

DRAFT

PIEDMONT CITY COUNCIL

Special and Regular Meeting Minutes for Monday, August 4, 2025

A Special and Regular Session of the Piedmont City Council in the City Hall Council Chambers, 120 Vista Avenue, was held on August 4, 2025. In accordance with Government Code Section 54954.2, the agenda for this meeting was posted for public inspection on July 31, 2025.

CALL TO ORDER

Mayor Andersen called the Regular Session meeting to order at 6:00 p.m. with the Pledge of Allegiance and noted no reportable action from the Closed Session.

ROLL CALL

Present: Mayor Betsy Smegal Andersen, Vice Mayor Conna McCarthy, Councilmember Jennifer Long, Councilmember Lorrel Plimier, and Councilmember Tom Ramsey

Absent: None

Staff: City Administrator Rosanna Bayon Moore, Deputy City Attorney Deepa Sharma, Planning and Building Director Kevin Jackson, Fire Chief Dave Brannigan, Police Chief Frederick Shavies II, Public Works Director Daniel Gonzales, Senior Planner Pierce Macdonald, Finance Director Kiran Bawa, Sustainability Program Manager Deniz Ergun, Parks and Program Manager Nancy Kent, Deputy City Clerk Lisa Argue

PUBLIC FORUM

Public Comment was received from:

Maria Hendersen from Alameda-Contra Costa Transit District (AC Transit) announced the August 10 effective date for the Realigned AC Transit bus network.

PRESENTATIONS

Bay Area Rapid Transit (BART) Director Victor Flores presented an update on the District 7 area, system statistics, enhancements to safety, cleanliness, and service, police redeployment, and improved crime and customer service statistics. Furthermore, he highlighted the next generation fare gates, impacts from remote work, BART's funding model and cost management, regional consequences from severe BART cuts, and Senate Bill 63 – Connect Bay Area Act.

CONSENT CALENDAR

The Consent Calendar consisted of the following items:

Meeting Minutes

Approval of the Minutes for the City Council meeting of 7/7/2025

Tax Collection

Renewed Certification with Alameda County Regarding the Collection of Taxes
(0045)

**Approval of the
Award of Contract,
Overall Construction
Budget, & CEQA
Exemption for Linda**

Approval of the Award of a Contract for Linda Beach Tot Lot Playground Matting to Robertson Recreational Surfaces in the Amount of \$70,308, Approval of an Overall Construction Budget of \$77,339.00 and a Finding that the Project is Categorically Exempt Under the California Environmental Quality Act (Section 15301)

**Beach Tot Lot
Playground Matting** (0045)

Approval of Second Reading of Ordinance No. 781 N.S. Approval of Second Reading of Ordinance No. 781 N.S. Authorizing the Borrowing of Funds in the Amount of \$12,961.33 with 0 Percent Interest as Part of the PG&E Energy Efficiency Retrofit Loan Program to Finance Improvements to the City of Piedmont Recreation Building (0705)

There was no **Public Comment** received.

Resolution 40-2025

RESOLVED, that the City Council adopts Consent Calendar Items 1, 2, 3, and 5.

Moved by Long, Seconded by Plimier

Ayes: Andersen, Long, McCarthy, Plimier, and Ramsey

Abstain: None

Absent: None

Approval of a Consulting Services Agreement for a Sustainable Park Management Plan

Approval of a Consulting Services Agreement with WRT Design (WRT) in an Amount Not to Exceed \$100,000 for Services Related to the Preparation of a Sustainable Park Management Plan (CEQA Review: This action is not a “project” per CEQA Guidelines Section 15378)

Parks and Program Manager Nancy Kent noted that the funds for the Plan were allocated in 2024-25 and carried over to this fiscal year in the Facilities Capital Fund, presentations to the Park Commission began in March 2024, and proposal process led to a unanimous recommendation. She indicated that WRT Designs has a strong commitment to robust public engagement and a clear vision of Piedmont’s Park system and long-term sustainability goals.

John Gibbs, WRT Design Principle/Project Manager, provided a brief overview of the scope of work and answered questions from Council. (0045)

Public Comment was received from:

Garrett Keating inquired about how staff will address the area under the Oakland Avenue bridge and suggested adding the Plan to the monthly Park Commission agenda and a broad holistic approach.

Resolution No. 41-2025

RESOLVED, that the City Council approves a Consulting Services Agreement with WRT Design (WRT) in an Amount Not to Exceed \$100,000 for Services Related to the Preparation of a Sustainable Park Management Plan (CEQA Review: This action is not a “project” per CEQA Guidelines Section 1537.)

