

## CITY COUNCIL COMMITTEE

# POLICY DEVELOPMENT AND INTERNAL OPERATIONS

Mayor Laura Hoffmeister, Chair  
Ron Leone, Committee Member

5:30 p.m.  
Thursday, June 9, 2016

Wing A, Garden Conference Room  
1950 Parkside Drive, Concord

## - ANNOTATED AGENDA -

**ROLL CALL:** All present

**STAFF PRESENT:** Victoria Walker, Director of Community & Economic Development; Laura Simpson, Planning Manager; Kevin Marstall, Senior Civil Engineer–Current Development Manager; Jovan Grogan, Assistant City Manager; Joshua Clendenin, Assistance City Attorney; Jeff Rogers, Infrastructure Maintenance Manager; Justin Ezell, Director of Public Works; Ben Noble, Consultant;

**MEMBERS OF THE PUBLIC WHO ADDRESSED THE COMMITTEE:** None

**PUBLIC COMMENT PERIOD:** None

1. **REVIEW** – Review of Subdivision Ordinance Update Process. Report by Laura Simpson, Planning Manager

**ACTION:** The Committee provided input on recommendations from the Subdivision Ordinance Assessment Report as shown in *italics* below.

Recommendation D-2: Strengthen connections with neighborhood design policies in the General Plan.

- *Ensure we do not tie our hands to require subdivision design standards that may not be desirable or possible in all situations, ranging from small infill projects to large developments in the base.*
- *Find the right balance between establishing clear intent and allowing flexibility in the best way to achieve that intent on a case-by-case basis.*

Recommendation D-10: Remove private street design standards from Subdivision Ordinance.

- *Ensure that the quality of construction and materials of private streets is equal to public streets so that they don't deteriorate more quickly over time.*
- *If the City requires the same dimensional standards for private streets, provide flexibility for small infill projects where wide sidewalks on both sides may not be possible or desirable.*

Recommendation E-2: Consider adding special flexibility for all subdivisions within the CRP Area.

- *Address in the Subdivision Ordinance how to handle any possible conflicts in standards or different standards that apply to the base.*
- *Possibly reference standards in Base Specific Plan in the Subdivision Ordinance.*

Recommendation F-3: Apply the inclusionary housing requirement to condominium conversions.

- *Support for (or at least no opposition to) this recommendation*

Recommendation H-7: Consider revising the street naming policy to allow the map review authority to approve subdivision street names.

- *Councilmember Leone continued to support requiring Council approvals for all street names, including private streets in minor subdivisions.*
- *Mayor Hoffmeister was open to this recommendation, but did not oppose Councilmember Leone's position.*

**2. REVIEW** – Sidewalk Inspection and Repair Policy. Report by Justin Ezell, Director of Public Works.

**ACTION:** Staff presented the draft policy to the Committee, at which time it was reviewed and questions were asked by Committee members and answered by staff. After listening to the staff report and discussing the policy elements, the Committee directed staff to present the draft policy to the full City Council for consideration.

**3. ADJOURNMENT** at 6:50 p.m.

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