



ANNOTATED AGENDA

**JOINT MEETING OF THE
CONCORD CITY COUNCIL AND THE
CONCORD PLANNING COMMISSION;
REGULAR MEETING OF THE
CONCORD CITY COUNCIL**

Tuesday, April 8, 2014

**5:30 p.m. – Jt. Meeting of the Concord City Council and
the Concord Planning Commission**

**6:30 p.m. – (or as soon thereafter as possible) Regular Meeting
City Council Chamber
1950 Parkside Drive, Concord, CA**

**JOINT MEETING OF THE CONCORD CITY COUNCIL
AND THE CONCORD PLANNING COMMISSION
5:30 p.m. – City Council Chamber**

ROLL CALL – Vice Chair Mercurio absent

PUBLIC COMMENT PERIOD

Miriam Hernandez, Concord, expressed her concern about safe and affordable housing and spoke about the difficulty she has experienced finding affordable and safe housing for her and her children.

Nati Flores, Monument Impact, spoke of a recent focus group held with the Monument community and the Greenbelt Alliance, and spoke of the concerns of the Monument community regarding not lodging complaints to landlords for fear of increased rent and the inability to move to a better environment due to affordability.

Joel Devalcourt, Greenbelt Alliance, encouraged the City Council and Planning Commission to look at the Housing Element as an opportunity to bring affordable residential development into the downtown and requested that the matrix and policies that define the Housing Element align with the Downtown Specific Plan.

Peter Wallar, East Bay Housing Organization (EBHO), stated support for all kinds of housing in the downtown and particularly the importance of affordable housing in the downtown, and requested that the Council and Commission consider affordability when developing the Housing Element.

Rev. Will McGarvey, Interfaith Council of Contra Costa County, asked that a diversity of affordable housing be considered in development of the Housing Element and encouraged mixed neighborhoods for people of mixed income levels.

Dr. Harmesh Kumar, Interfaith Council of Contra Costa County, noted that he has been providing housing for developmentally and mentally disabled individuals for the past 20 years and requested that Council and the Commission sustain housing for these subgroups.

Adam Foster, Concord, spoke in favor of parking maximums, increased density for downtown commercial development, and larger secondary dwelling units.

- I. STUDY SESSION – Housing Element Update 2014-2022 for Cycle 5** - a) the project team’s initial findings based on sites inventory conducted and the City’s ability to meet the Regional Housing Needs Allocation received from the Association of Bay Area Governments (ABAG); b) current housing data and key policy questions; and c) staff’s request for comments and feedback prior to moving forward with the preparation of the Draft Housing Element prior to Planning Commission and City Council review before submittal to HCD in July 2014 for review and comment. **Report by Joan Ryan, Senior Planner.**

ACTION: Joan Ryan, Senior Planner, introduced Janet Smith-Heimer, BAE Urban Economics, who presented the project team’s initial findings and current housing data and asked key policy questions for feedback necessary to move forward with the preparation of the Draft Housing Element.

- II. Recess at 7:18 p.m. to reconvene in regular session.**

**CITY COUNCIL
REGULAR MEETING
6:30 p.m. – City Council Chamber
(or as soon thereafter as possible)**

ROLL CALL – All present

PLEDGE TO THE FLAG – Councilmember Helix

PUBLIC COMMENT PERIOD

Keith Cormier, Battalion Chief, Contra Costa County Fire Protection District, introduced himself and the on-duty crew who provide fire protection and emergency services for the citizens of the City of Concord.

Carlyn Obringer, Concord Ambassadors, invited the public to an event to be held with the Greater Concord Chamber of Commerce at the Brenden Theatre on April 17, 5:30 p.m. – 7:30 p.m., to showcase the origami Rainbow Bridge sculpture that is on display at the Theatre. She noted that host families are needed for visitors from Kitakami, Japan from October 2 - 5, 2014.

Ray Barbour, Concord, spoke of his attendance to a recent La Vista/Markham Park neighborhood watch meeting, and presented the Council with a list of suggestions on improvement at the park.

George Fulmore, Concord, shared his experience ordering tickets for Concord Pavilion shows, stating that the prices listed for tickets online vary from the prices presented when purchased in person at the Pavilion. Mr. Fuller also commented on the content and circulation of the Contra Costa Times newspaper.

