

Mayor pro Tem Keener so moved; seconded by Councilmember Vaterlaus.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	John Keener, Mayor Pro Tem
SECONDER:	Sue Vaterlaus, Councilmember
AYES:	O'Neill, Keener, Digre, Vaterlaus, Martin

9. Review Current Activities of the Rent Advisory Task Force
PROPOSED ACTION: Place activities of the Rent Advisory Task Force on hiatus until the result of the November 2017 ballot measure regarding the Pacifica Community Preservation, Rent Stabilization, and Renters' Rights Act is known.

Planning Director Wehrmeister presented the staff report.

Councilmember Martin referred to placing the task force on hiatus until the result of the November 2017 ballot, and asked if Council would revisit the charter at that time.

Planning Director Wehrmeister responded affirmatively.

Councilmember Vaterlaus asked if the task force wanted to continue to meet or feel it was best to go on the hiatus.

Planning Director Wehrmeister stated that they were interested in continuing to meet. She stated that they struggled with what their purpose was in light of the ballot measure and the interim ordinance, but they felt like they were working collaboratively and would produce a document of value to the community.

Councilmember Vaterlaus stated that she was at the meetings and thought they worked very well together and seemed to have good knowledge.

Councilmember Martin asked how much time staff was spending on the task force now.

Planning Director Wehrmeister stated that she would have to ask Assoc. Planner Murdock as he was the primary staff person.

Councilmember Martin stated a rough estimate was good, such as two hours a week or less or more.

Assoc. Planner Murdock stated that it would depend on the subject matter. He stated that some meetings have taken 6-8 hours of preparation with research in summarizing the particular issue and some just a couple of hours. He thought the average was 3-4 hours.

Councilmember Martin asked if that was 3-4 hours a week or month.

Assoc. Planner Murdock stated 3-4 hours per meeting and they were averaging a meeting every 2-3 weeks, so he thought it was 6-8 hours a month.

Mayor O'Neill asked if he thought there would be value in continuing it for the Rent Advisory Board to cover those items exempt under the rent control ordinance on the ballot, basically for single family homes or other units.

Assoc. Planner Murdock thought a policy decision for the Council was that he thought there would be some utility to having an advisory measure. Whether the time to finalize that is now or later, once they know the outcome, was probably not something for him to weigh in on.

Mayor O'Neill stated that an advisory measure for units exempt from the rent control ordinance would still be totally unregulated even if the ballot passes, and the advisory could be turned on if it was either fail or pass in November.

Assoc. Planner Murdock thought there was a scenario where, if the Council chose to do so, it could have the task force continue its work, prepare the measure and consider it at a time of choosing, whether upon completion or knowing the results of the election. He stated that it was up to the Council when to enact or adopt such an advisory measure. He stated that there were many units that are rented in the community that would be exempt from a rent stabilization and just cause eviction ordinance if it passed in November. He stated that the advisory measure would provide guidelines which he thought they were looking for when they sought out to have the advisory measure developed, providing ground rules and best practices for people to follow for landlords and renters to get along better and minimize the opportunity for conflict that Council was aware of in the rental market.

Councilmember Digre asked if they had a contract with a facilitator like Conflict Resolutions.

Planning Director Wehrmeister stated that the Peninsula Conflict Resolution Center are the facilitator for the Task Force meetings.

Councilmember Digre asked how much they pay and also if we have a contract and whether it was finished.

Planning Director Wehrmeister stated that the contract was still open. It was a total of \$20,000.

Councilmember Digre asked how it works and how much have they used of that money.

Planning Director Wehrmeister stated that they haven't been billed.

Councilmember Digre asked if that was a contract up to \$20,000.

Planning Director Wehrmeister responded affirmatively, adding getting to the conclusion of the process.

Councilmember Digre asked if they have been regular, and it has been working out.

Planning Director Wehrmeister responded affirmatively.

Mayor O'Neill opened public comments.

Therese Dyer, Pacifica, felt this was premature as it hasn't gone on the ballot yet. She stated that she saw Steve Wagstaff and she wasn't sure whether he made a decision on Councilmember Digre but she was in violation, adding that it was conflict of interest for those who ran for City Council at the same time she did because she committed perjury and they didn't. She added that both Mayor O'Neill and Councilmember Vaterlaus were both in real estate. They both should have recused themselves and, if they had, they would not have had a quorum but she stated that she would wait for his decision.

