SPECIAL MEETING OF THE
CONCORD CITY COUNCIL SITTING
AS THE LOCAL REUSE
AUTHORITY/PLANNING
COMMISSION
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
WEDNESDAY, JUNE 6, 2018

The Concord City Council Sitting as the Local Reuse Authority and the Planning Commission met in a special joint meeting in the Council Chamber located at 1950 Parkside Drive at 6:00 p.m. on Wednesday, June 6, 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 (Councilmember Hoffmeister arrived at 6:30 p.m.)

PLANNING COMMISSIONERS PRESENT: Ray Barbour, Jason Laub, John Mercurio, Mark Weinmann, Dominic Aliano (Commissioner Weinmann arrived at 6:25 p.m.)

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

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Tim Carr, Concord; Oscar Delgado, Concord; Suzanne Delbou, Concord; Ralph Oliver, Concord; Rich Hutchison, Concord; Juan Pablo Galvan, Save Mt. Diablo; Ronald Flannery, East Bay Housing Organizations; Carlos Castellanos, Mid Pen Housing

STUDY SESSION

UPDATE TO THE NORTH CONCORD BUFFER AND DISTRICT A GREEN SPACE

Community Reuse Area Planner Joan Ryan presented an overview of the 2012 Area Plan, explaining that at that time the focus was on Transit Oriented Development (TOD), with the North Concord BART Station as a focal point, and that the Area Plan included a green buffer of an unspecified width adjacent to existing residents in the area of the BART site. She stated that the buffer was intended to provide a transition to the existing, neighboring residential development and space for pedestrian/bicycle connections to the BART station.

Planner Ryan clarified that two green buffer concepts were presented at the April 2, 2018 Study Session, and that three green buffer options were explored for North Concord for this Study Session, Ms. Ryan Summarized the three options as outlined in the staff report. She noted that
the differences among the options are primarily driven by the width of the open space buffer, and as the buffer becomes wider, the buildings become taller. She stated that additional green space, parks, and plazas are provided throughout the remainder of the TOD district and the proposed open space in the project is greater than existing parkland within Concord presently without the inclusion the regional park, which will add another approximately 2,600 acres.

Ms. Ryan introduced Aaron Ashley, Hart Howerton, who presented a proposed network of different types of open space.

The Council and the Planning Commission asked clarifying questions about the North Concord BART buffer and the green space proposals.

Mayor Birsan opened a public comment period.

Tim Carr, Concord, spoke of trading land with BART, what he referred to as a land swap, to accommodate a wider buffer between existing residents and future development.

Oscar Delgado, Concord, spoke of his concerns over the proposed buffer and compliance with the California Fire Code.

Suzanne Delbou, Concord, spoke of her concern over density and the height of the buildings, and requested a 200 foot buffer.

Ralph Oliver, Concord, spoke of consideration for local residents, requested a 200 foot buffer, and supported a land swap with BART.

Rich Hutchison, Concord, spoke of his concerns over having seven story buildings next to single family homes and requested a 200 foot buffer.

Anonymous, spoke of the City not hosting a neighborhood meeting for his neighborhood, and stated that the neighborhood deserved protection from urban blight.

Juan Pablo Galvan, Save Mt. Diablo, spoke of the buffer separating existing development from other existing development and that making the buffer wider may not be the best idea.

Mayor Birsan closed the public comment period.

The Council expressed concern about a 100 foot buffer and requested exploration of up to a 200 foot buffer with enhanced amenities. They stressed the importance of treating existing neighbors equitably and the importance of “One Concord.” The Council requested conceptual and visual studies be completed and the exploration of a land swap with BART. They felt that eight story buildings located near one story houses was not acceptable.

The Planning Commissioners requested visual studies showing higher buildings and the created shadows. There was a preference for an increased buffer, and they supported a site visit.

Mayor Birsan called a recess at 8:27 p.m. The meeting resumed at 8:45 p.m.

LAND USE PLAN/PROGRAM UPDATES

Community Reuse Area Planner Joan Ryan presented an overview of the proposed Land Use Plan and Program Updates, reporting that the developer made modifications to the Land Use Plan and Program based on market and feasibility studies, the desire to provide a broad product mix over time that attracts buyers locally and regionally, providing support for affordable housing through proximity to transit and services, and support for transit and multi-modal goals of the project. Ms. Ryan noted that the overall unit count will remain the same sitewide and for Phase
One with the proposed modifications. Ms. Ryan reported a shift in land use designations and minor shifts made in the size of each of the Districts. She conveyed that adjustments were made to promote a more diverse product mix, attractive to a wide variety of buyers and income levels, and that the updated program includes 42 percent multi-family housing. Ms. Ryan summarized staff's support for the adjustments to the plan/program to optimize land uses and bolster success for affordable housing. She introduced Sheela Jivan, Lennar FivePoint, who introduced the Lennar FivePoint team.

Sheryl McKibben, Lennar FivePoint, explained Lennar FivePoint's vision of the project and its Principles of Place, which are broken into five thematic messages and five instructional messages. She introduced Shwetha Subramanian, Lennar FivePoint, who presented the changes to the Land Use Plan.

The Council asked questions about the shift in boundaries, the size of the campus, the timing of the connector bus routes, maintenance of the green space, if a convention center concept was being explored, the changes in density and land uses, the difference between commercial and commercial flex designations, affordable housing and ownership and the concept of tiny homes.

The Planning Commission asked clarifying questions on affordable housing numbers, the estimated population, and the shift in land uses.

Mayor Birsan opened a public comment period.

Ronald Flannery, East Bay Housing Organizations, spoke in support of the increase in multi-family housing and including affordable housing.

Carlos Castellanos, Mid Pen Housing, stated that the changes in the plan are encouraging.

Ralph Oliver, Concord, requested that roads be built first before buildings.

Susanne Delbou, Concord, requested a change in density near existing neighborhoods; and did not support the proposed plan.

Mayor Birsan closed the public comment period.

The Council shared their thoughts on utilizing more of Willow Pass for mixed use, ensuring proper transportation modes, and having less density in some areas with more single family homes. They commented on the importance of homeownership and emphasized the importance of creating jobs and not just housing around the TOD. They requested exploration of the possibility of building duets or fourplexes and adding more density in area G, including the development of a complex of tiny homes. They shared their disappointment in the plan and concerns about the proposed plan not being the vision of "World Class."

The Planning Commission supported homeownership, affordable housing in condo or single family homeownership, creating more jobs around the TOD and being more creative with higher density housing through the concept of duets or fourplexes. They had concerns with changing from medium density to low density and preferred other options besides mixed use.

**CORRESPONDENCE**

a. Benched Correspondence Agenda Item No. 2a
b. Benched Holbrook Heights Meeting Minutes – Agenda Item No. 2a
c. Benched Concord Reuse Project Specific Plan maps – Agenda Item No. 2a
d. PowerPoint Presentation – North Concord Buffer and District A Green Space
e. PowerPoint Presentation – Land Use Plan/Program Updates
f. PowerPoint Presentation – Lennar FivePoint – Concord Reuse Project Program
g. North Concord Neighborhood Meeting Summary from Saturday, June 2, 2018

ADJOURNMENT

By order of the Mayor, the meeting was adjourned at 11:34 p.m.

EDI E. BIRSAN
MAYOR

JOELLE FOCKLER, MMC
CITY CLERK