00 p.m.

ANNOUNCEMENT OF REDEVELOPMENT AGENCY CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION

Initiation of Litigation Pursuant to Government Code Section 54956.9(c): One potential case.

ORAL COMMUNICATIONS FROM THE PUBLIC – No comments.

RECESSED INTO REDEVELOPMENT AGENCY CLOSED SESSION at 7:03 p.m.

ADJOURNED SPECIAL REDEVELOPMENT AGENCY MEETING at 7:26 p.m.

ROLL CALL

Councilmembers/Agency Members/Municipal Services Corporation Board Members Abelson (Agency Chair), Benassini, Jones, Lyman and Mayor Cheng all present.

Municipal Services Corporation Board Members Hanin and Pinkos also present.

7:30 p.m.

CONVENE CONCURRENT CITY COUNCIL / REDEVELOPMENT AGENCY / MUNICIPAL SERVICES CORPORATION MEETING

Mayor Cheng convened the Concurrent City Council / Redevelopment Agency / Municipal Services Corporation meeting at 7:35 p.m.

1. **PLEDGE OF ALLEGIANCE TO THE FLAG** was led by Councilmember Lyman.
2. **COUNCIL / STAFF COMMUNICATIONS**

Councilmember Abelson reported that the Environmental Quality Committee has been busy working on programming. On March 12 at 10:00 a.m. everyone is invited to attend a free movie, *Tango 73: A Bus Rider's Diary*, and panel discussion with the filmmaker at the Cerrito Theater. The event will include a discussion on transit. Seats can be reserved by registering on-line at <http://tango73.eventbrite.com>. Councilmember Abelson also reported that she attended an Elks Lodge 1251 dinner honoring El Cerrito Officer Robert Chalk, Jr. as Officer of the Year along with other officers from West Contra Costa County.

Councilmember Benassini stated that she and Mayor Cheng attended the *March for Peace* event on March 5. The event called for an anti-violence campaign during the month of March due in part to the loss of El Cerrito High School community member Gene Grisby-Bell. Councilmember Benassini stated that she and Mayor Cheng met a woman at the event from Mended Families Inc. who asked for assistance in publicizing a Diaper Giveaway and her non-profit service organization. Packaged diapers and financial donations are requested for the March 26, 2011 Giveaway. More information can be found at mendedfamiliesinc.org or by calling 415-368-4031.

Mayor Cheng reported that she and Councilmembers Benassini and Jones attended a rally in support of Gene Grisby-Bell. Mayor Cheng said hearing stories of the challenges many kids face in their own neighborhoods was a moving experience and noted certain resources for kids including the Writer-Coach connection program. Mayor Cheng stated that many programs are looking for mentors for youth who can help provide critical skills for the future. Additionally, the Human Relations Commission is co-sponsoring a film at the Cerrito Theater on March 19 at 10:00 a.m., *Iron Jawed Angels*, about the Women's Suffragist Movement. The film is free. There will be a reception next door at the Shutter Café.

Mayor Cheng also reported that the Redevelopment Agency had met in closed session prior to tonight's concurrent meeting and took no action.

3. **ORAL COMMUNICATIONS FROM THE PUBLIC** – No comments.
4. **PRESENTATIONS**

A proclamation honoring and recognizing Kimi Honda on her selection as Contra Costa College Woman of the Year was removed from the consent calendar and presented to Ms. Honda at tonight's meeting.

Moved from the Consent Calendar to Presentation by Mayor Cheng. Proclamation approved and presented. Ms. Honda thanked the City Council for honoring her with the proclamation.

5. ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5H

Moved, seconded (Lyman/Abelson) and carried unanimously to approve Consent Calendar Item Nos. 5A through 5F in one motion as indicated below. Consent Calendar Item Nos. 5G and 5H were removed from the Consent Calendar and voted on separately as indicated below.

A. Minutes for Approval

Approve the February 22, 2011 Concurrent City Council/Redevelopment Agency meeting minutes.

Action: Approved minutes.

B. New Newsrack Ordinance

Ordinance introduced and approved by unanimous vote on February 22, 2011.

Waive second reading and adopt Ordinance No. 2011–1 establishing Chapter 13.60 of the El Cerrito Municipal Code (Fixed Pedestal Newsrack Zones).

