

EL CERRITO CITY COUNCIL EL CERRITO REDEVELOPMENT AGENCY

MINUTES

SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

Monday, April 5, 2010 – 7:30 p.m.

City Council Chambers

Meeting Location

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Janet Abelson – Mayor

Mayor Pro Tem Ann Cheng
Councilmember William C. Jones, III

Councilmember/Agency Chair Sandi Potter
Councilmember/Agency Vice-Chair Greg Lyman

ROLL CALL

Present: Councilmembers Jones, Lyman, Potter and Mayor Abelson

Absent: Councilmember Cheng

7:30 p.m.

CONVENE SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

Mayor Abelson convened the Special Concurrent City Council/Redevelopment Agency meeting at 7:32 p.m.

1. **PLEDGE OF ALLEGIANCE TO THE FLAG** was led by Mayor Abelson.

2. COUNCIL / STAFF COMMUNICATIONS

Mayor Abelson reported that she attended the National Women's History Month celebration sponsored by Contra Costa College on March 24, 2010. El Cerrito's honoree was Donna Hauser. The event was very well attended.

Mayor Abelson also attended the Planned Parenthood open house at El Cerrito Plaza. The East Bay Green Corridor Steering Committee, a group of cities working cooperatively toward green principles, met at City Hall last week. The Bruce King Dog Park Grand Opening is on April 17, 2010 from 1:00 to 3:00 p.m. at the Ohlone Greenway between Blake and Potrero Avenue. There will be a special presentation by Ian Dunbar. Mayor Abelson also reminded everyone to fill out their census form and explained why completion of the forms is so important to funding of local programs. Any questions about the census can be obtained from the Census Assistance Center at City Hall which will be open on Tuesdays and Wednesdays from 9:00 a.m. to 2:00 p.m., and Thursdays between 11:00 a.m. and 4:00 p.m.

Councilmember Potter announced the new art show in the City Hall Gallery featuring City of El Cerrito employee art and invited all to the artist reception on April 8 from 6:30 to 8:30 p.m. The show features art work in a wide range of media. Additionally, Councilmember Potter reminded everyone that April 24 is the Earth Day Celebration and stated that there will be an Arts and Crafts table featuring found objects and recycled materials.

Councilmember Jones thanked the residents tending to the garden at the triangle near Cutting Boulevard and Junction Avenue and noted how nice it looked planted with California poppies. Councilmember Jones also attended a public workshop on traffic management last Thursday at Arlington Park and encouraged the public to become involved and provide suggestions to city staff on neighborhood traffic issues. Councilmember Jones also observed the annual Spring Egg Hunt which was attended by 300-400 kids. Councilmember Jones notified the public that PG&E is proposing several rate increases, including a substantial increase for those who do not use a lot of energy so that those who do use a lot of energy are not charged as much. Councilmember Jones encouraged all to read about the increases if they are interested.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

James Vaughn, El Cerrito, expressed his concerns about alarm dealers and emphasized the need for each alarm installer to be a licensed alarm business in El Cerrito. Mr. Vaughn stated that he was concerned with how the alarms are monitored and communicated to the Police Department.

4. PRESENTATIONS

A. West County Winds Proclamation

Approve a proclamation commending all members of the West County Winds for their dedication to providing a venue for local residents to make satisfying music, and for playing their fine music for the greater El Cerrito Community for the past 25 years.

Action: Moved, seconded, (Potter/Lyman: Ayes – Jones, Lyman, Potter and Abelson; Noes – None; Absent – Cheng) and carried to approve the proclamation commending West County Winds. Presented to Cherry Normington and Sue Crum on behalf of West County Winds.

B. California Department of Consumer Affairs – presentation of Department Mission and Functions by Michael Lafferty, Outreach Program Manager.

Action: Presentation received.

5. ADOPTION OF THE CONSENT CALENDAR – Items 5A through 5F

Moved, seconded (Potter/Lyman; Ayes – Jones, Lyman, Potter and Abelson; Noes – None; Absent – Cheng) and carried to adopt Consent Calendar Item Nos. 5A and 5C through 5F as indicated below. Consent Calendar Item No. 5(B) was removed from the Consent Calendar by Councilmember Jones.

