

CITY COUNCIL COMMITTEE

SPECIAL MEETING

HOUSING & ECONOMIC DEVELOPMENT

Ron Leone, Chair

Dan Helix, Committee Member

5:30 p.m., Monday, September 19, 2016

Building D, Permit Center Conference Room
1950 Parkside Drive, Concord

- ANNOTATED AGENDA -

ROLL CALL: All present

STAFF PRESENT: Afshan Hamid, Senior Planner; Justin Ezell, Director of Public Works

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COMMITTEE: Raymond Barbour; Michael Evans, Erik Ladue

PUBLIC COMMENT PERIOD: None

1. **CONSIDERATION** – A Request to Initiate Historic Street Signs in the Inner Core of the Downtown. Report by Justin Ezell, Director of Public Works, and Afshan Hamid, Senior Planner.

ACTION: The HED Committee listened to the report and considered the various styles of historic street signs provided by staff. The Committee then chose the style of street sign which contains Mt. Diablo and a white background. The Committee authorized staff to use up to \$70,000 of Art in Public Places funds to install historic street signs, decorative ground mount poles with scrolls, and complete painting of existing poles to provide a cohesive historic street sign look within the inner-core of the downtown.

2. **CONSIDERATION** – Request for Input and Direction to Require a Fiscal Impact Study on a Proposal to Amend the General Plan and Zoning of a 12.2 Acre Site at Monument and Oak Grove and from Regional Commercial to Medium Density Residential. Report by John Montagh, Redevelopment/Housing Manager.

ACTION: The HED Committee listened to the report presented by John Montagh, Redevelopment and Housing Manager on the vacant back 12 acres at Four Corners Shopping Center. The Committee commented that the back 12 acres has not seen

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commercial market demand over the long history of the site. Dan Helix, Committee Member, recognized that in general there is a need for rental housing in Concord. The Committee members commented that if the 12 acres is developed with housing, then it may re-invigorate additional commercial development. In general, there was support for the proposal. The Committee requested that the affordable housing component be increased to 15% and requested an independent Fiscal Impact Analysis be prepared prior to full City Council review for the back 12 acres only. The Committee did not want a specific plan for the entire site. Public comment was received from Erik Ladue at 4399 N. Sugar Maple Court. He commented that it was not an easy walk route from the parcel to the BART station.

3. **ADJOURNMENT** at 6:45 p.m.



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Distribution: City Council
Valerie Barone, City Manager
Victoria Walker, Community & Economic Development Director
Laura Simpson, Planning Manager
John Montagh, Redevelopment/Housing Manager
Justin Ezell, Director of Public Works
Afshan Hamid, Senior Planner
Joelle Fockler, City Clerk