

AGENDA

REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY/PUBLIC FINANCING AUTHORITY

Tuesday, January 12, 2016
Oakley City Council Chambers
3231 Main Street, Oakley, CA 94561

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.

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 and/or Public Financing Authority 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 or Public Financing Authority 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.

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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 turned off during the meeting.)

1.0 OPENING MATTERS

- 1.1 Call to Order and Roll Call of the Oakley City Council, Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency and Public Financing Authority**
- 1.2 Pledge of Allegiance to the Flag (Melina Gutierrez, Almond Grove Elementary School Student)**
- 1.3 Update from East Contra Costa Fire Protection District (Hugh Henderson, Fire Chief)**

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/Public Financing Authority 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/Public Financing Authority 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/Public Financing Authority 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/Public Financing Authority 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/Public Financing Authority 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 Special City Council Meeting and Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Public Financing Authority Meeting of December 8, 2015 (Libby Vreonis, City Clerk)**

Oakley City Council

- 3.2 Waive the Second Reading and Adopt Ordinances to Amend Various Sections of the Zoning Code as Necessary to Implement the General Plan 2015-2023 Housing Element: 1) Amendment to Provide a Permitting Process for Transitional and Supportive Housing Consistent with State Law and SB2; 2) Addition of Regulations to Establish a Definition for Residential Care Facilities and to Provide Development Standards and a Permitting Process Consistent with State Law; and 3) Amendment to Provide Definitions and a Permitting Process for Employee and Farmworker Housing (Joshua McMurray, Planning Manager)**
- 3.3 Waive the Second Reading and Adopt an Ordinance Approving a Development Agreement by and between the City of Oakley and Nature Properties, LLC for the Construction of the Main Street Improvements from 2nd Street to 5th Street in Association with the Main Street Realignment Project (DA 02-15) (Joshua McMurray, Planning Manager)**
- 3.4 Award of Construction Contract to Alex Kushner General Contractor for Capital Improvement Project No. 175-Police Department Building Reconstruction Project (Kevin Rohani, Director of Public Works / City Engineer)**

4.0 REGULAR CALENDAR

Oakley City Council

- 4.1 Resolution Directing City Staff to Prepare all the Necessary Documents to Place a Ballot Measure for Voter Consideration at the June 7, 2016 Election that Would Fund the Construction of a new Oakley Library and Learning Center in the Downtown (Bryan Montgomery, City Manager)**
- 4.2 Approve the Formation of City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, Landscape and Stormwater Services) ("CFD No. 2015-2"), Hold a Public Hearing and Special Landowner Election, Declare the Results of the Election and Introduce an Ordinance to Levy a Special Tax for CFD No. 2015-2 (Kevin Rohani, Director of Public Works / City Engineer)**
- 4.3 150 E. Acme Street Building Renovation Design Review (DR 11-15) (Kenneth Strelo, Senior Planner)**
- 4.4 Adopt a Resolution Approving Sponsorship Agreements for Wild West Bass Trail and Dan's Delta Outdoors Fishing Tournaments (Dwayne Dalman, Economic Development Manager)**

5.0 PUBLIC HEARINGS

Oakley City Council

5.1 Willow at Emerson Neighborhood 5 Design Review (DR 03-14) (Ken Strelow, Senior Planner)

Staff recommendation:

- Open the Public Hearing
- Receive the Staff Report
- Receive Comments from the Applicant
- Receive Public Testimony
- Close the Public Hearing
- Deliberate
- Summarize the Deliberation
- Adopt the Resolution

5.2 Waive the First Reading and Introduce an Ordinance to Prohibit or Regulate Cultivation of Medical Marijuana (William Galstan, Special Counsel)

Note: Item 4.1 is continued to the current meeting from the Regular Joint Meeting of the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Public Financing Authority held December 8, 2015.

Staff recommendation:

- Open the Public Hearing
- Receive the Revised Staff Report
- Receive Public Testimony
- Close the Public Hearing
- Deliberate
- Summarize the Deliberation
- Waive the First Reading and Introduce an Ordinance

6.0 REPORTS

6.1 CITY MANAGER

(a) Report on Long-Range Property Management Plan

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) Designation of two Councilmembers to participate in an Adhoc Parks & Recreation Planning Committee

(c) Requests for Future Agendas

7.0 WORK SESSIONS-None

8.0 CLOSED SESSIONS

Oakley City Council

**8.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code Section 54956.8)**

**Property: 3563-3587 Main Street, APN 035-121-004-2
Agency Negotiator: Bryan Montgomery, City Manager
Negotiating Party: Contra Costa County
Under Negotiation: Price and terms of payment**

**8.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code Section 54956.8)**

**Property: 3405 Main Street, APN 035-121-017-5
Agency Negotiator: Bryan Montgomery, City Manager
Negotiating Party: Contra Costa County
Under Negotiation: Price and terms of payment**

**8.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code Section 54956.8)**

**Property: 150-160 Acme Street, APN 035-121-005-9
Agency Negotiator: Bryan Montgomery, City Manager
Negotiating Party: Contra Costa County
Under Negotiation: Price and terms of payment**

8.4 Report Out of Closed Sessions (William Galstan, Special Counsel)

9.0 ADJOURN