Action: Adopted Ordinance No. 2011–1. *Effective April 6, 2011.*

C. Co-Sponsor American Cancer Society Relay for Life

Adopt a resolution approving co-sponsorship of the American Cancer Society Relay for Life El Cerrito event and waive all fees associated with the American Cancer Society's use of Arlington Clubhouse on March 1, 2011 and Cerrito Vista Park on July 23 and 24, 2011. The Arlington Park Clubhouse will be used for the Relay's "kick-off" meeting. Cerrito Vista Park will be used for the Relay itself.

Action: Adopted Resolution No. 2011–13.

D. Annual Parcel Assessment for the National Pollutant Discharge Elimination System Program (NPDES)

Adopt a resolution establishing the annual NPDES assessment Equivalent Runoff Unit rate at the current rate of \$38.00 and direct the Contra Costa County Flood Control & Water Conservation District to adopt Stormwater Utility Area levies based on said amount.

Action: Adopted Resolution No. 2011–14.

E. Proclamation for Women's History Month

Approve a proclamation proclaiming March 2011 as "Women's History Month" in the City of El Cerrito and encouraging all residents to participate in ceremonies and events commemorating and honoring women for their countless contributions to our community and communities everywhere.

Action: Approved proclamation.

F. Proclamation Recognizing March 2011 as American Red Cross Month

Approve a proclamation proclaiming March 2011 as American Red Cross Month and encouraging all residents to be cognizant of the compassion, courage, character, civic duty that is inherent in the Red Cross mission to prevent and relieve human suffering.

Action: Approved proclamation.

G. Proclamation Honoring and Recognizing Kimi Honda on her Selection as

Contra Costa College Woman of the Year

Approve a proclamation recognizing the significant contributions of Kimi Honda to the El Cerrito Community and congratulating her upon her selection as El Cerrito's 2011 Woman of the Year, particularly her recognition at the March 24, 2011 Women's History Month Celebration at Contra Costa College.

Action: Removed from the Consent Calendar by Mayor Cheng. Moved, seconded, (Abelson/Lyman) and carried unanimously to approve the proclamation. Proclamation presented to Ms. Honda as indicated under Agenda Item 4 above.

H. Proclamation Honoring and Recognizing Willa Sudduth on her Selection as California Assembly District 14 Woman of the Year

Approve a proclamation recognizing Willa Sudduth upon her designation as State Assembly District 14 Woman of the Year in the City of El Cerrito and commending her for her dedicated service to the causes that she has determinedly and ardently devoted her work to.

Action: Removed from the Consent Calendar by Councilmember Abelson to formally acknowledge and recognize Ms. Sudduth on her selection by Assemblymember Skinner as California Assembly District 14 Woman of the Year for the City of El Cerrito.

Moved, seconded (Abelson/Lyman) and carried unanimously to approve the proclamation.

6. PUBLIC HEARING – None

7. POLICY MATTERS

CITY COUNCIL ITEMS

A. San Pablo Avenue Specific Area Plan Update

Receive a status update on the Draft San Pablo Avenue Specific Plan, discuss options, and provide direction to staff on how to proceed with the Draft Plan.

Presenters: Scott Hanin, City Manager and Mitch Oshinsky, Economic Development Director. Mr. Oshinsky provided the City Council with an update on the status of the San Pablo Avenue Specific Area Plan within the context of a General Plan update; provided the Council with three options to consider including pros and cons associated with each option and asked the City Council for direction. Mr. Oshinsky identified the options as: 1) Perform a Specific Plan "Clean Up;" 2) Separate and Adopt Design Guidelines Only; and 3) Stop the Specific Plan process.

Speakers: Tom Panas, El Cerrito, commented on the historic nature of San Pablo Avenue, noted steps taken by the City in acknowledging the Avenue's historic character, including the historic paver program, highlighted areas of the Draft San Pablo Specific Plan that need additional attention and asked that the outcome of the San Pablo Avenue Specific Plan reflect the historic nature of San Pablo Avenue itself.

Action: Received presentation. Discussion held. The City Council unanimously directed staff to pursue option one – perform a specific plan "clean up."

B. 2010-2011 Mid-Year Budget Review

Review the mid-year budget and adopt a resolution to accept a parking fine increase of \$3.00 per violation to offset the State of California Mandatory Increase.

