



# ANNOTATED AGENDA

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

**Tuesday, July 11, 2006  
6:30 p.m. – Concord Senior Center  
2727 Parkside Circle**

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## **CLOSED SESSION**

**5:30 p.m. – Concord Senior Center**

- I. ROLL CALL - Vice Mayor Peterson absent.**
  - II. PUBLIC ANNOUNCEMENT (Open Session)**
  - III. PUBLIC COMMENT PERIOD (Open Session) – None**
  - IV. ADJOURN TO CLOSED SESSION:**
    - a. Conference with legal counsel pursuant to Government Code Section 54956.9(a) – existing litigation entitled:  
  
*Shabnam Anderson v. City of Concord, et al.*  
Contra Costa County Superior Court

**ACTION: Closed Session held.**
  - V. ADJOURN – at 6:00 p.m. to reconvene in the Wisteria Room at the Concord Senior Center.**
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**6:30 p.m. – Concord Senior Center**

**ROLL CALL - Vice Mayor Peterson absent.**

**PLEDGE TO THE FLAG – Councilmember Shinn**

**PUBLIC COMMENT PERIOD - None**

**1. ANNOUNCEMENTS - None**

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**CITY COUNCIL  
MATTERS**

**2. CITY COUNCIL CONSENT CALENDAR**

- a. **Approval of Minutes** – of June 13, 2006. Recommended by City Clerk.

**ACTION: Minutes approved.**

- b. **Approving** – amendment to the Building Lease Agreement with Marshall Mok Nursery Inc. for the Northern Field Office at 2166 Solano Way in the Estates Shopping Center extending the term for an additional two-year period, expiring June 30, 2008. Recommended by Chief of Police.

**ACTION: Building Lease Amendment approved.**

- c. **Approving** – the Final Map for Tract 9046, Port Chicago Plaza, Assessor’s Parcel Nos. 100-370-007 and -008; approving the related Subdivision Agreement; and authorizing the City Manager to execute the Subdivision Agreement. Resolution 06-54 for adoption. Recommended by Director of Building, Engineering, and Neighborhood Services.

**ACTION: This item was pulled from the Consent Calendar.**

- d. **Accepting** – a Federal Surface Transportation Program (STP) grant for Project No. 1363-05.1, Clayton Road Rehabilitation (Davis Avenue to Babel Lane); and authorizing the City Manager to execute the necessary funding agreements. Resolution 06-48 for adoption. Recommended by Director of Building, Engineering and Neighborhood Services.

**ACTION: Resolution 06-48 adopted; Grant accepted; City Manager authorized to execute agreements.**

- e. **Adoption of Ordinance 06-6 - Amendment to Concord Municipal Code – Door-to-Door Solicitation** – Proposed amendment to the Concord Municipal Code Chapter 18 (Business and Business Regulations), adding Article XII Regulating Solicitors and Peddlers. Ordinance 06-6 was introduced on June 27, 2006.

**ACTION: Ordinance 06-6 adopted.**

- f. **Adoption of Ordinance 06-3 – Amendment to the Concord Municipal Code – Condominium Conversions** – Proposed amendment to the Concord Municipal Code repealing Article VI, Condominiums, Section 94-171, et seq., and enacting new Article VI, Condominium Conversions, Section 94-171, et seq., to incorporate new open space standards, annual conversion and percent leasing caps, the establishment of a Homeowners Association for all conversion projects, and other changes to make consistent with Concord's multi-family development and building standards. Ordinance 06-3 was introduced on June 27, 2006.

**ACTION: Ordinance 06-3 adopted.**

- g. **Approving** – appointment of Councilmember Bill Shinn as the voting delegate and Councilmember Laura Hoffmeister as the alternate voting delegate at the General Meeting of the 2006 League of California Cities Annual Conference being held September 6-9, 2006 in San Diego. Recommended by Mayor Bonilla.

**ACTION: Appointments approved.**

- h. **Accepting** – improvements for the 2006 Patch Paving Program, RFQ #2004, constructed by G. Bortolotto & Co., Inc., and directing the City Clerk to file a Notice of Completion. Recommended by Director of Public Works.

**ACTION: Improvements accepted; City Clerk directed to file Notice of Completion.**

- i. **Approving** – a Second Amendment for the Ground Lease for Waterworld USA with Premier Parks Acquisition Corporation that increases the base rent from \$8,333 per month to \$10,234 per month. Recommended by the Director of Public Works.

**ACTION: Second Amendment to the Ground Lease approved.**

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

### **3. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY CONSENT CALENDAR**

- a. **Approving** – an amendment to the professional services agreement with Dyett & Bhatia for a total amount of \$145,560 to perform additional consultant services for a refocused General Plan in the amount of \$98,380 and to cover additional consultant services for the Zoning Ordinance Update in the amount of \$47,180, and extending the term of the agreement to 2009; and to approve \$30,000 in additional project funds for miscellaneous related project expenses. Recommended by Director of Planning and Economic Development.

**ACTION: Amendment to agreement approved; additional funding authorized.**

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## **CONCORD CITY COUNCIL SITTING AS THE LOCAL REUSE AUTHORITY**

4. **WORKSHOP** to discuss the charter for the Community Advisory Committee (CAC) for the Concord Community Reuse Project.

**ACTION: Workshop held.**

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**5. CORRESPONDENCE**

- a. Letter written by Kathy Gleason dated July 11, 2006 representing the Concord Naval Weapons Station Neighborhood Alliance

**6. CLOSED SESSION REPORTS - None**

**7. COUNCIL AND STAFF REPORTS - None**

**8. ADJOURNMENT - at 9:00 p.m. in memory of John Turner, who served on the Board of Appeals from 1974 to 1987.**

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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) 671-3495.

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**NEXT REGULAR CITY COUNCIL MEETING: Tuesday, July 25, 2006**

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**MEETING RECORDS**

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