

**ANNOTATED AGENDA
SPECIAL MEETING OF THE
BERKELEY CITY COUNCIL**

THURSDAY, JUNE 25, 2015

5:00 P.M.

Longfellow Middle School Auditorium – 1500 Derby Street, Berkeley, CA 94703

TOM BATES, MAYOR

Councilmembers:

DISTRICT 1 – LINDA MAIO
DISTRICT 2 – DARRYL MOORE
DISTRICT 3 – MAX ANDERSON
DISTRICT 4 – JESSE ARREGUIN

DISTRICT 5 – LAURIE CAPITELLI
DISTRICT 6 – SUSAN WENGRAF
DISTRICT 7 – KRISS WORTHINGTON
DISTRICT 8 – LORI DROSTE

Preliminary Matters

Roll Call: 5:06 p.m.

Present: Maio, Moore, Anderson, Arreguin, Capitelli, Wengraf, Worthington, Droste, Bates.

Absent: None.

Public Comment - Limited to items on this agenda only – 81 speakers.

Action Calendar

- 1. Significant Community Benefits from Five Tall Downtown Buildings** *(Continued from May 26, 2015 - Item includes revised materials.)*

From: Mayor Bates and Councilmember Capitelli

Recommendation: Request the City Manager to draft a Council resolution establishing a system for Downtown building projects over 75 feet to provide significant community benefits. The projects would be assessed a fee of \$100 per square foot for the residential portion of the building between 76 and 120 feet, and \$150 per square foot for the residential portion above 120 feet. A Project Labor Agreement (PLA) would be required. It would include local hiring and training components. The PLA would provide a credit, equal to 5 percent of the project construction costs, which would be deducted from the fee. In addition, the fee could be further reduced by voluntary on-site benefits for arts and culture, which must be approved by the City Council. The remainder would be paid into a City fund to be used for affordable housing and arts and culture benefits.

Financial Implications: See report

Contact: Tom Bates, Mayor, 981-7100

Action: M/S/C (Bates/Moore) to accept supplemental material from Councilmembers Droste and Moore on Item #1

Vote: All Ayes.

Action: M/S/C (Bates/Maio) to accept supplemental material from Councilmember Arreguin on Item #1.

Vote: All Ayes.

Action: M/S/Failed (Worthington/Anderson) to refer both supplemental items to the City Manager with the following amendments: 1) incorporate into the community benefit structure provisions that would create a maximum number of units at 20-50% of Area Median Income, and 2) compare the benefit amounts created under these proposals to the amounts in the consultant's report.

Vote: Ayes – Anderson, Arreguin, Worthington; Noes – Maio, Moore, Capitelli, Wengraf, Droste, Bates.

Action: M/S/C (Droste/Moore) to approve the severed portion of the Droste-Moore proposal related to Projects Already in the Permitting Process.

Vote: Ayes – Maio, Moore, Capitelli, Wengraf, Droste, Bates; Noes – Anderson; Abstain – Arreguin, Worthington.

Action: M/S/C (Wengraf/Capitelli) to Reconsider the previous vote on the severed portion of the Droste-Moore proposal related to Projects Already in the Permitting Process.

Vote: All Ayes.

Action: M/S/C (Droste/Moore) [pursuant to approved motion to reconsider] to approve the severed portion of the Droste-Moore proposal related to Projects Already in the Permitting Process.

Vote: Ayes – Maio, Moore, Capitelli, Wengraf, Droste, Bates; Noes – Anderson, Arreguin, Worthington.

Action: M/S/C (Droste/Moore) to approve the recommendation in the supplemental proposal by Councilmembers Droste and Moore to request that the City Manager draft a Council resolution establishing a system for new Downtown building projects over 75 feet to provide significant community benefits amended to include a request that the City Manager consult with the Alameda County Building Trades Council regarding the Project Labor Agreement language in the proposal and that the City Manager provide an analysis of the per-square-foot fee amount in the proposal.

Vote: Ayes – Maio, Moore, Arreguin, Capitelli, Wengraf, Worthington, Droste, Bates; Noes – Anderson.

Adjournment

Action: M/S/C (Moore/Bates) to adjourn the meeting.

Vote: All Ayes.

Adjourned at 8:10 p.m.

