

PIEDMONT CITY COUNCIL

Regular Meeting Minutes for Tuesday, September 4, 2007

A Regular Session of the Piedmont City Council was held September 4, 2007, in the City Hall Council Chambers at 120 Vista Avenue. In accordance with Government Code Section 54954.2(a) the agenda for this meeting was posted for public inspection on August 30, 2007.

CALL TO ORDER

Following a 7:00 p.m. Closed Session regarding the initiation of litigation held pursuant to Government Code Section 54956.8, Mayor McEnroe called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

ROLL CALL

Present: Mayor Nancy McEnroe, Vice Mayor Abe Friedman and Councilmembers Dean Barbieri, John Chiang and Garrett Keating

Staff: City Administrator Geoff Grote, City Attorney George Peyton, Police Chief Lisa Ravazza, Public Works Director Larry Rosenberg, Recreation Director Mark Delventhal, City Planner Kate Black, Public Works Superintendent Dave Frankel and City Clerk Ann Swift

CONSENT CALENDAR

The following items were considered under one vote by the Council:

Minutes

Approves as submitted Council meeting minutes of August 20, 2007

Agreement

Approves an agreement with Republic Services, Inc. for the addition of a 10-yard Construction and Demolition Debris Box to the approved rate schedule

Resolution 69-07

RESOLVED, that the City Council approves the consent calendar as noted.

Moved by Barbieri, Seconded by Friedman

Ayes: McEnroe, Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: None

(0045)

PUBLIC FORUM

There were no speakers for the public forum.

REGULAR CALENDAR

The Council considered the following items of regular business:

“Every 15 Minutes” Program Funding Request

The City Administrator stated that Piedmont High School Principal Randall Booker is requesting \$5,350 in City funding to cover the cost of renting and installing bleachers along the Sheridan Strip on October 1 and 2 in connection with the School District’s implementation, with the assistance of the Piedmont Police and Fire Departments and the California Highway Patrol, of a two-day program called *Every 15 Minutes* to address the issue of teenage drinking and driving. The entire student body of both Piedmont High School and Millennium High School will participate in the program.

Public testimony was received from:

Randall Booker, Principal of PHS, and PHS Parent Club Presidents Ann-Marie Lamarche and Andrea Swenson narrated a power-point presentation outlining the intent and “shock and awe” components of the nationally renowned *Every 15 Minutes* Program. They commented on the alarming statistics from teen surveys in Piedmont attesting to the severity of the community’s teenage drinking and driving problem and the extensive community effort over the last two years to address this problem. They also cited the numerous Bay Area high schools that have conducted the *Every 15 Minutes* Program as a means of addressing this serious issue – the program realistically reenacts the deadly consequences of a drunk driving accident.

June Monach, President of the PUSD Board of Education, thanked the City for the assistance event planners have received from the police and fire departments. She responded to Council questions concerning the reliability and accuracy of the “Healthy Kids Survey” and the extent of public hearings and discussions held at School Board meetings concerning this event.

George Kersh suggested that the City and School District share the expense of bleacher rental and installation. He felt that the request for City involvement in terms of City personnel and funding appears to be an “after the fact” deal since the event is already planned and scheduled to occur.

The Police Chief and Public Works Superintendent responded to Council questions concerning measures to protect the Sheridan Strip lawn, neighborhood notification, street closures and vehicle/pedestrian traffic diversion, overtime costs for police and fire personnel involved in the event, event set-up, duration and take down timing, on-street parking restrictions along bordering streets, reasons why the event will be closed to the general public and procedures to insure that the City’s emergency services and responses will not be adversely impacted as a result of this event. The Mayor requested the Recreation Director to advise *Harvest Festival* organizers that bleacher set up will occur while the Festival is underway. The Mayor also requested that neighborhood notification of this event be sent immediately, with the request that neighbors who may be adversely impacted by the event to advise the Council of these concerns at the next Council meeting (September 17). The Mayor and Vice Mayor also encouraged organizers of such large scale events in the future, to notify neighbors in advance of actual scheduling so that accommodations can be made if the proposed date proves terribly inconvenient to residents.

