SPECIAL MEETING OF THE
CONCORD CITY COUNCIL SITTING
AS THE LOCAL REUSE AUTHORITY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
WEDNESDAY, AUGUST 22, 2018

The Concord City Council Sitting as the Local Reuse Authority met in a special meeting in the Council Chamber located at 1950 Parkside Drive at 6:00 p.m. on Wednesday, August 22, 2018, with Mayor Birsan presiding. The pledge of allegiance was led by Councilmember Hoffmeister. 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, Carolyn Obringer, Edi Birsan

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

MEMBERS OF THE PUBLIC WHO ADDRESS ED THE COUNCIL: Scott Wagner, Concord; Kristin Connelly, East Bay Leadership Council; Vo Walle, Hispanic Chamber of Commerce of Contra Costa County; Marilyn Fowler, Concord Chamber of Commerce; Steve Olden, Concord; Oscar Delgado, Concord; Roger Peterson, Clayton; Elaine Schroth, Visit Concord; Ryan Rector, Concord; Ed DelBecarro, Danville; Colleen Geraghty, Concord; Ashley Coates, League of Women Voters; Gloria Bruce, East Bay Housing Organization; Carlos Castellanos, Mid Pen Housing; Rosanne Nieto, Concord; Natalie; Juan Pablo Galvan, Save Mt. Diablo; Rex Takahashi, Concord; Hope Johnson, Concord

STUDY SESSION

CONSIDERING DIRECTION TO PROCEED WITH THE PREPARATION OF THE CONCORD REUSE PROJECT (CRP) SPECIFIC PLAN AND ENVIRONMENTAL ANALYSES BASED ON REVISED DOCUMENTS PREPARED BY THE MASTER DEVELOPER, IN RESPONSE TO FEEDBACK RECEIVED AT THE JUNE 6, 2018, STUDY SESSION

Guy Bjerke, Director of Community Planning, reported that over the past 18 months, the Local Reuse Authority (LRA) staff and master developer team have collected community input and questions to be addressed in the Draft Specific Plan and environmental analyses. He confirmed that the feedback was obtained during Community Advisory Committee meetings; City Council/Planning Commission study sessions; community-wide workshops; neighborhood focused meetings; Technical Advisory Committee meetings; and numerous small group meetings with interested community stakeholders, and that the input has helped shape the master developer’s proposed land use program.

Mr. Bjerke reported that the master developer and staff have worked to address prior feedback from the Council on the following main topics: number of units; commercial square
footage; the mix of single family and multi-family units; the mix of ownership and rental units; R-2 acreage in District G and along the transit spine; and the width of the buffer between the BART site and existing neighborhoods.

The Council asked clarifying questions about the varying types and affordability of housing, the R-1 and R-2 zoning areas, the types of commercial and retail space planned, what qualifies the plan as ‘world class,’ where a technology company could potentially be placed, how the project would be branded, if the potential BART development should be included in the housing totals, the grading plan, the buffer between the BART site and surrounding neighborhoods, the concept of a hotel or convention center, what community facilities are planned, what level of detail will be in the Specific Plan, and the transportation plan.

Mayor Birsan opened a public comment period.

Scott Wagner, Concord, spoke in support of proceeding with the preparation of the Specific Plan and the Environmental Impact Report.

Kristin Connelly, East Bay Leadership Council, spoke in support of proceeding with the preparation of the Specific Plan and the Environmental Impact Report.

Vo Walle, Hispanic Chamber of Commerce of Contra Costa County, spoke in support of seeing the traffic impact study and how the project will integrate into the current Concord.

Marilyn Fowler, Concord Chamber of Commerce, spoke in support of proceeding with the preparation of the Specific Plan and the Environmental Impact Report.

Steve Older, Concord, spoke in support of including light industrial space in the Plan.

Oscar Delgado, Concord, spoke in support of the 200 ft. buffer around the BART project.

Roger Peterson, Clayton, spoke in support of a Veterans’ Center being included in the Specific Plan.

