

**Minutes of the Regular Joint Meeting of the Oakley City Council/Oakley City Council acting as the Successor Agency to the Oakley Redevelopment Agency
April 28, 2015**

1.0 OPENING MATTERS

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

1.1 Call to Order and Roll Call of the Oakley City Council and Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

Mayor Hardcastle called the meeting to order at 6:30p.m in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Doug Hardcastle, Kevin Romick, Randy Pope, Sue Higgins and Vanessa Perry were present.

1.2 Pledge of Allegiance to the Flag

David Boatwright led the Pledge of Allegiance to the Flag.

1.3 Proclamation Recognizing May 3-9 as Municipal Clerks Week (Libby Vreonis, City Clerk)

City Clerk Libby Vreonis accepted the proclamation and thanked the City Council. She recognized and thanked City Clerk staff Kim Carmody, Diana Kerr and Kiyoka Fisher-Samson for their work.

1.4 Award Presentation to the City of Oakley for its Outstanding Contribution to Tobacco Prevention (Mary Jaccodine, Co-Chair of the Contra Costa Tobacco Prevention Coalition)

Mary Jaccodine, Co-Chair of the Contra Costa Tobacco Prevention Coalition, presented an award to the Oakley City Council for its Outstanding Contribution to Tobacco Prevention. She mentioned there are opportunities available for the City to do additional work in relation to tobacco prevention and to contact her if interested.

1.5 "Stand Down" Presentation (J.R. Wilson, Delta Veterans and Randy Smith, Oakley Veterans)

J.R. Wilson, President of the Delta Veterans Group (DVG), announced DVG will hold its "Stand Down" event at the Contra Costa County Fairgrounds located in Antioch September 11-14, 2015. He mentioned the four-day event which takes place in odd numbered years will provide resources and services for homeless Veterans. He also mentioned DVG meets the third Thursday of each month at the Veterans Memorial Building in Antioch and welcomed everyone to attend its meetings. He thanked the City Council and Oakley Veterans for their support. He introduced Veteran David Boatwright.

Mr. Boatwright shared that Stand Down helped him get back on his feet and he is now an Executive Director of Stand Down working toward building a women's center to assist female Veterans.

1.6 Update from the Oakley Library (Andrea Freyler, Acting Community Library Manager)

Andrea Freyler announced she was recently appointed as the Community Library Manager. She shared that the Friends of the Oakley Library recently hosted its second "Book It Run" fundraising event. She also shared that the Oakley Library offers many community programs including story time, Bricks 4 Kidz (lego activities), quarterly programs, Stitching Saturdays, Tween Thursdays, Mystery Book Club, 3D printing, beading and visits to second grade classrooms in Oakley which include an opportunity for students to obtain a library card and certificate for a free book. She mentioned the Oakley Library recently began hosting Community Garden meetings and also recently hosted a successful spring break Movie Madness event. She announced the Oakley Library will have a summer reading program June 6-August 15 and that it looks forward to continuing to be a destination for families.

Councilmember Pope inquired if Ms. Freyler could provide information regarding the Oakley Library's audio books program.

Ms. Freyler explained that the Oakley Library currently subscribes to OverDrive, an audio books program; however, it is expensive and the Oakley Library does not own the digital content; therefore, it is beginning to use another source in which the Oakley Library owns the digital content.

1.7 Update from Diablo Water District (Mike Yeraka, General Manager)

Diablo Water District (DWD) General Manager Mike Yeraka updated the City Council regarding the State mandates that have been issued for water conservation and DWD's application of the mandates. He explained that currently a 28% water use reduction (compared to 2013) is required of DWD by the State; however, new standards may be issued today and possibly revised May 5. He announced mandated prohibitions include: no outdoor watering is allowed during and up to 48 hours after measurable precipitation, outdoor irrigation more than three days per week and more than two times on those days is prohibited, an automatic shut-off nozzle is required when washing an automobile, boat or trailer with a hose, irrigation run-off is prohibited, fountains or decorative water features must have a recirculating system, restaurants may only serve water upon request, water may not be used to wash down any hard surface such as driveways, sidewalks and asphalt unless for a health and safety purpose, and towels and linens may not be laundered in hotels or motels unless requested by a guest. He explained the mandates will be effective mid-May and failure to comply may warrant a fine of \$500 per day.

