



CITY COUNCIL/REDEVELOPMENT/GVMID

MINUTES

DRAFT

CITY COUNCIL REGULAR MEETING

June 15, 2009

BRISBANE CITY HALL COMMUNITY ROOM, 50 PARK PLACE, BRISBANE

CLOSED SESSION

- A. Conference with labor legal counsel regarding one case of potential litigation, pursuant to Government Code Section 54956.9**

The City Council met in closed session at 7:00 p.m. to discuss potential litigation.

CALL TO ORDER/FLAG SALUTE

Mayor Richardson called the meeting to order at 7:30 p.m. and led the flag salute.

ROLL CALL

Councilmembers present:	Barnes, Bologoff, Conway, Waldo, and Mayor Richardson
Staff present:	City Engineer/Public Works Director Breault, City Manager Holstine, Associate Planner Johnson, Community Development Director Prince, Deputy City Manager/Administrative Services Director Schillinger, City Clerk Spediacci, City Attorney Toppel, Senior Planner Tune, Marina Services Director Warburton

ADOPTION OF AGENDA

Mayor Richardson proposed taking "New Business" after "Consent Calendar."

CM Waldo made a motion, seconded by CM Barnes, to adopt the agenda as amended. The motion was carried unanimously by all present.

ORAL COMMUNICATIONS NO. 1

There were no members of the public who wished to address the City Council.

CONSENT CALENDAR

CM Conway asked to remove Item A, and CM Waldo requested removal of Item E.

- B. Adopt City Council Minutes of May 18, 2009**
- C. Adopt Resolution 2009-20 calling a General Municipal Election to be held on Tuesday, November 3, 2009 and adopting regulations pertaining to the conduct and administration of such election, including the San Mateo County Clerk-Recorder to provide specified election services**
- D. Adopt Resolution No. 2009-32 ordering the submission to the qualified electors of the City a certain measure relating to an increase in Hotel Tax at the election to be held on Tuesday, November 3, 2009, as called by Resolution No. 2009-20**
- F. Approve Amendment to contract with the Public Employees' Retirement System**
 - 1. Adopt Resolution No. 2009-26, a resolution of intention to approve an amendment to the contract between the Board of Administration, California Public Employees' Retirement System, and the City of Brisbane**
 - 2. Introduce Ordinance No. 539, waiving first reading, authorizing an amendment to the contract between the City Council of the City of Brisbane and the Board of Administration of the California Public Employees' Retirement System**
- G. Consider adoption of the following Sierra Point Landscaping and Lighting District resolutions:**
 - 1. Resolution No. 2009-23 preliminarily approving the Engineer's Report for Fiscal Year 2009-2010**
 - 2. Resolution No. 2009-24, intention to order the levy and collection of assessments pursuant to the Landscaping and Lighting Act of 1972 -- Fiscal Year 2009-2010**

- H. Adopt Resolution No. 2009-30, approving an amendment to contract for legal services with Holland & Knight, who represent the City in a dispute with the California State Board of Equalization regarding the allocation and payment of certain sales tax revenues owed to the City, and adopt Resolution No. 2009-31 for access to tax records and documents pursuant to California Revenue & Taxation Code Section 7056(b)**
- I. Adopt Resolution No. 2009-25 declaring a 2002 Ford Crown Victoria police vehicle surplus**
- J. Approve Charter Boat Agreement with Golden Gate Charter, LLC to establish a charter boat excursion business at the Brisbane Marina**
- K. Approve the following resolutions amending Memoranda of Understanding (MOU's) with City employee groups:**
 - 1. Resolution No. 2009-34 amending current MOU between the City of Brisbane and the Confidential Employees Group effective July 1, 2009 through June 30, 2011**
 - 2. Resolution No. 2009-35 amending current MOU between the City of Brisbane and the Confidential Management Employees Group effective July 1, 2009 through June 30, 2011**
 - 3. Resolution No. 2009-36 amending current MOU between the City of Brisbane and the Executive Management Employees Group effective July 1, 2009 through June 30, 2011**
 - 4. Resolution No. 2009-37 regarding the pay scale for hourly employees**
 - 5. Resolution No. 2009-38 amending current MOU between the City of Brisbane and the Mid-Management Professional Employees Group effective July 1, 2009 through June 30, 2011**

CM Barnes made a motion, seconded by CM Conway, to approve Items B, C, E, and F through K of the Consent Calendar. The motion was carried unanimously by all present.