Presenter: Mary Dodge, Administrative Services Director.

Action: Moved, seconded (Lyman/Jones) and carried unanimously to adopt Resolution No. 2011-15.

REDEVELOPMENT AGENCY ITEM

C. Approve a Pre-Development Loan Agreement with Eden Housing, Inc.

Adopt a resolution of the El Cerrito Redevelopment Agency Board making findings and authorizing the Executive Director to execute a Predevelopment Loan Agreement with Eden Housing Inc. in the amount of \$350,000 from the Low and Moderate Income Housing Fund for the development of a mixed-use affordable housing development at the Redevelopment Agency property located at 10860 and 10848 San Pablo Avenue and approving the appropriation of funds for the purpose of the Loan.

Presenter: Hilde Myall, Senior Housing Project Manager.

Action: Moved, seconded (Lyman/Jones) and carried unanimously to adopt Redevelopment Agency Resolution No. 606.

JOINT CITY COUNCIL / REDEVELOPMENT AGENCY/ MUNICIPAL SERVICES CORPORATION ITEM

D. Assignment by the City of El Cerrito to the El Cerrito Municipal Services Corporation of the non-housing portions of the Amended and Restated Public Improvements and Cooperation Agreement for the City of El Cerrito Redevelopment Project Area

Adopt City Council and Municipal Services Corporation Resolutions approving an Assignment Agreement, assigning the non-housing portions of the Amended and Restated Public Improvements and Cooperation Agreement for the City of El Cerrito Redevelopment Project Area, from the City of El Cerrito to the El Cerrito Municipal Services Corporation.

Adopt a Redevelopment Agency Resolution consenting to the Assignment Agreement.

Presenter: Lori Treviño, Redevelopment Manager.

Action: Moved, seconded (Lyman/Jones) and carried unanimously to adopt City Council Resolution No. 2011-16.

Moved, seconded (Benassini/Abelson) and carried unanimously to adopt Municipal Services Corporation Resolution 2011-01.

Moved, seconded (Lyman/Cheng) and carried unanimously to adopt Redevelopment Agency Resolution No. 607.

JOINT REDEVELOPMENT AGENCY / MUNICIPAL SERVICES CORP. ITEM

E. Implementation of the Amended and Restated Public Improvements and Cooperation Agreement for the City of El Cerrito Redevelopment Project Area by Adoption of the El Cerrito Municipal Services Corporation Fiscal Year 2010-11 Annual Budget and Amendment of the El Cerrito Redevelopment Agency FY 2010-11 Annual Budget

Adopt resolutions of the El Cerrito Municipal Services Corporation adopting its FY 2010-11 Annual Budget and of the El Cerrito Redevelopment Agency amending its FY 2010-11 Annual Budget.

Presenter: Lori Treviño, Redevelopment Manager.

Action: Moved, seconded (Pinkos/Benassini) and carried unanimously to adopt Municipal

Services Corporation Resolution 2011-02.

Moved, seconded (Lyman/Jones) and carried unanimously to adopt Redevelopment Agency Resolution No. 608.

JOINT CITY COUNCIL / REDEVELOPMENT AGENCY ITEM

F. Assignment from the Redevelopment Agency to the City of State Proposition 1C Infill Infrastructure Grant Agreement and Funds for the Ohlone Gardens Development

Adopt a Redevelopment Agency Board Resolution approving an assignment of the Agency's rights and obligations under that certain Redevelopment Agency Resolution No. 581 dated March 16, 2009 and the Housing and Community Development (HCD) Award Letter; and

Adopt a City Council Resolution accepting assignment of the Agency's rights and obligations under Redevelopment Agency Resolution No. 581 and the HCD Award Letter.

Presenter: Lori Treviño, Redevelopment Manager.

Action: Moved, seconded (Lyman/Benassini) and carried unanimously to adopt Redevelopment Agency Resolution No. 609.

Moved, seconded (Benassini/Abelson) and carried unanimously to adopt City Council Resolution 2011-17.

G. Conveyance of Agency-Owned Real Property to the City of El Cerrito for its Intended Redevelopment Purposes

Adopt City Council and Redevelopment Agency Resolutions authorizing execution of a Property Conveyance Agreement for conveyance of Agency-owned real property located within the El Cerrito Redevelopment Project Area to the City.

