

**Minutes of Special and Regular Meeting of October 22, 2019
One Twin Pines Lane, City Council Chambers**

**SPECIAL MEETING
CALL TO ORDER: 6:15 P.M.**

Discussion/Direction on Wireless Ordinance

Senior Planner DiDonato provided background on the City Council's priority item regarding updating the wireless ordinance. He described changes to State and federal laws since the ordinance was last updated. He described new legal "shot clocks" that are now in place for various application types and noted that these new regulations would be incorporated into an updated ordinance. He explained that the revised ordinance would include provisions for preferred designs, would guide applicants to preferred installation locations, and would include development and performance standards and findings. He also explained that improved processing efficiencies would be put in place in order to meet the shortened timeline for approval.

Senior Planner DiDonato outlined the process for bringing forward a revised ordinance for Council approval, which would include public outreach, as well as Planning Commission review and approval. He explained that a peer review was conducted by a radio frequency (RF) consultant.

In response to Councilmember Lieberman, Senior Planner DiDonato explained that the ordinance provides a more expedited process as an incentive if the applicant follows the guidelines, which is likely to result in higher quality applications. He described how cell carriers could be encouraged to use preferred locations.

City Attorney Rennie noted that carriers are attempting to expedite applications to meet new federal guidelines and regulations. He explained that different approaches are used based on whether installations are to be done inside or outside the right of way.

Mayor Hurt stated that aesthetics are important, including landscaping and concealment, and there is a need to understand where network capacity is needed. She suggested using the City's website to push information out to the public.

Councilmember McCune pointed out that most applications before Planning Commission have been relatively routine, with the exception being a new tower. He expressed concern regarding having a pre-approved tower design that may not be appropriate in certain neighborhoods.

City Manager Oskoui noted that new towers are not likely to be included in pre-approved design guidelines, as those would likely only apply to existing poles or infrastructure.

Council concurred with proposed approach to update the ordinance.

Attended by: Councilmembers Lieberman, McCune, Hurt. Councilmembers Mates and Stone were absent.

ADJOURNMENT at this time, being 6:45 p.m.

Terri Cook
City Clerk

REGULAR MEETING
CALL TO ORDER: 7:00 P.M.

ROLL CALL

Councilmembers Present: Mates, Lieberman, Stone, McCune, Hurt
Councilmembers Absent: None

PLEDGE OF ALLEGIANCE

Led by Mayor Hurt

SPECIAL PRESENTATIONS

Proclamation Honoring Italian American Heritage and Culture Month, and Proclamation In Recognition of Hindu American Awareness and Appreciation Month

Mayor Hurt read the proclamations.

Presentation by Sequoia Health Care - "Sequoia Strong"

Cat Bottini, Sequoia Health Care, described the history of the Sequoia Healthcare District and provided background of projects that are funded by tax dollars to the District. She explained that the program was redesigned as “70’s Strong to Sequoia Strong” to provide resources for all age categories. She outlined some of the programs offered, and noted that the website guides visitors to other resources throughout the community. She outlined the District’s partnerships with cities and parks and recreation departments.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Kathleen Beasley, Belmont Library, outlined upcoming programs and activities.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Mates announced the upcoming Veterans Day ceremony.

Councilmember Stone commented regarding the recent Save the Music Festival and announced the upcoming downtown Belmont block party Harvest Festival. He welcomed Councilmember McCune to the City Council and thanked City Treasurer Violet for applying for the vacant seat.

Mayor Hurt recognized City Treasurer Violet and City Clerk Cook and noted that tonight was their last meeting as elected officials.

COMMENTS ON ITEMS ON THE CONSENT CALENDAR

Councilmember Stone commented regarding the Consent Item related to Linc Housing. He expressed his support and encouraged this project to keep moving forward.

