



AGENDA

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

REGULAR CITY COUNCIL MEETING
Tuesday, January 15, 2019 – 7:00 p.m.
City Council Chambers

Meeting Location

El Cerrito City Hall
10890 San Pablo Avenue, El Cerrito

Rochelle Pardue-Okimoto – Mayor

Mayor Pro Tem Greg Lyman
Councilmember Paul Fadelli

Councilmember Janet Abelson
Councilmember Gabriel Quinto

6:15 p.m. ROLL CALL - CONVENE SPECIAL CITY COUNCIL MEETING

1. ORAL COMMUNICATIONS FROM THE PUBLIC

All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person and to items on the special meeting agenda only.

2. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of Litigation pursuant to Government Code Section 54956.9(d)(4): One potential case.

3. POSSIBLE REPORT OUT OF CLOSED SESSION

4. ADJOURN SPECIAL CITY COUNCIL MEETING

7:00 p.m. ROLL CALL - CONVENE REGULAR CITY COUNCIL MEETING

1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF MOMENT OF SILENCE – Councilmember Abelson

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 and staff.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person. The Mayor may reduce the time limit per speaker depending upon the number of speakers. Kindly 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. ADOPTION OF THE CONSENT CALENDAR

A. Minutes

Approve the Minutes for the meetings of: 1) November 20, 2018; 2) December 4, 2018; and 3) December 18, 2018.

B. Transportation Impact Fee Program

Waive second reading and adopt Ordinance No. 2019-01 adding Chapter 4.54 – Transportation Impact Fee to the Municipal Code.

First reading adopted by unanimous vote of the Council on December 18, 2018.

C. Municipal Pooling Authority Board Members

Adopt a Resolution designating the Human Resources Manager as Primary Board Member and the Assistant City Manager as Alternate Board Member to the Municipal Pooling Authority of Northern California (MPA).

D. Successor Agency Recognized Obligation Payment Schedule

Adopt a Redevelopment Successor Agency Resolution reviewing and authorizing submittal of the draft Recognized Obligations Payment Schedule (ROPS) 19-20 (July 1, 2019-June 30, 2020).

5. PRESENTATIONS - None

6. PUBLIC HEARINGS - None

7. POLICY MATTERS

A. Tenant Protections Ordinances

At the December 18, 2018 meeting, the Council introduced three ordinances amending the Municipal Code to add: 1) minimum terms for residential leases (“Minimum Lease Terms”); 2) new regulations for the termination of residential tenancies (“Termination of Tenancy”); and 3) a requirement to provide tenant

relocation assistance under specified circumstances (“Tenant Relocation”) (together the “Tenant Protection Ordinances”). Prior to introduction, the Council amended the Tenant Relocation Ordinance to modify the circumstances that qualify for tenant relocation assistance to require such assistance for qualifying tenants displaced as a result of a 20% rent increase over a two-year period and to include an additional payment of one month’s rent for special circumstances households. Other non-substantive changes were also made to the Tenant Protection Ordinances prior to introduction. All three ordinances were introduced by unanimous vote of the Council.

Staff recommends that the City Council, by motion:

1. Defer action on the three Tenant Protection Ordinances introduced at the December 18, 2018 City Council meeting.
2. Reaffirm direction given to staff at the December 18, 2018 City Council meeting to prepare a Just Cause for Eviction Ordinance and a Rent Registry Ordinance.
3. Direct staff to return with an integrated package of ordinances, for Council consideration, that includes the Tenant Protection Ordinances, with appropriate amendments, a Just Cause for Eviction Ordinance, and a Rent Registry Ordinance.

Alternatively, the City Council may waive further reading beyond the titles and adopt the following Tenant Protection Ordinances as modified:

1. Ordinance No. 2019-02 adding Chapter 10.100 – Minimum Lease Term
2. Ordinance No. 2019-03 adding Chapter 10.200 – Termination of Tenancy
3. Ordinance No. 2019-04 adding Chapter 10.300 – Tenant Relocation

B. [Annual Review of Comprehensive Financial Policy](#)

Presentation by Mark Rasiah, Finance Director.

C. [Exclusive Negotiating Right Agreement – 6111 Potrero Avenue and 11335-41 San Pablo Avenue](#)

Adopt a Resolution authorizing execution of an Exclusive Negotiating Rights Agreement with (“Proposed Purchaser”) for the disposition of 6111 Potrero Avenue and 11335-41 San Pablo Avenue (APNs 513-372-018 and -015)

8. CITY COUNCIL LOCAL & REGIONAL LIAISON ASSIGNMENTS

Mayor and City Council communications regarding local and regional liaison assignments and committee reports.

9. ADJOURN REGULAR CITY COUNCIL MEETING

The next regularly scheduled City Council meeting is Tuesday, February 5, 2019 at 7:00 p.m. in the City Council Chambers, 10890 San Pablo Avenue, El Cerrito.

The City of El Cerrito serves, leads and supports our diverse community by providing exemplary and innovative services, public places and infrastructure, ensuring public safety and creating an economically and environmentally sustainable future.

- 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 and AT&T Uverse Channel 99. 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/streamingmedia>. 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 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*** is eight days prior to the next meeting by 12 noon, City Clerk's Office, 10890 San Pablo Avenue, El Cerrito, CA. Tel: 215-4305 Fax: 215-4379, email cityclerk@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.