

REGULAR JOINT MEETING OF THE
CONCORD CITY COUNCIL
AND REDEVELOPMENT AGENCY
CENTRE CONCORD
5298 CLAYTON ROAD
CONCORD, CALIFORNIA
JANUARY 14, 2003

The Concord City Council and Redevelopment Agency convened in a regular joint meeting on Tuesday, January 14, 2003 at 6:31 p.m. at Centre Concord, with Mayor/Agencymember Peterson presiding. The pledge to the flag was led by Vice Mayor Allen. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Helen Allen, Susan Bonilla, Laura Hoffmeister, Bill McManigal, Mark Peterson

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Ed James, City Manager; Mary Rae Lehman, City Clerk; Craig Labadie, City Attorney; Lydia Du Borg, Assistant City Manager; Greg Jones, Assistant City Manager; Peter Dragovich, Director of City Management; Jim Forsberg, Director of Planning and Economic Development; Mike Vogan, Director of Public Works-Maintenance Services; Alex Pascual, Director of Public Works-Engineering Services; Mark Deven, Director of Parks and Recreation; Hamid Pouya, Director of Building and Neighborhood Services; Ron Puccinelli, Director of Information Technology; Ron Ace, Chief of Police; Deborah Raines, Planning Manager; Phillip Woods, Principal Planner; Amy Hodgett, Housing Manager

MEMBERS OF AUDIENCE
WHO ADDRESSED COUNCIL:

Joe Partansky, Concord; Evelyn Freitas, Concord; Judi Kleckner, Concord; Georgia Hoffmeister, Concord; Ed Seghers, Concord; Tom Conrad, Mt. Diablo Habitat; Michael Loveridge, Concord; Tom Freitas, Concord; Ralph Eikanger, Concord; Chet Frilich, Concord; Nick Virgallito, Concord Chamber of Commerce; Arlene Utal, Next Bay Properties; Dick Schermerhorn, Contra Costa Economic Partnership; Cliff Horner, Hagstrom Properties; Tony Aiello, Concord; John Newman, Concord Chamber of Commerce; Alice Villanueva, John Muir/Mt. Diablo Hospital; Kathy Gallagher, Concord; Tamarah Lucio, Disability Consulting Service; Al Coolidge, Independent Living Resources; Randall Taylor, Praise Chapel; Kellie Junta, Concord; Emily Shanks, Bank of America; Kara Douglas, Concord; Lisa McCarty, Concord; Venus Socrates, Concord; Maksimovie Zelka, Concord; Sandra Bair, Concord; David Constantineau, Concord; Lia Fontillas, Concord; Wayne Johnston, Concord; Jessica Braverman, Concord; Rick Rubino, Mt. Diablo School District; Concord; Betsy Wilson, Resources for Community Development; Robert Leong, Concord; Bob

Rogers; Marcus O'Connell, Concord; Philip Arndt, AT&T Broadband; Pat Lechuga, Concord; Anna Jean Lewis, Concord; Jerry Herrera, Pittsburg; Paul Petrella, Concord; Shawn Bonnington, Concord; Frank Chen, Concord; Matt Peterson, Concord

PUBLIC COMMENT PERIOD

Joe Partansky asked the City Council to proclaim March 16-22, 2003 as Media Democracy Week. He suggested that the public be permitted to broadcast material on the public access channel, and that it also be used to announce upcoming City events.

Evelyn Freitas stated that the Dana Estates neighborhood had received insufficient assistance from the City in addressing neighborhood problems.

Judi Kleckner complained of inadequate noticing regarding the Housing Element public hearing and requested that entire neighborhoods be notified of upcoming projects affecting their area rather than just the 300 foot radius mailing.

Georgia Hoffmeister commended the City on the recent opening of the new Concord Skatepark. She stated that children are dropped off on San Miguel Drive and are crossing the street in an unsafe manner to reach the skatepark. She asked that staff look into establishing safety procedures to address the problem.

Ed Seghers inquired why that night's Council meeting was not being videotaped for broadcast at a later date.

Mayor Peterson announced the availability of Spanish translation for people attending the meeting, and daycare facilities on the premises for the duration of the public hearing.

CITY COUNCIL MATTERS

ADOPTION OF RESOLUTION 03-4823.1 - Housing Element General Plan Amendment

Continued from November 26, 2002. The notice of public hearing was re-published in the Contra Costa Times, re-mailed to affected parties and re-posted on the Civic Center kiosk on January 3, 2003.

Planning Manager Deborah Raines presented a report, referring to her memorandum dated January 14, 2003 regarding consideration of a General Plan Amendment to update the City's Housing Element to include a revised statement of goals, policies, quantified objectives and schedule of programs for the preservation, improvement and development of housing on a citywide basis, and approval of an Addendum to the Negative Declaration. She stated that the Planning Commission recommends approval of the proposed State-required Housing Element. She described the update process, including the public workshops and public hearings held, the proposed changes, and how the key housing opportunity sites were selected. She stressed the importance of having a Certified Housing Element, without which the City would not receive "return to source" transportation funds and other State monies for affordable housing and multi-family rehabilitation programs.

The public hearing was opened.

Tom Conrad, Mt. Diablo Habitat for Humanity; Nick Virgallito, Chamber of Commerce President; Arlene Utal, Next Bay Properties; Dick Schermerhorn, Contra Costa Economic Partnership; John Newman, Chamber of Commerce; Alice Villanueva, John Muir/Mt. Diablo Hospital; Al Coolidge, Independent Living Resources;

Emily Shanks, Bank of America; Betsy Wilson, Resources for Community Development; Philip Arndt, AT&T Broadband; and Kara Douglas spoke in support of the proposed Housing Element, stating that there is a need for affordable housing in Concord.

