EL CERRITO CITY COUNCIL MINUTES

SPECIAL CITY COUNCIL MEETING
Tuesday, February 19, 2019 – 6:15 p.m.
Hillside Conference Room

REGULAR CITY COUNCIL MEETING
Tuesday, February 19, 2019 – 7:00 p.m.
City Council Chambers

Meeting Location
El Cerrito City Hall
10890 San Pablo Avenue, El Cerrito

6:00 PM **ROLL CALL - CONVENE SPECIAL CITY COUNCIL MEETING**
Mayor Pardue-Okimoto called the meeting to order at 6:23 p.m.
Present: Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman, and Quinto.

1. ORAL COMMUNICATIONS FROM THE PUBLIC – None

2. COMMISSION INTERVIEWS, STATUS AND APPOINTMENTS

Action Proposed: Conduct interviews of candidates for City Boards and Commissions. Interviews may result in an announcement of appointment at the meeting.
Contact: Holly M. Charléty, City Clerk, City Management

Action: Conducted one interview and passed a motion to 1) appoint Prachi Amin to Citizen Street Oversight Committee for the term of February 19, 2019 – March 1, 2023; 2) reappoint Michael Fisher to the Contra Costa Library Commission for a second term of April 1, 2019 – June 30, 2021; and 3) reappoint Michael Fischer to the Civil Service Commission for a second term of March 1, 2019 – March 1, 2023. **Moved/Seconded**: Councilmember Fadelli/Quinto **Ayes**: Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman, and Quinto **Noes**: None

3. ADJOURN SPECIAL CITY COUNCIL MEETING
The meeting adjourned at 6:55 p.m.

7:00 PM **ROLL CALL - CONVENE REGULAR CITY COUNCIL MEETING**
Mayor Pardue-Okimoto called the meeting to order at 7:16 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 – *Councilmember Lyman*

2. COUNCIL/STAFF COMMUNICATIONS

Mayor Pardue-Okimoto reported on the three commission appointments made by the City Council at the 6:15 special meeting.

Councilmember Lyman reported on current vacancies on Boards and commission.

Councilmember Fadelli reported Environmental Quality Committee working on plastics ban to come to council.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Judith Tannenbaum regarding Arts and Culture commission activities.

Robert Herubes regarding support of the arbor week proclamation.

Gary Prost regarding status of requests for Buckingham Cul-de-sac parking signs and speed bumps.

Paul Duncan regarding city work on evacuation plans and fire safety.

Buddy Akacic regarding a permanent senior center.

Peter Campbell regarding sound in chambers.

4. ADOPTION OF THE CONSENT CALENDAR

Action: Passed a motion to approve the consent calendar as indicated below. **Moved/Seconded:** Councilmembers Abelson/Quinto **Ayes:** Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman, and Quinto **Noes:** None

A. Proclamation – Arbor Week

Action Proposed: Pass a motion to approve a proclamation designating March 7 through March 14, 2019 as Arbor Week.
Contact: Maria Sanders, Operations & Environmental Services Division Manager, Public Works

Action: Approved Proclamation

B. **Reappointment of Members to Design Review Board and Planning Commission**

Action Proposed: Pass a motion to 1) approve the reappointment of Wenlin Li to the Design Review Board for a term from March 1, 2019 – March 1, 2023; and 2) approve the reappointment of Erin Gillett to the Planning Commission for a term from March 1, 2019 – March 1, 2023.
Contact: Holly M. Charléty, City Clerk, City Management

Action: Approved Reappointments

C. **Cash & Investments Report for Quarter Ending December 31, 2018**

Action Proposed: Receive and File.
Contact: Mark Rasiah, Finance Director, Finance Department

Action: Received and Filed

D. **Final Parcel Map for three lots 966 Sea View Drive**

Action Proposed: Adopt a resolution approving the Final Parcel Map for a three-lot subdivision in a single-family residential zoning district (RS-5) at 966 Sea View Drive.
Contact: Jeff Ballantine, Associate Planner; Sean Moss, Acting Planning Manager, Community Development Department

Action: Approved Resolution 2019-06

5. PRESENTATIONS

A. **El Cerrito Library Update**

Action Proposed: Receive and File.
Contact: Heidi Goldstein, Library Manager, Contra Costa County Library

Presentation: Heidi Goldstein, Senior Community Library Manager, provided an update on library fines, consideration of recognition of Library week in April, increase in hours and impacts, programs and statistics.

Public Comments:

Al Miller regarding utilization of library services and staffing needs.

Action: Receive and File.

6. PUBLIC HEARINGS – None

7. POLICY MATTERS

A. 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: Receive a presentation 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

Presentation and Discussion: Karen Pinkos, City Manager provided an overview of the item. Aissia Ashoori, Management Analyst II, provided a presentation overviewing tenant protection tools, already introduced policies, and policy/program considerations. Staff responded to questions raised by members of the council regarding costs, room rentals, Costa Hawkins application, just cause versus good cause, and legal aide.

