

## PIEDMONT CITY COUNCIL

Regular Meeting Minutes for Monday, September 16, 2019

A Regular Session of the Piedmont City Council was held September 16, 2019, in the City Hall Council Chambers at 120 Vista Avenue. In accordance with Government Code Section 54957(b), the agenda for this meeting was posted for public inspection on September 12, 2019.

### CALL TO ORDER

The Council met in Closed Session for (a) Public Employee Performance Evaluation (Govt. Code 54957) - Title: City Administrator. Following the 7:00 p.m. Closed Session, Mayor Bob McBain called the meeting to order at 7:34 p.m. with the Pledge of Allegiance.

### ROLL CALL

Present: Mayor Bob McBain, Vice Mayor Teddy Gray King, and Councilmembers Jennifer Cavenaugh, Tim Rood, and Betsy Smegal Andersen

Staff: City Administrator Sara Lillevand, City Attorney Michelle Marchetta Kenyon, Public Works Director Chester Nakahara, Parks & Projects Manager Nancy Kent, Senior Planner Pierce Macdonald-Powell, and Assistant City Administrator / City Clerk John Tulloch

### PUBLIC FORUM

Vincent Fisher thanked Fire Chief Bret Black for his availability to the community.

Sunny Bostrom Fleming spoke regarding assistance provided to refugee families in Piedmont.

### REGULAR AGENDA

The Council considered the following items of regular business:

#### **Council Meeting Minutes**

The City Council deferred consideration of the August 19, 2019 City Council Minutes to the next Council meeting.

#### **Green Infrastructure Plan**

City Administrator Sara Lillevand reported the Council approved the Green Infrastructure (GI) Framework in July 2017. She indicated that staff, the City Engineer, and consultant Nichols Consulting Engineers have prepared the proposed GI Plan, which is being considered by Council tonight. The Municipal Regional Stormwater Permit (MRP) requires the City to adopt a GI Framework and a GI Plan.

Parks & Projects Manager Nancy Kent advised that the GI Plan is intended to serve as an implementation guide and reporting tool and to set goals for reducing the adverse water quality impacts of urbanization and urban runoff. Ms. Kent indicated that the proposed GI Plan contains a map of existing, planned, and potential GI projects and associated benchmark years.

Donna Bodine, Nichols Consulting Engineers, stated the GI Plan must identify targets for retrofitting existing impervious surfaces by 2020, 2030, and 2040. Once the County of Alameda lists all potential GI projects within the area, the City may apply for grant funding to implement the listed projects within its jurisdiction. Ms. Bodine reported that after applying modeling and extensive guidance, staff determined there are eight planned and potential public projects which could be implemented by 2040, treating 2.7 acres of land with Green Infrastructure.

In response to questions from the Council, Ms. Kent advised that she could submit to the regulatory body a draft GI Plan with a notation that approval is in

progress. She further indicated that the Park Commission has not reviewed the proposed GI Plan.

**Public Testimony** was received from:

Michael Henn expressed concerns with the plan as drafted, suggesting that the Council review potential projects prior to approving the GI Plan. He also expressed his opinion that more public input should be solicited and that projects related to the Pedestrian and Bicycle Master Plan could incorporate green infrastructure.

The Council discussed the proposed Green Infrastructure Plan at length. Councilmember Rood expressed concern that the list of prioritized projects was omitted from the agenda report, noting that the public would likely be interested in a list of all projects and their scores.

Vice Mayor King expressed her desire that the Park Commission review the proposed GI Plan, as many of the projects are located in parks.

Mayor McBain expressed his understanding that the list of prioritized projects could be changed after approval, as long as the new project meets the requirements for Green Infrastructure.

**Resolution No. 57-19**

RESOLVED, that the City Council refers the proposed Green Infrastructure Plan to the Park Commission to make a recommendation as to its adoption.

Moved by King, Seconded by Rood

Ayes: Andersen, Cavanaugh, King, McBain, Rood

Noes: None

Absent: None

(0935)

**Coaches Field  
CEQA Agreement**

City Administrator Lillevand indicated that the agreement before the Council is in regard to California Environmental Quality Act (CEQA) consulting services related to the conceptual plan for expansion of Coaches Field. She stated that the Request for Proposals (RFP) seeks a consultant to review and analyze the environmental documents prepared for a similar 2010 project at Coaches Field and to prepare the appropriate level of CEQA review for the current project.

Public Works Director Chester Nakahara advised that since the Council authorized the release of the RFP, six potential proposers had shown interest. A panel interviewed three proposers and unanimously selected Lamphier-Gregory. The contract amount of \$154,215 is based on the costs for preparing an Initial Study and a Supplemental Environmental Impact Report (EIR). He indicated that the actual cost could be less if a review of the Initial Study determines an EIR Addendum can be prepared rather than a Supplemental EIR.

Scott Gregory, Lamphier-Gregory, indicated that the initial study will look at all nineteen environmental topic areas identified on the CEQA checklist and would focus on a comparison between potential environmental impacts of the project as currently proposed and the impacts identified in the 2010 EIR.

City Administrator Lillevand related that the City has initiated a lighting study in response to neighbors' concerns.

**Public Testimony** was received from:

Vincent Fisher requested the Council and staff provide as much information as possible about lighting at Coaches Field.

**Resolution No. 58-19**

RESOLVED, that the City Council approves the contract with Lamphier-Gregory in an amount not-to-exceed \$154,215 to provide professional consulting services to prepare appropriate environmental analysis and documents for compliance with the California Environmental Quality Act for the Coaches Field Expansion Plan prepared by Callander & Associates and dated January 9, 2019.

