

RESPONSE TO COUNCIL QUESTIONS RE: 9/1/15 AGENDA

PUBLIC HEARING/GENERAL BUSINESS:

Item #1

Who is going to deal with the demolition/removal when the site's use is returned to us?

Staff Response: The condition of the site after they vacate will need to be covered in the agreement between the City and County for use of the property. Based on preliminary discussions with the County, site improvements would be minimal and would include the modular building resting on spot footings, temporary utilities (hook-up for water only), and basic site work for parking (portion of site already paved).

Be prepared to comment on the SPLA.

Staff Response: Staff will be prepared to discuss how this proposal conforms with the Moffett Park Specific Plan, Onizuka Redevelopment Plan, MP-I zoning and property conveyance agreements from the Air Force.

The RTC mentions FHDA - their reaction to this would be highly interesting to me. I don't know what their schedule is or where they stand with their construction. Construction in proximity to a homeless shelter would seem problematic. Ditto the VA, but that seems more removed.

Staff Response: FHDA and VA have both been contacted about the proposal. Coordination with FHDA is particularly needed since construction material related to their construction is currently stockpiled on the City's site. FHDA indicated that much of this material will be removed in the upcoming months and will be incorporated in the site improvements for its project. A new driveway and sidewalks will also be installed on their property in the near future.

Site security is still an outstanding question.

Staff Response: Similar to the Fair Oaks site, site security will be addressed with County staff. Security issues related to active construction on the FHDA and VA sites will also need to be addressed. Additionally, surrounding businesses have raised security concerns, particularly during the daytime hours when the shelter is planned to be closed. The operational model presents additional concerns if it's first come, first served. Given the high volume of traffic congestion, wayfinding signage and clear paths for pedestrians would need to be installed.

I want to understand how staff workload and work items will be affected if we continue exploring the Onizuka site. What work items will be delayed, deferred, or re-prioritized? How will staff accommodate the additional workload?

Staff Response: As mentioned last week, the City staff will continue to implement the City Council direction and appreciates that the Council is mindful of the workload and our capacity to respond to it. Over the past months, in addition operations and basic Council referrals/study issues, several urgent priorities have surfaced that have already caused a reshuffling of projects and priorities,

e.g., Public Lands Act 9212 report, Downtown preparation and procurements for the City's due diligence requirements, assessing the City's position to advance traffic priorities for a regional ballot initiatives, accelerating and broadening CCE, local hiring, and stabilizing golf operations. The recent workload associated with the Cold Weather Shelter has caused for City staff to recommend deferral of some items that are scheduled for September 22 because this is the time that we would be preparing them for that meeting. Additionally, staff has been temporarily assigned to develop a process map and identify the land use actions/activity required to successfully site a Cold Weather Shelter. As of 4 p.m. on Monday, August 31, there may be another approach that may require less work. Staff will be able to present that approach at tomorrow's Council meeting, as we are still researching it. However, below is information that CDD and DPW have shared:

1. For Community Development, various staff will be involved in the planning and building approval process for the temporary shelter. For the planning process, a Principal Planner will process the environmental clearance and Senior Planner will process the planning approval. The Principal Planner supervises current planning or the processing of development applications, so this added work item will incrementally affect the processing of development applications that are scheduled to be completed in the next few months. For the Senior Planner, we would propose delaying the completion date by several months for two Council study issues: Calculation of Park Dedication of In-Lieu Fees, and Transportation Demand Management Program for Residential Development. The Housing Officer will also be involved in certain aspects of the project, including continuing to be the lead contact with County Housing staff. She is currently working on two urgent projects that will be affected: completion of the annual CAPER report which must be submitted to HUD in September, and the Closure Impact Report (CIR) for Nick's Trailer Court. At the building permit stage, the added project will also have an incremental impact on Building and Fire Prevention staff that are already experiencing an extremely heavy workload for construction inspections.

2. For Public Works, the prioritizing and processing of the project will affect staff at different levels, however the most affected will be the Development Engineer who has been assigned the project. The following development projects will need to be slowed as needed to review the Onizuka permits and plans within the expected time frames.

954 Henderson Ave	Tentative Parcel Map for 166 condominium units in place of 166 mobile home spaces
900 Henderson Ave	Tentative Map/Parcel Map to create 112 condominium units to replace 112 mobile home spaces
725 S. Fair Oaks	A 187-room, five-story hotel with underground parking

755/777 E. Evelyn Ave	Torty-two townhomes with a final map
1235 Bordeaux Dr	One 8-story, 200-room AC Hotel and one 8-story, 150-room Courtyard Marriot Hotel
1184 N Mathilda Ave	New five-story office/research and development building
1050/1060 Helen Ave	Seven new homes with a final map