

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 17, 2017

The Concord City Council met in a special meeting in the Council Chamber located at 1950 Parkside Drive at 6:30 p.m. on Tuesday, October 17, 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 Tropa, Assistant City Manager; Marsha Moore, Deputy 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: None.

STUDY SESSION

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

This item was opened on October 11, 2017, public comment was heard, public comment was closed, and the item was continued to October 17, 2017.

Director of Community Reuse Planning, Guy Bjerke, summarized the previous presentations made regarding the Proposed Land Use Plan to the Community Advisory Committee on September 19, the Planning Commission on October 4, and the City Council on October 11. He mentioned questions asked about the process and stated that the current process was the same used ten years ago for the Specific Plan, noting that the next chance for Council to hear an update would be late spring.

Mr. Bjerke noted staff was looking for direction and requested feedback on the Preferred Land Use Plan, Campus District location, revised Phase One Boundary, Willow Pass Road frontage, and grading and width of the Transit Spine.

Preferred Land Use Plan

Councilmember Leone stated that he would like to see commercial space, potentially with a restaurant, around the creek, to keep the same architecture as downtown Concord, and to use historical names for roads.

Councilmember Obringer voiced concern with the proposed Land Use Plan due to its potential effects on public safety and traffic. She also expressed concern about the decrease in commercial space in the proposal and whether or not the Plan would enable the City to achieve the economic development that is envisioned by the Area Plan. She stated that she preferred to have the amount of commercial area indicated in the Area Plan, asked to see the village centers maintained, voiced concern over too many strip malls, noted that she would like to see a convention center in the Transit Oriented District (TOP), and hoped to hear more about what Smart city concepts would be implemented. Director Bjerke commented that the total commercial square footage was the same and some of the commercial space was shifted to other districts. Rachel Flynn, Lennar/Five Point, provided a breakdown of the proposed commercial space.

Councilmember McGallian stated that he supports the proposed land use plan and is happy with the direction on affordable housing. He confirmed that he would like to hear more about the sports complex, noting that it is a big amenity that could be developed up front.

Vice Mayor Birsan stated his support for the proposed plan and his request to see a convention center in Phase One.

Mayor Hoffmeister identified the need of a community use in Phase One, confirmed that she would like to see a convention center within the TOD, and indicated that the commercial center may overlap with the existing commercial center.

Campus District Location

Councilmember Leone stated he prefers a campus district in area B, near BART.

Councilmember Obringer stated a preference for a campus district as opposed to an overlay and felt the location in area B offered something walkable to BART. She commented that she had been involved in working with Northeastern University to offer a program involved with GoMentum.

Councilmember McGallian stated a preference for a designated campus district in area B.

Vice Mayor Birsan stated a preference for a campus district in area B, or even closer.

Mayor Hoffmeister stated a preference for a campus district and not an overlay in area B.

Revised Phase One Boundary

Councilmember Leone stated support of the revised Phase One boundary and did not want to force a developer to sell in an area that was not marketable.

Councilmember Obringer thanked the developer for listening to comments about shifting the boundary and shared her concerns about only part of the TOD being in Phase One. She emphasized that she prefers to see all of the TOD in Phase One. Ms. Flynn explained the proposal offered a variety and a larger TOD would mean more multi-family housing. Councilmember Obringer wanted to know whether or not the proposed land use plan would create increased public safety issues and how those issues would be mitigated.

Councilmember McGallian agreed with how the boundary had been shifted and felt it made sense.

Vice Mayor Birsan stated support of the revised Phase One boundary.

Mayor Hoffmeister stated support of the updated Phase One boundary.

Willow Pass Road Frontage

Councilmember Leone stated support for the plan presented for Willow Pass Road.

Councilmember Obringer asked if staff felt the concerns regarding Willow Pass Road were addressed. Director Bjerke said the shift in the Phase One Boundary addressed the concern of future phases access to Willow Pass Road.