Mr. Yeraka added that DWD encourages customers to reduce their outdoor water usage by 40% and indoor water usage by 10% and can obtain water conservation tips at www.diablowater.org and take advantage of rebates, discounts and water usage audits through Contra Costa Water District, www.ccwater.com. He announced the City of Oakley and DWD will be hosting a free water conservation workshop May 20 at Oakley City Hall, 6:30p.m.-8:30p.m. and if customers would like additional information regarding their water usage, they may register their account on DWD's website to view their account history.

Mr. Yeraka explained DWD will incur an 11.9% increase in water costs and it will contribute approximately \$700,000 in assistance to lessen the impact of water rate increases to its customers. He added that Oakley's service charge will remain at \$10.42 with two tiers (tier 1=up to 8 units=\$3.20; tier 2=over 8 units=\$3.42) and some customers reducing their water usage may see a decrease in their monthly bill. He discussed DWD's daily outreach to customers to assist in conservation efforts and its partnership with Home Emergency to offer optional insurance to customers for the water line from the water meter to customer homes. He concluded by mentioning water conservation is expected to continue through 2016 and 2017.

Councilmember Pope inquired if recent case law impacts DWD's structure of tiered pricing.

Mr. Yeraka explained that the tiered pricing in the recent case with a southern California city was arbitrary; there was no matching of costs with tiers which is not how DWD's tiered pricing is structured.

Councilmember Perry inquired how water conservation works in relation to the number of new homes anticipated to be built with the recent mandates that have been established.

Mr. Yeraka responded that DWD is meeting with developers to request drought tolerant plants replace turf and other water conservation efforts to try to keep new home water usage to approximately 200-300 gallons per day as opposed to 750 gallons per day with some existing homes.

1.8 Update from Contra Costa Water District (Connstance Holdaway, Director Division 5 and Jeff Quimby, Director of Planning)

Connstance Holdaway, Contra Costa Water District (CCWD) Director of Division 5, announced this year is the fourth consecutive dry year in the State of California and CCWD will comply with State mandates. She introduced Jeff Quimby, CCWD Director of Planning.

Mr. Quimby discussed CCWD's water resources and explained the reservoir supply is at approximately 60% average State-wide of previous years, the snow impact is historically low at 5% of average and the allocation CCWD has for municipal water is historically low at 25%. He mentioned the State mandates would be implemented by CCWD in two phases; first, a drought resolution was adopted April 15 providing prohibitions and second, a public hearing will be held June 3 to establish a temporary pricing adjustment, fines (to

be effective only during the time State mandates are effective) and a new baseline. He also mentioned salinity barriers will be installed in the Delta in June (and removed in November) to protect drinking water. He encouraged residents to visit CCWD's website www.ccwater.com and take advantage of lawn rebates, free onsite conservation surveys, discounts for car washes and rebates for efficient clothes washers.

Councilmember Higgins inquired if CCWD was looking more into desalination of the Delta.

Mr. Quimby responded that they will continue to evaluate desalination through a pilot program with other agencies.

2.0 PUBLIC COMMENTS

Online Comment Forms

No online comment forms were submitted for Public Comments.

Public Comment Cards

Angela Lowrey thanked everyone for their work on the You, Me, We = Oakley! Art Exhibit and Monument Unveiling events. She expressed the art was impressive and she would love to see more of these events to bring the community together.

3.0 CONSENT CALENDAR

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

- 3.1 Approve the Minutes of the Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Meeting held April 14, 2015 (Libby Vreonis, City Clerk)**

Oakley City Council

- 3.2 Adopt a Resolution Approving Contract Amendment Number 1 to the Agreements with Engeo, Inc. and Kleinfelder West, Inc. for On-Call Materials Testing Services Related to Private Development and Capital Improvement Projects (Kevin Rohani, Public Works Director/City Engineer)**
- 3.3 Adopt Resolutions Approving the Subdivision Improvement Agreement with Brookfield Emerson Land LLC for Subdivision 9032 Emerson Ranch Neighborhood 1 and Authorizing the City Manager to Sign the Agreement and Approving the Final Map of Subdivision 9032 Emerson Ranch Neighborhood 1 located at the northwest corner of Cypress Road and Sellers Avenue (Kevin Rohani, Public Works Director/City Engineer)**