A. Adopt City Council Minutes of May 11, 2009

CM Conway drew attention to the second-to-last paragraph on Page 7 and proposed adding the following at the end of the last sentence: “. . . and not just cutting the minutes yet.”

Mayor Richardson said she had a change to the fourth paragraph on Page 6. She recommended adding, “. . . due to the fact that we do have a DVD of the meetings.”

CM Barnes indicated he had a number of changes to this set of minutes. For this reason, he suggested continuing approval of the minutes until the next regular meeting, and other Councilmembers agreed.

E. Adopt Resolution No. 2009-33 setting priorities for filing written arguments pertaining to a proposed measure relating to an increase in Hotel Tax

CM Waldo pointed out the date in the resolution should be July 15, 2009 rather than July 15, 2008. Mayor Richardson noted that City Clerk Spediacci had provided Councilmembers with a corrected version.

CM Waldo made a motion, seconded by CM Conway, to adopt the corrected version of Resolution No. 2009-33 as proposed. The motion was carried unanimously by all present

NEW BUSINESS (Out of Order)

A. Consider approval of the following Water Supply Agreements with the City and County of San Francisco (CCSF):

- 1. Resolution No. 2009-27 adopting findings for purposes of the California Environmental Quality Act in connection with approval of a Water Supply Agreement with the CCSF**
- 2. Adopt Guadalupe Valley Municipal Improvement District (GVMID) Resolution No. 2009-02 adopting findings for purposes of the California Environmental Quality Act in connection with approval of a Water Supply Agreement with the CCSF**
- 3. Adopt Resolution No. 2009-28 approving Water Supply Agreement with the CCSF**
- 4. Adopt GVMID Resolution No. 2009-03 approving the Water Supply Agreement with the CCSF**
- 5. Adopt Resolution No. 2009-29 approving individual Water Sales Contract with the CCSF**
- 6. Adopt GVMIC Resolution NO. 2009-04 approving individual Water Sales Contract with the CCSF**

City Engineer/Public Works Director Breault thanked the City Council for moving this item up on the agenda to accommodate Art Jensen, the representative of the Bay Area Water Supply and

Conservation Agency (BAWSCA). He explained that the existing agreements for water purchases from the City and County of San Francisco would be expiring at the end of June. In addition, he noted that as a result of the new legislation that established BAWSCA, San Francisco was mandated to make a number of repairs and improvements to its system, which required preparation of a capital improvement plan and a programmatic environmental impact report. He said the City of Brisbane and the Guadalupe Valley Municipal Utility District (GVMID) must approve the EIR and the new water supply agreements.

City Engineer/Public Works Director Breault indicated that key points of the new agreements are highlighted in the staff report. He advised that the existing water supply guarantees will remain in effect, but nearly all of Brisbane's capacity has been used up. He said new water supplies would need to be found for any new developments, including the Baylands. He noted that BAWSCA has the authority to work with water customers to make sure the water shortage allocation plan does not penalize users who conserve water. City Engineer/Public Works Director Breault clarified that the proposed resolutions will not increase water rates, but rates will rise in the future to pay the costs of the multi-billion-dollar capital improvements.

City Engineer/Public Works Director Breault introduced Mr. Jensen, CEO of BAWSCA, to help answer Council questions.

CM Conway noted that the water agreement itself, Attachment D, indicates that nothing in the proposed agreement will modify existing water supply agreements with the Spring Valley Water Company. City Attorney Toppel explained that the City of Brisbane and GVMID took over as successor-in-interest to the Spring Valley Water Company. CM Conway pointed out that Attachments E and F assure continued delivery of certain quantities of water in perpetuity. He referred to a chart in the appendix to Attachment D showing Brisbane's water usage in 2007-08. City Engineer/Public Works Director Breault said the next page shows the specific allotments for the City of Brisbane and the GVMID.

CM Conway observed that the staff report mentions that the HCP project approved at Sierra Point used up the last portion of the City's allotment. City Engineer/Public Works Director Breault confirmed that understanding. He clarified that projects approved in the future will need to identify new sources of water and incorporate low-flow toilets and efficient irrigation systems to reduce water demand.

CM Conway asked how much water would be used by the 401 housing units assigned to the City as part of the regional housing needs allocation formula. City Engineer/Public Works Director Breault estimated that 401 units occupied by three people each would probably use 60,000 gallons per day. Community Development Director Prince added that state law gives a priority to affordable housing units. CM Conway expressed concern that 401 units was an unrealistic target, given current water shortages and limited supplies. City Engineer/Public Works Director

Breault acknowledged that it would be difficult to allow new development without assurances of an adequate water supply. He said there is an ongoing debate in the state about whether scarce water resources should be used for people or other competing purposes.

