EL CERRITO CITY COUNCIL MINUTES

ADJOURNED REGULAR CITY COUNCIL MEETING
Tuesday, March 5, 2019 – 5:30 p.m.
City Council Chambers

REGULAR CITY COUNCIL MEETING
Tuesday, March 5, 2019 – 7:00 p.m.
City Council Chambers

5:30 PM **ROLL CALL - CONVENE ADJOURNED REGULAR CITY COUNCIL MEETING** Mayor Pardue-Okimoto called the meeting to order at 5:31 p.m. **Present:** Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman and Quinto.

1. POLICY MATTERS

A. *Adjourned from February 19, 2019 regular meeting* **Tenant Protections Study Session: *El Cerrito 2017 Affordable Housing Strategy*, Pillar B: Reduce the Risk of Displacement and Help Stabilize At-Risk Populations**

Action Proposed: Continued Council discussion regarding tenant protection tools, discuss policy and program options and provide staff direction towards development of integrated package of tenant protection ordinances.
Contact: Aissia Ashoori, Management Analyst II, Community Development Department; Melanie Mintz, Community Development Director, Community Development Department

Public Comments:

Lisa Lau regarding support of small business owners and landlord's primary income.

Vincent Lau regarding opposition to rent registry, and tenant relocation.

Leslie Manzone regarding properties not on the market because owners don't want rent control, upcoming legislation on the topic, and status of neighboring communities with rent control.

Ed Crowley regarding history of consideration and current discussion by council, opposition to just cause, stated lack of data.

Blair Akey regarding history as landlord, severity of the problem has not been quantified.

Ranee Estle regarding proposal not addressing the root cause, just cause unsupported, rent control causing decline in rentals.
Norman La Force regarding not knowing the real problem in El Cerrito, forming taskforce of landlords and tenants.

Peter Pan regarding negative financial effects of proposed actions.

Xin Ma regarding opposition to just cause, rent registry and tenant relocation.

Claude Zamanian regarding examples of failed public policy regarding rent controls.

John Lee regarding financial effects of policy proposed.

George Wu regarding desire to purchase a home and deterred by rent control in nearby areas.

Council Discussion: Councilmembers questioned staff and engaged in discussion regarding data collection and cost recovery for rent registry; the need for additional data; potential task force options; access to legal fees; effects on mom and pop landlords; tenant education needs; application to different types of units; temporary cap on rent increases; availability of city staff for administering items discussed; and funding sources.

Action: Passed a motion directing staff to, before business license renewals, bring back an ordinance for a rent registry, covering all rental housing types and discussion of cost recovery. **Moved/Seconded:** Councilmembers Lyman/Fadelli **Ayes:** Mayor Pardue-Okimoto; Councilmembers Fadelli and Lyman. **Noes:** Councilmember Abelson and Quinto

Action: Passed a motion directing staff to work on a just cause for eviction ordinance that applies to buildings with five or more units, built prior to January 1, 2015, including looking at limiting the application of the ordinance based on the type of property owner. **Moved/Seconded:** Councilmembers Lyman/Fadelli **Ayes:** Mayor Pardue-Okimoto; Councilmembers Fadelli, Lyman, and Quinto **Noes:** Councilmember Abelson

Action: Passed a motion directing staff to see if the existing minimum lease ordinance voted on in December needs revision in association with other ordinances and bring back for consideration.
Moved/Seconded: Councilmembers Fadelli/Lyman **Ayes:** Mayor Pardue-Okimoto; Councilmembers Fadelli and Lyman. **Noes:** Councilmember Abelson and Quinto

Action: Passed a motion directing staff to bring back a proposed format for a task force to develop recommendations to further Pillar B of the City's Affordable Housing Strategy, with options of a one-time meeting, a longer dialogue, or an independent collaborator, and associated costs. Task force members should be residents and should be equally made up of landlords and tenants with multitude of building sizes, with a goal of presenting a series of recommendations that would be desirable by both as a working model. **Moved/Seconded:** Councilmembers Abelson/Quinto **Ayes:** Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman, and Quinto **Noes:** None

Action: Failed to pass a motion directing staff to look at an ordinance putting in place a 10% annual increase rent cap, retroactive to December 18, 2018, in place for the duration of time council is working on an overall solution for pillar B, not to exceed on year. **Moved/Seconded:** Councilmember Lyman/Mayor Pardue-Okimoto **Ayes:** Mayor Pardue-Okimoto; Councilmember Lyman **Noes:** Councilmembers Abelson, Fadelli and Quinto

Action: Failed to pass a motion directing staff to bring back a demolition relocation policy for tenants that includes an additional month beyond existing provisions for certain circumstances involving age and disability to five months, with all others at three months. **Moved/Seconded:** Councilmember Fadelli/Mayor Pardue-Okimoto **Ayes:** Mayor Pardue-Okimoto; Councilmember Fadelli **Noes:** Councilmembers Abelson and Quinto **Abstention:** Councilmember Lyman

2. **ADJOURN ADJOURNED REGULAR CITY COUNCIL MEETING** The meeting was adjourned at 7:49 p.m. Mayor Pardue-Okimoto announced a 10-minute recess and that the regular session would convene at 8:00 p.m.