Elaine Schroth, Visit Concord, spoke in support of proceeding with the preparation of the Specific Plan and the Environmental Impact Report.

Ryan Rector, Concord, spoke in support of a Veterans’ Center being included in the Specific Plan.

Ed DelBecarro, Danville, spoke in support of proceeding with the preparation of the Specific Plan and the Environmental Impact Report.

Colleen Geraghty, Concord, spoke of the need to have correct numbers reflected in the Plan, adding projected jobs to the Plan, and spreading out low-income housing.

Ashley Coates, League of Women Voters, spoke in support of proceeding with the preparation of the Specific Plan and Environmental Impact Report.

Gloria Bruce, East Bay Housing Organization, spoke in support of proceeding with the preparation of the Specific Plan and Environmental Impact Report.

Carlos Castellanos, Mid Pen Housing, spoke in support of proceeding with the preparation of the Specific Plan and Environmental Impact Report.

Rosanne Nieto, Concord, spoke in support of proceeding with the preparation of the Specific Plan and Environmental Impact Report.
Natalie, asked about the timeline and if Lennar was adhering to it, spoke in support of affordable ownership, super blocks, and closing roads for street fairs.

Juan Pablo Galvan, Save Mt. Diablo, spoke in support of proceeding with the preparation of the Specific Plan and Environmental Impact Report.

Rex Takahashi, Concord, inquired about an independent planning organization looking at the project to ensure that the project is a world-class project.

Hope Johnson, Concord, spoke of including the Coast Guard and BART properties in the Environmental Impact Report and in opposition to the Report without further discussion.

Anonymous, asked about a buffer along East Olivera.

Mayor Birsan closed the public comment period and called for a recess at 8:26 p.m.

Mayor Birsan resumed the meeting at 8:38 p.m.

The Council shared their thoughts on Concord’s vision of world-class, the idea of having “One Concord,” homeownership versus rentals, designated space for office and light industrial, the campus, the tournament sports complex, moving R1 and R2 zones in area E, and upcoming meetings with North Concord neighborhoods.

The Council expressed a desire to have the following items addressed in the Specific Plan: environmental concerns, infrastructure, broadband, traffic flows, autonomous and smart technology, affordable single family housing, economic development opportunities, more mixed use in area H, public amenities, varying types of housing, open space, a library, and additional green space in area A.

A motion was made by Leone and seconded by McGallian to direct Lennar FivePoint to prepare the Concord Reuse Project Specific Plan and Environmental Analyses based on revised documents prepared in response to feedback received at the June 6, 2018, Study Session.

Vice Mayor Obringer offered an amendment that the BART property and Coast Guard site be studied concurrently with Phase 1. Councilmembers Leone and McGallian agreed with the amendment.

Councilmember Hoffmeister offered an amendment to include the R-2 in nodes along the major roadway in areas E and F. Councilmembers Leone and McGallian agreed with the amendment.

The amended motion to direct Lennar FivePoint to prepare the Concord Reuse Project Specific Plan and Environmental Analyses based on revised documents in response to feedback received at the June 6, 2018, Study Session with the BART property and Coast Guard site studied concurrently with Phase 1 and the inclusion of R-2 in nodes along the major roadway in areas E and F passed by the following vote of the Council:

Ayes: Hoffmeister, Leone, McGallian, Birsan
Noes: Obringer
Absent: None

CORRESPONDENCE

a. Benched Correspondence Agenda Item No. 2.a – Map of Concord Reuse Project Specific Plan
b. Benched Correspondence Agenda Item No. 2.a – Product Mix Phases 1, 2, and 3
c. PowerPoint Presentation – Concord Reuse Project
d. Correspondence Received – Agenda Item No. 2.a

e. Photos and email submitted by Oscar Delgado

f. Concord Veterans Memorial Building Association Draft Business Plan – submitted via email

ADJOURNMENT

By order of the Mayor, the meeting was adjourned at 9:45 p.m.

EDI E. BIRSAN
MAYOR

JOELLE FOCKLER, MMC
CITY CLERK