

FINAL

**MEETING OF THE
CITY OF CONCORD PLANNING COMMISSION
COUNCIL CHAMBER, 1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
June 16, 2010**

A regular meeting of the Planning Commission, City of Concord was called to order by Chair Robert Hoag at 7:03 P.M., Wednesday, June 16, 2010, in the City Council Chamber.

ROLL CALL

COMMISSIONERS PRESENT: Chair Robert Hoag; Commissioner Kevin Costa; Commissioner Ron Leone; Commissioner John Mercurio; and Commissioner Gene Sylls

COMMISSIONERS ABSENT: None

STAFF PRESENT: Cathy Munneke, Principal Planner; John Montag, Redevelopment and Housing Manager; and Katy Wisinski, Deputy City Attorney

PLEDGE TO THE FLAG: The pledge was led by Commissioner Leone.

PUBLIC COMMENT PERIOD

There were no comments from the public.

ADDITIONS / CONTINUANCES / WITHDRAWALS

There were no additions, continuances or withdrawals.

CONSENT CALENDAR

A. June 2, 2010 Meeting Minutes

MOTION: Commissioner Sylls moved to adopt the Consent Calendar, as submitted. Commissioner Costa seconded the motion.

AYES: Sylls, Costa, Hoag, Leone, Mercurio
NOES: None
ABSTAIN: None
ABSENT: None

PRESENTATION**CITY OF CONCORD BUDGET UPDATE - Presentation by Assistant City Manager Valerie Barone**

Assistant City Manager Valerie Barone provided an update on the City of Concord Budget. She described a series of budget meetings with the Council and the expectation that the budget would be adopted at the next Council meeting. She explained that the City had been experiencing double digit declines in sales and property taxes, and along with State takeaways of \$33 million and potential additional takeaways in the future, there was a current \$23 million shortfall in the City's 10-Year Budget Model. She noted that the funds being taken by the State were Redevelopment funds, which would have been used to stimulate the local economy through the creation of local jobs, attraction of businesses, and support for local businesses. Other revenue from sales and property taxes makes up two thirds of the budget. Both declined significantly due to the current recession.

Describing conversations with the community over a number of months to identify City priorities, Ms. Barone explained that the vast majority of the budget went to Public Works and Police Departments; the area residents had identified as most important. She stated that the City had already cut \$10 million from its budget, reduced the workforce by a quarter, and employees had taken a 5 percent pay cut through unpaid furlough days. Even with that, the City was \$6 million short in order to balance the budget.

John Montagh, Redevelopment and Housing Manager, explained that an additional \$6.6 million in reductions were proposed for the coming year including closure of the third Police Field Office, additional reductions to maintenance of parks, playfields and medians, dissolving the Human Relations Commission, 25 percent reduction to funding for school crossing guards, eliminating youth scholarships, and reducing storm drain maintenance. Additional cuts of \$6.4 million would reduce or eliminate downtown and community policing, neighborhood police patrols, the District Command Program and downtown officer, special enforcement police officers, gang/drug prevention programs, school crossing guards, traffic signal maintenance/pothole repairs, street maintenance activities, code inspections of rental properties, maintenance of City parks, playgrounds, athletic fields and street medians, youth and teen after-school summer programs, programs at the senior center, fee based classes and programs for adults and children, and closing or severely limiting the use of the Cowell Pool.

Ms. Barone stated that the City worked closely with the community through the "Living Within Our Means" workshops, telephone, and on-line surveys, with the goal of understanding the goals and service priorities most critical to the City. The community's priorities were identified as police and public safety.

As to what could be done, Ms. Barone advised that the City would keep the community informed to define where the additional cuts could be made, and what the City was

considering a potential local revenue measure to generate emergency funding. She advised that 76 percent of Concord voters indicated support for a local revenue measure in addition to future cuts. She emphasized that if a local revenue measure was passed it would remain local and could not be taken by the State.

