



Margaret Abe-Koga, Councilmember
Christopher R. Clark, Councilmember
John McAlister, Councilmember

Ken S. Rosenberg, Councilmember
Patricia Showalter, Councilmember
Lisa Matichak, Vice Mayor

Daniel H. Rich, City Manager
Wanda Wong, Interim City Clerk

Leonard Siegel, Mayor

Jannie L. Quinn, City Attorney

January 30, 2018

Plaza & Council Chambers, 500 Castro St.

**JOINT SPECIAL MEETING OF THE CITY COUNCIL AND SHORELINE REGIONAL
PARK COMMUNITY**

3:00 P.M.-CLOSED SESSION, PART I (HELD IN THE PLAZA CONFERENCE ROOM)

1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)

At 3:00 p.m., an announcement was made by Assistant City Manager Ramberg, who described the item that Council would consider on the Closed Session Agenda below.

2. CLOSED SESSION

2.1 Public Employee Appointment (§54957(b)(1)) – Title of Position: City Clerk

Seeing no one wishing to speak, Mayor Siegel closed the meeting to the public and called the meeting to order at 3:03 p.m.

All Councilmembers were present.

The Closed Session concluded at 5:15 p.m.

6:30 P.M.-SPECIAL SESSION (HELD IN THE COUNCIL CHAMBERS)

1. CALL TO ORDER

Mayor Siegel called the meeting to order at 6:33 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Siegel led the Pledge of Allegiance.

3. ROLL CALL

Present: 7 - Councilmember Abe-Koga, Councilmember Clark, Councilmember McAlister, Councilmember Rosenberg, Councilmember Showalter, Vice Mayor Matichak, and Mayor Siegel

Mayor Siegel spoke in memory of former Library Director Ruth Stilwell and community member Julie Lovins.

4. CONSENT CALENDAR

Councilmember Clark recused himself from acting on Item 4.2.

MOTION - MS - Abe-Koga/ Rosenberg - To approve the Consent Calendar with Councilmember Clark recused from acting on Item 4.2.

The motion carried by the following vote:

Yes: 7 - Councilmember Abe-Koga, Councilmember Clark, Councilmember McAlister, Councilmember Rosenberg, Councilmember Showalter, Vice Mayor Matichak, and Mayor Siegel

4.1 Approval of Minutes.

That the Shoreline Regional Park Community Board of Directors approve the following minutes:

- 1. November 28, 2017 Shoreline Regional Park Community meeting;**
- 2. December 5, 2017 Shoreline Regional Park Community meeting; and**
- 3. December 12, 2017 Shoreline Regional Park Community meeting.**

4.2 1101 West El Camino Real-Accept Public Improvements.

Accept the public improvements for the development at 1101 West El Camino Real for maintenance throughout their useful lives.

4.3 790 East El Camino Real-Accept Public Improvements.

Accept the public improvements for the development at 790 East El Camino Real for maintenance throughout their useful lives.

4.4 620 National Avenue-Accept Public Improvements.

Accept the public improvements for the development at 620 National Avenue for maintenance throughout their useful lives.

4.5 705 Independence Avenue-Accept Public Improvements.

Accept the public improvements for the development at 705 Independence Avenue for maintenance throughout their useful lives.

4.6 1740 West El Camino Real-Accept Public Improvements.

Accept the public improvements for the development at 1740 West El

Camino Real, for maintenance throughout their useful lives.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

Barbara Davis expressed concerns that the Rental Housing Committee (RHC) rejected their Counsel's opinion and determination regarding mobile homes being included under the Community Stabilization and Fair Rent Act.

Bee Hanson expressed concerns regarding submitting petitions to the RHC for fear of landlord retaliation.

6. PUBLIC HEARING

6.1 Affordable Housing Expansion at 460 North Shoreline Boulevard and Funding Appropriation.

Associate Planner Bradley and Project Manager-Affordable Housing Gil presented oral staff reports and they and the applicant responded to Council's questions.