CITY COUNCIL ITEMS

A. Minutes for Approval

Approve the March 15, 2010 Special City Council Meeting and Special Concurrent City Council/Redevelopment Agency Meeting Minutes.

Action: Approved minutes.

B. Alarm Systems Ordinance – First Reading March 15, 2010. *Vote: Ayes – Councilmembers Jones, Lyman, Potter, and Mayor Abelson; Noes – None; Absent – Councilmember Cheng.*

Waive second reading and adopt an ordinance repealing El Cerrito Municipal Code Chapter 6.55 (“Burglar Alarm Systems”) in its entirety and replacing it with a new Chapter 6.55 (Alarm Systems).

Action: Removed from the Consent Calendar by Councilmember Jones. Moved, seconded (Lyman/Jones; Ayes – Jones, Lyman, Potter and Abelson; Noes – None; Absent – Cheng) and carried to adopt Ordinance No. 2010–03.

C. Ordinance Establishing the Measure A Swim Center Parcel Tax Rate for Fiscal Year 2010–2011

Introduce by title, waive any further reading, and approve an ordinance establishing the Measure A (Swim Center) Parcel Tax rate for FY 2010–11.

Action: Approved Ordinance No. 2010–04. *Second reading scheduled for April 19, 2010.*

D. Establishing the Rate and Adopting an 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.

Action: Adopted Resolution No. 2010–19.

E. Committee on Aging Appointment

Approve the Committee on Aging’s recommendation to appoint Shirley Cressey to the Committee on Aging.

Action: Approved recommendation.

REDEVELOPMENT AGENCY ITEM

F. Lease of Agency Property to MG Garden Apartments, et al.

Adopt a resolution authorizing the Executive Director to enter into a lease agreement with MG Garden Apartments, et al., owners of the Del Norte Place Apartment complex for the use of property owned by the Agency as temporary parking for its residents being displaced by the BART seismic retrofit project.

Action: Adopted Redevelopment Agency Resolution No. 598.

6. PUBLIC HEARINGS

Parking Ordinance Text Amendment

Conduct a public hearing and upon conclusion, introduce by title, waive any further reading, and approve an ordinance amending Chapter 19.24 contained in Title 19 (“Zoning Ordinance”) of the El Cerrito Municipal Code with second reading scheduled for April 19, 2010.

Presenters: Jennifer Carman, Planning Manager and Dwayne Dalman, Economic Development Specialist.

Mayor Abelson opened the public hearing. One speaker.

Arlin Robins, El Cerrito, expressed concerns with the proposed ordinance.

Moved, seconded (Jones/Potter; Ayes – Jones, Lyman, Potter and Abelson; Noes – None; Absent – Cheng) and carried to close the public hearing.

Moved, seconded (Potter/Jones; Ayes – Jones, Lyman, Potter and Abelson; Noes – None; Absent – Cheng) and carried to approve Ordinance No. 2010–05. *Second reading scheduled for April 19, 2010.*

7. POLICY MATTERS

REDEVELOPMENT AGENCY ITEM

A. Developer Solicitation for Redevelopment Agency Property Located at 10860 & 10848 San Pablo Avenue

Provide direction to staff to issue the Request for Qualifications/Proposals (RFQ/P) for a residential mixed-use development on the Agency-owned property at 10860 & 10848 San Pablo Avenue (Tradeway Property).

Presenter: Hilde Myall, Senior Project Manager.

Speakers: Sandi Genser – Maack, Richmond, asked the Agency to save the florist/quarry building because of the building's history and because it brings charm to San Pablo Avenue.

Tom Yamashita, Richmond, spoke about the florist history in the area and shared personal stories of family involvement in local nurseries, his father's significant contributions in the war even though his family was forced to live in the Topaz internment camp, and the contributions of Japanese families who rebuilt the nurseries and local wholesale and retail floral industry after they were released from internment camps. Mr. Yamashita encouraged the Agency to reflect on his father's legacy, consider the cultural aspect of the building to the local community and to save the florist building.