As to how the Commission could help, Ms. Barone stated that if members belonged to other organizations they could educate those organizations of the budget issues, and continue to stay informed to help shape the future. If anyone wanted more information, she or the City Manager could be called or contacted through the City's website.

In response to questions, Ms. Barone explained that when the State had difficulty in funding schools, it used the Education Revenue Augmentation Fund (ERAF) to take money from local jurisdictions, primarily through redevelopment, and used those funds to offset shortfalls at the State level. The cities had been promised to be paid back although that had not occurred. Those were some of the challenges that the City faced, which was why there was discussion that a local revenue measure made sense.

Chair Hoag supported the message and emphasized its importance to allow Concord residents to be well informed so that potential alternatives could be supported. He emphasized the importance of the support and thanked Ms. Barone for the presentation.

Commissioner Mercurio stated that he was impressed with the effort being made to identify the process for the benefit of the community. He thanked Ms. Barone for including the community in the decision making.

Commissioner Leone commended Ms. Barone for the presentation and was dismayed that the State had not paid the City back. He asked about other potential revenue-enhancing opportunities, to which Ms. Barone replied that the Council was considering parking meters in the Downtown around Todos Santos Plaza for the next fiscal year to provide a revenue source. Continued efforts include working with the Terrapins Swim Club and lap swimmers to raise money for use of the pool, along with consideration of sponsorship for Camp Concord. The City looks at its fees every year to ensure that the fees cover the City's costs. She sought other ideas from the Commission and others.

In response to Commissioner Leone with respect to the need to attract new businesses, Ms. Barone stated that Concord was proactive in economic development and business attraction and worked closely with existing companies to ensure their needs were being met to be able to retain those companies. In addition, the City usually knew which companies were looking to relocate in the Bay Area and those companies are approached with information on Concord and its possibilities.

Chair Hoag thanked Ms. Barone for the presentation.

Commissioner Costa moved to take the rest of the agenda out of order given that Commissioner Leone would have to recuse himself from the item under Commission Consideration.

MOTION: Commissioner Costa moved to reorder the meeting agenda to consider the item under Commission Consideration last. Commissioner Mercurio seconded the motion.

AYES: Costa, Mercurio, Hoag, Leone, Sylls
 NOES: None
 ABSTAIN: None
 ABSENT: None

STAFF REPORTS / ANNOUNCEMENTS

Principal Planner Cathy Munneke reported that the Planning Commission recommendation to City Council for the Kelly Moore Paint Preliminary Development Plan and the Commission’s denial of the appeal for Pop’s Bingo World would be considered by the City Council on July 13, 2010.

COMMISSION REPORTS / ANNOUNCEMENTS

Commissioner Costa made a motion for a future agenda item for Commissioners to participate in a request to waive Commission stipends.

Katy Wisinski, Deputy City Attorney, advised that the item did not have to be agendized and the Commission could consider the matter. In addition, the Commission could either accept the stipend and return it or waive the receipt of the stipend altogether, which may have different tax implications.

Ms. Munneke advised that Commissioner Mercurio had submitted a form to waive his stipend as a new Planning Commissioner, similar to the form the Commissioners submitted in 2009, which effectively waived the full stipend for the Planning Commission through June 30, 2010.

By consensus, the Commission determined that the most effective way to waive the stipend for a period of time would be to submit a signed waiver provided by the City.

Commissioner Costa withdrew his motion.

FUTURE PUBLIC HEARING ITEMS

Ms. Munneke reported that the next meeting of the Planning Commission would be scheduled for July 21, for the Annual General Plan Report.

COMMISSION CONSIDERATIONS

Commissioner Leone reported that his home is located less than 500 feet from the boundary of the Concord Naval Weapons Station (CNWS), and that he had been advised by Legal Counsel that he should recuse himself from the Commission Consideration of the Concord Community Reuse Redevelopment Project Plan discussion. He also noted that according to City Attorney Craig Labadie, the legal advice did not extend to future decisions on particular development projects which affected only a portion of the CNWS and which were not located on lands within 500 feet of his personal residence. He noted that the Preferred Plan that the City Council had chosen contained a buffer zone between 100 to 300 feet around the proposed development and therefore there should not be future planned structures that should have any impact on decisions. In addition, the City would soon incorporate the Naval Weapons Station Plan into the City's General Plan. Once that occurred it should eliminate all of the perceived potential conflicts of interest.