ITEMS APPROVED ON CONSENT CALENDAR

Minutes of Special Meeting of August 7, 2019 (City Manager Interviews)

Minutes of Special Meeting of August 8, 2019 (City Manager Interviews)

Minutes of Special Meeting of August 10, 2019 (City Manager Interviews)

Minutes of Special Meeting of August 17, 2019 (City Manager Interviews)

Minutes of Special Meeting of August 26, 2019 (City Manager Contract Discussion)

Minutes of Regular Meeting of August 27, 2019

Minutes of Special and Regular Meeting of September 10, 2019

Resolution 2019-100 authorizing re-advertisement for sealed bids and authorizing the City Manager to execute a contract with the lowest responsible bidder for an amount not to exceed \$955,759 and a ten percent construction contingency for the 2019 Pavement Maintenance Project – Phase II, City Contract

Sewer System Management Plan Informational Report

Resolution 2019-101 approving the City Clerk/Communications Coordinator benefits plan

Resolution 2019-102 authorizing a Statement of Understanding between the City of Belmont and the American Red Cross, Bay Area Chapter, relative to establishing Mass Care Shelters in Belmont for victims of disaster

Approve the City of Belmont's response letter to the San Mateo County Civil Grand Jury Report: Soaring City Pension Costs

Approve the City of Belmont's response letter to the San Mateo County Civil Grand Jury Report: Electric Vehicle Adoption in the Cities and County of San Mateo

Resolution 2019-103 approving the installation of 70 of red curb on the south side of Emmett Avenue near El Camino Real

Resolution 2019-104 approving plans and specifications, authorizing advertisement for sealed bids, authorizing the City Manager to execute a contract with the lowest responsible bidder for an amount not to exceed \$5,393,065 plus a ten percent construction contingency for the North Road Pump Station and Force Main Rehabilitation Project, City Contract Number 2019-575

Motion to Receive Monthly Financial Reports for July and August 2019

Resolution 2019-105 approving amendments to, and authorizing and extension of, an Exclusive Negotiating Agreement (ENA) with LINC Housing (Developer) for the future purchase, sale, and development of an Affordable Housing Project at Hill Street and El Camino Real

ACTION: On a motion by Councilmember Mates, seconded by Councilmember Stone, the Consent Agenda was unanimously approved. Councilmember McCune noted his abstention on the minutes, since he was not part of the City Council for those meetings.

PUBLIC HEARINGS

Firehouse Square Entitlements (Continued from May 28, 2019)

Community Development Director de Melo outlined previous City Council discussions on this project.

Adam Peterson, Consultant, provided background on the City Council's actions already taken relative to the environmental approvals. He described components of the project as well as the

architectural styles. He noted that the component of the project along O'Neill Avenue preserves the façade of the original firehouse. He outlined the entitlements being sought, and pointed out that the DDLA (Disposition, Development and Loan Agreement) and DDA (Detailed Development Agreement) have not changed since this matter was brought before the City Council in May. He described the consistency of the project with the GP (General Plan) and BVSP (Belmont Village Specific Plan). He also outlined public outreach which has been performed since 2014.

Jeff Smith, Firehouse Square Associates (developer), described the partnership that developed with MidPen Housing to make this project a success.

Nevada Merriman, MidPen Housing, pointed out that MidPen Housing's mission is to provide affordable housing. She explained how MidPen provides onsite property management and resident services with community partners. She described funding milestones and explained how they leveraged resources to make this a successful project. She outlined a potential construction timeline.

Discussion ensued regarding parking. Ms. Merriman noted that rental preference is given to people who do not own a vehicle.

In response to Mayor Hurt, Mr. Peterson confirmed that the previously-proposed back-in parking has been eliminated.

Mayor Hurt opened the Public Hearing.

Jan Stokeley, Housing Choices, a nonprofit for people with disabilities, expressed support for project.

Alex Melendrez, Housing Leadership County of San Mateo County, expressed support for project.

Councilmember Stone expressed appreciation to Sares Regis, MidPen Housing, and staff who worked for several years to make this project a reality, including former Councilmembers and Planning Commissioners. He noted that the project was a high priority of former Councilmember Reed and added that the most successful projects of this type occur on government-owned land. He expressed support for the inclusion of small retail space within the project.

Councilmember Lieberman concurred with Councilmember Stone, and expressed his support for the project.

Councilmember Mates noted that the BVSP was a helpful guiding tool for this project. She pointed out that the project will be solid anchor for downtown. She commended the team of Sares Regis and MidPen Housing.

Councilmember McCune pointed out that this project was supported by the Planning Commission,

and he too supports the project.