CM Conway observed that the documents in the meeting packet indicate that San Francisco was embarking on an extensive capital upgrade program over the next ten to fifteen years. He asked if costs would be allocated in proportion to uses. Mr. Jensen responded that the costs of the upgrades will be shared proportionally among all 27 wholesale customers; he clarified that San Francisco can still change the rates it charges its retail customers.

CM Waldo made a motion, seconded by CM Conway, to adopt Resolution No. 2009-27 as proposed. The motion was carried unanimously by all present.

CM Waldo made a motion, seconded by CM Conway, to adopt GVMID Resolution No. 2009-02 as proposed. The motion was carried unanimously by all present.

CM Waldo made a motion, seconded by CM Conway, to adopt Resolution No. 2009-28 as proposed. The motion was carried unanimously by all present.

CM Waldo made a motion, seconded by CM Conway, to adopt GVMID Resolution No. 2009-03 as proposed. The motion was carried unanimously by all present.

CM Waldo made a motion, seconded by CM Conway, to adopt Resolution No. 2009-29 as proposed. The motion was carried unanimously by all present.

CM Waldo made a motion, seconded by CM Conway, to adopt GVMID Resolution No. 2009-04 as proposed. The motion was carried unanimously by all present.

Mayor Richardson thanked City Engineer/Public Works Director Breault and Mr. Jensen for their report.

OLD BUSINESS

A. Update to Housing Element

Community Development Director Prince said Brisbane's Housing Element emphasizes empathy, community, and diversity. He commented that although studies show affordable housing does not negatively affect housing values, it still conjures up images of density and ill-kept dwellings. He stated that demand has been growing for multi-family units on small lots close to central services. He encouraged the City to continue to work to provide affordable housing, in spite of the economic downturn.

Community Development Director Prince advised that state law requires all cities to identify sites for affordable housing to help meet regional housing demands and to provide zoning regulations that accommodate affordable housing developments. He said Brisbane's regional housing needs allocation is 401 units, and the Housing Element needs to demonstrate the capacity to meet this target. He clarified that 401 units do not actually have to be built. Community Development Director Prince noted that there have been concerns about placing affordable housing developments close to downtown, but the effects of density residential areas can be mitigated in part by creating public open space and other amenities.

Community Development Director Prince said Brisbane held a number of public space planning workshops and meetings, and he displayed a diagram showing how housing units and public space could be accommodated close to downtown Brisbane. He showed slides of potential infill sites within existing residential districts that could accommodate greater density, including 200 Mariposa Street, 99 San Bruno Avenue, and 23 San Bruno. Community Development Director Prince indicated that another way of meeting the regional housing needs allocation would be rezoning certain parcels to allow residential development, and he identified several parcels in Crocker Park that might be candidates for mixed-use development.

Community Development Director Prince recommended that the City Council consider blending new units with existing density, rezoning commercial parcels, or some combination of these alternatives. He said the Planning Commission and staff identified proposed revisions to the goals, policies, and programs in the Housing Element that would help Brisbane meet its share of the region's affordable housing needs.

CM Conway asked for a breakdown of the number of units Brisbane needs to provide for very-low-, low-, and moderate-income households. Community Development Director Prince drew attention to Table H in Attachment 5 to the previous staff report for those figures. He added that affordability is defined by law as a percentage of the median income in a particular area.

CM Conway observed that the income guidelines imply that affordable units would be purchased rather than rented. Community Development Director Prince clarified that the requirement can be met by either purchased or rented units, as long as they are defined as affordable. He noted that multi-family units could be sold as condominiums. He said Brisbane could also meet some of its capacity by allowing secondary dwelling units on single-family lots. He stated that the number of units actually built in a given cycle depends on economic conditions.

CM Conway recommended meeting the 401-unit target, but not exceeding that amount. Community Development Director Prince commented that excess capacity would give the City greater flexibility. For example, he said, if a housing project with an affordable component is denied, the City would need to show adequate capacity in its remaining inventory of sites. He

noted that obtaining state approval of the Housing Element would be easier if Brisbane demonstrates sufficient capacity.

CM Barnes suggested zoning for a greater number of affordable units than required, and allowing the remaining capacity to be met with market-rate units. He said this approach would provide flexibility and meet the statutory requirements.

