SPECIAL MEETING OF THE
CONCORD CITY COUNCIL SITTING
AS THE LOCAL REUSE AUTHORITY/
PLANNING COMMISSION/DESIGN
REVIEW BOARD
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
MONDAY, APRIL 2, 2018

The Concord City Council Sitting as the Local Reuse Authority, Planning Commission, and Design Review Board met in a special meeting in the Council Chamber located at 1950 Parkside Drive at 6:30 p.m. on Monday, April 2, 2018, with Mayor Birsan presiding. The pledge of allegiance was led by Vice Mayor Obringer. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Laura Hoffmeister, Ron Leone, Tim McGallian, Carlyn Obringer, Edi Birsan

PLANNING COMMISSIONERS PRESENT: Dominic Aliano, John Mercurio, Mark Weinmann

PLANNING COMMISSIONERS ABSENT: Ray Barbour, Jason Laub

DESIGN REVIEW BOARD MEMBERS PRESENT: Jack Moore, Kirk Shelby (arrived at 6:45 p.m.)

DESIGN REVIEW BOARD MEMBERS ABSENT: David Litty, Ross Wells

STAFF PRESENT: Valerie Barone, City Manager; Susanne Brown, City Attorney; Joelle Fockler, City Clerk; Guy Bjerke, Director of Reuse Planning; Andrea Ouse, Director of Community and Economic Development; Laura Simpson, Planning Manager; Joan Ryan, Community Reuse Area Planner, Margaret Kotzube, Senior Assistant City Attorney; Coleman Frick, Associate Planner

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Ralph Oliver, Concord; Tim Carr, Concord; Suzanne Delbou, Concord; Joel Devalcourt, Greenbelt Alliance; Natalie; Catherine Hensiek, Concord; Hope Johnson, Concord; Kenji Yamada, Concord; Oscar Delgado, Concord; Sandi Sherwood, Concord; Fro Schmidt, Concord; Carol Husslein, California Watercolor Association; Joe Partansky, Concord; Jay Hann, Concord
JOINT STUDY SESSION

Review of Plans for and Discussion of Redevelopment of the North Concord BART Station Site

Community Reuse Area Planner Joan Ryan presented an overview of the agenda for the evening, a history of the plans for redevelopment of the North Concord BART Site, and introduced BART Board Director Joel Kelly, who introduced Ian Griffiths, Senior Planner, BART.

Ian Griffiths, Senior Planner, BART, presented an overview on BART improvements underway, the North Concord/Martinez Station profile, BART’s Transit-Oriented Development (TOD) Program, Area Plan guidance for BART site, principles for TOD on BART site, proposed BART Development Program, and next steps.

Councilmember Leone asked if BART looked into revamping the way people exit the Station, if BART had to comply with a higher standard of affordability for residential, if more parking was planned for retail and how many parking spaces are allocated for retail, and if BART looked into adding a lane or alternative routes on Port Chicago into Concord.

Councilmember Hoffmeister inquired why BART was offering two options and how the options were developed; requested more information and data on distances to BART and the suggested owning of fewer cars; a diagram on other BART Station sites and parking for enhanced uses; if a private owner could build and charge for parking for other uses; and how can the City ensure that there will be safe secure bike parking.

Vice Mayor Obringer requested plans for parking and the data regarding car usage that Councilmember Hoffmeister requested; asked what is planned to bring the BART development to ‘World Class’ status; why there is an emphasis on housing and not commercial; if a police substation is planned, and if not, why not; why so much housing is planned; asked if the City and BART can work together and plan a hotel and convention center; and asked why so little greenspace is included.

Councilmember McGallian asked at what point increased parking is going to be considered and what has BART learned from other developments with regard to parking.

Councilmember Hoffmeister asked for an explanation of the coordination between development of the BART Station and the Coast Guard property.

Vice Mayor Obringer asked how BART is going to finance this project.

Councilmember Leone asked about the separation of retail and commercial and if the project had mixed use.

Planning Chair Aliano inquired about the improvements to the platform.