Moved by Rood, Seconded by Cavanaugh

Ayes: Andersen, Cavanaugh, King, McBain, Rood

Noes: None

Absent: None

(0045, 0187, 0745-0658)

**SB 2 Grant  
Application**

City Administrator Lillevand reported at the Council's direction, Planning staff has prepared an application for the California Department of Housing & Community Development's SB 2 Planning Grant Program (SB 2 PGP).

Senior Planner Pierce Macdonald-Powell advised that the SB 2 PGP offers noncompetitive grants for jurisdictions to develop local policies that encourage and streamline the permitting of new housing. The City of Piedmont is eligible for a \$160,000 grant. The project description proposes new planning policies to develop new accessory dwelling unit (ADU) incentives and tools and to develop objective zoning and design standards for appropriate mixed-use and multifamily development. A City Council Resolution authorizing the City's participation must be submitted with the grant application by the end of November.

No **Public Testimony** was received.

**Resolution No. 59-19**

WHEREAS, the State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated March 28, 2019, for its Planning Grants Program (PGP); and

WHEREAS, the City Council of the City of Piedmont (City) desires to submit a project application for the PGP program to accelerate the production of housing and will submit a 2019 PGP grant application as described in the Planning Grants Program NOFA and SB 2 Planning Grants Program Guidelines released by the Department; and

WHEREAS, the Department is authorized to provide up to \$123 million under the SB 2 Planning Grants Program from the Building Homes and Jobs Trust Fund for assistance to cities and counties (as described in Health and Safety Code Sections 50470, et seq., (Chapter 364, Statutes of 2017 (SB 2)) related to the PGP Program; and

WHEREAS, the adoption of this resolution is not subject to the California Environmental Quality Act (CEQA) because it is not a project within the meaning of CEQA and it can be seen with certainty that there is no possibility that the authorization and receipt of planning grant funds may have a significant

effect on the environment (Public Resources Code Section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378) and to the extent this is a project subject to CEQA, it is exempt pursuant to CEQA Guidelines Section 15262 as it involves only feasibility or planning studies for future actions by the City which have not yet been approved;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Piedmont does hereby resolve, declare, determine, and order as follows:

SECTION 1. The City Administrator is hereby authorized and directed to apply for and submit to the Department of Housing and Community Development a 2019 Planning Grants Program application in the amount of \$160,000.00.

SECTION 2. If the PGP application is approved by the Department, the City Administrator is authorized to enter into, execute, and deliver a State of California Agreement (Standard Agreement) for the amount of \$160,000.00, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the City's obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents").

SECTION 3. The City shall be subject to the terms and conditions as specified in the Standard Agreement, the SB 2 Planning Grants Program Guidelines, and any applicable PGP guidelines published by the Department. Funds are to be used for allowable expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed Standard Agreement. The City Council hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by the Department and in accordance with the Planning Grants NOFA, the Planning Grants Program Guidelines, and 2019 Planning Grants Program Application.

SECTION 4. The City Administrator is authorized to execute the City of Piedmont Planning Grants Program application, the PGP Grant Documents, and any amendments thereto, on behalf of the City as required by the Department for receipt of the PGP Grant.

Moved by Rood, Seconded by King

Ayes: Andersen, Cavanaugh, King, McBain, Rood

Noes: None

Absent: None

(0185, 0525, 0775k)

**Consulting Services  
for Social Media**

City Administrator Lillevand reported the Police Department has piloted the use of social media over the past year with the support of Cole Pro Media.

Stefanie Cruz, Cole Pro Media, gave a presentation on the work done by Cole Pro Media for other cities. She indicated that in their experience, the best way to use social media is to tell stories in a personal way. She indicated that a social media team composed of a representative from each department will develop content, plan campaigns, and make sure the best information is getting out to the public.

No **Public Testimony** was received.

**Resolution No. 60-19**

RESOLVED, that the City Council approves the agreement for media consulting services with Cole Pro Media.

Moved by Cavanaugh, Seconded by King

Ayes: Andersen, Cavanaugh, King, McBain, Rood

Noes: None

Absent: None

(0045, 0088, 0820)

**REPORTS AND  
ANNOUNCEMENTS**

Councilmember Andersen reported the Planning and Building Department will present information regarding wireless facilities, ADUs, and climate resiliency during the Harvest Festival. She also announced that the League of Women Voters is sponsoring a discussion about the 2020 Census headlined by Alameda County Supervisor Keith Carson on Wednesday, September 18<sup>th</sup>.

Vice Mayor King noted that the City's annual street sweeping program has started and requested a Council discussion of street sweeping and parking. She indicated that the City-School Liaison Committee will discuss school district's ongoing measure H1 construction, the Police Department's juvenile officer, and ongoing traffic calming and pedestrian safety measures at its meeting on September 17.

Councilmember Cavanaugh announced that the second annual Coffee, Cars and Cops and PUSD's Fall Fest are both scheduled for September 21. She also reminded residents that the Harvest Festival will be held on September 22<sup>nd</sup> and that the Recreation Department will host a movie in the park on September 27<sup>th</sup>. She indicated that the renovated Middle School Sport Courts are available for pickleball play on Saturdays and Sundays. She announced the upcoming showings of the Appreciating Diversity Film Series.

**ADJOURNMENT**

There being no further business, Mayor McBain adjourned the meeting at 9:41 p.m. in memory of Havens Elementary School Teacher Katie Jepsen, who passed away over the weekend.