Tigarjas Bigstyck, Pacifica, stated that he serves on the Rent Advisory Task Force and his comments were his perspective on things and do not represent the group. He had some notes for those who may not have read it. He maintained a primary residence in a rental property within Pacifica and he was a proponent of rent stabilization. He stated that the task force has reached consensus on the topic areas that the rent advisory measure should address and proceeded to itemize them. He stated that they have had the discussion without hating each other and basically listening to each other and creating the basis of what they want in our community, a dream to share together. He felt it made sense to start the process to set the mood for groups that don't share the same opinions but are listening to each other. He also recognized the wisdom to continue after November and help those not covered by the ordinance.

Mayor O'Neill closed public comments.

Councilmember Martin was appreciative of the peace from the Rent Advisory Task Force. She was concerned about the community and staff time and money. She would like to get a cost of dates that they can split the difference. She thought, if it was staff's recommendation to put it on hiatus and they don't have a charter now, she would go with the recommended action and save time now and put their focus on the new year and hope to reinvigorate the group. She was prepared to make a motion.

Councilmember Vaterlaus disagreed. She felt they were doing great work and it takes time to develop this so she would like to see them continue.

Councilmember Digre asked Planning Director if she said she was at the meetings.

Planning Director Wehrmeister stated that she probably attended about 50-75% of them.

Councilmember Digre asked if it was based on the Healdsburg advisory.

Planning Director Wehrmeister stated that was the basis, but the task force looked at what was needed for Pacifica.

Councilmember Digre concluded that they did deviate from that.

Planning Director Wehrmeister responded affirmatively.

Mayor O'Neill stated that they know for certain there was an item on the ballot in November but they also know that there are certain dwelling units that are specifically exempt from the ordinance, regardless of whether it passes. He felt it was good to have some mechanism in place for the units exempt from the ordinance. If the ordinance fails, they could have at least the beginning of a working group. He felt it was a lot easier to maintain something than stop it and try to start it again. He felt it would be wiser to possibly not have the meetings as often in deference to staff time, but they know there will be units not covered by rent control and it would be prudent to have some advisory platform in place for them.

Councilmember Digre asked if they could actually vote on it because she thought they need to know the amount of money available or if they need more money to continue.

Planning Director Wehrmeister stated that their billing structure was set up so that was the amount.

Councilmember Digre asked if they achieve it under that amount regardless of the time involved.

Planning Director Wehrmeister responded affirmatively.

Councilmember Digre stated that she has opposite thoughts on the issue. She thought having it meet sometime, and she asked if they leave it to the discretion of staff so they keep their momentum and it would affect rentals not under the ordinance and she was in favor of staying on track and not having to start brand new.

Councilmember Martin thought she would not waste her breath.

Mayor O'Neill thought it needed to be reworded to continue activities of the Rent Advisory Task Force until January 2018 when Council may revisit the charter.

Planning Director Wehrmeister would defer to City Attorney but she didn't know if they need a motion except the direction was to continue.

City Attorney Kenyon stated that what she heard from some councilmembers who want to pursue the task force was whether they desired to change the charter, because the charter currently was to pursue an advisory measure for units in general, and not those that are exempt under the proposed November ballot ordinance. She asked if a majority of the Council would like the Task Force to continue with a different charter or different goal.

Planning Director Wehrmeister asked if she could read the goal which is very general.

City Attorney Kenyon agreed.

Planning Director Wehrmeister stated that the goal, in general, says to develop a rent advisory measure for adoption by City Council that identifies a set of principles to engender mutual respect and productive communication among and between property owners and renters that result in stability and predictability for both.

Councilmember Digre asked if they were honing onto those properties not involved with the ordinance, she would say yes because the ordinance on the ballot was a big thing and she wouldn't want to have attention split to figure out what it means. She asked if anyone against it would want to give her some arguments in any direction.

Mayor O'Neill stated that, given what was read as the goal, it was broad enough that, whether the stabilization measure passes or fails, you could plug in apartments or single family homes, etc. in there. He would be willing to keep the same charter goal as presently in effect as he felt it meets all needs now. He stated that, if they need to revisit it in the first quarter of 2018, they do.

Councilmember Digre concluded that he was saying that they not specify that it was just for those not under the ordinance.

Mayor O'Neill responded affirmatively, clarifying that they don't know if it will win or fail, and he feels they leave it as is.

City Attorney Kenyon stated that there is no action that needs to be taken.

Councilmember Digre asked if the other two have something they want her to hear. She stated that, at this moment, she was not in favor of that, but in favor of being specific about working towards that were not in the ordinance as she didn't want people to get confused. She felt the ordinance was there for a specific purpose and she didn't want to deflect from that purpose.

Councilmember Martin asked, if the contract says they have to come to a resolution and say they meet every other month and don't come to a resolution and extend past their 2017 ballot, at that time, they are closer to knowing what they need to do, and she asked if there was a timeframe for what they need to accomplish for the contract.

