



## AGENDA

### **SPECIAL REDEVELOPMENT AGENCY MEETING**

**Monday, March 16, 2009 – 6:30 p.m.**

**Hillside Conference Room**

### **SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING**

**Monday, March 16, 2009 – 7:30 p.m.**

**City Council Chambers**

#### **Meeting Location**

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Sandi Potter – Mayor

Mayor Pro Tem Janet Abelson  
Councilmember Greg Lyman

Councilmember/Agency Chair William C. Jones, III  
Councilmember/Agency Vice-Chair Ann Cheng

#### **ROLL CALL**

**6:30 p.m. CONVENE SPECIAL REDEVELOPMENT AGENCY MEETING**

#### **ORAL COMMUNICATIONS FROM THE PUBLIC**

*(Comments are limited to 3 minutes and to items listed on the Special Redevelopment Agency Meeting Agenda only.)*

#### **ANNOUNCEMENT OF REDEVELOPMENT AGENCY CLOSED SESSION**

##### **1) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

*Pursuant to Government Code Section 54956.8*

**Property:** 11450 San Pablo Avenue  
El Cerrito, CA 94530

**Agency Negotiators:** Scott Hanin, Executive Director  
Lori Treviño, Redevelopment Agency Manager  
Karen Tiedemann, Agency Counsel

**Negotiating Parties:** Target Corporation

**Under Negotiation:** Terms and Payment

**2) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

*Pursuant to Government Code Section 54956.8*

**Property:** 10070 San Pablo Avenue  
El Cerrito, CA 94530

**Agency Negotiators:** Scott Hanin, Executive Director  
Lori Treviño, Redevelopment Agency Manager  
Karen Tiedemann, Agency Counsel

**Negotiating Parties:** Downey Street Productions

**Under Negotiation:** Terms of Payment

**3) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

*Pursuant to Government Code Section 54956.8*

**Property:** 6500 Stockton Avenue

**Agency Negotiators:** Scott Hanin, Executive Director  
Karen Pinkos, Assistant City Manager  
Lori Treviño, Redevelopment Agency Manager  
Karen Tiedemann, Agency Counsel

**Negotiating Parties:** West Contra Costa Unified School District

**Under Negotiation:** Price and Terms

**RECESS INTO SPECIAL REDEVELOPMENT AGENCY CLOSED SESSION**

**POSSIBLE REPORT OUT OF CLOSED SESSION**

**ADJOURN SPECIAL REDEVELOPMENT AGENCY MEETING**

**ROLL CALL**

**7:30 p.m. CONVENE SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING**

- 1. PLEDGE OF ALLEGIANCE TO THE FLAG** – led by Councilmember Cheng.
- 2. COUNCIL / STAFF COMMUNICATIONS** (*Reports of Closed Session, commission appointments and informational reports on matters of general interest which are announced by the City Council & City Staff.*)

### 3. **ORAL COMMUNICATIONS FROM THE PUBLIC**

*This place on the agenda is reserved for comments and inquiries from the public regarding matters on the agenda and matters which do not otherwise appear on the agenda. All persons wishing to speak should sign up with the City Clerk. Remarks are limited to 3 minutes per person. Please state your name and city of residence for the record. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda are taken up at the time the City Council deliberates each action item. Individuals wishing to comment on any closed session scheduled after the regular meeting may do so during this public comment period or after formal announcement of the closed session.*

### 4. **PRESENTATIONS**

#### **A. March 2009 American Red Cross Proclamation**

Approve a proclamation proclaiming March 2009 as American Red Cross Month in the City of El Cerrito and encouraging all residents to be cognizant of the compassion, courage, character, and civic duty that is inherent in the Red Cross mission to prevent and relieve human suffering.

#### **B. Contra Costa County Civil Grand Jury – Presentation by Richard Olson.**

**C. East Bay Regional Communication Systems Authority – Presentation by William J. McCammon, Executive Director.**

**D. Update of El Cerrito Seismic Hazards Identification Program – Presentation by Mitch Oshinsky, Community Development Director, Brian Fenty, Building Official and Dwayne Dalman, Economic Development Project Manager.**

### 5. **ADOPTION OF THE CONSENT CALENDAR – Items 5A through 5D**

*Consent Calendar items are considered to be routine by the City Council and will be enacted by one motion unless a request for removal for discussion or explanation is received prior to the time Council votes on the motion to adopt.*

#### **A. Minutes for Approval**

Approve the March 2, 2009 Special City Council, Special Concurrent City Council/ Redevelopment Agency Meeting and Special Redevelopment Agency Closed Session Meeting minutes.

#### **B. Certificate of Acceptance for the Navellier Reservoir Property**

Adopt a resolution authorizing the City Manager to approve a Certificate of Acceptance in order to record a Quitclaim Deed for the previously purchased East Bay Municipal Utilities District Navellier Reservoir property.

#### **C. Establishing the Rate and Adopting an Annual Parcel Assessment for the National Pollutant Discharge Elimination System Program**

Adopt a resolution establishing the annual NPDES Assessment Equivalent Runoff Unit rate at the current rate of \$38.00.

