



Community Advisory Committee
Concord Community Reuse Project

Tuesday, September 30, 2008

6:30 p.m.

Concord Senior Center, Wisteria Room
2727 Parkside Circle, Concord, CA

MINUTES / ANNOTATED AGENDA

The agenda for this meeting was posted in the Civic Center posting cabinet on September 25, 2008 at 2:00 p.m. in accordance with the Ralph M. Brown Act.

The meeting was called to order by Co-Chair Dan Helix at 6:30 p.m.

Roll Call –

Present: Jimmy Araujo, Paul Elliott, Greg Enholm, Scott Hein, Daniel Helix, John Hemm, Patricia Howlett, Ana Maria Korve, Beverly Lane, John Mercurio, Rosanne Nieto, Anna Rikkelman, William Washington, Dirk Wentling, Ellen Williams

Absent: Dick Allen, Jason Hadnot, Melvin Lee, and Erinn Peterson

Pledge to the Flag – led by Scott Hein

Public Comment Period –

Linda Dalton, Cal State East Bay – Ms. Dalton read a letter that was submitted by Cal State East Bay that had the following comments, they feel 150 acres for the university is considerably below the acreage for most universities, they are pleased to see the location of the designated 150 acres relatively close to the denser development and accessible to BART. The 150 acre site would not have sufficient land for playing fields, to make the smaller site work, the community playing fields would need to be placed adjacent to the university. They feel a joint use arrangement could be worked out with the proximity and the Clustered Villages concept meets this need best.

Edi Birsan, Concord resident – Mr. Birsan feels that all of the roads should be planned so they do not fall on a sunrise or sunset axis, there should be a network of one-way streets and we should consider a round-about system for the roadways. Mr. Birsan stated that bike lanes should be articulated, separated from the main road.

Kathy Gleason, NWS Neighborhood Alliance – Ms. Gleason reiterated how important open space is to everyone.

Brian Holt, East Bay Regional Park District – Mr. Holt stated their public benefit conveyance proposal, as it stands now, is largely consistent with the two alternatives. The Park District is working on revising the plan and will get a copy to the CAC members as soon as possible.

Brad Macy, Concord Commission on Aging – Mr. Macy reported the Commission supports the Clustered Village concept. They feel it offers more low and medium density residential options close to public transportation, community services, shopping and recreation. The plan includes transit oriented development which will offer seniors better public transportation within these areas and improve the public transportation to surrounding neighborhoods. Mr. Macy stated over the next fifteen years, the senior population of Concord will be approximately 30%.

Tracey Rattray, Contra Costa County Health Services – Ms. Rattray stated the CCC Health Services is available to provide technical assistance, data and discussion around the health impacts of the issues that are being considered to community groups, individuals and civic organizations.

Harold Blair, Monument Corridor Partners – Mr. Blair read a letter from the Monument Community stating its support of the Clustered Villages plan and the reasons why.

1. Approval of Annotated Agenda/Minutes of September 16, 2008

ACTION: Co-Chair Rosanne Nieto asked for a motion to approve the Annotated Agenda-Minutes for the meeting held September 16, 2008. Dirk Wentling made the motion and John Mercurio seconded. The motion passed unanimously.

2. Current Status of the Reuse Project – Report by Michael Wright, Reuse Project Director

Director Wright reported the City is going to maintain its schedule of a preferred alternative in January. Staff provided CD's with DEIR comment letters to the Committee as requested.

3. Items for Discussion

- Review/discussion on staff report on options for making a recommendation to the City Council
- Continued discussion on modified alternatives

Director Wright stated staff is seeking guidance on how the CAC would like to proceed going forward with a recommendation to the City Council. He pointed out there are three options: 1) send both alternatives forward; 2) send both alternatives forward but indicate a preference; or 3) send one alternative forward. Discussion followed and on a motion by Dirk Wentling and seconded by Scott Hein, the CAC directed staff to use option 2.

Public Comment Period –

Christina Wong, Greenbelt Alliance – Ms. Wong expressed concern that transit synergy would be available to the rest of Concord. She would like to see explicit paths from current neighborhoods to the clustered villages. Ms. Wong requested the EBRPD map be adopted into the plans for people to have a better idea of what could be possible if their PBC is accepted. She also encouraged more mixed use of commercial retail and walkability along Willow Pass Road.

Seth Adams, Save Mt. Diablo – Mr. Adams would like the CAC to convey a set of policy statements to the City Council. Save Mt. Diablo feels EBRPD is the appropriate agency for preserving open space and for a regional park. They feel

the size is still too big and would not support a plan that has development east of the creek and south of Willow Pass Road.

Edi Birsan, Concord resident – Mr. Birsan feels the clustered villages plan can be improved if the extension of the road that goes to Bailey Road was brought southeast so it runs parallel to the creek. Mr. Birsan suggested putting estate houses in the southeast corner.

Kathy Gleason – NWS Neighborhood Alliance – Ms. Gleason stated the 80% open space they have been requesting would encompass parks, recreation, sports fields, cultural and educational centers. Ms. Gleason reiterated the Alliance supports the EBRPD in managing the open space. She reminded the Committee what they recommend to the City Council and what the Council recommends to the Navy will have an impact on the Navy's decision on public benefit conveyances.

Pete Stuart, NWS Neighborhood Alliance – Mr. Stuart is looking forward to seeing the additional plans EBRPD has on how they intend to restore the area. He feels the open space is unique in all of the things we are planning as other facilities have limits on what you can do.

Nancy Sasser, NWS Neighborhood Alliance – Ms. Sasser would like to see the greenbelts bordering the old neighborhoods increased.

4. Reports/Announcements

- CAC member reports
None
- Staff announcements
None

5. Confirmation of Next Meeting Date – October 14, 2008

There were approximately 46 people from the public attending this meeting.

Adjournment

Correspondence received that constitutes a public record under the Public Records Act concerning any matter on this agenda is available for inspection during normal business hours by contacting Pamela Laperchia at 925 671-3001.

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