



San Carlos City Council/Successor Agency to the
Redevelopment Agency/Housing Authority Regular Meeting
Council Chambers, City Hall
600 Elm Street, San Carlos, CA 94070
September 25, 2023 7:00 PM

MINUTES

ROLL CALL

City Council Present: Adam Rak, Mayor
Ronald Collins, Councilmember
John Dugan, Vice Mayor
Sara McDowell, Councilmember
Pranita Venkatesh, Councilmember

Staff Present: Nil Blackburn, Assistant City Manager
Lisa Costa Sanders, Principal Planner Consultant
Steven Machida, Public Works Director
Jeff Maltbie, City Manager
Andrea Mardesich, Assistant Community Development Director
Rebecca Mendenhall, Administrative Services Director
Crystal Mui, City Clerk
Amy Newby, Parks and Recreation Director
Lisa Porras, Planning Manager
Dave Pucci, Deputy Fire Chief
Gregory Rubens, City Attorney
Al Savay, Community Development Director
Megan Wooley-Ousdahl, Principal Planner

1. CALL TO ORDER

Mayor Rak called the meeting to order at 7:02 PM.

2. ASSEMBLY BILL 2449 TELECONFERENCE REQUESTS

All Councilmembers attended this meeting in-person.

3. PLEDGE OF ALLEGIANCE

Mayor Rak led the Pledge of Allegiance.

4. CHANGES TO THE ORDER OF THE AGENDA

None.

5. PRESENTATIONS

- a. Present a City Coin to Community Volunteer Cori Carpenter.

Mayor Rak highlighted Cori Carpenter's contributions to the community and presented her with a City Coin as a token of appreciation.

Ms. Carpenter thanked Council for the recognition.

- b. Present City Coins to James Regiano, Kuuipo Unga, Olga Girard, Karthik Suresh, and Estelle Ravaria in Recognition for their Heroic Actions on September 17, 2023 at Highlands Park.

Mayor Rak commended James Regiano, Kuuipo Unga, Olga Girard, Karthik Suresh, and Estelle Ravaria for their heroic actions on September 17, 2023, saving Debbie Goedicke from a cardiac arrest.

Mark and Kristin Goedicke, son and daughter of Ms. Goedicke, shared a letter of appreciation from their mom and thanked her heroes.

Public Comment

- Deon Teeple, resident, requested Council consider installing AEDs (Automated External Defibrillators) at San Carlos parks.

Mayor Rak directed staff to explore this suggestion.

- c. Receive Updates from Silicon Valley Clean Water on Their Operations.

Public Works Director Steven Machida introduced Silicon Valley Clean Water Manager Teresa Herrera. Ms. Herrera provided updates on Silicon Valley Clean Water's (SVCW) Conveyance System Upgrades (also known as RESCU), noted their upcoming programs and responded to Council questions.

Public Comment

- Debbie Baldocchi, resident, inquired about the new biolab developments' strain on the water system.

Mayor Rak directed staff to connect Ms. Herrera with Ms. Baldocchi to address her question.

- d. Receive an Annual Update from the Community Foundation of San Carlos.

Michael Campbell, Community Foundation President, provided the Council with an update on the Foundation's work this past year, shared their FY23-24 goals and roadmap and responded to Council questions.

Mayor Rak thanked the Foundation for their work.

6. COUNCIL COMMUNICATIONS AND ANNOUNCEMENTS

Councilmember Venkatesh wished the community a happy Yom Kippur.

7. PUBLIC COMMENT

David Crabbe, resident, noted the difficulty with submitting a public comment on the City's new webpage and outlined some issues at Vista Park that requires staff attention.

Debbie Baldocchi, resident, requested staff to clear out Belmont and Pulgas Creeks in preparation for winter storms.

Mayor Rak directed staff to look into the two public comments.

8. CONSENT CALENDAR

MOTION:	Approve City Council Consent Calendar Items ‘a’ through ‘f’ and Item ‘g’ – adopting Ordinance 1600 Amending and Replacing San Carlos Municipal Code Chapter 8.07 - Tobacco Retailer Permits, to Consolidate and Clarify Existing Definitions and Enact Additional Requirements for Tobacco Retailer Permits to Align with the County of San Mateo Model Ordinance.
MOVER:	Sara McDowell
SECONDER:	John Dugan
AYES:	Collins, McDowell, Venkatesh Dugan, Rak
NAYS:	None.
RESULT:	Motion Passed 5 – 0