Presenter: Lori Treviño, Redevelopment Manager.

Action: Moved, seconded (Lyman/Jones) and carried unanimously to adopt Redevelopment Agency Resolution No. 610.

Moved, seconded (Abelson/Lyman) and carried unanimously to adopt City Council Resolution 2011-18 including a revised property conveyance agreement.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

A. Mayor Cheng reported that the Human Relations Commission welcomed its new member and discussed new activities for the upcoming year. The Arts and Culture Commission did not meet. Mayor Cheng also reported on her attendance at the Contra Costa County Mayors Conference in which the Mayors received an insightful presentation related to budgeting in tough economic times. Additionally, Mayor Cheng met with the other Mayors of West County cities, discussed redevelopment and received a presentation on a proposed Contra Costa College ballot measure related to seismic upgrades.

B. Councilmember Abelson stated that there will be a meeting on March 26, from 10:00 a.m. to noon at the Recycling Center to discuss plans for reuse and exchange at the new recycling center including rules of conduct for these activities. On April 16, from 9:00 a.m. to 1:30 p.m. everyone is invited to celebrate Earth Day in El Cerrito by participating in special projects followed by lunch.

Councilmember Abelson also reported briefly on recent West Contra Costa County Transit Authority (WCCTAC) activities.

- C. Councilmember Benassini stated that the Economic Development Board welcomed two new members at its last meeting. Board Members expressed support for assisting with a San Pablo Avenue Spring Fling and discussed a new event, Restaurant Week. The Board also discussed the idea of sponsoring a treasure hunt similar to the television show, "Amazing Race."
- D. Mayor Pro Tem Jones reported that the Gilman Sports Fields Joint Powers Authority is out of development money. The softball field has been completed and is in operation. There are still some things on the master plan that could be built however no funding for these items has been identified. The project is very good. Eighty per cent of the project is complete with hundreds upon hundreds of people using the property each week.
- E. Councilmember Lyman reported that Parks and Recreation Commission received a presentation from West Contra Costa Unified School District (WCCUSD) staff regarding improvements at school facilities in El Cerrito. WCCUSD has resolved litigation concerning Portola School and is moving forward with the design of Portola at its new location. The WCCUSD is also moving forward with phase one of the High School sports field and tennis court reconfiguration and is accepting feedback on a stadium/football field and track complex. Demolition of the existing middle school will start soon. The Park and Recreation Commission may consider opposition to the demolition of the Portola Gymnasium at its next meeting. The Design Review Board (DRB) passed a sign policy for Safeway and provided comments on the new recycling center.

SUPPLEMENTAL REPORTS AND COMMUNICATIONS

Item No. 7(A) San Pablo Avenue Specific Area Plan Update

1. Suggestions for Specific Plan Update – *Submitted by Tom Panas, El Cerrito.*

Item No. 7(G) Conveyance of Agency-Owned Real Property to the City of El Cerrito for its Intended Redevelopment Purposes

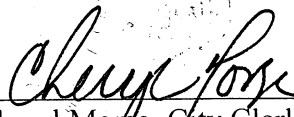
2. Revised Attachment 3: Property Conveyance Agreement – *Submitted by Lori Treviño, Redevelopment Manager.*

Other

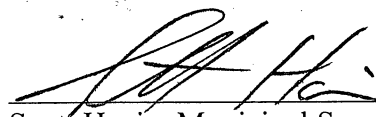
3. Flyer by Mended Families, Inc., "Diaper Give Out" – *Submitted by Councilmember Benassini.*

9. ADJOURNED CONCURRENT CITY COUNCIL / REDEVELOPMENT AGENCY / MUNICIPAL SERVICES CORPORATION MEETING at 10:10 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the Concurrent City Council, Redevelopment Agency and Municipal Services Corporation meeting of March 7, 2011 as approved by the El Cerrito City Council, Redevelopment Agency and Municipal Services Corporation.



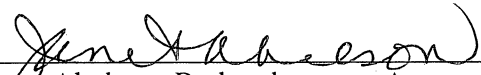
Cheryl Morse, City Clerk and Secretary to the Redevelopment Agency



Scott Hanin, Municipal Services Corporation Secretary



Ann Cheng, Mayor and Municipal Services Corporation Chair



Janet Abelson, Redevelopment Agency Chair