Michael Loveridge; Tom Freitas; Ralph Eikanger; Evelyn Freitas; Chet Frilich; Judi Kleckner; Tony Aiello; Kathy Gallagher; Randall Taylor, Praise Chapel minister; Kellie Junta; Lisa McCarty; Venus Socrates; Maksimovie Zelka; Sandra Bair; David Constantineau; Lia Fontillas; Wayne Johnston; Jessica Braverman; Pat Lechuga; Anna Jean Lewis; Jerry Herrera; Paul Petrella; Shawn Bonnington; Frank Chen; and Matt Peterson spoke in opposition to the proposed Housing Element. Residents of the Estates area and shopping center tenants requested that the Estates shopping center site be removed from the Housing Element key opportunity sites, stating that they do not wish to lose the Estates shopping center or the police substation, and citing possible increased traffic and crime. Residents of the Elks Lodge area requested that it also be removed from the Housing Element, stating that there is sufficient affordable housing in the area.

Tamarah Lucio, Disability Consulting Service, stated that, as a disabled member of the community, the needs of the disabled are not sufficiently addressed in the proposed Housing Element. She asked that the matter be deferred to a later date.

Cliff Horner, representing Hagstrom Properties, stated that his client owns the property on which Big 5 is located, identified in the Housing Element as a developable site. He stated that the property is not vacant or available, and added that his client was not notified that his property was included in the proposed Housing Element.

Joe Partansky submitted a copy of a letter from Attorney General Bill Lockyer to Mayor Jerry Brown regarding "Reasonable Accommodation Procedures" relating to housing for the disabled, and requested that it be considered for inclusion in the Housing Element or Zoning Ordinance update.

Rick Rubino, Mt. Diablo School District Personnel Director, stated that, while the need for affordable housing is clear, the School District will support it only as long as the growth is supportable, and he emphasized that developers should be sensitive to enrollment levels at Concord schools.

Marcus O'Connell addressed the City Council regarding the Housing Element, stating that there was insufficient notification and commenting on the alleged proposal by the Coast Guard to use vacant Navy housing.

Robert Leong, owner of the Estates shopping center, stated he only recently learned that his property was included as a key opportunity site in the Housing Element, and requested that it be removed.

Georgia Hoffmeister and Bob Rogers suggested that the matter be continued for further study and public input.

The City Council took a recess at 8:43 p.m. and reconvened at 9:01 p.m.

The public hearing was closed.

Planning Manager Deborah Raines responded to comments from speakers and questions from Councilmembers.

Following discussion, motion was made by McManigal and seconded by Allen to adopt Resolution 03-4823.1, with the amendment that references to the Estates and Holbrook sites as key housing sites should be changed to include retail, commercial and/or housing, so that the retail element is retained.

Councilmembers Bonilla, Hoffmeister and Peterson indicated they would not support the motion. Motion and second were withdrawn.

Motion was made by Peterson and seconded by Allen to adopt Resolution 03-4823.1, with the deletion of Policy 1.3b, New Duplexes in Existing Neighborhoods, and Policy 1.3d, Mix of Unit Types in New Subdivision, and with the removal of the Estates Shopping Center and the Elks Lodge from the Key Housing Opportunity Sites land inventory.

Councilmembers McManigal and Hoffmeister stated that they would not support the deletion of Policies 1.3b and 1.3d from the proposed Housing Element.

Motion was made by Hoffmeister and seconded by McManigal to adopt Resolution 03-4823.1, entitled "A RESOLUTION APPROVING AN ADDENDUM TO THE NEGATIVE DECLARATION AND ADOPTING THE HOUSING ELEMENT GENERAL PLAN AMENDMENT (GP 02-002)," approving the Addendum to the Negative Declaration and amending the Housing Element of the General Plan, with the removal of two sites from the Key Housing Opportunity Sites land inventory: Site No. 6, Estates Shopping Center at 2150 Solano Way and Site No. 11, Elks Lodge at 3994 Willow Pass Road. Motion passed by unanimous vote of the Council.

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MATTERS

CORRESPONDENCE

- a. Letter dated January 10, 2003 from Theresa Karr, Regional Government Relations Director, California Apartment Association, expressing support for the City's proposed Housing Element.
- b. Meeting announcement announcing the Housing Element public hearing submitted by Harry Byrne.
- c. Copy of letter from Attorney General Bill Lockyer to Mayor Jerry Brown regarding "Reasonable Accommodation Procedures" relating to housing for the disabled, submitted by Joe Partansky.
- d. Letter dated January 14, 2003 from Vince Leong, owner of the Estates Shopping Center, requesting that his property be removed from the Housing Element.
- e. Letter dated January 13, 2003 from Dick Schermerhorn, Contra Costa Economic Partnership, expressing support for the Housing Element.
- f. E-mail from Sandy Walters expressing concerns regarding the proposed Housing Element.
- g. E-mail from Matt Ralls expressing concerns regarding traffic on Larkspur Drive and making other suggestions for inclusion in the proposed Housing Element.
- h. List of thirty-three phone calls from residents opposing the proposed Housing Element.
- i. List of five phone calls from residents requesting more information or expressing concerns regarding certain aspects of the Housing Element.

By order of the chair, the meeting was adjourned at 11:56 p.m.

APPROVED:

MARK A. PETERSON
MAYOR/AGENCYMEMBER

LAURA M. HOFFMEISTER
COUNCILMEMBER/AGENCY CHAIR

MARY RAE LEHMAN
CITY CLERK/AGENCY SECRETARY