



# ANNOTATED AGENDA

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

**Tuesday, March 23, 2004**

**6:30 p.m. - Council Chamber  
1950 Parkside Drive, Concord, CA**

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**6:30 p.m. - Council Chamber**

**ROLL CALL - All present**

**PLEDGE TO THE FLAG - Councilmember McManigal**

**PUBLIC COMMENT PERIOD**

**Darrell Hover informed the City Council that he has been mowing and tending to the approximately 3-acre vacant site opposite the Concord Police Headquarters for the past nine years because it was becoming overgrown.**

**Paul Chatigny stated that the outcome of the ABBA Self Storage Appeal included the prohibition of the storage of recreational vehicles along the east property line boundary. He submitted photographs showing that the area appeared to be being developed for such storage and asked staff to investigate.**

**John Burgh, newly-appointed Director of the Contra Costa Water District Board, introduced himself to the City Council and staff.**

**Joe Partansky requested that crosswalks in the downtown area be more clearly marked.**

**William McDonald addressed the Council regarding a “volunteer” palm tree on Clayton Way and Willow Pass Road and stated that it poses a hazard to pedestrians. He submitted a photograph of a dismantled car in the driveway of 1726 Live Oak.**

**Mayor Allen introduced Tanya Rose, the new reporter for the Concord Transcript.**

**Councilmember McManigal reported on the recent “Playing O’ the Green” golf tournament which raised \$8,000 for Gallery Concord.**

1. **PRESENTATION** - of Concord Business Recognition Awards to EXPO Design Center, DealerFusion, Inc., and Acura of Concord. **Report from Economic Development Specialist Dwayne Dalman.**

**ACTION: Awards presented.**

2. **REPORT** - on the removal of the heritage Eucalyptus tree in the public right-of-way in front of the El Monte shopping center at 3501 Clayton Road. **Report from Director of Parks and Recreation.**

**ACTION: Report presented.**

3. **ANNOUNCEMENTS**

**Mayor Allen presented a proclamation to Valerie Simon, Councilmember on the Contra Costa County Leadership Council, proclaiming March as American Red Cross Month.**

**Mayor Allen announced the extension of the recruitment period to Friday, April 23, 2004 for openings on the Parks, Recreation and Open Space Commission.**

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## **CITY COUNCIL MATTERS**

4. **CITY COUNCIL CONSENT CALENDAR**

- a. **Approval of Minutes** - of January 27, February 3, February 10 and February 24, 2004. Recommended by City Clerk.

**ACTION: Minutes approved.**

- b. **Adoption of Rezoning Ordinance 04-425.1** - amending the Zoning Map from the zoning designation of Single Family Residential (R-6) to Planned District (PD) for the Concordia Residential Subdivision.

**ACTION: Ordinance 04-425.1 adopted.**

**4. CITY COUNCIL CONSENT CALENDAR – cont’d.**

- c. **Accepting** - public improvements for Tract 8435, Ridgewood Estates, an 8-lot subdivision located on Lynn Drive, APN 134-051-035, 036, 037, 038, 039, 040, 041 and 042, constructed by Providence Housing Partners. Resolution 04-22 for adoption. Recommended by Director of Public Works-Engineering Services.

**ACTION: Resolution 04-22 adopted, accepting public improvements.**

- d. **Accepting** - public improvements for Tract 8285, Green Gables Court, a 5-lot subdivision located off Cowell Road, APN 130-150-058, 059, 060, 061 and 064, constructed by Clyde Miles Construction. Resolution 04-23 for adoption. Recommended by Director of Public Works-Engineering Services.

**ACTION: Resolution 04-23 adopted, accepting public improvements.**

- e. **Authorizing** - the submittal of a grant funding request to the Department of Conservation's Division of Recycling to be used to purchase recycling containers, fund a City-wide campaign against litter, and purchase education materials in FY 2004-05; and designating the City Manager to receive and expend available funds on behalf of the City. Resolution 04-24 for adoption. Recommended by Director of Public Works-Maintenance Services.