Planning Director Wehrmeister didn't believe there was a strict timeframe.

Councilmember Martin concluded that they need a couple of more times this year, such as every other month. She referred to a member mentioning what they were discussing, and she felt that was good valid stuff. She stated that, to get any more specific, she agreed with Councilmember Digre that it was confusing now with what was on the ballot. She stated that, if the task force does what their doing for the next couple of months, every other month, they have a decision from the community and then they can come to a decision and they still have more meetings. She was against city staff spending a full day a month getting ready for these as there was a lot more to do to prepare for November regardless. She was not supportive of the charter as is, although Councilmember Digre would like to see it more specific, but she felt getting more specific would be more confusing.

Councilmember Vaterlaus thought the charter was quite broad and very easy to understand. She stated that this was about what they mentioned before, civility and treating each other like people. She thought the advisory is as important as all the other things they have been working on to spend time on and the money they have already spent.

Mayor pro Tem Keener believes that the Advisory Task Force has the potential of confusing voters for the November ballot and it should be suspended until after.

Mayor O'Neill felt the direction was unclear.

Councilmember Martin moved to take the advice of recommended action and place activities of the Rent Advisory Task Force on hiatus until the result of the November 2017 ballot measure regarding the Pacifica Community Preservation, Rent Stabilization and Renters' Rights Act is known; seconded by Mayor pro Tem Keener.

Councilmember Digre asked, for clarity, if they were taking the statement that was in the agenda.

Councilmember Martin responded affirmatively.

Mayor O'Neill stated that he was voting no on the resolution because he believes that it would be more beneficial, since they know after the election in November, whether aye or nay, that there will be units that will not be covered and this will leave them months ahead, but he was willing for the Rent Advisory Board not to come out with any recommendations prior to the election. He understand where they might come with a confusion.

Councilmember Digre, for the same reason she stated before, she will vote yes because she think it can cause confusion not to be specific.

RESULT:	ADOPTED [3 TO 2]
MOVER:	Deirdre Martin, Councilmember
SECONDER:	John Keener, Mayor Pro Tem
AYES:	Keener, Digre, Martin
NAYS:	O'Neill, Vaterlaus

10. Consideration of Request by Councilmember Martin that the City Transmit a Letter to Caltrans and the San Mateo Transportation Authority Requesting the Repurposing of Funds Previously Designated for the Widening of Highway 1 (Calera Parkway Project). **PROPOSED ACTION:** Move to direct staff to work with Councilmember Martin to finalize a letter addressed to Caltrans and the San Mateo Transportation Authority to redirect funds previously designated for the Calera Parkway Project to other infrastructure needs in the City and include the letter for formal review and consideration by the City Council at its regular meeting of June 12, 2017.

Interim City Manager Breskin presented the staff report.

Mayor O'Neill opened up public comments.

Cynthia Kaufmann, Pacifica, thanked them for the work they have done in stopping this project. She was happy with Council's work on this, and she felt the letter was important. She didn't have an opinion on which letter but it was important that Caltrans and TA understand that Pacifica does not want this project and it doesn't lurk in the system and is clearly dead. She felt it was going to be exciting to see the creative ways to solve the traffic problem and make something that really works for all of us.

Steve Sinai, Pacifica, stated that Councilmember Martin seems to be leading the charge to sabotage highway widening. He mentioned his various reasons for his objections to the Councilmembers opposing the highway widening, He then asked for Council to show respect for all voters and not just their supporters. He asked for a citywide vote on Highway 1 widening to see what the majority of Pacificans want. He stated he was okay with hiring an independent traffic engineer to study alternatives and make recommendations in the meantime. He stated that, if they vote against widening, so be it, but if in favor, he stated that they get a chance to correct their actions. He asked, if they are sure they represent the majority view, why they are afraid of a vote.

Bill Collins, Pacifica, stated that Highway 1 is 4 lanes it used to be two, and backs up in some places and not in others. He didn't see it back up in Manor or Fairmont, but it backs up in the intersections and they are on the right path of looking into quicker, less disruptive solutions to the backups that occur at intersections. They have already started on the smart path that Pacificans want and not the disruptive construction project in the middle of the city with lanes closed for a long time, which is Caltrans specialty. He asked that they continue on this path. He stated that, when a highway is widened, the new lanes always fill up. He commented that the Bay Area has real transportation systems and Pacifica was stuck in the 1960s. He felt they need to be modern about it.

Tigarjas Bigstyk, Pacifica, stated that he has driven Highway 1 from the bottom of Big Sur to the top where it meets 101 up north and has driven through dense LA traffic. He stated that it