- 3.4 Adopt Resolutions Approving the Subdivision Improvement Agreement with Brookfield Emerson Land LLC for Subdivision 9348 Emerson Ranch Neighborhood 2B and Authorizing the City Manager to Sign the Agreement and Approving the Final Map of Subdivision 9348 Emerson Ranch Neighborhood 2B located at the northwest corner of Cypress Road and Sellers Avenue (Kevin Rohani, Public Works Director/City Engineer)**

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

- 3.5 Adopt a Resolution Authorizing the City Manager to Execute a Month-to-Month Lease Agreement with Guanatos Ice Cream at the Property Located at 3330 Main Street in Oakley (Dwayne Dalman, Economic Development Manager)**

Online Comment Forms

No online comment forms were submitted for the Consent Calendar.

Public Comment Card

No public comment cards were submitted for the Consent Calendar.

It was moved by Vice Mayor Romick and seconded by Councilmember Pope to approve the Consent Calendar. Motion was unanimous and so ordered. (5-0)

4.0 PUBLIC HEARINGS

- 4.1 Resolution Establishing and Updating Certain City Fees (Paul Abelson, Finance Director)**

Finance Director Paul Abelson presented the staff report and mentioned the temporary road closures, construction and special events amount would be corrected to reflect \$767 for the 2015 estimated average cost of service for both not for profit and for profit applicants.

Councilmember Perry inquired if the 2015 estimated average cost of service is the same for road vacations if a map exists or does not exist and Mr. Abelson confirmed it is the same.

It was moved by Councilmember Pope and seconded by Councilmember Higgins to adopt the resolution. Motion was unanimous and so ordered. (5-0)

4.2 Delta Grinding Contractor's Yard- Design Review Request to Establish a Contractor's Yard at 5245 Live Oak Avenue (DR 01-15) (Joshua McMurray, Planning Manager)

Planning Manager Joshua McMurray presented the staff report.

Vice Mayor Romick inquired of the applicant if there are any foreseeable traffic issues during school hours with trucks arriving and leaving the property.

Applicant Ken Ferrante commented there should be no traffic issues as the contractor equipment leaves the property very early before school hours and returns late in the day after school hours.

Mayor Hardcastle inquired if the storm basin located on the property is necessary if it continually remains undeveloped because no one wants to incur the cost of the infrastructure.

Mr. McMurray responded that the storm basin is necessary even though there is a lack of infrastructure leading up to it. He added that the applicant is unable to provide the infrastructure as he has been unsuccessful in obtaining required permission from the adjacent property owners.

It was moved by Councilmember Perry and seconded by Vice Mayor Romick to adopt the resolution. Motion was unanimous and so ordered. (5-0)

4.3 Request by Diamond Hills Sports Club and Spa for a Modification to its Conditional Use Permit (PC Reso 13-07) to Allow for Outdoor Events (Joshua McMurray, Planning Manager)

Planning Manager Joshua McMurray presented the staff report.

Online Comment Forms

Maria Grande requested the City Council designate a community liaison resident for the duration of the one-year period to oversee the conditions are being complied with by Diamond Hills.

Melissa Coan requested Magnolia Park residents be allowed to be involved in creating a formal security plan and that Diamond Hills have a professional security guard, not an employee, to ensure the security person is not ignored or placed on another job duty if Diamond Hills is short-staffed.

Zachary Coan requested residents be allowed to be involved in the next sound study and offered to assist the City and noise consultant with the additional report being requested prior to and during the first outdoor event which appears to be a swim meet on May 16. He mentioned he has experience with sound equipment and inquired how the sounds will be monitored and adhered to during events if Diamond Hills staff is operating the equipment.