Tom Panas, El Cerrito, read a statement on behalf of Donna Graves, Director of *Preserving California's Japantowns*, who encouraged the Agency to give full consideration to the local community's request to reassess the potential landmark status of the building as an historic resource.

Jill Shiraki, El Cerrito, spoke of the historic significance of the building and the cultural aspects of the site. Ms. Shiraki stated that the Mabuchi Flower Shop provides an opportunity to share an American story of the Japanese immigrant community.

Action: Received presentation and provided comments to staff.

CITY COUNCIL ITEM

B. Measure A Street Improvement Program – Professional Services Contract Amendment with Avila Project Management

Adopt a resolution authorizing the City Manager to execute a contract amendment with Avila Project Management in an amount not to exceed \$389,000 and approve change orders not to exceed \$38,000.

Presenter: Jerry Bradshaw, Public Works Director.

Action: Moved, seconded (Lyman/Potter; Ayes – Jones, Lyman, Potter and Abelson; Noes

– None; Absent – Cheng) and carried to adopt Resolution No. 2010–20.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

- A. Mayor Abelson reported on her attendance at the April 1 Mayors Conference in which the featured speaker was Henry Hilkin with the Bay Area Air Quality Management District (BAAQMD). Mr. Hilkin discussed guidelines and environmental documents that are being developed for air quality impacts. The BAAQMD is trying to develop guidelines in a way that does not impact funding of local jurisdictions and work through issues as the guidelines are being developed while at the same time ensuring that air quality is protected. The Mayor also reported that the Committee on Aging met last week and concerns were expressed regarding reductions in funding for senior services. The Contra Costa Transportation Authority has selected Randell Iwasaki as its new Executive Director. Mr. Iwasaki, as former director of CalTrans, brings a lot of skills and talents to this important position.
- B. Councilmember Cheng – Absent.
- C. Councilmember Jones reported that the final review and adoption of the Integrated Waste Management Authority budget is anticipated this Thursday. The budget includes the food scrap program in El Cerrito and Richmond.
- D. Councilmember Lyman reported that the Crime Prevention Committee met on March 10. Councilmember Lyman reminded everyone that the Annual National Night Out event is August 3, 2010. There will be an organizing event on July 17, 2010 at the Community Center for those interested in hosting the event.
- E. Councilmember Potter reminded all of the Employee Artist Reception on April 8, 2010 from 6:30 to 8:00 p.m. and announced that the Human Relations Commission will be meeting this Wednesday at 7:00 p.m.

SUPPLEMENTAL REPORTS AND COMMUNICATIONS

Item No. 6 Parking Ordinance Text Amendment

- 1. Dale Power
- 2. Arlin Robins
- 3. Proposed amendments to El Cerrito Municipal Code Section 19.24.040

Item No. 7(A) Developer Solicitation for Redevelopment Agency Property Located at 10860 & 10848 San Pablo Avenue

- 4. Donna Graves, Director, Preserving California's Japantowns
- 5. Jill Shiraki

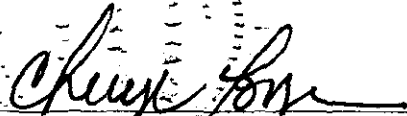
Item No. 7(B) Measure A Street Improvement Program – Professional Services Contract Amendment with Avila Project Management

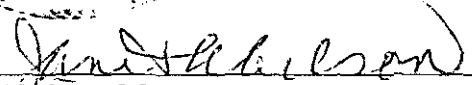
- 6. Email from Jerry Bradshaw, Public Works Director.

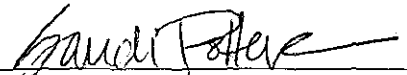
9. ADJOURNED CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING at 9:40 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the concurrent City

Council and Redevelopment Agency meeting of April 5, 2010 as approved by the El Cerrito City Council.


Cheryl Morze, City Clerk and Secretary to the Redevelopment Agency


Janet Abelson, Mayor


Sandi Potter, Redevelopment Agency Chair