Rich Eber, Concord, announced the Diversity Spring Festival, to be held on May 3, 2014. He noted that host families are needed for home stays for visitors from China, aged 10 – 16, for the period May 1 – 5, 2014.

1. **PRESENTATIONS**

- a. **Presentation** – by Chief of Police Guy Swanger providing a quarterly update on department activities. **Introduction by Mayor Grayson.**

ACTION: Chief of Police Guy Swanger gave a presentation on police department activities and answered questions about the department's operations, goals and objectives.

2. **ANNOUNCEMENTS – None.**

**CITY COUNCIL
MATTERS**

3. **CITY COUNCIL CONSENT ITEMS:**

- a. **Approving** – the minutes from the meetings of March 22 and March 25, 2014. (No Fiscal Impact) Recommended by City Clerk.

ACTION: Minutes approved.

- b. **Authorizing** – the installation of All-Way STOP control at the intersection of Stanwell Drive and Bisso Lane for an estimated total cost of \$3,000. (General Fund) Resolution No. 14-3521.1 for adoption. Recommended by the Director of Community and Economic Development.

ACTION: Resolution No. 14-3521.1 adopted.

- c. **Awarding** – the purchase for RFB #2282, Two 2015 Ford F-350 Stake Body Trucks, in the amount not to exceed \$54,676.32 to Future Ford as the lowest responsive bidder. (Annual Vehicle Replacement Program) Recommended by the Director of Public Works.

ACTION: Contract awarded.

- d. **Approving** – a demand that Pacific Gas & Electric Company refrain from all tree removal activities in the City of Concord until certain conditions have been met. (No Fiscal Impact) Resolution No. 14-21 for adoption. Recommended by the City Attorney.

ACTION: Resolution No. 14-21 adopted.

4. **CITY COUNCIL PUBLIC HEARING:**

- a. **Consideration** – of a proposed Resolution of Necessity for the acquisition of a permanent Right-of-Way and Utility Easement and a Temporary Construction easement for the Clayton Road/Treat Boulevard/Denkinger Road intersection Capacity Improvement Project”, 4300 Clayton Road and 4420 – 4498 Treat Boulevard. (Measure J funds). **Report by Mark Coon, City Attorney.**

ACTION: Report heard; public testimony taken; Resolution No. 14-22 adopted authorizing the acquisition of the property by eminent domain through Regional Measure J Funds approved by the Contra Costa Transportation Authority; and authorize the City Manager to accept the funds as part of the approval of the Resolution of Necessity.

5. **CORRESPONDENCE** – City Council correspondence not selectively included in the following list is available for inspection during normal business hours by contacting the City Clerk at (925) 671-3495.

- a. Copy of the suggestions to Markham Park submitted by Ray Barbour during the public comment period.
- b. Copy of the PowerPoint presentation given by Police Chief Guy Swanger.
- c. List of events and meetings that Vice Mayor Ron Leone had participated in during the period March 26 through April 8, 2014.

6. COUNCIL AND STAFF REPORTS

The Councilmembers shared highlights of some of the events and activities in which they had participated in over the past couple of weeks.

7. ADJOURNMENT – at 10:34 p.m.

NOTICE

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting (Policy and Procedure No. 2, Section 4.24). For information on the next regular or special City Council meeting, please call (925) 671-3495.

NEXT REGULAR CITY COUNCIL MEETING: 6:30 p.m., Tuesday, April 22, 2014

MEETING RECORDS

DVDs of most City Council meetings are available for listening or viewing in the City Clerk's office and at the Concord Public Library. Copies of the DVDs may be purchased. Contact the Community Relations Manager at (925) 671-3272 for further information.

TELEVISED MEETINGS

All meetings are broadcast live on Comcast channel 28, Astound Broadband channel 29, and AT&T U-Verse channel 99. The meeting is replayed on the Wednesday following the meeting at 8:00 a.m., 2:00 p.m. and 7:00 p.m. Replays are also broadcast on Thursday, Friday and Saturday. Please check the City website, <http://www.cityofconcord.org/about/citynews/tvlistings.pdf>