Commissioner Leone left the dais and the Council Chambers at 7:37 P.M.

Concord Community Reuse Redevelopment Project Redevelopment Plan– Request Planning Commission make its report and recommendation on the proposed Redevelopment Plan for the Concord Community Reuse Redevelopment Project **City Contact: John Montagh @ (925) 671-3082**

John Montagh Redevelopment and Housing Manager presented the staff report dated June 16, 2010, and reported that the City and the Redevelopment Agency were in the process of adopting a Redevelopment Plan for the Concord Community Reuse Redevelopment Project. He provided background on the designation of a Redevelopment Survey Area and the City Council's modification of the boundaries along with the Planning Commission's selection of the proposed project area boundaries and the adoption of the Preliminary Plan.

The Redevelopment Agency, by resolution, authorized transmittal of a Preliminary Report for the Concord Community Reuse Redevelopment Project to effective taxing entities, the State Department of Finance, and the State Department of Housing and Community Development. Another resolution referred the proposed Redevelopment Plan to the Planning Commission for its report on the consistency of the proposed Redevelopment Plan with the City's General Plan, and recommendation for only those portions of the project area not within the boundaries of the base area, generally known as the City owned portion of Diablo Creek Golf Course, the North Concord BART Station, and the U.S. Coast Guard Housing properties.

Mr. Montagh requested that the Commission make a recommendation on the Redevelopment Plan. He explained that when an amendment to the General Plan is adopted incorporating the base area, and prior to the Redevelopment Agency spending tax increment funds allocated to the project area, a finding of consistency with the General Plan would be required.

Mr. Montagh added that the Redevelopment Plan is a legal document setting forth the basic general goals, powers and limitations within which the Agency must conduct its activities over the life of the Redevelopment Project. Some key goals and objectives of the Redevelopment Plan are to eliminate blight that prevents effective reuse of the Project Area, to implement the Reuse Plan and realize the community's goals for the base area's reuse, and to assure that new development in the project area is a logical extension of the existing community.

Mr. Montagh advised that staff would meet with the affected taxing entities, and a community outreach would occur for residents and community groups within the project area to have an opportunity to talk, as would stakeholders, followed by a City Council meeting in July. In September, the City Council would consider adoption of the Redevelopment Plan. At this point, he recommended that the Commission adopt Resolution 10-11 Making its Report and Recommendation on the proposed Redevelopment Plan for the Concord Community Reuse Redevelopment Plan.

Commissioner Costa thanked Mr. Montagh for the report.

Chair Hoag noted that he had a phone call to discuss the e-mail dated June 16, 2010 from Paul Choisser regarding this consideration. He thanked staff for their quick and effective communication which resolved the issue with respect to that e-mail

MOTION: Commissioner Mercurio moved to adopt Resolution 10-11PC Making its Report and Recommendation on the proposed Redevelopment Plan for the Concord Community Reuse Redevelopment Project. Commissioner Sylls seconded the motion.

AYES: Mercurio, Sylls, Costa, Hoag
NOES: None
ABSTAIN: None
ABSENT: Leone (recused)

At this time, Commissioner Sylls offered a public apology for comments he made at the last meeting of the Planning Commission. He explained that his response had been a result of his strong feelings for the City, the way business was conducted in the City, and his wish for the best for the City. He added that whenever anyone came before the Planning Commission they should be prepared and on time.

ADJOURNMENT

BY ORDER OF THE CHAIR THE MEETING WAS ADJOURNED AT 7:45 P.M.

APPROVED:


Cathy Munnke
Planning Commission Secretary

Transcribed by Anita Tucci-Smith