Peter Villareal, MidPen Housing Development Director and Lauri Moffet-Fehlberg, Senior Principal Architect from Dahlin Group, Applicant, spoke in support of their proposal.

Mayor Siegel opened the public hearing at 6:54 p.m. Seeing no one wishing to speak, Mayor Siegel closed the public hearing at 6:54 p.m.

MOTION - MS - Abe-Koga/Showalter - To:

- 1. Adopt an Initial Study/Negative Declaration for the Shorebreeze Apartments Project pursuant to the California Environmental Quality Act (Attachment 1 to the Council report).**
- 2. Adopt an Environmental Assessment/Finding of No Significant Impacts pursuant to the National Environmental Policy Act (Attachment 2 to the Council report).**
- 3. Adopt Resolution No. 18191 Approving Amendments to the P-5 (460 Shoreline Boulevard) Precise Plan, to be read in title only, further reading waived (Attachment 3 to the Council report).**
- 4. Adopt Resolution No. 18192 Conditionally Approving a Planned Community Permit and Development Review Permit to Construct 62 Affordable Units to Replace 12 Existing Affordable Units at an Existing Affordable Housing Community (Shorebreeze Apartments), and a Heritage Tree Removal Permit to Remove 22 Heritage Trees at 460 North Shoreline Boulevard, to be read in title only, further reading**

waived (Attachment 4 to the Council report).

5. Adopt Resolution No. 18193 Conditionally Approving a Preliminary Parcel Map to Merge Five Lots into One 3.4-Acre Lot at 460 North Shoreline Boulevard, to be read in title only, further reading waived (Attachment 5 to the Council report).

6. Appropriate \$7.32 million in Housing Impact funds for MidPen Housing's affordable apartment expansion. Of the \$7.32 million, \$500,000 will be used for predevelopment funding. (Five votes required)

7. Authorize the City Manager or his designee to negotiate the loan terms, and execute a funding commitment letter, loan agreement, and related loan documents for the Housing Impact funds.

The motion carried by the following vote:

Yes: 7 - Councilmember Abe-Koga, Councilmember Clark, Councilmember McAlister, Councilmember Rosenberg, Councilmember Showalter, Vice Mayor Matichak, and Mayor Siegel

6.2

Multi-Family Housing Revenue Bonds-Shorebreeze Apartments.

Project Manager-Affordable Housing Gil presented an oral staff report and Ben Barker, Financial Advisor, California Municipal Finance Authority, responded to a Council question.

Mayor Siegel opened the Public Hearing at 7:22 p.m.

**The following member of the public spoke during public comment:
An unidentified woman**

Mayor Siegel closed the public hearing at 7:24 p.m.

MOTION - MS - Abe-Koga/Matichak - To: Adopt Resolution No. 18194 Approving the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Aggregate Principal Amount Not to Exceed \$30,000,000 to Finance a 62-Unit Affordable Multi-Family Rental Housing Facility Located at 460 North Shoreline Boulevard and Certain Other Matters Relating Thereto to Benefit Notice of Public Hearing, to be read in title only, further reading waived (Attachment 1 to the Council report).

The motion carried by the following vote:

Yes: 7 - Councilmember Abe-Koga, Councilmember Clark, Councilmember McAlister, Councilmember Rosenberg, Councilmember Showalter, Vice Mayor Matichak, and Mayor Siegel

7. NEW BUSINESS

7.1 Federal Legislative Priorities and Issues for Fiscal Year 2018.

Assistant to the City Manager Gilmore presented an oral report and she and City Manager Rich responded to Council's questions.

MOTION - MS - Abe-Koga/ Showalter - To: Approve recommendations for Federal legislative priorities and issues for the annual Council Washington, D.C., trip to the National League of Cities Congressional City Conference (March 12 to March 14, 2018), as outlined in the report and consistent with the National League of Cities, League of California Cities priorities, Council policy, and with the addition of ADA relief and Salt Pond Restoration issues.