Communications

Item 1: Significant Community Benefits from Five Tall Downtown Buildings

1. Catherine Orozco
2. Mike Hoey
3. Mark Rhoades
4. William Woodcock (3)
5. James McFadden
6. Kelly Hammargren (2)
7. Bruce Bagnell
8. George Matiasz
9. Christina Grappo
10. Tree Fitzpatrick (5)

Supplemental Communications and Reports 1

Item 1: Significant Community Benefits from Five Tall Downtown Buildings

11. Judith Perlin
12. Todd Shaw
13. Karen Ball
14. Nicole Goehring, on behalf of Associate Builders & Contractors Northern California Chapter
15. Marcia Freedman
16. Carol Sawdey
17. Charlene Woodcock
18. Adolfo Cabral
19. Rob Wrenn (2)
20. Louise Rosenkrantz
21. Anthony Bruzzone, on behalf of Berkeley Design Advocates
22. Tree Fitzpatrick (8)
23. Victoria Peirotes
24. Rhiannon
25. Wellstone Democratic Renewal Club

Supplemental Communications and Reports 2

Item 1: Significant Community Benefits from Five Tall Downtown Buildings

26. Charlene Woodcock (3)
27. Kate Harrison
28. Laurie Fox
29. M.E. Lawrence
30. Shirley Dean (2)
31. Julianna Dickey (2)
32. Jean Phinney
33. Linda Franklin
34. JJ Noire (2)
35. Tree Fitzpatrick (8)
36. Josh Oliver
37. Barbara Rydlander
38. Joan Allen
39. Rivian Berlin
40. Margot Smith (2)

41. Becky O'Malley
42. Kathryn Horsley
43. Kathleen Evans
44. Bruce Brody (2)
45. Judith Perlin
46. Fritzi Drosten
47. Adolfo Cabral (2)
48. Phoebe Sorgen
49. Susanne Dewitt
50. James McFadden
51. John Iversen
52. Janet Lord
53. Rhiannon
54. Patrick Sheahan
55. Phil Allen
56. Donald Goldmacher
57. Nancy Bickel, on behalf of the League of Women Voters of Berkeley, Albany, Emeryville
58. Donna Mickleson
59. Shela Ray
60. Jane Martin
61. Joel Mark
62. Stephani Lesh
63. Bhuma Subramaniam
64. Sheila Goldmacher
65. Margy Wilkinson
66. Sandra Hamlat, on behalf of the Transportation Working Group of the Berkeley Climate Action Coalition
67. Olga Bolotina, on behalf of the Sierra Club Northern Alameda County Group
68. Mary Anne Brewin
69. Will Travis
70. Isabelle Minn
71. Robert & Diane Leech
72. Anna Bellomo
73. Bonnie Hughes
74. Enid Camps
75. S. Entwistle
76. Valerie Knepper
77. Phil Polishuk
78. Jeremy Alberga
79. Stephanie Allan
80. Abro Sutker
81. Bonnie Nelson
82. John Lango
83. Helene Whitson
84. Rachel Scheibe
85. Vincent Casalaina
86. Barbara Steuart
87. 88 Form Letters (Available for viewing in City Clerk's Office)

Meeting Location/Time Concerns

88. Margy Wilkinson (3)
89. Linda Olivenbaum
90. JJ Noire
91. Adolfo Cabral
92. Tree Fitzpatrick
93. Erin Diehm
94. Marianne Sluis
95. Phil Allen
96. Jeffrey Spahn
97. Bhuma Subramaniam
98. Kelly Hammargren

Supplemental Communications and Reports 3

Item 1: Significant Community Benefits from Five Tall Downtown Buildings

99. Councilmembers Lori Droste and Darryl Moore
100. Councilmember Arreguin
101. Joe DiStefano
102. Richard Warren and Ellen Widess
103. Charles Altekruise
104. Julie Elis
105. Sean Co
106. Nancy Carleton
107. Luis Amezcua
108. Katherine Pyle
109. Kristen Anderson
110. Joe Walton
111. Robert Piper
112. Michael Fullerton
113. Julian Foley
114. Sheila Malone
115. Donald Goldmacher
116. Nova Blazej
117. Kelly Hammargren
118. JJ Noire
119. Gim Crew
120. Moni Law (2)
121. Emunah Hauser
122. Megan McQuaid
123. Joshua Bloom
124. 9 Form Letters (Available for viewing in the City Clerk's Office)

Meeting Concerns

125. Tree Fitzpatrick