Moved by McCarthy, Seconded by Ramsey

Ayes: Andersen, Long, McCarthy, Plimier, and Ramsey

Abstain: None

Absent: None

REGULAR AGENDA

The Council considered the following items of regular business:

**Public Hearing of
General Plan
Amendments & First
Reading of Ordinance
782 N.S.**

Planning and Building Director Kevin Jackson introduced the item for consideration of: (1) General Plan Amendments in Conformance with the City's 6th Cycle Housing Element; and (2) First Reading of Ordinance 782 N.S. Amending Chapter 17 and Chapter 19 of the Piedmont City Code to Regulate Subdivisions and Housing Developments Pursuant to SB 9 and SB 1123, and additional amendments relating to the Solar Rights Act (Recommended CEQA Action: GP Amendment - Consistent with Housing Element Implementation EIR (SCH 2022020362); Ordinance 782 N.S. - Exempt under CEQA Guidelines 15061(b)(3), 15378)

Senior Planner Pierce Macdonald indicated that the intent of the update is to provide clarity to City requirements and processes and make the City Code more accessible and understandable. She reviewed the background, Attachment A – Resolution for General Plan Amendment and Attachment B – Draft Ordinance 782 N.S., and recommendations.

Staff addressed questions from the Council.

Public Comment was received from:

Blake Martini expressed concern about affordability and limiting land use and parking requirements on split parcels.

Ms. Macdonald stated that parking requirements will be unchanged by the proposed amendments.

Resolution 42-2025

WHEREAS, State of California housing element law, as set forth in Government Code §§ 65302 and 65580, et seq., requires the City of Piedmont to periodically prepare and update its Housing Element in its General Plan, and to establish goals, policies, and programs to accommodate the maintenance, diversification, and expansion of the City's housing supply to accommodate the City of Piedmont's regional housing needs allocation (RHNA) of 587 housing units, comprised of 238 above moderate income units, 92 moderate income units, 94 low income units, and 163 extremely and very low income units; and

WHEREAS, Piedmont's 6th Cycle Housing Element was adopted by the City Council on March 20, 2023, and found by the California Department of Housing and Community Development to be in substantial compliance with housing element law on November 9, 2023; and

WHEREAS, housing goals, policies, and programs in the adopted 6th Cycle Housing Element direct the City to increase housing production and comply with state laws that increase housing production; and

WHEREAS, an Environmental Impact Report (EIR), as well as CEQA Findings, statement of overriding considerations, and mitigation monitoring and reporting program, have been prepared by the City of Piedmont for the 2023-2031 Housing Element Implementation project pursuant to the California Environmental Quality Act (CEQA) and, on February 20, 2024, the City Council certified the 2023-2031 Housing Element Implementation Project EIR and adopted CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program; and

WHEREAS, the 2023-2031 Housing Element Implementation EIR included a General Plan Design and Preservation Element policy on page 4.15-16,

which was omitted from the series of General Plan amendments adopted on February 20, 2024, and the policy reads as follows “Tribal Cultural Resources. For future projects that are determined through tribal consultation to potentially affect tribal cultural resources, in order to mitigate potential adverse impacts to Native American cultural objects and human remains discovered during construction, project proponents shall retain tribal cultural monitors to monitor work done in areas of Tribal concern, as determined through tribal consultation. In the event that Native American cultural objects and/or human remains are discovered during construction, all earth-disturbing work in the vicinity of the find shall be temporarily suspended or redirected until an archaeologist meeting the Professional Qualifications Standards of the Secretary of the Interior (36 CFR Part 61) has evaluated the nature and significance of the find as a cultural resource and an appropriate local Native American representative is consulted. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with local Native American Tribes and group(s). The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American Tribe and tribal representative and, if applicable, a qualified archaeologist.”; and

WHEREAS, the proposed amendment to the General Plan Design and Preservation Element incorporates the Tribal Cultural Resources policy, above; and

WHEREAS, Piedmont City Code Section 25.3 authorizes the Planning Commission to make recommendations to the City Council on planning and zoning matters, and, on July 14, 2024, the Planning Commission held a public hearing and reviewed the draft amendment to the Piedmont General Plan Design and Preservation Element pursuant to: Government Code sections Title 7, Chapter 2.7 Section 65090, Publication of notice of public hearing required by title; Chapter 3, Section 65353, Public hearing by Planning Commission; notice, Section 65354, Recommendation by the Planning Commission; and Chapter 3, Section 65355, Public hearing by legislative body; notice; and

WHEREAS, on July 14, 2025, the Planning Commission reviewed the draft amendment to the Piedmont General Plan Design and Preservation Element pursuant to: Piedmont City Code sections 25.3, Powers and Duties of the Planning Commission; Piedmont City Code Division 17.02 Title; Intent; City Charter and section 17.02.010.C, City Charter; Division 17.08, Establishment of Zones; Zoning Map; Interpretation; Division 17.62, Notice Requirements; and Division 17.64, Hearings; Term of Approval; Conditions; and

WHEREAS, on July 14, 2025, the Planning Commission unanimously adopted a motion at the conclusion of the public hearing, making the following findings:

- A. That the proposed amendment to the General Plan Design and Preservation Element incorporates the policy described in pages 4.15-16 of the 2023-2031 Housing Element Implementation EIR to mitigate potential adverse impacts to tribal cultural resources.

B. That the proposed amendments further public health, safety, and welfare of the community.

C. That the Planning Commission recommends that the City Council adopt the revised General Plan Design and Preservation Element, included as Exhibit A to this Resolution.

