

## AGENDA

### REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY

Tuesday, April 26, 2016

6:30 p.m.

Oakley City Council Chambers  
3231 Main Street, Oakley, CA

**MISSION STATEMENT:** The City of Oakley exists to build and enhance a quality community and to serve the public in a friendly, efficient, responsive manner.

**VISION STATEMENT:** The City of Oakley will be recognized as a model of civic participation and a vibrant delta community where families live, work, play, shop and visit.

Agendas are posted in Oakley at Oakley City Hall-3231 Main Street, outside the gym at Delta Vista Middle School-4901 Frank Hengel Way and outside the Library at Freedom High School-1050 Neroly Road; agendas are also posted on the City's Internet Website [www.ci.oakley.ca.us](http://www.ci.oakley.ca.us).

A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Oakley City Council and/or City Council Acting as the Successor Agency to the Oakley Redevelopment Agency meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley City Council or Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency regarding any item on this agenda will be made available for public inspection, during regular business hours, at the front counter in the Main Lobby of the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561.

Agendas may be picked up at the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561 for no charge. To request information regarding placement on the City's agenda e-mail distribution list, please contact us at (925) 625-7000.

We provide social media options to stay connected to City Hall through Facebook, Twitter, Next Door and Instagram. Other opportunities to connect with City Hall include Engage in Oakley, Oakley OnDemand and the weekly Oakley Outreach email. Please contact (925) 625-7000 for additional information or visit our website at [www.oakleyinfo.com](http://www.oakleyinfo.com)

If you have a physically challenging condition and require special accommodations, please call the City Clerk's office at (925) 625-7013.

**(Please keep cell phones/pagers turned off during the meeting.)**

## 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**
- 1.2 Pledge of Allegiance to the Flag (Joseph Fray, Laurel Elementary School Student)**
- 1.3 Proclamation recognizing April as Sexual Assault Awareness Month**
- 1.4 Presentation of Graduating class from the 2016 Oakley Entrepreneur Training Program (Dwayne Dalman, Economic Development Manager)**
- 1.5 Update from Michael Krieg, Appointee to the Contra Costa Mosquito Abatement & Vector Control District**
- 1.6 Presentation by Contra Costa Council on Homelessness (Jaime Jenett)**

## 2.0 PUBLIC COMMENTS

At this time, the public is permitted to address the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency on non-agendized items. PUBLIC COMMENTS ARE LIMITED TO THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency may respond to statements made or questions asked or may request Staff to report back at a future meeting on the matter. The exceptions under which the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code §54954.2(b)(1)(2)(3). Members of the public should submit any Speaker Cards for Public Comments in advance of the Mayor calling for Public Comments.

## 3.0 CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency with one single action. Members of the audience, Staff or the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor remove the item. Members of the public should submit any Speaker Cards related to the Consent Calendar in advance of the Consent Calendar being considered.

### ***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 12, 2016 (Kim Carmody, Records Management Clerk)**

***Oakley City Council***

- 3.2 Approve the Minutes of the Special Oakley City Council Community Wide Strategic Planning Meeting held April 19, 2016 (Kim Carmody, Records Management Clerk)**
- 3.3 Adopt a Resolution Authorizing the City Manager to Execute an Agreement for Services with REM to Provide Contract Maintenance Services for Trash Capture Devices for the City of Oakley Annually from July 1, 2016 through June 30, 2018 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.4 Adopt a Resolution Authorizing the City Manager to Execute an Agreement for Services with Dillon Electric, Inc. to Provide Contract Electrical Maintenance and Repair Services for City Facilities and Infrastructure on an On-Call Basis from July 1, 2016 through June 30, 2018 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.5 Acceptance of work associated with CIP Project No. 174 – Dry Utility Infrastructure Project to 1530 Neroly Road (Kevin Rohani, Public Works Director/City Engineer)**
- 3.6 Authorize the City Manager to Execute Agreements for Contract Public Works Maintenance Services for the City of Oakley with J.W. Backhoe & Construction, Inc. in an Amount not to Exceed \$30,000 and Duran and Venables Inc. in an Amount not to exceed \$50,000 Annually from July 1, 2016 through June 30, 2018 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.7 Adopt a Resolution Adopting a Traffic Order of the City Engineer Establishing Speed Limits (Kevin Rohani, Public Works Director/City Engineer)**
- 3.8 Resolution Confirming the Costs for Abatement of Weeds and Debris at 3817 Longhorn Lane, 5108 Fernwood Court, and 5236 Ironwood Lane (Troy Edgell, Code Enforcement Manager)**
- 3.9 Creation of Special Police Tax Area Zone 157: Approval of Resolution No. XX-16, A Resolution Creating Oakley Special Police Tax Zone 157 within the Oakley Special Police Tax Area for Subdivision 9027 (Duarte Ranch) to Establish a Special Tax for Police Protection Services (Kevin Rohani, Public Works Director/City Engineer)**
- 3.10 Creation of Special Police Tax Area Zone 158: Approval of Resolution No. \_\_\_-16, A Resolution Creating Oakley Special Police Tax Area Zone 158 within the Oakley Special Police Tax Area for Minor Subdivision 14-977 (Doyle Road) to Establish a Special Tax for Police Protection Services (Kevin Rohani, Public Works Director/City Engineer)**
- 3.11 Adopt a Resolution Authorizing the City Manager to Enter into an Agreement with Telepacific for a Hosted PBX Telephone System (Deborah Sultan, Finance Director)**