Resolution 70-07

RESOLVED, that the City Council approves City cooperation with the Piedmont High School and other organizations involved in the presentation of the *Every 15 Minutes* Program in Piedmont on October 1 and 2, 2007, appropriates \$5,350 to cover the cost of bleacher rental and installation along the Sheridan Strip, authorizes the City to incur a reasonable amount of employee overtime in connection with this event and directs that neighborhood notification of this event be sent out as soon as possible.

Moved by Barbieri, Seconded by Chiang

Ayes: McEnroe, Friedman, Barbieri, Chiang, Keating

Noes: None
Absent: None
(0088)

**General Plan
Survey Results**

General Plan Planning Consultant Barry Miller narrated a power-point presentation highlighting the results of the General Plan Survey mailed Citywide in April. This survey was conducted in connection with the City's ongoing update of its 1996 General Plan and had an approximate return rate of 31%. Mr. Miller detailed the geographic and demographic distribution of responses and summarized the major findings in terms of community likes, dislikes, level of satisfaction with City services and policies and capital project priorities. A summary report is being prepared and will be posted on the City's website later this month.

Public testimony was received from:

George Kersh emphasized that a 31% response rate indicates that the vast majority of residents did not respond. Therefore, the results of the survey are not significant.

The Council thanked Mr. Miller for his efforts and requested that if possible, a copy of his power-point presentation be included on the City's website.

**ABAG Regional
Housing Needs
Analysis Quotas**

Planning Consultant Barry Miller stated that every five to seven years all cities and counties in the Bay Area participate in the Regional Housing Needs Allocation (RHNA) process. This program is state-mandated and is administered by the Association of Bay Area Governments. Mr. Miller summarized the methodology used to calculate each jurisdiction's RHNA numbers, noting that Piedmont's housing assignment for 2007-2014 is 40 units. Within this assignment, however, ABAG is requiring that 13 units be "very low" income, 10 "low" income, 11 "moderate" and 6 "above moderate" income. This allocation represents a significant shift in the City's assignment to very low and low income units from the level required for the period 1999-2006. Previously, Piedmont was obligated to provide 12% of its housing allocation to very low and 8% to low. Now, Piedmont is required to provide 33% and 25% respectively. This proposed RHNA assignment will make it very difficult for the City to develop a compliant Housing Element in 2009, given the 130% increase in low and very low housing assignments. Mr. Miller stated that the City Administrator will be submitting a letter to ABAG objecting to the proposed RHNA income allocation, noting that Piedmont's "low/very low" share of 58% of its total units is the highest share for any city in the Bay Area. The letter will address the specific issue of 58% low/very low income assignment, as well as broader issues relating to the methodology which has serious unintended consequences of establishing unrealistic and unattainable outcomes, which may in turn ultimately hinder the region's ability to produce affordable housing. It is expected that other cities may be submitting similar objections.

Public testimony was received from:

Henry Gardner, ABAG representative, emphasized that ABAG does not agree with the RHNA process but that it must administer this state

mandated program. He explained the proposed methodology process used for calculating each city's housing requirement and stressed that its intent is to promote smart-growth policies and income distribution across the entire region. While he concurred that the intent is good public policy, he agreed that it is impractical and counter productive to expect/require low income housing units to be constructed in areas with very high property values/costs.

George Kersh voiced his strong opposition to the proposed RHNA housing allocation for Piedmont.

The Council engaged in a lengthy question and answer session with Mr. Miller, the City Planner, City Administrator and Mr. Gardner concerning this issue. During the discussion Mr. Gardner was requested to ask ABAG to consider alternative methodologies for creating more low income housing, such as allowing cities to trade their housing assignments with other communities better suited to meet the specific income allocation quotas and/or creating a trust fund whereas those cities where it is economically impractical/infeasible to construct low income housing can contribute financially toward a trust fund to finance construction of such housing in areas where such housing can be provided on a much more cost efficient basis. The Council agreed that it is not realistic to expect Piedmont to enact policies that can satisfy the 2007-2014 RHNA low income housing allocation given the high cost of property within Piedmont and the limited availability of undeveloped parcels that could be used for such housing. The Council requested the City Planner to contact other cities similar to Piedmont that are facing the same issues and problems with the RHNA allocations and discuss the possibility of formulating a coordinated approach for challenging the RHNA assignments. The City Administrator stated that he would incorporate the Council's suggestions and comments into his objection letter to ABAG.

ADJOURNMENT

There being no further business, Mayor McEnroe adjourned the meeting at 10:00 p.m.