REDEVELOPMENT AGENCY ITEM**D. Joint Application for State Proposition 1C Infill Infrastructure Grant Funds for the Hatlen Center for the Blind & Family Housing Development on Portola Drive**

Adopt a Redevelopment Agency resolution authorizing the Agency as co-applicant with Resources for Community Development to apply for Proposition 1C Infill Infrastructure grant funds for the Hatlen Center for the Blind and Family Housing Development on Portola Drive.

**6. PUBLIC HEARINGS****A. Appeal of a Planning Commission Decision Denying a Use Permit to Exceed the Allowable Square Footage for a Second Unit in the RS-5 (Single Family Residential) Zoning District at 782 Pomona Avenue**

Conduct a public hearing and upon conclusion adopt a resolution granting the appeal and approving the use permit for the proposed 986 square foot second unit.

1. Staff Report
2. Communications
  - a. Ken Reid

**B. Very High Hazard Severity Zone Map Update**

Conduct a public hearing and upon conclusion approve by title, waive further reading and adopt first reading of an ordinance amending the El Cerrito Municipal Code Section 8.30.010 "El Cerrito Very High Fire Hazard Severity Zone Map.

**7. POLICY MATTERS**JOINT CITY COUNCIL/REDEVELOPMENT AGENCY ITEM**Request for Housing Fund Advance from the Pooled Investments of the General Fund**

That the City Council and Agency Board adopt resolutions approving the following:

- 1) Authorize an Interfund Loan from the pooled investment portion of the General Fund to the Low & Moderate Income Housing Fund for up to \$1.5 million to be repaid by the tax increment revenues of the Low & Moderate Income Housing Fund; and
- 2) Rescind the Agency's approval of a loan from the Local Initiatives Support Corporation (LISC) for up to \$1.5 million to be repaid by the tax increment revenues of the Low & Moderate Income Housing Fund.

**8. COUNCIL ASSIGNMENTS/LIAISON REPORTS**

- A. Mayor Potter Assignments: Arts & Culture Commission; Association of Bay Area Governments (ABAG) General Assembly Alternate, Contra Costa County Mayors' Conference, Disaster Preparedness Council, East Bay Delta Housing & Financial Agency, Human Relations Commission, League of California Cities East Bay Division Alternate, Pension Board, Temporary Permits Committee, Underground Utilities Committee, West County Mayors' & Supervisors' Association, West County Regional Library Board Delegate, and West County Unified School District Citizens' Bond Oversight Committee (CBOC) Alternate.

- B. Councilmember Abelson Assignments: Association of Bay Area Governments (ABAG), General Assembly Delegate, Contra Costa County Mayors' Conference Alternate, League of California Cities East Bay Division Delegate, Committee on Aging, Environmental Quality Committee, Park and Recreation Commission, Pension Board Alternate, West Contra Costa Transportation Advisory Committee Delegate, and West Contra Costa County Mayors and Supervisors Association Alternate.
- C. Councilmember Cheng Assignments: Design Review Board, Economic Development Board, San Pablo Avenue Area Specific Plan Committee and West Contra Costa Transportation Advisory Committee Alternate.
- D. Councilmember Jones Assignments: Disaster Preparedness Council Alternate, Planning Commission, San Pablo Avenue Area Specific Plan Committee, Tom Bates Regional Sports Field JPA; Temporary Permits Committee; Underground Utilities Committee, West County Regional Library Board Alternate, and West County Integrated Waste Management Authority Delegate.
- E. Councilmember Lyman Assignments: Crime Prevention Committee, Financial Advisory Board, Tom Bates Regional Sports Field JPA Alternate, Tree Committee and West County Integrated Waste Management Authority Alternate.

## 9. ADJOURN SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

- Council Meetings can be heard live on FM Radio, KECG – 88.1 and 97.7 FM and viewed live on Cable TV - KCRT- Channel 28. The meetings are rebroadcast on Channel 28 the following Thursday and Monday at 12 noon, except on holidays. Live and On-Demand Webcast of the Council Meetings can be accessed from the City's website <http://www.el-cerrito.org/gov/>. Copies of the agenda bills and other written documentation relating to items of business referred to on the agenda are on file and available for public inspection in the Office of the City Clerk, at the El Cerrito Library and posted on the City's website at [www.el-cerrito.org](http://www.el-cerrito.org) prior to the meeting.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk, (510) 215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).
- ***The Deadline for agenda items and communications*** for the 04/06/09 regular meeting is Monday, 03/30/09 by 12 noon, City Clerk's Office, 10940 San Pablo Avenue, El Cerrito, CA. Tel: 215-4305 Fax: 215-4379, email [cmorse@ci.el-cerrito.ca.us](mailto:cmorse@ci.el-cerrito.ca.us)
- IF YOU CHALLENGE A DECISION OF THE CITY COUNCIL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE COUNCIL MEETING. ACTIONS CHALLENGING CITY COUNCIL DECISIONS SHALL BE SUBJECT TO THE TIME LIMITATIONS CONTAINED IN CODE OF CIVIL PROCEDURE SECTION 1094.6.
- The City Council believes that late night meetings deter public participation, can affect the Council's decision-making ability, and can be a burden to staff. City Council Meetings shall be adjourned by 10:30 p.m., unless extended to a specific time determined by a majority of the Council.