



# ANNOTATED AGENDA

**SPECIAL JOINT MEETING OF THE  
CONCORD CITY COUNCIL AND  
CONCORD PLANNING COMMISSION AND  
REGULAR JOINT MEETING OF THE  
CONCORD CITY COUNCIL  
AND REDEVELOPMENT AGENCY**

**Tuesday, January 27, 2004**

**STUDY SESSION: 5:00 p.m. - Concord Senior Center  
2727 Parkside Circle, Concord, CA**

**REGULAR MEETING: 7:00 p.m. - Council Chamber  
(NOTE LATER START TIME)  
1950 Parkside Drive, Concord, CA**

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**SPECIAL JOINT MEETING OF THE  
CONCORD CITY COUNCIL AND  
CONCORD PLANNING COMMISSION**

**5:00 p.m. - Concord Senior Center**

**ROLL CALL - All present**

- I. JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION - to review the "Framework for Zoning: Summary of Recommendations" document. Report from Planning Manager Deborah Raines.**

**ACTION: Provided direction to staff and consultant regarding the recommendations contained in the Framework.**

- II. RECESS - at 6:42 p.m. to reconvene in the Council Chamber at 7:00 p.m.**
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**REGULAR JOINT MEETING OF THE  
CONCORD CITY COUNCIL  
AND REDEVELOPMENT AGENCY**

**7:00 p.m. - Council Chamber**

**ROLL CALL - All present**

**PLEDGE TO THE FLAG - Councilmember McManigal**

**PUBLIC COMMENT PERIOD**

**Joe Partansky announced upcoming cable communications planning workshops in Concord and Pleasant Hill.**

**1. ANNOUNCEMENTS**

**Announcement** - of three openings on the Commission on Aging and setting Friday, February 27, 2004 as the deadline for receipt of applications.

**ACTION: Openings and deadline announced.**

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**CITY COUNCIL MATTERS**

**2. CITY COUNCIL CONSENT CALENDAR**

a. **Approval of Minutes** - of December 16, 2003. Recommended by City Clerk.

**ACTION: Minutes approved.**

- b. **Matter to be set for public hearing** - on February 24, 2004.

**Concordia Residential Subdivision General Plan Amendment (GPA 03-004), Rezoning (RZ 03-005) and Preliminary Development Plan (PD 03-009)** - consideration of an application by Silverwing Development to amend the General Plan land use designation from Low Density Residential to Medium Density Residential, rezoning from Single Family Residential (R-6) to Planned District (PD), and a Preliminary Development Plan for ten detached single-family homes on a 0.95-acre parcel located at 2906 Concord Boulevard, on the southeast corner of Concord Boulevard and Parkside Drive, and adopting a Mitigated Negative Declaration as the appropriate environmental document. Approval recommended by Planning Commission.

**ACTION: Public hearing set for February 24, 2004.**

- c. **Authorizing** - the execution of two quitclaim deeds to Melinda Kavanaugh, successor Trustee of the Irene S. Wells Trust et al., and authorizing execution of the Second Amendment to the Deferred Improvement Agreement affecting real property located on Market Street, APN 128-021-022 and 128-021-023. Recommended by City Attorney.

**ACTION: Quitclaim deeds approved and execution of second amendment to agreement authorized.**

- d. **Approving** - agreement with Nortek in an amount not to exceed \$35,000 to provide support for the programming and installation of Mobile Data Computers, technical support for the Police Department's portion of the City upgrade to Microsoft's XP Operating System and additional support for Police Information Services, and authorizing the City Manager to execute the agreement. Recommended by Chief of Police.

**ACTION: Agreement approved; City Manager authorized to execute it.**

- e. **Confirming** - unpaid abatement costs, administrative citations and re-inspection fees and directing Contra Costa County to assess the property owners for the amounts. Resolution 04-2 for adoption. Recommended by Director of Building and Neighborhood Services.

**ACTION: Resolution 04-2 adopted, with revised Exhibit A.**

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**3. CITY COUNCIL PUBLIC HEARINGS**

- a. **Chevron Oil Stop Preliminary Development Plan** - consideration of an application to construct a one-story, 4,775 square foot automotive service facility located at 4290 Clayton Road, on the southwest corner of Clayton Road and Treat Boulevard, APN 132-160-004. Approval recommended by Planning Commission. Resolution 04-4 for adoption. **Report from Assistant Planner Eric Luchini.**

**ACTION: Resolution 04-4 adopted, approving the Preliminary Development Plan and Conditions of Approval as recommended (4-1; Hoffmeister, No).**

- b. **Proposed Amendment to East Street Underground Utility District** - consideration of amending the underground utility district on East Street between Pacheco Street and Concord Boulevard, and on Salvio Street and Willow Pass Road between Colfax Street and Port Chicago Highway (East Street Underground Utility District) by adding four parcels to the district: 2350 Pacheco Street, and 2345, 2401 and 2471 Willow Pass Road; adding a new Rule 20-A provision, and updating pole removal deadlines. Resolution 04-10 for adoption. **Report from Director of Public Works-Engineering Services Alex Pascual.**

**ACTION: Resolution 04-10 adopted, approving the amendment to the district by adding four parcels: 2350 Pacheco Street, and 2345, 2401 and 2471 Willow Pass Road; adding a new Rule 20-A provision and updating pole removal deadlines.**

4. **CONSIDERATION** - of amending the agreement with the Concord Community Economic Development Organization to increase support for the Day Labor Center through the balance of FY 03-04 and authorizing the City Manager to execute the amendment; approving a related budget transfer; and development of a contingency plan as an alternative. **Report from Director of Parks and Recreation Mark Deven.**

**ACTION: Amendment to the agreement with the Concord Community Economic Development Organization to increase support for the Day Labor Center approved for FY 03-04, subject to the outcome conditions described in the Report to Council dated January 27, 2004; City Manager authorized to execute the agreement and related budget transfers; staff directed to re-evaluate amendments to the trespass ordinance as described in the Report to Council (4-1; McManigal, No).**

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**JOINT CITY COUNCIL/  
REDEVELOPMENT AGENCY MATTERS**

**5. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY CONSENT CALENDAR**

**Authorizing** - the transfer of sale proceeds from the sale of a land remnant located at 2051 Salvio Street (portion of APN 112-138-020) from the City of Concord to the Redevelopment Agency. City Council Resolution 04-11 and Redevelopment Agency Resolution 04-662 for adoption. Recommended by Director of Planning and Economic Development.

**ACTION: City Council Resolution 04-11 and Redevelopment Agency Resolution 04-662 adopted as recommended.**

**6. CORRESPONDENCE**

- a. City of Concord Redevelopment Agency Investment Report dated November 30, 2003.
- b. Fax dated January 27, 2004 from Richard Rongstad opposing additional funding for the Day Labor Center.

**7. CLOSED SESSION REPORTS - None**

**8. COUNCIL AND STAFF REPORTS**

**Mayor Allen reported on her recent attendance at the U.S. Conference of Mayors in Washington, D.C.**

**9. ADJOURNMENT - at 9:27 p.m.**

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**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) 671-3292.

**NEXT REGULAR CITY COUNCIL MEETING: Tuesday, February 3, 2004**

**MEETING RECORDS**

Audio cassette tapes and videotapes of most City Council meetings are available for listening or viewing at the City Clerk's office. Copies of the videotapes may be purchased. Contact the Community Relations Manager at (925) 671-3272 for further information.