**ACTION: Resolution 04-24 adopted, authorizing submittal of grant application.**

- f. **Amending** - Master Traffic Resolution 3521 to authorize the installation of an all-way stop control at the intersection of Broadway Street and Harrison Street. Resolution 04-3521.1 for adoption. Recommended by Director of Public Works-Maintenance Services.

**ACTION: Resolution 04-3521.1 adopted, authorizing installation of all-way stop.**

- g. **Authorizing** - the City Manager to enroll the City in Ventura County's agreement with Gartner Group for technology advisory services in the amount of \$29,775 and authorizing the City Manager to renew the contract for up to three additional years. Recommended by Director of Information Technology.

**ACTION: City Manager authorized to enroll the City in Ventura County's agreement with Gartner Group, and to renew the contract for up to three additional years.**

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**4. CITY COUNCIL CONSENT CALENDAR – cont’d.**

- h. **Approving** - Master Agreements for Professional Services with Abrams Associates, Dowling Associates, and Omni-Means for transportation planning services, and authorizing the City Manager to execute the agreements. Recommended by the Director of Public Works-Maintenance Services.

**ACTION: Master agreements approved; City Manager authorized to execute them.**

- i. **Awarding** - contract for 2004 Slurry Seal Program, RFQ #1961, to Bond Blacktop, Inc. as the lowest responsible bidder in the amount of \$659,855.21. Bids were opened at 10 a.m. on March 2, 2004. Recommended by Director of Public Works-Maintenance Services.

**ACTION: Contract awarded as recommended.**

- 5. CONSIDERATION** - of agreement with the Monument Community Partnership to develop and operate the Family Resource and Learning Center, and authorizing the City Manager to execute the agreement. **Report from Director of Parks and Recreation.**

**ACTION: Agreement approved as recommended and City Manager authorized to execute it.**

- 6. APPOINTMENT** - of three applicants to the Concord Appeals Board for two-year terms ending January 31, 2006. **Report from Council Committee on Infrastructure and Franchise.**

**ACTION: William Abend and Charles Hazarian reappointed and Robert Delucchi appointed to the Appeals Board for two-year terms ending January 31, 2006.**

## **JOINT CITY COUNCIL/ REDEVELOPMENT AGENCY MATTERS**

### **7. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY PUBLIC HEARINGS**

**Disposition and Development Agreement with Anderson Lehmer Investment, LLC** - consideration of approving a Disposition and Development Agreement with Anderson Lehmer Investment, L.L.C., for the sale and development of Agency-owned property to construct an auto dealership on a 3.77-acre site located at 1905 Market Street, APN 126-030-032, located within the Central Concord Redevelopment Project. City Council Resolution 04-21 and Redevelopment Agency Resolution 04-664 for adoption. **Continued from March 2, 2004 with the public hearing open. Report from Economic Development/ Redevelopment Manager Helen Bean.**

**ACTION: City Council Resolution 04-21 and Redevelopment Agency Resolution 04-664 adopted, entering into a Disposition and Development Agreement with Anderson Lehmer Investment, L.L.C. as recommended (4-0-1; McManigal, Abstain).**

### **8. CORRESPONDENCE**

- a. City of Concord Redevelopment Agency Investment Report dated January 31, 2004.
- b. City of Concord Treasurer's Report for January, 2004.
- c. City of Concord Redevelopment Agency Investment Report dated February 29, 2004.
- d. Photo of dismantled car at 1726 Live Oak submitted by William McDonald.
- e. Comments submitted by Joe Partansky regarding crosswalks in the downtown area.
- f. Council minutes and photographs submitted by Paul Chatigny regarding the ABBA Self Storage appeal.

### **9. CLOSED SESSION REPORTS - None**

**10. COUNCIL AND STAFF REPORTS**

**Mayor Allen, Vice Mayor Hoffmeister and Councilmember Bonilla reported on their recent attendance at the National League of Cities annual conference in Washington, D.C.**

**Vice Mayor Hoffmeister reported on her attendance at the recent opening of Fry's in the Park and Shop Center.**

**11. ADJOURNMENT - at 8:20 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.

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**NEXT REGULAR CITY COUNCIL MEETING: Tuesday, April 6, 2004**

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**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.