The motion carried by the following vote:

Yes: 7 - Councilmember Abe-Koga, Councilmember Clark, Councilmember McAlister, Councilmember Rosenberg, Councilmember Showalter, Vice Mayor Matichak, and Mayor Siegel

7.2 Silicon Valley Clean Energy Authority Board of Directors-Appointment of Director and Alternate.

Interim City Clerk Wong presented an oral report and City Manager Rich responded to Council's questions.

MOTION - MS – Showalter/McAlister- To: re-appoint Councilmember Abe-Koga, Director, and Vice Mayor Matichak, Alternate, to a second year of a two-year term on the Silicon Valley Clean Energy Board of Directors, and for future appointments to establish two-year terms expiring in January of odd-numbered years, with no term limits.

The motion carried by the following vote:

Yes: 7 - Councilmember Abe-Koga, Councilmember Clark, Councilmember McAlister, Councilmember Rosenberg, Councilmember Showalter, Vice Mayor Matichak, and Mayor Siegel

8. COUNCIL, STAFF/COMMITTEE REPORTS

MOTION - MS - Rosenberg/Clark – To direct staff to prepare and authorize Mayor Siegel to sign a letter advising the Rental Housing Committee of its responsibility to provide clarity and decisions related

to mobile home rents.

The motion carried by the following vote:

Yes: 5 - Councilmember Abe-Koga, Councilmember Clark, Councilmember Rosenberg, Councilmember Showalter, and Mayor Siegel

No: 2 - Councilmember McAlister, and Vice Mayor Matichak

Councilmember McAlister provided an update on the status of VTA's Bus Rapid Transit line.

Vice Mayor Matichak reported on her attendance at meetings of the Santa Clara Valley Water Commission and Ad Hoc Committee on South Flow Arrivals.

Councilmember Showalter reported on her attendance at the Water Now Alliance Steering Committee meeting, the Cities Association of Santa Clara County Ad Hoc Roundtable subgroup meeting, and the Human Relations Commission (HRC) sponsored LGBTQ+ Listening Session Workshop.

Councilmember Clark reported on his attendance at the HRC sponsored LGBTQ+ Listening Session Workshop.

Mayor Siegel reported on his attendance at the Mayor's Innovation Project meeting in Washington, D.C.

IMMEDIATELY FOLLOWING THE SPECIAL SESSION-CLOSED SESSION, PART II (TO BE HELD IN THE PLAZA CONFERENCE ROOM)

9. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)

At 8:25 p.m., an announcement was made by City Attorney Quinn, who described the items that Council would consider on the Closed Session Agenda below.

10. CLOSED SESSION

10.1 Conference with Legal Counsel—Anticipated Litigation, Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2): One potential case

10.2 Conference with Real Property Negotiator (§54956.8)—Property: 1600 N. Shoreline Boulevard, APN 116-10-070; 1616 N. Shoreline Boulevard, APN 116-10-086; 1674 N. Shoreline Boulevard (portion), APN 116-10-085; 1674 Joaquin Road (portion), APN 116-10-097); and the south half of Plymouth Street and sidewalk in front of 1431 Plymouth Street (City-owned property)—Agency Negotiator: Dennis Drennan, Real Property Program Administrator—Negotiating Party: Google LLC—Under Negotiation: Price and Terms of Payment for the Acquisition of Real Property

Seeing no one wishing to speak, Mayor Siegel closed the meeting to the public and called the meeting to order at 8:25 p.m.

All Councilmembers were present.

The Closed Session concluded at 8:50 p.m.

11. CLOSED SESSION REPORT - None.

12. ADJOURNMENT - At 8:51 p.m., Mayor Siegel adjourned the meeting to the next City Council meeting to be held on Tuesday, February 13, 2018 at 6:30 p.m. in the Council Chambers, 500 Castro Street.

ATTEST:

APPROVED:

WANDA WONG
INTERIM CITY CLERK

LEONARD M. SIEGEL
MAYOR