Public Comment Card

Angela Lowery provided the City Council with photos and a signed community petition requesting that the City Council consider adding the following conditions to the modification of conditional use permit for Diamond Hills: a) any event using amplified noise to begin after 9:00am and to conclude by 10:00pm on weekends and public holidays, b) no later than 10 days prior to any proposed event, the name and contact phone number of Diamond Hills "Manager on Duty" be provided to residents, c) occupancy laws for facility strictly adhered to, d) no overnight accommodations in recreational vehicles (RV) or other modes of transportation by guests/members in Diamond Hills parking facilities, e) where appropriate, residents representative(s) involved in City's Recommended Conditions of Approval requirements such as noise studies, security and parking, f) entrance for club swim meets be front door of Diamond Hills only and side entrance to be closed unless in the event of an emergency, g) City appoint a Community Liaison representative, who is fully versed on modified CUP provisions, to be a contact point for residents to report infractions or concerns during the course of any scheduled event, and h) inability to meet agreed conditions to modified CUP agreement during the one year period could result in agreement being terminated. She invited the City Council and staff to a breakfast with neighborhood residents on May 16. She commented that the residents want to work in harmony with the City and Diamond Hills toward resolving neighborhood concerns.

Ginny Gallegus requested that persons attending swim meets use the main entrance at Diamond Hills which provides access to 400 parking spaces in front of Diamond Hills rather than using the side entrance which effects parking, noise and trash throughout the Magnolia Park neighborhood during early morning hours.

Tania Passaglia expressed that the noise associated with Diamond Hills events begins at 6:30am which is earlier than and inconsistent with noise regulations provided in the Oakley Municipal Code. She requested the City Council consider not allowing any amplified noise until 9am on Saturdays, Sundays or any public holiday. She asked the City Council for assistance in resolving neighborhood concerns with Diamond Hills, expressing that Diamond Hills repeatedly ignores the neighborhood concerns.

Katrina Sudweeks commented that she is a swimmer on a Diamond Hills swim team and meets begin at 9am which is consistent with the City's noise ordinance. She expressed that the swim team plays an active role in the community and to restrict the meets would impact participants. She added that swimming has had a positive impact on her life, including teaching her commitment, discipline and motivation.

Kim Sudweeks shared she has been a member of Diamond Hills since it opened and it a place that provides a safe, positive and healthy environment for all ages. She added the benefits to the youth who participate in sports activities offered at Diamond Hills includes self-confidence, stress and anxiety relief, discipline, teamwork, reduces depression and increases academic success; therefore, she supports outdoor events at Diamond Hills. She further added that the Diamond Hills swim team participates in Relay for Life, Special Olympics and food drives.

Mark Tappan, Director of Operations of Sparetime (parent entity of Diamond Hills), commented that Diamond Hills wants to be a good neighbor and is working with the City to make adjustments to the sound equipment, start times for swim meets, parking, patrolling, and providing notice to neighbors of events.

Mayor Hardcastle suggested Diamond Hills include on its flyers for meets that noise should be kept to a minimum as a courtesy to the neighborhood.

Lisa Franzel, General Manager of Diamond Hills, commented that these are new conditions for Diamond Hills and that Diamond Hills is willing to work with the City and neighborhood to resolve concerns. She mentioned she will be onsite to monitor parking and be the contact person.

Joe Weber, a volunteer on the board for the swim team at Diamond Hills, explained that there are 196 swimmers on the swim team and he hopes that the team will be allowed to continue recreation and development of young swimmers.

Aaron Meadows was not present but submitted a speaker card commenting he is in favor of approval of Item 4.3.

Vasanthi Mehta expressed that she has had to contact the police with regard to security concerns and noise caused by Diamond Hills' events. She requested the City Council consider the following additional conditions and mentioned she will support the modification if the following conditions are included: 1) Diamond Hills must control entrances and parking with experienced and professional staff, 2) Diamond Hills must have substitute staff for unexpected absences during events, 3) Diamond Hills must monitor outside alcohol, and 4) Magnolia Park residents must be provided contact information for the manager on duty for events ten days prior to events. She commented that the residents support swimming and wish to work in harmony with the City and Diamond Hills.

Geoff Fowler, a Magnolia Park resident and member of Diamond Hills, expressed support for the modification. He commented he often hears amplified noise from events at Freedom High School which is part of living near a high school. He added he supports swimming for safety, discipline and the strong supportive environment it provides for youth.

Alex Renner commented she supports swimming as it offers team building, discipline and commitment and she supports closing the side gate entrance so attendees are not tempted to park on that side. She mentioned the noise is minimal before 9am.

Cindi Coats, Head Coach for the swim teams at Diamond Hills, commented that the teams chose to relocate from other areas to Diamond Hills for its facility and it may lose participants to teams and events to other cities if families cannot attend the events due to neighborhood concerns. She requested the City Council's support.