Mayor Birsan requested models of world class projects and if affordable housing included only apartments; asked who is paying for infrastructure costs; requested clarification of percentage of Pacheco, Martinez, and Concord usage; asked how 66% driving alone factor is comprised and how it compares with Pleasant Hill, Walnut Creek, and Pittsburg and where the drivers are coming from; and will the RFP include improvements to the platform.

Mayor Birsan opened a public comment period.

Ralph Oliver, Concord, spoke of his concern over parking spaces.
Tim Carr, Concord, spoke of three proposals he emailed to the Council regarding the property line of the BART property and parking.

Suzanne Delbou, Concord, spoke to the past presentations from BART and current legislation regarding housing.

Joel Devalcourt, Greenbelt Alliance, spoke to the benefits of Transit Oriented Development, affordable housing, and the boundary of the BART parcel as it relates to Phase 1.

Natalie, stated that affordable housing should be spread throughout the project, supported ample BART bike parking and bike repair, housing for artists, greenspace on top of buildings, and a bird sanctuary.

Catherine Hensiek, Concord, spoke of a performing arts center located at BART and public art.

Hope Johnson, Concord, emphasized green space for North Concord neighborhoods, and reiterated that the Community Advisory Committee (CAC) was not happy with the BART presentation.

Kenji Yamada, Concord, spoke in support for the arts at BART, and asked who would pay for expanded parking.

Oscar Delgado, Concord, asked why such high density was being proposed at BART and asked the Council to consider the residents of Dumbarton Street.

Mayor Birsan closed the public comment period.

Councilmember Hoffmeister spoke in support of a larger buffer between the BART Station and the existing surrounding housing; bike parking and increased car parking; an improved drop off and circulation plan; a flexible plan for ground floor retail/office; connectivity to the Coast Guard property; and felt mixed use was the appropriate development for the property.

Vice Mayor Obringer spoke the need for a larger buffer and wanted more along the lines of 100 feet; discussed parking challenges and a transition period to the use of autonomous vehicles; supports a performing arts center; wants BART to look at a hotel and convention center; would like an emphasis on commercial rather than housing; and requested that BART come back to Council before the project goes out to RFP for further discussion.

Councilmember McGallian had same concerns about parking and traffic; supports commercial and mixed use; wants to have the one Concord approach; preferred to keep the area as a neighborhood/suburban area; supports a performing arts center; and agrees with his colleagues on having a buffer zone.

Councilmember Leone spoke of the development and the effects on the surrounding neighborhoods; emphasized the importance of putting in more parking; supports an artist colony; and likes the parking structures being hidden by the residences.

Chair Aliano felt that the development proposed too much housing and the focus should be placed on jobs, commercial, and arts; spoke of murals in the area; is concerned about levels of service; and supports more green space.

Design Review Board Chair Moore, spoke of parking being designed to be attractive; and supported a focus on land use such as a performing arts center or a convention center.
Commissioner Weinmann spoke in support of Transit Oriented Development; flexible and transitional parking; a Transportation Demand Management Plan; and focus placed on a BART destination, such as an arts center, to get people to come.

Planning Vice Chair Mercurio spoke in support of revitalizing the station structure, bicycle facilities, and rooftop gardens.

Design Review Vice Chair Shelby spoke in support of the proposed density at the BART station, working with the land that BART has for a buffer space, and linear development.

Vice Mayor Obringer supported exploring the land swap option presented by Tim Carr; shared concerns about not developing parcels adjacent to the BART parcel in Phase One; flexible and transitional parking; and the utilization of shuttles to get people to and from BART.

Mayor Birsan supported exploring the land swap option and having either rooftop solar panels or roof gardens; does not like idea of parking garages backing up to existing housing; supports the idea of an art community, using affordable housing for senior housing, bikeable roads, and jobs.

Mayor Birsan called a recess at 9:15 p.m. The meeting resumed at 9:30 p.m.

An Overview of Initial Considerations for the Preparation of Development Standards/Design Guidelines

Community Reuse Planner Joan Ryan reviewed the Design Guidelines/Standards, how the two differ, what is covered, why they are needed, if they work, and some of the outcomes. Ms. Ryan introduced Rachel Flynn, Lennar-FivePoint, who introduced Eron Ashley, Hart Howerton. Mr. Howerton reviewed district scale development criteria; lot and building scale development criteria; and architecture, landscape, signage, and lighting performance goals.