Councilmember McGallian explained that developing residential along Willow Pass and looking at where to put things allowed the City to slowly develop in steps. He emphasized the importance of the One Concord' component, and noted that the area at the bottom half of Willow Pass before the current Concord neighborhoods seemed disjointed.

Vice Mayor Birsan stated a preference for Willow Pass to be included in the plan and felt it was important to have a continuous city.

Mayor Hoffmeister wanted to see the green buffer north of Willow Pass Road put back into the land use plan.

Grading

Councilmember Leone expressed that he would like to see the natural topography preserved and recognized that other factors played a role in that decision.

Councilmember Obringer asked for additional information on how the grading proposal was determined. Mr. Bjerke commented that the plan presented the worst case scenario, and staff had already committed to work with Lennar to reduce grading. Eron Ashley, Hart Howerton, presented additional information regarding the grading proposal.

Councilmember McGallian requested to see a hybrid grading plan.

Vice Mayor Birsan stated that he did not support knocking hills all the way down and preferred to see an extra 20-30 feet of elevation. He noted that he would be okay with the proposed changes too.

Mayor Hoffmeister stated that she would like to see more respect for the contours in the grading.

Width of Transit Spine

Councilmember Leone indicated that the spine road may need extra space. He was in support of two lanes and reserving space to allow for growth in the future. Councilmember Leone acknowledged there would be a natural slowing of traffic and did not want the City intentionally looking for ways to slow down traffic.

Councilmember Obringer asked additional questions about the transit spine and what transportation facilities were planned for the spine road and if it would, indeed, be a multi-modal transit corridor with a shuttle coming every seven minutes or less, as outlined in the Area Plan.

Councilmember McGallian requested that two, four, and six lanes be studied to see what it would look like, and stated his preference to reserve the maximum space now and have

flexibility down the road. He affirmed support of protected bikes lanes and using Kinne Blvd. as an option for residents to leave their neighborhood.

Vice Mayor Birsan stated preference for four lanes down the center or down the panoramic feeding off the center area and would like to see bike lanes on every street and protected bike lanes on main arterials.

Mayor Hoffmeister felt width in the spine was needed to accommodate multiple options and that four lanes was the minimum on a major arterial road. She expressed support of a future build out to ensure the ability to move goods and services, and inquired if the cost would be more to widen it later.

Next Steps

Director Bjerke asked the Council to give staff direction on the next steps. He said the current plan was to take information back to the CAC to adopt a draft plan and bring it to the Council in the spring. Director Bjerke asked that if it preferred additional check-ins, the Council provide direction so a schedule can be worked out with Lennar to incorporate the CAC process and additional meetings with the Council.

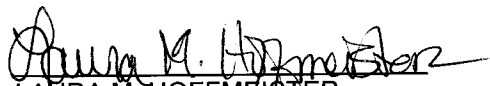
Councilmember McGallian supported check-ins at appropriate intervals in cooperation with the CAC process and pace. Councilmember Obringer supported more frequent updates and wanted to make sure the Council had the opportunity to weigh in. Councilmember Leone was okay with getting the occasional update and wanted to allow the CAC to do their job to develop the plan as envisioned by the community. Vice Mayor Birsan felt the CAC was vital and suggested updates on what comes out of the CAC from a member of the CAC. Mayor Hoffmeister agreed with working on a schedule of check-ins and recognized the need for the Council to give more input as the process moved forward.


Director Bjerke noted he would work with Lennar on when issues will go to the CAC and work on a schedule for updates to bring back to the Council.

CORRESPONDENCE

- a. Benched Correspondence Item 2a – October 17, 2017
- b. Benched Phase One Map – Item 2a
- c. PowerPoint Presentation – Director of Community Reuse Planning Guy Bjerke - Item 2a
- d. PowerPoint Presentation – Lennar/Five Point – Item 2a

By order of the Mayor, the meeting was adjourned at 9:07 p.m.


LAURA M. HOFFMEISTER
MAYOR


MARSHA MOORE, CMC
DEPUTY CITY CLERK