Mayor Hurt noted that this project will allow people to remain in their own community, provides housing for all income levels, and will result in diversity for the neighborhood. She expressed support for the proposed ground lease. She pointed out that the project preserves the existing neighborhood.

City Attorney Rennie provided minor modifications to the proposed conditions of approval modifications relative to preferential parking.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Mates, the following resolutions were unanimously approved:

Resolution 2019-106 approving: a Tentative Map, Design Review, Conditional Use Permit, Grading Plan, and Tree Permit. The project also includes requests for: 1) an additional floor area and height allowance in exchange for specified public benefits under Belmont Zoning Ordinance (BZO) Section 31.4.1(f); 2) an Exemption to Maximum Floor Plate as a Percent of First Floorplate standards under BZO Section 31.4.1(h)(1); 3) an Alternative to Window Transparency requirements under BZO Section 31.4.1(k); 4) a Conditional Use Permit to exceed the three story street wall height under BZO Section 31.5.2; 5) a Conditional Use Permit for less than 75% of the ground floor façade being transparent window glazing under BZO Section 31.5.2; and 6) a Modification to the onsite loading space requirement under BZO Section 31.6.9(c)

Resolution 2019-107 making certain findings under Public Health and Safety Code Section 33433 for disposition of public property; and approving a Disposition, Development and Loan Agreement between the City of Belmont and MP Firehouse Square Associates, LP and a Disposition and Development Agreement between the City of Belmont and Belmont Firehouse Square, LLC for the Project

Resolution 2019-108 Approving a Conditional Use Permit, Design Review, Grading Plan, Tree Permit, Additional Floor Area Allowance and Increased Height In Exchange For Specified Public Benefits Under Belmont Zoning Ordinance (BZO) Section 31.4.1(F); An Exemption To Maximum Floor Plate as a Percent of First Floorplate Standards Under BZO Section 31.4.1(H)(1); An Alternative To Window Transparency Requirements Under BZO Section 31.4.1(K); Conditional Use Permit For An Exception To The Ground Floor Transparency Requirement Under BZO Section 31.5.2(B); a Conditional Use Permit For Street Wall Height Requirements Under BZO Section 31.5.2(B); a Modification To The Number of Loading Spaces Under BZO Section 31.6.9.(C); and an Incentive Under BZO Section 26.6(B), For The Firehouse Square Project Located At 1300 El Camino Real And 875 O’Neill Avenue; Assessor’s Parcel Numbers: 045-244-010, -150, -160 (Appl. No. Pa2016-0080)

RECESS: 8:10 P.M.
RECONVENE: 8:20 P.M.

OTHER BUSINESS

Introduction to Building Code Ordinance and Fire Code Ratification

Community Development Director de Melo explained that the City Council is being asked to set a public hearing for November 12 for the introduction of new building and fire codes.

Building Official Francesconi explained the requirement for the triennial code adoption. He pointed out that new regulations go into effect on January 1, 2020. He outlined some of the components of the new regulations.

Councilmember McCune noted the need to provide easy-to-read publications for the public. Building Official Francesconi explained that the City of Belmont follows prescribed State codes, and that much of the information and the procedures are available on City's website.

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmember Mates outlined a recent PCE (Peninsula Clean Energy) retreat she attended.

Councilmember Lieberman stated that he attended recent consolidated fire department and Silicon Valley Clean Water meetings.

Councilmember Stone stated that he attended recent Sam Trans and Cal Train meetings.

Mayor Hurt stated she attended a strategic planning meeting for Commute.org, and that she attended a recent placemaking subcommittee meeting.

Verbal report from City Manager

City Manager Oskoui announced an upcoming Community Center upcoming meeting. He spoke regarding the upcoming planned PG&E outages and the need to develop plans and update information with PG&E. He noted that October is breast cancer awareness month.

Additional Public Comments

City Treasurer Violet congratulated Tom McCune on his appointment to the City Council. He noted that the city treasurer position is being eliminated and the duties are being absorbed by finance department resulting in no separate financial oversight. He expressed the need to ensure that the monthly treasurer's report is reviewed by the City Council as the oversight body. He pointed out the need to revise the makeup of the audit committee.

ADJOURNMENT at this time, being 9:35 P.M.

Terri Cook
City Clerk