Craig Selbach commented he was surprised at the noise emanating from Diamond Hills and parking issues during events and that his complaints to Diamond Hills have been ignored; therefore, he does not support the modification until neighborhood needs are met.

Maria Grande explained that noise, parking and safety concerns have been shared with Diamond Hills by neighborhood residents but they have been ignored. She requested a Magnolia Park neighborhood representative be designated and take a role in the next two weeks to hold Diamond Hills accountable when condition violations occur.

Steve Thorburn of Thorburn Associates (acoustical consultants), offered to answer any questions the City Council may have.

Councilmember Perry inquired when the music begins at events, if it is possible to begin movie nights earlier, and if meet start times can begin at 9am. She commented she likes the idea of signage on Neroly and Daffodil to deter parking congestion on neighborhood streets. She requested a contact phone number for a person in charge be provided to neighbors for events.

Mr. Tappan responded that the music will begin later at 8:30am or 9am, depending on the event start time, they cannot begin movie nights until dark because viewers will not be able to see the film on the screen unless it is dark outside, and it is possible to start meets at 9am.

Councilmember Higgins inquired if swim meet participants could use the front entrance instead of the side entrance and if Diamond Hills provides paid security.

Mr. Tappan responded that if parking is designated, it would overcome concerns regarding use of the side gate entrance and paid security has never been necessary at 600 swim meets Sparetime has hosted.

Vice Mayor Romick expressed concern regarding alcohol being taken outside the Diamond Hills premise.

Mr. Tappan responded that alcohol is served at the café onsite, but is not allowed to be taken outside the premise; nor is outside alcohol allowed inside the premise.

Councilmember Pope expressed support for swimming, civic involvement and being a good neighbor and commented that there are adjustments (including a later start time for events and providing contact information for a person in charge of events) to be made that won't impact events and will be good for the neighborhood. He mentioned if alcohol is taken offsite it is a violation of the ABC permit issued to Diamond Hills and Diamond Hills could be cited or its permit could be revoked. He requested any temporary signs for parking for events be approved by the Oakley Police Department. He suggested additional parking may be possible in the undeveloped dirt areas surrounding Diamond Hills. He added that overnight parking and staying in recreational vehicles is not currently allowed. He recommended that the side gate access be revisited after one year since the

prohibition of parking on Daffodil may cure some of the neighborhood concerns with regard to entry through the side gate.

Vice Mayor Romick agreed that one year would be a good time to revisit the results of the conditions and expressed support for the modification.

Mayor Hardcastle agreed that it would be good to provide Diamond Hills with time to make changes and that the neighbors should always have contact information of someone in charge of each event.

In response to a suggestion that meets start later, Mr. Tappan agreed to start swim meets 30 minutes later. He indicated that prior notice is already sent to neighbors of outdoor events.

It was moved by Councilmember Pope and seconded by Councilmember Perry to adopt the resolution with condition of approval # 9 modified to read "All swim events shall start at 9:00 AM or later." Motion was unanimous and so ordered. (5-0)

5.0 REGULAR CALENDAR

Oakley City Council

5.1 Waive the First Reading and Introduce an Ordinance Establishing the City's Police Department (William Galstan, Special Counsel)

Special Counsel William Galstan presented the staff report.

Councilmember Higgins commented that she likes the idea of the City Council participating in the interview with the City Manager for the position of Chief of Police.

Mr. Galstan suggested the City Council could choose to have a committee to conduct interviews or conduct public interviews.

Councilmember Perry commented the City Council consists of one police officer and therefore is advantaged to have the City Council participate in the interview process. She expressed her preference is to hold interviews with the City Council participating.

Councilmember Pope shared his preference would be to have the City Council directly hire the Chief of Police.

Mr. Galstan responded that State law prohibits the City Council from directly hiring the Chief of Police; it must be done through the City Manager; thus, this lead to his suggestion of including the City Council in the interview process to have a role in the process.

Mayor Hardcastle commented there should be at least two Councilmembers involved in the interview process.

Councilmember Pope suggested there could be separate interview panels to allow for multiple Councilmembers to participate.