**3.12 Waive the First Reading and Introduce an Ordinance adding Chapter 36 to Title 4 of the Oakley Municipal Code that Addresses the Distribution of Handbills to Residential Properties (Troy Edgell, Code Enforcement Manager)**

**4.0 PUBLIC HEARINGS**

**4.1 Cypress Self Storage General Plan Amendment, Rezone and Design Review (GPA 03-15, RZ 05-15, and DR 12-15) (Ken Strelo, Senior Planner)**

This is a request by Brent Aasen of Brentwood MX4 Investments, LP (“Applicant”) requesting approval of: 1) a General Plan Amendment to amend the land use designation from Multi Family Residential (High Density) to Commercial; 2) a Rezone from M-12 (Multi Family Residential) District to P-1 (Planned Unit Development) District; and 3) Design Review (Development Plan) for new development of a 139,408 sf. self storage facility (up to 3 stories tall) with a 1,024 sf. office building on a 3.29 acre vacant lot located on the southern side of the East Cypress Road and Picasso Drive intersection. The site is zoned M-12 (Multifamily Residential) District. APN 033-012-004.

**Recommend Approval:**

- **Adopt the Negative Declaration for the project;**
- **Adopt a resolution approving the General Plan Amendment;**
- **Waive the first reading and introduce an ordinance approving the Rezone;**  
**and**
- **Adopt a resolution approving the Design Review.**

**4.2 Daub 4 Kidz Bingo Hall Conditional Use Permit (CUP 01-16) (Ken Strelo, Senior Planner)**

This is a request by Francine McMahon (“Applicant”) for approval of a Conditional Use Permit to operate a non-profit Bingo Hall (Assembly, Public) within a 6,000 square foot space located at 2105-2107 Main Street (former Diablo Water District Offices within the Cypress Square Shopping Center) (“Project”). The applicant proposes to operate up to four sessions a week, including Tuesday and Friday nights, and Saturday and Sunday afternoons. Up to 100 players, 12 volunteers, and 1 security guard may be present during any given sessions. The site is zoned C (General Commercial) District.

**Recommend denial:**

- **Adopt a resolution denying the Conditional Use Permit.**

**5.0 REGULAR CALENDAR**

**5.1 Presentation from Oakley Chamber of Commerce on Business Plan Proposal (Dwayne Dalman, Economic Development Manager)**

**5.2 Resolution of Necessity, 3530 Main Street (William Galstan, Special Counsel)**

**6.0 REPORTS**

**6.1 CITY MANAGER**

**(a) City Manager**

**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**

**(b) Appointment to East Contra Costa Fire Protection District Board of Directors**

**(c) Requests for Future Agendas**

**7.0 WORK SESSION**

***Oakley City Council***

**7.1 2016-2018 Strategic Plan Work Session to Discuss Plan/Priorities (Nancy Marquez, Assistant to the City Manager)**

**8.0 CLOSED SESSIONS**

**8.1 Conference with Legal Counsel pursuant to Government Code section 54956.9(d), paragraph (1) to discuss pending litigation: Claim of Denova Homes**

**8.2 CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6**

**City Designated Representative: Bryan Montgomery, City Manager**

Unrepresented Employees: Records Management Clerk, Receptionists (3), Paralegal/City Clerk, Program Coordinator/Human Resources Assistant, Human Resources Manager/Assistant to the City Manager, Facilities Maintenance/Code Enforcement Technician, Finance Director, Senior Accountant, Senior Accounting Technician, Accounting Assistant, Permit Technician, Building Inspector II, Code Enforcement Manager, Code Enforcement/Building Inspector II, Chief of Police, Administrative Assistants (3), Police Services Assistant, Assistant to the Chief, Police Services Assistant/ Code Enforcement Technician, Economic Development

Manager, Planning Manager, Senior Planner, Public Works Director/City Engineer, Senior Engineer, Associate Engineer, Assistant Engineer, Public Works Administrative Specialist, Public Works Inspector II, Public Works Maintenance Worker, Public Works Maintenance Laborer, Recreation Manager/Website Coordinator, Recreation & Events Coordinator, Senior Recreation Leader, Recreation Leaders(3), Recreation Aides(2), Facilities Maintenance, Parks & Landscape Maintenance Division Manager, Maintenance Foreman, Public Works Laborer II, Tree Maintenance Laborer, Seasonal Parks and Maintenance Laborers(3), Sports Field Maintenance Laborer, Park Monitor, Facilities Attendant, Police Lieutenant, Police Sergeant, Police Officers,.

**8.3 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(a)**

*City of Oakley v. Shea Homes, Limited Partnership*

**8.4 Report out of Closed Session (William Galstan, Special Counsel)**

**9.0 ADJOURN**