CM Conway remarked that Attachment D shows the Lipman School site zoned as R-1. He asked if providing affordable housing for teachers on that site would help meet the City's target. Community Development Director Prince said offering affordable homes for teachers could work if the teachers met the income requirements and otherwise qualified to live in the units. CM Conway noted that retaining good teachers is a problem in Brisbane because of the high housing costs, and he expressed support for the idea of partnering with the school district or a nonprofit organization like Habitat for Humanity to construct affordable units. Community Development Director Prince recommended exploring these possibilities. He commented that the City might need to change the zoning to allow higher density on certain parcels. He added that it would be better to target low- or moderate-income professional groups like police, firefighters, and teachers rather than singling out one occupation.

City Attorney Toppel said the City could explore affordable rental units or condominiums. He observed that other communities have constructed housing developments for faculty members, and he suggested working with the school district to utilize space on the Lipman School site. He noted it would be necessary to rezone some of the land to accommodate higher density.

Mayor Richardson said she liked the idea. CM Barnes advocated exploring the possibility. He pointed out that the land above the school is flatter and might be better suited for development than the school site itself.

CM Barnes noted that July 1 is the deadline for submitting the Housing Element to the state for approval. CM Conway suggested determining the number of units the Lipman site could accommodate now, and then studying the concept further.

City Manager Holstine recommended that staff investigate the capacity of the site and come back with a recommendation. He proposed that the Council meet again on June 29 to make a final decision on the Housing Element. Councilmembers expressed support for this approach.

CM Conway suggested looking at the Brisbane Elementary School site as well. He asked the staff to have a preliminary conversation with school district representatives to let them know what the City was considering.

CM Bologoff asked how many housing units were included in the mobilehome park. CM Barnes

estimated there were about 70 units on that site.

CM Barnes commented that there are subdivided lots within the lagoon, but dwellings will never be built there. He suggested rezoning them to 20 units per acre. City Manager Holstine said the sites identified in the Housing Element must be capable of actually being developed.

Community Development Director Prince noted that in addition to having appropriate zoning for housing sites, the City would have to demonstrate that the existing uses are not an impediment to development.

CM Conway indicated he had a few more ideas. He observed that the Levinson estate was currently zoned for live-work housing, and he asked if this area could be used to meet the regional housing needs allocation. Community Development Director Prince noted that when the Council discussed various sites in February, the majority expressed a preference for not having housing at the Levinson or Peking Handicraft sites, so the staff based the three alternatives on the feedback provided by the City Council.

Mayor Richardson, CM Bologoff, and CM Conway expressed interest in considering the Levinson site.

Community Development Director Prince drew attention to Table H in the first attachment to the June 1 staff report, showing all of the available sites for housing. He said the chart indicates that using half of both the Levinson and Peking Handicraft parcels for clustered development could accommodate 311 units. He added that the Council can reconsider that area at the next meeting.

CM Bologoff asked about the possibility of developing vacant parcels along Annis, Harold, and Gladys and other private roads. Senior Planner Tune said the staff focused only on areas that could feasibly be developed within the next cycle of the Housing Element. He indicated that there were numerous constraints and issues entailed in developing the upper portions of Brisbane that would impede their development in the near term.

Community Development Director Prince added that the state would probably question the feasibility of development, given the fact that those areas were not identified in the previous Housing Element.

CM Conway asked what Councilmembers thought about rezoning 125 Valley, 43 Park Place, and 25 Park Place for housing. CM Waldo and Mayor Richardson expressed support for this idea.

CM Barnes said he did not like the idea of rezoning parcels in Crocker Park because of potential conflicts between commercial and residential uses. He noted there had been complaints about Crocker Park light and noise from Northeast Ridge residents, and placing more residential uses in close proximity to businesses would probably exacerbate these problems. He pointed out that

commercial uses provide more revenues to the City than residential uses, and these revenues are essential to pay for the services and programs the City provides.

CM Waldo asked what alternative CM Barnes would prefer. CM Barnes recommended considering housing at the Baylands in the area between the two active rail commuter lines. He noted this site would be close to transportation and services. He advocated keeping downtown Brisbane the way it is and concentrating stores and new development elsewhere.

CM Bologoff said he would prefer not to rezone Crocker Park parcels for residential use. He expressed his opinion that this area was too close to traffic and noise to be comfortable for residents. He recommended maintaining the basketball court and skate park where they are now.

CM Conway acknowledged that mixed-use development near Crocker Park could pose problems. He expressed concern about liquefaction hazards as well. He proposed further study before making a decision on this issue.

