

SPECIAL MEETING OF THE
CONCORD CITY COUNCIL/CITY
COUNCIL SITTING AS THE LOCAL
REUSE AUTHORITY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, OCTOBER 11, 2017

The Concord City Council met in a regular meeting in the Council Chamber located at 1950 Parkside Drive at 6:30 p.m. on Tuesday, October 11, 2017, with Mayor Hoffmeister presiding. The pledge of allegiance was led by Vice Mayor Birsan. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

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

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

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Juan Pablo Galvan, Save Mount Diablo; Mike Wendorf, Concord; Brandy Leidgen, Concord; Mike McDermott, Concord; Kathy Gleason, Concord; Hope Johnson, Concord; Perry Carlston, Concord; Claire Linder, Concord; Randy Iwasaki, Contra Costa Transportation Authority; Paul Carroll, VFW Post 1525; Ken Scoles, Bay Point; Pete Laurence, Concord; Terry Murphy, Concord; Rick Kennedy, Concord; Kenji Yamada, Concord; Julie Germain, Concord; Keith Germain, Concord; Vontre Mason, Concord; Victor Tiglas, Concord

PUBLIC COMMENT PERIOD

Juan Pablo Galvan, Save Mt. Diablo, presented the Council with an updated Mount Diablo Regional Map featuring the Diablo Trail and relayed that the public can obtain maps by visiting the Save Mt. Diablo offices at, 1901 Olympic Blvd, Walnut Creek.

Mike Wendorf, Concord, spoke in support of a four year university on the Concord Naval Weapons Station project.

Brandy Leidgen, Concord, displayed a replica of the statue of Don Salvio Pacheco to be placed in Todos Santos Plaza on July 4, 2018, and spoke of bricks being sold by the Historical Society for the 150th Anniversary Celebration. More information can be found at: www.Concordhistorical.org

STUDY SESSIONPREPARATION OF A ZONING AMENDMENT FOR THE GREEN FRAME BETWEEN WILLOW PASS ROAD AND BAILEY ROAD

Councilmember Leone stated that he has an economic interest in real property that sits within 500 ft. of the green frame; he recused himself from the item, and left the dais.

Community Reuse Area Planner Joan Ryan presented background on the preparation of a zoning amendment for the green frame between Willow Pass Road and Bailey Road and explained that the project was geared toward allowing the area of the green frame to proceed independent of the specific plan and provide residents with assurances as to the land use in that area. Ms. Ryan explained that the land use planning and zoning for the green frame does not require refinement; therefore, it can proceed independently from the Concord Reuse Plan Specific Plan process. She stated that feedback from the workshops is clear, and the public seeks a firm commitment to securing the area as a buffer.

Ms. Ryan reported that staff's analysis of the green frame between Willow Pass and Bailey Roads is that it is consistent with the Area Plan, that the Area Plan indicated a minimum width of 275 to 400 Ft., and the green frame is currently designated within the City's General Plan as CRP Open Space. Ms. Ryan specified that the Zoning Amendment will discuss allowable uses and open space/recreational space development standards, consistent with the General Plan designation. She noted that it has become clear that the green frame area would benefit by being removed from the Specific Planning process and proceeding independently for zoning decisions, and that the Zoning Amendment is anticipated to be brought forward to the City Council in early 2018.

Following clarifying questions by the Council including what kind of maintenance costs are to be included, when the types of uses are going to be defined and determined, connectivity, and lighting, Mayor Hoffmeister opened a public comment period.

Mike McDermott, Concord, recommended a jog on the green frame to run behind Concord High to allow parking behind Concord High and result in better traffic flow on Concord Boulevard.

Kathy Gleason, Concord, requested that citizens living adjacent to the green frame be notified of the meetings held for the Zoning Amendment.

Hope Johnson, Concord, asked who would be responsible for the cleanup of the land, the developer or the City, after the Navy transfers it over to the City.

Perry Carlston, Concord, spoke of his concerns of the impacts of the pipelines in that area and residents dumping into the green frame.

Mayor Hoffmeister closed the public comment period.

Director of Community Reuse Planning Guy Bjerke addressed Ms. Johnson's question and stated that the cleanup of the land was the Navy's responsibility, and the City would work with the Navy on the degree and type of cleanup involved. He explained that the impacts of the pipelines will be considered when developing the green frame, and that the cleanup of the land was a minimum of 5 years, perhaps 10 years away, with a 30 year timeframe.

Mayor Hoffmeister concluded the item by noting that the next steps include development of an ordinance in the next four to five months with regard to the green frame for the Parks, Recreation, and Open Space Commission, Planning Commission, and City Council review.

Councilmember Leone returned to the dais.

OVERVIEW OF THE MASTER DEVELOPER'S PROPOSED LAND USE PLAN AND OPTIONS FOR THE CONCORD REUSE PROJECT SPECIFIC PLAN AND STAFF'S ANALYSIS OF THE PLAN'S CONSISTENCY WITH THE ADOPTED 2012 AREA PLAN

Prior to the presentation by staff, Councilmember Obringer asked that, if after listening to the staff report and presentations, the Council would be willing to focus on two of the five topics presented and hold future study sessions on the other three topics due to the amount of information being presented and to ensure that critical decisions wouldn't be made hastily. Councilmembers Leone and McGallian and Mayor Hoffmeister agreed with Councilmember Obringer's suggestion; however, Vice Mayor Birsan felt the Council should review everything presented.