Public Comments:

John Li regarding homeowner protection, and City not controlling landlords business.

Natalia Carney regarding good cause eviction and reasons being a challenge, the time and costs are high.

Robin Mitchell regarding consideration of resolution from human relations commission to establish board and task force.

Sherry Drobner regarding needed for landlords who are not responsible, support of human relations commission resolution, and rent cap.

Akiyo Yokoi regarding inability to afford to do with these increased rules

Andrew Lojo regarding not being a good way to provide affordable housing, selling and investing in another community if city moves forward.

Philip Zimmerman regarding recent articles, enforcement needed with interfering with tenants and landlords, will consider removing rentals from the market.

Carmela Caramagen regarding relocating rentals if city adopts just cause, and animosity between tenants and landlords.

KC regarding financial impacts of rent increases, and support of a moratorium and just cause eviction.

Norman LaForce regarding just cause, financial implications, balancing interest, and considering selling property.

Elizabeth Thorsnes regarding eviction data, survey instead of rent registry and data monitoring.

Robert Howe regarding dependence on rental income and financial impacts of proposed action.

Brent Andersen regarding investment in rentals and penalized for investing in the community.

Daran Santi Sr regarding consideration of developing elsewhere if rent controls in place here.

Peter Pan regarding just cause eviction.

Daran Santi regarding fees dissuading building in El Cerrito and need to incentivize contractors.

Howdy Goudey regarding consideration for both sides, reasonable to constrain rents and broad application of such.

Makalia Aga regarding unsustainable increases to rent and need to handle from side of prevention.

Al Wong regarding prior experience in and opposition of a rent-controlled environment.

Rich Martini regarding mom and pop statistics, lack of data to support need of controls, and unintended consequences of just cause.

Eric Meyers regarding experiences practicing landlord/tenant law in the city.

Michele Manzone regarding need for data and eviction data not being supportive of action.

Nicholas Galloro regarding sample evictions allowed under state law and Human Relations commission resolution.

Judy Forrest regarding history as a landlord and financial impacts.

Steven Martinucci regarding experience of father as landlord, unjust policies against mom and pops.

Robert Adams regarding recent development and lack of affordable housing.

Ronnie Polonsky regarding if landlords are responsible, they shouldn't be opposed to protections.

Melissa Eizenberg regarding history as landlord, opposition to just cause or rent control, and need for more housing.

Meina Young regarding rent as only a part of the economy and avoiding San Francisco because of rent controls.

Rhory Lyn Antonio regarding landlords being mom and pop, just cause being a back door to rent control, and need to educate tenants about current protections under existing law.

Ilona Clark regarding caution of regulations and collecting data, regulations amount to damage to housing and communities and higher rents, and supportive of data collection first.

Jeff Wright regarding funding of new library, proponents of tenant protections needing to provide data and case for supporting argument.

Vinay Pimple regarding data about and difficulty for those with disabilities in renting.

Patricia Wilson regarding mom and pop landlords, how hard they work and contribute, efficient ways to support renters, and just cause and rent control proven to be inefficient.

Action: Passed a motion to extend the meeting to 11:00 p.m.
Moved/Seconded: Councilmembers Abelson/Quinto **Ayes:** Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman, and Quinto
Noes: None

Frank Bellows regarding average rents and determination of calculations of median income and rents.

Jeff Levin regarding solutions to housing crisis and immediate needs, support of just cause, relocation assistance, and rent registry.

Wendy Louie regarding own study on absentee owners, san leandro rent controls, and support of staff researching.

Peter Campbell regarding costs to build affordable housing and need to make it possible for developers to build.

Su Wong regarding San Francisco's status with rent control, need for landlord and tenant direct contact.

Cherry To regarding liabilities of landlords, San Francisco's challenges, and pulling properties form the market.

Eva Chao regarding opposition of just cause, need for equal protections, and financial impacts as landlords.

George Wu regarding China versus U.S. economy.

ANYA ANG regarding opposition of rent control.

DD Rogers regarding demographics of the city, consideration of neighboring community impacts, and rights of landlords.

Action: Passed a motion to adjourn the regular meeting to 5:30 p.m. March 5, 2019. **Moved/Seconded:** Councilmembers Abelson/Quinto **Ayes:** Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman, and Quinto **Noes:** None

8. CITY COUNCIL LOCAL & REGIONAL LIAISON ASSIGNMENTS – None

9. ADJOURN REGULAR CITY COUNCIL MEETING
The meeting adjourned at 10:59 p.m.

Rochelle Pardue-Okimoto, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of the special and regular City Council meetings of February 19, 2019 as approved by the El Cerrito City Council.

Holly M. Charléty, MMC, City Clerk