7:00 PM **OR IMMEDIATELY FOLLOWING PRECEDING ADJOURNED REGULAR MEETING, WHICHEVER OCCURS LATER**

ROLL CALL - CONVENE REGULAR CITY COUNCIL MEETING
Mayor Pardue-Okimoto called the meeting to order at 8:01 p.m.
Present: Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman and Quinto.

1. **PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF MOMENT OF SILENCE** – *Mayor Pardue-Okimoto*

2. **COUNCIL/STAFF COMMUNICATIONS**

Councilmember Quinto reported attendance at Chinese New Year celebration in San Francisco.
Councilmember Abelson reported invitation to join Ignite, a group of young women interested in running for office; attendance at Police crab feed, Van Gough show at the Cerrito, and toured Hana Gardens.

Councilmember Lyman reported attendance at Hana Garden tour and touched on the community gardens.

Councilmember Fadelli reported attendance at Economic Development Committee meeting, Elks Lodge annual presentation to police force of the year, plan to attend arbor day tree planning at Poinsett Park.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Philip Zimmerman regarding Kensington Police Protection Community Services District upcoming request for bids to provide contract police service, community is not behind the action.

Nick Zamorano regarding fire safety and lessons learned from Paradise. Requested fire prevention be made a top priority.

Susan Duncan regarding requiring new building permits prohibited trees or vegetation be removed before approval, and before close of escrow all electrical be clear of vegetation. Spoke on articles in the news related to fire.

Howdy Goudey regarding council not passing tenant protections, voices will not be equal without protection.

Robin Mitchell regarding simulated emergency training conducted by Kensington and El Cerrito HAM operators group.

4. ADOPTION OF THE CONSENT CALENDAR

Action: Passed a motion to approve the consent calendar allowing time for photo and recognition of item C. **Moved/Seconded:** Councilmember Lyman/Quinto. **Ayes:** Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman and Quinto. **Noes:** None

A. Proclamation – Women's History Month and International Women's Day

Action Proposed: Pass a motion to approve a proclamation designating the month of March as "Women's History Month" and March 8, 2019 as "International Women's Day".
Contact: Kristen Cunningham, Human Resources Manager, City Management

Action: Approved proclamation

B. Approval of Minutes

Action Proposed: Pass a motion to approve the minutes for the meeting of January 15, 2019.
Contact: Holly M. Charléty, City Clerk, City Management

Action: Approved minutes

C. **Action Proposed:** Pass a motion to adopt a resolution declaring 1) March 10, 2019, the 60th anniversary of the Tibetan national uprising, as "Tibet Day" in the City of El Cerrito and display the Tibetan flag at City Hall; and 2) Declaring El Cerrito's expression of solidarity with the Tibetan people and their just, peaceful, and non-violent movement to remind the world of the ongoing suppression of human rights and freedom in Tibet and the continuous degradation of culture, religion, land, and identity of the Tibetan people by China.
Contact: Kristen Cunningham, Human Resources Manager and Human Relations Commission Liaison, City Management

Action: Approved Resolution 2019-07

Tenzin Rangdol, President, Tibetan Association of Northern California thanked the council for their continued support.

5. PRESENTATIONS

A. Environmental Quality Committee Workplan

Action Proposed: Receive and discuss the Environmental Quality Committee's presentation regarding the Committee's accomplishments, activities, goals and workplan. The City Council may provide feedback as desired.
Contact: Will Provost, Management Analyst II and Staff Liaison, Public Works Department

Presentation and Discussion: Mark Miner, Chair of Environmental Quality Committee (EQC) and Rebecca Milliken, EQC Co-Chair presented on the roles and accomplishments of EQC, and upcoming plans for 2019. Presenters responded to questions from council regarding plastics included in current work, and broom cleanup on Hillside.

Action: Receive and File.

6. PUBLIC HEARINGS – None

7. **POLICY MATTERS** – None

8. **CITY COUNCIL LOCAL & REGIONAL LIAISON ASSIGNMENTS**

Councilmember Quinto reported attendance at the Concord Mayor's conference.

Councilmember Abelson reported attendance at the West Contra Costa Transit Authority Committee (WCCTAC) study session sponsored by the Alameda County Transportation Commission (ACTC) to look at San Pablo Avenue and transit in that corridor.

Councilmember Lyman reported attendance at RecycleMore meeting and discussion of senate bill 1833 regarding reduction of food waste and standard container requirements.

Mayor Pardue-Okimoto reported attendance at the West County Mayors meeting on and discussion of Doctors Hospital closure effects, and how gaps were filled.

9. **ADJOURN REGULAR CITY COUNCIL MEETING**

The meeting was adjourned at 9:03 p.m.

Rochelle Pardue-Okimoto, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of the adjourned and regular City Council meetings of March 5, 2019 as approved by the El Cerrito City Council.

Holly M. Charléty, MMC, City Clerk