Community Reuse Area Planner Joan Ryan presented an overview of the study session, reporting that the study session was intended to provide the City Council with an overview of the Master Developer's proposed land use plan for the Concord Reuse Project Specific Plan, including staff's analysis of the proposed plan in comparison to the adopted 2012 Area Plan. Ms. Ryan provided a background of the project to date and results of Community Workshop #3 held on September 23, 2017. She stated that staff was seeking the City Council's input and direction regarding the following:

- Revised Phase One Area boundary
- Preliminary Grading Plan
- Affordable Housing
- Willow Pass Road frontage
- Transit Spine
- Campus District Overlay and separately the Western Campus Option

Ms. Ryan confirmed that Lennar/Five Point is preparing a Specific Plan for the entire 2,300 acres of the project, but currently has the rights to develop 500 acres within Development Phase One to provide 4,392 homes (25 percent affordable); 1.7 million sq. ft. of commercial area; 79 acres of open space, parks, and greenways; 2 community centers; and 1 new elementary school. She noted that there was a shift in the Phase One area that provides for: the addition of Housing Area 3 (bridge) between BART & Village Center; removal of the northeast commercial area (flex area); and reorientation of the TOD Area. She stated that the Phase One area stays outside of remediation areas, which could slow momentum of development.

Planner Ryan reported that the adopted 2012 Area Plan serves as the City's guidance upon which to base and refine the Specific Plan. The Area Plan provides the following framework: 12, 200 homes (25 percent affordable); 6.1 million sq. ft. of commercial space; a higher education campus; community facilities including new schools, a fire station, community center, library, and other community facilities; and 786 acres of open space, parks, and greenways.

Planner Ryan reviewed the areas where staff was seeking the Council's input and direction and provided staff recommendations. She described the revised Phase One Boundary; the change in the proposed grading plan; the affordable housing units included in Phase One; the Willow Pass road frontage; the transit spine and number of lanes; the campus district; and BART.

Ms. Ryan explained that the goal of the CAC for October is to be able to arrive at a preferred land use plan, based on provided from the Planning Commission and City Council, provide direction on a preferred land use plan, which will be the basis for preparation of the Draft Specific Plan document and technical studies to begin the preparation of the environmental analysis. She emphasized that this is an iterative process, and there may be additional modifications to the plan based upon comments from the Council.

Councilmember Obringer asked for clarification on the process, specifically when the Council would see this item again after CAC review. Ms. Ryan said the intent was for the CAC to designate the land use plan at its meeting on October 17, allowing staff to have the developer move forward with the preparation of the Specific Plan. Staff would then bring different topics of the Specific Plan back to the CAC to review at its monthly meetings. Planner Ryan offered to present at a study session in the future for Council to review some of those draft documents. Councilmember Obringer was concerned with the process and felt the Council should have final approval of the final proposal regarding grading, the Phase One boundary, and the overall Specific Plan. Mayor Hoffmeister agreed it would be good to have more time to make sure the Council was in agreement with what was being proposed, before money and effort was spent on studies. Councilmember McGallian agreed that the Council should give final sign off so there was clear direction. Councilmember Leone agreed the Council should be more involved before the Plan was finalized. Vice Mayor Birsan did not want to wait months and felt the Council should support the CAC. Ms. Ryan asked the Council to voice their opinions on any items in the Land Use Plan.

Ms. Ryan took questions from the Council on the location and uses of the campus district, the timing of the development of the campus, the difference in the Phase One boundary, the density of the Area Plan, BART parking, the orientation of the TOD, and discussions with the MDUSD on the the number of schools needed and school placement.

Rachel Flynn, Lennar/Five Point, presented a report and summarized changes the developer has made in response to feedback from staff, the CAC, the Planning Commission, the Council, and the public.

Eron Ashley, Hart Howerton, highlighted the four areas of focus for the plan – identity as a world class project, a balanced approach to conservation and development, economically viable and sustainable development, and a high quality of life for all residents of Concord.

Mr. Ashley outlined the preferred Land Use Plan, including BART and the Coast Guard property; village centers; the proposed campus location and zoning; the circulation network; grading; and Phase 1 configuration. He requested the Council focus on the preferred Land Use Plan, campus location and zoning, and the traffic circulation network.

Uri Eliahu, Engeo, Inc., provided an overview of the intent of the grading on the site for the Land Use Plan and the overall balance of the project.

Councilmembers asked clarifying questions throughout the presentation, including the definition of flex uses and where flex uses will be located, location and number of lanes in transit spines, the location and size of the campus district, the definition of a natural grade, the remediation of the soil, why the Hunters Point project in San Francisco was built on much steeper grades than proposed in Concord, a convention center located in the TOD, the location of community centers, the Gomentum Station and how and where it would be permanently incorporated into the site, where employment with high quality jobs will be located within Phase One, the density in the TOD, and what would happen if Amazon chose Concord as a location for its headquarters.