City Manager Bryan Montgomery commented the hiring of the Chief of Police should be a professional decision, not a political decision and while the City Council may act in an advisory role, the City Manager ultimately makes the appointment. He added that a subcommittee of two Councilmembers could be formed for the interview process because there may be some difficulty in coordinating everyone to attend at the same time.

Online Comment Forms

No online comment forms were submitted for 5.1.

Public Comment Cards

No public comment cards were submitted for Item 5.1.

It was moved by Vice Mayor Romick and seconded by Councilmember Higgins to waive the first reading and introduce the ordinance. Motion was unanimous and so ordered.
(5-0)

5.2 Jalisco's Restaurant Color Change and Awnings Design Review (DR 04-15) (Ken Strelo, Senior Planner)

Senior Planner Ken Strelo presented the staff report.

Councilmember Perry commented the changes have made a big improvement to the building and she enjoys seeing its progress.

Councilmember Higgins commented that she likes the changes that have been made and is in favor of approving the resolution.

Online Comment Forms

No online comment forms were submitted for Item 5.2.

Public Comment Cards

No public comment cards were submitted for Item 5.2.

Vice Mayor Romick moved to adopt the resolution.

Councilmember Pope inquired after the motion the reason for the color selected for the roof line trim.

Applicant Daniel Torres responded that the color was chosen to provide the appearance of tile roof rather than a flat roof.

It was seconded by Councilmember Pope to adopt the resolution. Motion was unanimous and so ordered. (5-0)

5.3 Adopt a Resolution Appointing a Representative to the Contra Costa Council on Aging Citizens Advisory Committee (Libby Vreonis, City Clerk)

City Clerk Libby Vreonis presented the staff report. She added that one additional application had been received; it was provided to the City Council for its consideration.

Mayor Hardcastle inquired if both applicants were present and Mrs. Vreonis confirmed Leonard Morrow was not present, but Douglas Knowles was present.

Councilmember Higgins inquired if Mr. Knowles is interested in serving only the remainder of the term or an additional two-year term.

Mr. Knowles responded that he became interested in serving on the committee after successfully completing the Citizens Academy and would like to serve the current term and then revisit appointment for the next term.

Online Comment Forms

No online comment forms were submitted for Item 5.3.

Public Comment Cards

No public comment cards were submitted for Item 5.3.

It was moved by Vice Mayor Romick and seconded by Councilmember Higgins to adopt a resolution to appoint Douglas Knowles to the Contra Costa County Advisory Council on Aging for the remainder of the current term. Motion was unanimous and so ordered. (5-0)

6.0 REPORTS

6.1 CITY MANAGER

(a) City Manager

City Manager Bryan Montgomery thanked Gabriela Banos-Galvan and everyone for their participation and support for the You, Me, We = Oakley! Art Exhibit and Monument Unveiling events. He mentioned Science Week was successful and announced the Taste of Oakley event will be held at City Hall on May 30. He also mentioned staff contacted CalPERS with regard to police services coming in-house; however, the City has not yet received the CalPERS paperwork; therefore, staff will bring a resolution for consideration to the City Council at its next meeting.

6.2 OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY

(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Comments

Councilmember Pope commented that ballots were counted for the East Contra Costa Fire Protection District (ECCFPD) Benefits Assessment and it was disappointing that only 24% of the 38,000 ballots that were mailed were returned and that 54% of those ballots returned did not support the assessment. He mentioned the District will go to a three station model with only nine firefighters on duty for the entire District. He added that the ECCFPD Board welcomes any creative solutions to keep the community safe. He announced the next ECCFPD Board meeting will be held May 4 at City Hall beginning at 6:30pm. He also mentioned he attended the Habitat Conservancy meeting yesterday.

Councilmember Perry announced she attended the You, Me, We = Oakley! Art Exhibit and Monument Unveiling events and she hopes to see the Art Exhibit continue next year. She also announced she attended a Science Week event at the Delta Science Center and Science Week is very unique to the City of Oakley. She mentioned she attended the Oakley Elementary Challenger Division (all abilities division) event of East County Little League and it was great to see high school kids paired with younger kids for a fun event. She also mentioned she attended the Wine & Whiskey event hosted by the Oakley Chamber of Commerce which was successful and the Chamber has already booked the venue to host the same event next year.