- a. Motion to Waive Reading of All Ordinances.
- b. Approve the August 28, 2023 City Council Special Meeting Minutes.
- c. Approve the August 28, 2023 City Council Regular Meeting Minutes.
- d. Adopt a Resolution Accepting the 7 Winding Way Guardrail Project C1744 and Authorizing the Public Works Director to Issue and Record a Notice of Completion. **Resolution 2023-114**
- e. Adopt a Resolution Authorizing the Approval of Exhibit C to the Second Amended and Restated Agreement Between the Cities of Redwood City and San Carlos for Fire and Emergency Services for Fiscal Year 2022-23 in the Amount of \$9,067,435. **Resolution 2023-115**
- f. Adopt a Resolution Authorizing the City Manager to Execute an Agreement with Tyler Technologies, Inc. to Implement a Cloud Hosted Enterprise Permitting and Licensing System and Upgrade the Existing Tyler Technologies Financial System to a Cloud Environment for Integration Purposes in the Amount of \$716,253 for a Three-Year Contract with the Option to Renew the Annual Subscription Services Until the Systems Need to be Replaced and Authorizing a 20% Contingency During the Implementation Period. **Resolution 2023-116**
- g. Adopt Ordinance 1600 Amending and Replacing San Carlos Municipal Code Chapter 8.07 - Tobacco Retailer Permits, to Consolidate and Clarify Existing Definitions and Enact Additional Requirements for Tobacco Retailer Permits to Align with the County of San Mateo Model Ordinance.

9. STUDY SESSION

- a. Discuss and Provide Direction on the Northeast Area Specific Plan Draft Concepts and Land Use Options.

Mayor Rak clarified the purpose of this item for tonight’s meeting.

Principal Planner Megan Wooley-Ousdahl, Project Manager Marc Asnis and Transportation Consultant Phil Olmstead presented on the item and provided options for Council consideration.

Ms. Wooley-Ousdahl, Mr. Asnis, Community Development Director Al Savay, City Manager Jeff Maltbie and City Attorney Greg Rubens responded to Council questions.

Council recessed at 9:28 PM and returned at 9:35 PM.

Public Comment

- Kate Fickle, northeast area property owner, expressed concerns with the Northeast Area Specific Plan concepts and provided three suggestions for Council consideration.
- Howard Jones, northeast area property owner and on behalf of the Harbor Industrial Association, spoke against the Northeast Area Specific Plan concepts.
- Carlos Hernandez, northeast area property owner, expressed concerns with the Northeast Area Specific Plan concepts and provided suggestions for Council consideration.
- Derek Hunter, on behalf of Hunter Properties and Bay Area Self Storage, advocated for his clients and requested they be considered as part of the process.
- Christopher Kalb, northeast area property owner, expressed concerns with the Northeast Area Specific Plan concepts.
- Mark Lockenmeyer, on behalf of the Harbor Industrial Association, expressed concerns with the Northeast Area Specific Plan concepts.
- Don Cox, resident and northeast area property owner, expressed concerns with the Northeast Area Specific Plan concepts.
- William Turner, on behalf of the Raymos family - northeast area property owners, expressed concerns with the Northeast Area Specific Plan concepts.
- Two members of the public provided comments that were off-topic.
- Debbie Baldocchi, resident, expressed concerns with the Northeast Area Specific Plan concepts.
- Harris Levin, northeast area property owner, expressed concerns with the Northeast Area Specific Plan concepts.
- Rick LaFrankie shared concerns with the Northeast Area Specific Plan concepts.
- Two members of the public provided comments that were off-topic.

Council recessed at 10:10 PM and returned at 10:20 PM.

MOTION:	At 10:20 PM, Extend the Meeting to 11:30 PM.
MOVER:	Ronald Collins
SECONDER:	Sara McDowell
AYES:	Dugan, Collins, McDowell, Venkatesh, Rak
NAYS:	None.
RESULT:	Motion Passed 5 – 0

Council resumed public comments for Item 9a:

- Brian Hecktman, northeast area property owner, shared concerns with the Northeast Area Specific Plan concepts.
- Five members of the public provided comments that were off-topic.