Mayor Hoffmeister called a recess at 10 p.m. and resumed the meeting at 10:10 p.m.

Mayor Hoffmeister opened a public comment period.

Claire Linder, Bike Concord, spoke of the opportunity to provide a sustainable transit community and would like to turn car trips into bike and pedestrian trips.

Randy Iwasaki, Contra Costa Transportation Authority, spoke in support of having a GoMentum Station tied to a campus and of creating a partnership with the vendors testing at the GoMentum station.

Paul Carroll, VFW Post 1525, would like to see a Veteran's Memorial Building built in Phase 1 of the project.

Ken Scoles, Bay Point, spoke of a development in Rancho Cordova, Mather Veterans Village, specifically built for housing veterans and asked that housing for veterans be included in the project.

Pete Laurence, Concord, requested 5-10 acres be set aside on the project for a Veterans Memorial Building.

Terry Murphy, Concord, spoke in support of a Veterans Memorial garden and a Veterans Memorial Building.

Perry Carlston, Concord, spoke of his concerns of the need for wider streets, a campus site that is large enough for the use, quality housing, and stabilizing Mt. Diablo Creek.

Rick Kennedy, Concord, encouraged the Council to work together with the Master Developer in a collaborative and good faith manner.

Mike McDermott, Concord, encouraged the Council to make a university closer to BART a priority in the project and shared his concern about having new schools built.

Juan Pablo Galvan, Concord, spoke of the project having walkability, bikeability, and affordable housing near the BART station.

Kenji Yamada, Concord, spoke of the importance of village centers for daily tasks, the need for good bicycle infrastructure in the intersections, and shared his concerns about cut-through traffic.

Julie Germain, Concord, spoke of the access points and safely getting out of the area in an emergency, and liked the village center concept.

Hope Johnson, Concord, reminded staff, Council, and Lennar/Five Point that the BART station is near a neighborhood and the importance of green space in that area, shared her concerns about grading down the hills, and questioned if the CAC was informed and prepared to vote on this plan.

Keith Germain, Concord, encouraged the Council to think big regarding the project and applauded the Council for putting together a good CAC and hiring a good developer.

Vontre Mason, Mt. Diablo High School, spoke in support of Lennar/Five Point and the project.

Victor Tiglas, Concord, spoke in support of a public university near the BART station.

Anonymous, spoke of potential traffic issues throughout the City due to the project.

Mayor Hoffmeister closed the public comment period.

Director Bjerke noted the overarching issues were if the proposed land use plan was sufficient to begin the analysis and writing of the Specific Plan and the Council's comfort level with the Land Use Plan.

Mayor Hoffmeister reiterated Councilmember Obringer's suggestion from earlier in the meeting noting that the Council needed to make sure they had time to digest the information provided before making decisions on the Plan. She agreed with taking the process a little slower and suggested a follow up meeting.

Councilmember Leone agreed the Council should take more time and suggested the Council continue to October 17, 2017.

Vice Mayor Birsan felt the campus should be closer to the BART station, would like to see less grading, preferred this area plan to the previous one, does not agree with the gap from Willow Pass and wants a continuous road between neighborhoods, would like to see every street have a separate bike lane, questioned the economic vitality of the village center concept, supports GoMentum, prefers 300 affordable housing units up front, and is opposed to using four-lane roads.

Mayor Hoffmeister preferred the campus be closer to the BART station, was concerned about amount of grading, preferred more affordable housing in Area 3, needed more information on the economic value of Willow Pass Road, would like to see a performance center in the TOD in Phase One, was concerned about a Village Retail Center, would like to see the inclusion of cul-de-sacs, and supported a 4-lane road transit spine.

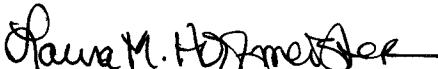
A motion was made by Leone and seconded by McGallian to continue the meeting to October 17, 2017, at 6:30 p.m. The motion passed by the following vote of the Council:

AYES: Leone, McGallian, Obringer, Hoffmeister NOES: Birsan ABSENT: None

CORRESPONDENCE

- a. Mount Diablo Regional Map Featuring the Diablo Trail
- b. Letter dated October 10, 2017, from Anna Rikkelman
- c. Email dated October 11, 2017, from Kathy Gleason
- d. Email dated October 11, 2017, from Tim Carr
- e. Email dated October 11, 2017, from Tom Yang
- f. Letter dated October 11, 2017, from Bike Concord
- g. Green Frame PowerPoint Presentation
- h. Concord Reuse Project Specific Plan PowerPoint Presentation prepared by staff
- i. Concord Reuse Project City Council Study Session PowerPoint Presentation prepared by Lennar/Five Point
- j. Flyer on building a Veterans Memorial Building

By order of the Mayor, the meeting was adjourned at 11:30 p.m. in memory of Mr. Christmas, Bruce Metz.


 LAURA M. HOFFMEISTER
 MAYOR


 JOELLE FOCKLER, MMC
 CITY CLERK