WHEREAS, the potential environmental impacts of the proposed amendment to the Piedmont General Plan Design and Preservation Element have been evaluated by staff and determined to be consistent with the 2023-2031 Housing Element Implementation EIR; and

WHEREAS, the amendment to the Piedmont General Plan is in conformance with the City Charter, including sections 9.01 and 9.02 because no zones have been reduced or enlarged, and no zones have been reclassified, pursuant to City Code division 17.02.C; and

WHEREAS, on August 4, 2025, the City Council held a duly noticed public hearing and took public testimony.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Piedmont does hereby resolve, declare, determine, and order, based upon substantial evidence in the record, as follows:

SECTION 1. Findings. The City Council hereby finds as follows:

- A. That the above recitations are true and correct.
- B. That the proposed amendment to the General Plan Design and Preservation Element incorporates the policy described in pages 4.15-16 of the 2023-2031 Housing Element Implementation EIR to mitigate potential adverse impacts to tribal cultural resources.
- C. That the proposed amendment furthers public health, safety, and welfare of the community.
- D. That the City Council amends the General Plan Design and Preservation Element, as provided in Exhibit A to this Resolution.

SECTION 2. All portions of this resolution are severable. If an individual component of this Resolution is adjudged by a court to be invalid and unenforceable, then the remaining portions will continue in effect.

Moved by Ramsey, Seconded by McCarthy
Ayes: Andersen, Long, McCarthy, Plimier, and Ramsey
Abstain: None
Absent: None
(0705)

**Consideration of
Amendments to the
Consultant Agreement
Amendments &
Overall Budget for the
Piedmont Community
Pool Project**

Consideration of a Sixth Amendment to the City's Agreement with Griffin Structures at an Amount Not to Exceed \$100,000, with an Amended Overall Budget of \$1,812,225, and Consideration of a Fourth Amendment to the City's Agreement with ELS Architecture for the Piedmont Community Pool Project at an Amount Not to Exceed \$229,020, with an Amended Overall Budget of \$3,019,658

Public Works Director Daniel Gonzales reviewed the process for reviewing change orders from contractors and consultants, noted that one item is for

mandated special inspection and testing to address safety, and the other pertains to design services.

John Hughes of Griffin Structures, and Clarence Mamuyac of ELS Architecture and Urban Design, answered questions from Council.

Public Comment received from:

Elizabeth Mitchell indicated that summer clinics have been canceled for the water polo team due to pool availability and urged the pool opening for this fall season.

John Savage, high school teacher, commented on the project timing, production, and budget.

Staff noted real-world delays to the project and the support received from Council and staff to resolve the issues and move to project completion.

Mr. Hughes explained that the consultant shifts and pivots resources to other areas of the project to keep it moving forward when unforeseen circumstances occur, and noted that quality, cost, and speed of the project installation are always considered and balanced. Furthermore, he stated that many unforeseen circumstances have occurred underground that cannot be seen by onlookers and few conflicts remain that will hinder the project timeline.

Resolution 43-2025

RESOLVED, that the City Council approves Sixth Amendment to the City's Agreement with Griffin Structures at an Amount Not to Exceed \$100,000, with an Amended Overall Budget of \$1,812,225, and Consideration of a Fourth Amendment to the City's Agreement with ELS Architecture for the Piedmont Community Pool Project at an Amount Not to Exceed \$229,020, with an Amended Overall Budget of \$3,019,658

Moved by McCarthy, Seconded by Plimier

Ayes: Andersen, Long, McCarthy, Plimier, and Ramsey

Abstain: None

Absent: None

(0045)

**Piedmont Community
Pool Project Update**

Council and staff engaged in a discussion regarding staffing, consultancy services and contracts, and landscaping for the Piedmont Community Pool Project.

There was no **Public Comment** received.

(0270-1022)

**REPORTS AND
ANNOUNCEMENTS**

Councilmember Long announced National Night Out on August 5 at 5 p.m., the opening of registration of the fall programming offered by the Recreation Department on Community Pass on August 5, at 6 p.m., and Movie in the Park on August 15 at 8 p.m.

Councilmember Ramsey announced a free Shakespeare in the Park event in Dracena Park on August 10 at 4 p.m.

Councilmember Plimier announced a Planning and Building Department open house on August 21 at 6:30 p.m. at the Veteran's Memorial Building

and that the Moraga Canyon Specific Plan objective design standards will be discussed at the next Planning Commission meeting.

Vice Mayor McCarthy announced that September is Public Transportation Month and encouraged student participation.

Mayor Andersen directed staff to follow up with AC Transit regarding school service to parts of Piedmont effective August 10 and expressed her appreciation and gratitude for a quick response by the Police Chief and Piedmont police officers during a recent incident in her neighborhood. She announced her position as board chair of AVA Community Energy.

ADJOURNMENT

With no further business, Mayor Andersen adjourned the meeting at 8:10 p.m. in memory of Austin Linnane.