Community Development Director Prince clarified that any site used for housing would have to be made safe. He noted that the staff was proposing keeping 25 percent of the area as public space to benefit the community.

CM Conway said he was inclined to leave rezoning the Crocker Park parcels in the report for the Council's consideration.

Community Development Director Prince said the staff will look at the potential capacity of the Levinson parcel, the Lipman School site, and 125 Valley Drive before the next meeting.

CM Waldo recommended studying the post office site as well.

Community Development Director Prince recommended taking public comments before proceeding to review the Housing Element goals, policies, and procedures.

Mayor Richardson welcomed comments from audience members.

Michele Salmon, Brisbane resident, emphasized the importance of taking stock and finding a new environmental ethic. She said she asked in February about the possibility of recalculating Brisbane's regional housing needs allocation to give credit for providing open space and habitat areas that are shared by the entire region. She expressed her appreciation to Councilmembers for thinking innovatively about potential housing sites. She recommended revisiting the idea of allowing live-aboards at the Marina. Ms. Salmon urged the Council not to over-plan and use up more habitat land than necessary. She pointed out the Peking Handicraft site, the Levinson

property, and the upper reaches of town should be preserved rather than developed.

Terry O'Connell, Brisbane, noted that Hillsborough is able to meet its regional housing needs allocation by allowing secondary units, and she recommended that Brisbane also take this approach. She estimated that there might be as many as 400 housing units that could be created in this manner. She proposed working with property owners to legalize and upgrade existing substandard units. She advocated both allowing live-aboards at the Marina and considering floating housing on the lagoon. Ms. O'Connell questioned how the City would enforce affordability restrictions on apartment units and other affordable units. She urged the City to actively seek out not-for-profit builders and to only approve new developments that have a substantial affordable component.

Ms. O'Connell urged the Council to preserve sensitive habitat areas in the upper reaches of town. She expressed her opinion that the Baylands and private roads in Brisbane Acres should not be included in the Housing Element because their development would not be feasible within the next housing cycle. She recommended keeping development in the lower portions of town in order to protect sensitive habitat.

Cliff Lentz, Brisbane resident, said he was surprised the Council was considering rezoning the parcels on the border of Crocker Park. He thanked Associate Planner Johnson for providing the diagram showing how such a proposed mixed-use development with public space would look. He suggested considering options like a charter high school and adjacent library on that site. Mr. Lentz noted that the people of Brisbane and their values are what create its small-town character. He commented that the Northeast Ridge development hurt the town because it divided the community and destroyed valuable habitat on San Bruno Mountain, and he recommended not going in that direction again. Mr. Lentz expressed his opinion that the Council should focus on the elements that make downtown Brisbane attractive and thriving, such as small businesses, restaurants, and services for the community.

Brian Clark, a new resident of Brisbane, said he grew up in San Anselmo and was drawn to Brisbane because of its similar small-town character and proximity to San Francisco, where he works. He commented that the downtown area seems depressed, and he expressed support for rezoning the parcels on the border of Crocker Park for mixed-use development as a way of improving central Brisbane.

Marco Rodriguez, four-year resident of Brisbane, agreed with Mr. Clark's assessment of the downtown area and supported the concept of rezoning the Crocker Park parcels.

Therese Stuckey, Brisbane, stated that she spent the first 16 years of her life in a small town in Switzerland and now feels like she belongs in Brisbane. She recommended considering a high school in Brisbane so local kids can attend school in their own community.

Mayor Richardson asked the staff to talk about how affordable units would be kept affordable. Community Development Director Prince noted that affordable developments in the past have had resale restrictions limiting the income of occupants for a long period of time. CM Conway observed that it would be more difficult to control tenants of apartment units. Community Development Director Prince said the rents would have to be kept low enough to be affordable to people of very-low, low, and moderate incomes. City Attorney Toppel advised that all affordable properties would be subject to a recordable agreement restricting sale prices and rent rates permanently, and the City would monitor the units on a regular basis to make sure they complied.

CM Conway asked about the current stock of apartment units in Brisbane. City Attorney Toppel stated that there are no restrictive agreements that would apply to existing units. He noted there is a County Section 8 that uses federal funds to subsidize rent for low-income people who live in qualifying units. He said the City might be able to implement its own subsidy program with its low- and moderate-income housing funds that would help fulfill the affordability requirements.

City Attorney Toppel advised that the purpose of increasing minimum density standards and rezoning is to eliminate impediments to development, so the City can demonstrate it has the capacity to provide affordable units.