Council discussed which options they favor and provided the following feedback to staff:

- consider the school district's calendar, including Back to School nights, when scheduling community engagement events
- conduct an economic analysis or case study review on how the Northeast Area Specific Plan could be beneficial for the current businesses and property owners
- conduct a study to assess how much housing would be needed in this area in the '20s and 30's
- be mindful of existing businesses and allowing them to continue
- provide an overlay map of Burton Park to get a better sense of the acreage needed for a park in the area
- provide an overlay map of the properties where environmental cleanup is targeted by the Environmental Protection Agency and the Regional Water Control Board
- provide an inventory list of properties with significant polluted land and ground water
- provide a zoning map of the other areas zoned industrial in San Carlos, which could be possible areas for small industrial businesses to relocate
- review and consider additional possible locations for PDR (Production, Distribution, Repair) Zoning for smaller industrial businesses
- when creating new roads, paseos and connections, be thoughtful of the flow and existing buildings
- include a public amenity space
- provide options for less than a 50 feet creek setback
- consider Industrial Road by Holly Street with the 1st story as retail and housing above
- provide a scaled down version for housing, such as the third option that was presented to the Planning and Transportation Commission

10. NEW BUSINESS

- a. Consideration of Adopting a Resolution Finding that Hiking and Pedestrian Use of the One-Foot-Wide Non-Access Strip and Easement at the End of Los Vientos Way Dedicated to and Accepted by the City of San Carlos is Consistent with the Public Use Granted.

Assistant Community Development Director Andrea Mardesich shared some background and history on Los Vientos Way and, along with Parks and Recreation Director Amy Newby and City Attorney Greg Rubens, responded to Council questions.

Public Comment

- Allison Stanton, resident, expressed concerns regarding the proposal and frustration with the lack of notice to the neighbors.
- Priyanka Parekh, resident, expressed concerns regarding the proposal.
- Jonathan Stanton, resident, expressed concerns regarding the proposal.
- Debbie Baldocchi, resident, expressed concerns regarding the proposal.
- Sumit Mehra, resident, expressed concerns regarding the proposal and frustration with the lack of notice to the neighbors.
- Andy Klein, resident, spoke in support of the proposal.
- Karen Molinari, resident, spoke in support of the proposal and urged Council to involve all stakeholders to create an agreed upon entrance at this location.

- Charlene Edinboro, resident, expressed concerns regarding the proposal.
- Ryan Yasuda, resident, expressed concerns regarding the proposal and frustration with the lack of notice to the neighbors.

Mr. Rubens responded to Council's additional questions.

Council directed staff to continue conversations with the residents and to hold a meeting for the neighbors to meet with Police Chief Myers to address their concerns.

MOTION:	Adopt Resolution 2023-117 Finding that Hiking and Pedestrian Use of the One-Foot-Wide Non-Access Strip and Located Easement at the End of Los Vientos Way Dedicated to and Accepted by the City of San Carlos is Consistent with the Public Use Granted.
MOVER:	Ronald Collins
SECONDER:	Pranita Venkatesh
AYES:	McDowell, Venkatesh Dugan, Collins, Rak
NAYS:	None.
RESULT:	Motion Passed 5 – 0

- b. Consideration of Adopting a Resolution Setting a Public Hearing for November 13, 2023 to Consider a Four-Year Rate Plan for Residential and Commercial Solid Waste Rates, Including Unscheduled Services, Pursuant to Proposition 218.

Public Works Director Steven Machida provided background on the City's residential and commercial solid waste rates, presented two scenarios for 2024-2027 rates and, along with RethinkWaste Executive Director Joe La Mariana, responded to Council questions.

MOTION:	Adopt Resolution 2023-118 Setting a Public Hearing for November 13, 2023 to Consider a Four-Year Rate Plan for Residential and Commercial Solid Waste Rates, Including Unscheduled Services, Pursuant to Proposition 218 and Adopting a 4.5% Annual Increase for 2024 - 2027.
MOVER:	John Dugan
SECONDER:	Sara McDowell
AYES:	Collins, McDowell, Venkatesh Dugan, Rak
NAYS:	None.
RESULT:	Motion Passed 5 – 0

- c. Consideration of Adopting a Resolution Amending the Employment Agreement with Jeff D. Maltbie, City Manager.

City Attorney Greg Rubens announced that City Manager Jeff Maltbie has stepped out of the meeting while Council considers this item.

Administrative Services Director Rebecca Mendenhall reviewed the terms of the proposed amended agreement for the City Manager.

MOTION:	Adopt Resolution 2023-119 Amending the Employment Agreement with Jeff D. Maltbie, City Manager.
MOVER:	Ronald Collins
SECONDER:	John Dugan
AYES:	Dugan, Collins McDowell, Venkatesh, Rak

NAYS:	None.
RESULT:	Motion Passed 5 – 0

11. AGENDA SETTING

None.

12. ADJOURNMENT

Mayor Rak adjourned the meeting at 11:48 PM.

Crystal Mui,
City Clerk

DRAFT