Mayor Hardcastle announced he attended the Science Week event at Ironhouse Sanitary District which showcased owls. He congratulated Nancy Suarez-Marquez for receiving the Graduate of Distinction Award from Liberty Union High School District. He thanked staff for lighting the Downtown Plaza fountain blue for Autism Awareness Month. He thanked the maintenance team for keeping City parks looking beautiful.

Councilmember Higgins announced Relay for Life will be held May 16-17 at Freedom High School. She mentioned she attended the Delta Veterans, the Delta Veterans Poker Run, Delta Science Center, Water Board meetings, You, Me, We=Oakley! meeting, recognition event for Graduates of Distinction-Liberty Union High School District, the Oakley Library meeting, a California League of Cities meeting and she participated in Service Hand Day by pulling weeds. She thanked staff for all that they do.

(b) Requests for Future Agendas

There were no requests for future agendas.

Mayor Hardcastle announced a break at 9:01pm. The City Council reconvened at 9:13pm.

7.0 WORK SESSION

7.1 Emerson Ranch Neighborhood 6 Work Session (Ken Strelo, Senior Planner)

This is a work session on an application submitted by Mike Evans of DeNova Homes requesting approval of Emerson Ranch Neighborhood 6, including 1) a General Plan Amendment to designate approximately 16 acres of an existing approximately 25 acre undeveloped commercial site from "Commercial" to "Multi-Family, Low", 2) a Rezone to amend a Planned Development (P-1) District, 3) a Vesting Tentative Map to subdivide approximately 16 acres into 105 single family lots with associated improvements, and 4) a Final Development Plan for the portion of the P-1 District modified by the tentative map.

Senior Planner Ken Strelo presented the staff report. He mentioned discussion of the item is to obtain feedback; no action is required.

Councilmember Perry inquired if the General Plan requires one-story homes in proposed developments where the majority or all of homes are designed as two-story.

Mr. Montgomery responded that there is no specific requirement in the General Plan; it is at the discretion of the City Council to require single-story homes.

Vice Mayor Romick added it is a project-by-project design.

Dave Sanson on behalf of DeNova Homes provided the history of the project and mentioned the lot sizes are consistent with its other high-quality projects.

Councilmember Pope expressed that he does not wish to lose commercial space as it would be contrary to the City's goal to bring jobs to the area, he would like to see larger homes and lots to be consistent with Oakley's character, and he supports a gated community and HOA.

Vice Mayor Romick commented that people do not usually want to spend more for homes on larger lots when they are close to busy streets, noise and a commercial shopping center. He recommended higher density homes be placed closer to the street and commercial center and provide larger lots toward the back of the proposed neighborhood. He mentioned that if 12 acres of commercial property is given up, the community should have an HOA or something that makes it nicer and more attractive.

Mr. Montgomery added that absorbing 24 acres of commercial development is not likely to occur so it is possible it could be reduced without significant impact.

Mayor Hardcastle inquired if sound walls would be constructed along Cypress Road.

Vice Mayor Romick responded sound walls would not be preferred because they provide a very sterile and isolated look and streetscapes would be more inviting.

Mr. Sanson mentioned landscape, sidewalks and wrought iron fencing can help to buffer noise and provide separation from Cypress Road and the neighborhood.

Councilmember Higgins inquired how many houses would be lost if multi-family high density housing was included.

Mr. Sanson replied the density would be reduced by about one-third.

Vice Mayor Romick inquired if Parcel B is a park and if the storm basin could be made into a creek.

Mr. Sanson replied Parcel B is a park and it will connect to adjacent neighborhoods by pedestrian walkways. He added the storm basin can be made into a creek.

Vice Mayor Romick inquired if Safeway is interested in the commercial space.

Mr. Sanson responded that their goal is to get Safeway into Oakley; however, the market trend is that more rooftops must go in to attract commercial enterprises to Oakley.

Councilmember Pope recommended the other space in the commercial area be focused on professional services as this is what the community has requested.

Mr. Sanson replied that typically the cost far exceeds revenue for professional service businesses space to be built because the demand for services is low.

Councilmember Pope suggested Mr. Montgomery share the list of people interested in commercial space with Mr. Sanson.

8.0 CLOSED SESSIONS-None

9.0 ADJOURN

There being no further business, the meeting was adjourned at 10:05p.m.

Respectfully Submitted,



Libby Vreonis
City Clerk