City Attorney Toppel commented that the City worked hard several years ago to remove live-aboards from the Marin, and the City's policy for some time has been to prohibit live-aboards. He clarified that major capital improvements and new facilities would be required at the Marina to accommodate legal live-aboards. He stated that there are no live-aboards allowed at the Marina now, and the berth rental agreements have provisions clearly prohibiting that kind of use.

City Manager Holstine added that the Bay Conservation and Development Commission has a permit process that allows a limited number of live-aboards. He said those regulations are becoming more restrictive because of concerns about environmental impacts.

Mayor Richardson asked the staff to respond to the comments about the depressed state of the downtown area. City Manager Holstine said downtown Brisbane has improved substantially over the past several years with some new businesses and better maintenance of street trees and landscaping.

Community Development Director Prince commented that conflicts between Crocker Park businesses and residences at Northeast Ridge occurred because the industrial area was there before the housing development. He noted that the proposed mixed-use area would function as a transitional area with barriers separating conflicting uses, which would help minimize those problems.

CM Barnes asked about the City's capability of providing secondary dwelling units. Community Development Director Prince said the chart in the June 1 meeting packet identifies the potential of up to 28 additional secondary dwelling units in the R-1 zone. He noted that the County's survey indicated that up to 50 percent of existing secondary units are not currently rented to tenants. He added that the City has an ordinance allowing secondary dwelling units if they meet certain requirements, and more would be possible if certain zoning restrictions were relaxed.

CM Conway commented that he was not interested in rezoning the portion of the Southwest Bayshore Subarea across from VWR as R-3. CM Waldo agreed. CM Conway asked the staff to revise the map to differentiate clearly which portions of that subarea were already zoned for residential use and which could be rezoned. Community Development Director Prince indicated that the areas shown in blue on the map could be rezoned from commercial to residential use to help meet the City's regional housing needs allocation for affordable units.

City Attorney Toppel observed that, theoretically, the mobilehome park could be redeveloped to accommodate more housing units if the current residents were relocated. CM Conway recommended not considering the mobilehome park at this time, and other Councilmembers concurred.

After some discussion, Councilmembers agreed to consider the portion of the Southwest Bayshore Subarea north of the Ng project for potential housing sites. CM Barnes cautioned that the San Francisco water pipeline improvements might interfere with development plans in that area.

CM Conway recommended not considering housing at the Baylands, and CM Waldo agreed. Mayor Richardson said she did not mind looking at the possibility, noting the voters will ultimately decide any changes in the General Plan.

Councilmembers indicated a willingness to consider infill possibilities in the central part of Brisbane. Community Development Director Prince drew attention to Attachment C, describing changes in the existing residential district zoning to accommodate greater density, as reflected in Alternative A. He suggested establishing a permit process to allow exceptions in lot dimensions for lot split applications, modifying parking requirements, and increasing density to 20 units per acre.

CM Conway expressed concern that denser housing would exacerbate existing parking problems. He suggested focusing on rezoning the Crocker Park parcels as a better option, as well as the new sites mentioned by Councilmembers earlier in the meeting. Other Councilmembers supported this approach.

STAFF REPORTS

A. City Manager's Report on upcoming activities

City Manager Holstine said he had nothing to report.

MAYOR/COUNCIL MATTERS

A. Subcommittee Reports

There were no subcommittee reports.

B. Northeast Ridge -- Background Documents for HCP Compliance Hearing

City Attorney Toppel informed the Council that the draft HCP amendment had been released, and the staff was working to compile and provide background documents in advance of the compliance hearing. He said the materials will be available at City Hall and the library and on the City's Website. He noted the County needs to approve the HCP amendment before the City proceeds. He advised that the staff will be ready to bring the matter to the Council in July or September, depending on when the Council takes action.

C. Review proposed City Council meeting schedule through July

Councilmembers reviewed the schedule of upcoming meetings and indicated the proposed meeting dates were acceptable.

CM Waldo stated that he would not be able to attend the June 29 or July 6 meetings. City Manager Holstine noted the Housing Element will come back to the Council on June 29.

ORAL COMMUNICATIONS

There were no members of the public who wished to address the City Council.

ADJOURNMENT

There being no further business, CM Waldo made a motion, seconded by CM Conway, that the meeting be adjourned. The motion was carried unanimously by all present and the meeting was adjourned at 10:23 p.m. with no announcements.

ATTEST:

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Sheri Marie Spediacci
City Clerk