Vice Mayor Obringer inquired about bringing out unique characteristics from each neighborhood, if public art and an arts program is incorporated, and supports conditions for using garages for parking cars not storage.

Councilmember Hoffmeister asked for clarification about what was being requested of the Council.

Chair Aliano asked about height limits.

Vice Chair Shelby asked about varying district identities with a variety of heights.

Mayor Birsan opened a public comment period.

Sandi Sherwood, Concord, spoke in support of a performing and visual arts center.

Fro Schmidt, Concord, spoke in support of an art cultural center.

Catherine Hensiek, Concord, asked if the Council would incorporate public art in the design guidelines.

Carol Husslein, Concord, California Watercolor Association, spoke of the former Gallery Concord and in support of a community art center.

Joe Partansky, Concord, urged the Council to have handouts available at the Permit Center to inform the public and encourage renovations that allow guests with disabilities to visit and include ADA components in the design guidelines.
Hope Johnson, Concord, spoke of pedestrian friendly walkable accessibility.

Natalie spoke of light pollution and LED lights being bad for vision, the use of native plants, and designing for people with autism.

Jay Hann, Concord, spoke of carbon emissions and renewable energy.

Mayor Birsan closed the public comment period.

Councilmember Leone spoke of using the Downtown Design Guidelines as a good example and supported a development fee for Art in Public Places.

Vice Mayor Obringer spoke in favor of a development fee for Art in Public Places, emphasized the need for high quality standards for all the different neighborhoods, and spoke of Council being more prescriptive.

Councilmember Hoffmeister spoke of a balance and pedestrian scalable guidelines, high quality materials and finishes, four lane road made to look smaller, medians with landscaping, bike sharing docking stations and bicycles, and addressing solar retrofits.

Chair Aliano spoke of building height not being over seven stories and supported a variety of different designs within neighborhoods.

Vice Chair Mercurio spoke in support of rooftop gardens and no more parking lots in front of retail.

Chair Moore spoke of variety and variation in designs and with a good quality design team then you will get good quality design.

Commissioner Weinmann spoke of flexible yet stringent guidelines so that the Planning Commission and Design Review Board can apply the guidelines and including public art is a good step in the right direction.

Chair Aliano cautioned the overuse of the Early California Architecture theme.

Vice Chair Shelby emphasized diversity and advised not being too prescriptive with the guidelines.

Vice Mayor Obringer stated support of solar and green roofs.

Councilmember Hoffmeister spoke of public art installation and maintenance being put into conditions of approval and preferred architecture that can stand the test of time.

Chair Moore spoke to the art studio and Early California Architecture theme.

Councilmember McGallian spoke to having a timeless variety of designs and in support of the arcade style for the commercial space.

Councilmember Leone spoke of different options for solar and having a requirement that the developer implement art via conditions of approval.

Mayor Birsan spoke in favor of paseos or arcade, having different styles of architecture, would like to see tiny homes incorporated, favored a pedestrian friendly design, does not want the guidelines to be too restrictive, favored requirements that has art incorporated as part of the design, and favors guidelines that build in flexibility.
Rachel Flynn stated that tonight was her last meeting as she is leaving Lennar-FivePoint and thanked the Council for working with her.

Motion by Hoffmeister and seconded by Obringer to continue the meeting to April 3, 2018, at 6:30 p.m., (or as soon thereafter as the matter can be heard). Motion passed by unanimous vote of the Council.

CORRESPONDENCE

a. Benched Correspondence received from Tim Carr on April 1, 2018
b. Concord Reuse Project Specific Plan PowerPoint Presentation
c. North Concord/Martinez BART Transit Oriented Development PowerPoint Presentation
d. Concord Reuse Plan Development Standards and Design Guidelines PowerPoint Presentation
e. Correspondence regarding Alameda’s Universal Design Ordinances submitted by Joe Partansky

By order of the Mayor, the meeting was adjourned at 11:25 p.m.

[Signature]
EDI E. BIRSAN
MAYOR

[Signature]
JOELLE FOCKLER, MMC
CITY CLERK