

**Community Advisory  
Committee Members**

Philip Arnold, Chair  
Randall Horton, Vice Chair  
Niko Anagnostopoulos  
Colleen Geraghty  
Claudia Hein  
Charles Hoffman  
Jerome Hudson  
Ajit Kaushal  
Rosanne Nieto  
Stuart Posselt  
Paul Sinz  
Peggy Tweedie  
Darrin Walters



**AMENDED - ANNOTATED MINUTES  
SPECIAL MEETING OF THE  
COMMUNITY ADVISORY COMMITTEE  
FOR THE CNWS REUSE PROJECT SPECIFIC PLAN**

Tuesday, March 13, 2018

6:00 p.m.

Council Chamber  
1950 Parkside Drive

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**MISSION STATEMENT** - *Apply the Reuse Project Goals and Guiding Principles, adopted Reuse Area Plan policies, and accepted Term Sheet provisions in evaluating and commenting on potential Specific Plan alternatives or issues. The CAC shall also serve as a communication link between the Reuse Project and the community-at large by assisting in targeting outreach to neighborhoods and interest groups, and promoting participation at workshops and public meeting.*

Information for the public on participation at Committee meetings can be found on the back of the Speaker Identification Card located near the Council Chamber entrance. Should you have any questions after consulting the Speaker Identification Card, please contact Pamela Laperchia prior to the Committee meeting.

**AGENDIZED ITEMS** – The public is entitled to address the Committee on items appearing on the agenda before or during the Committee's consideration of that item. Each speaker will be limited to approximately three minutes.

**1. OPENING**

**Roll Call** – Niko Anagnostopoulos, Philip Arnold, Claudia Hein, Jim Hoffman, Randy Horton, Ajit Kaushal, Rosanne Nieto, Paul Sinz, Peggy Tweedie, Darrin Walters, Julie Denner Marquardt, Steve Older present; Colleen Geraghty, Jerry Hudson, Stuart Posselt absent.

**Pledge to the Flag** – Randy Horton

**2. PUBLIC COMMENT PERIOD**

This is a fifteen minute Public Comment Period for items within the Committee's subject matter jurisdiction that are not on this agenda. Each speaker will be limited to approximately three minutes. State law prohibits the Committee from acting at this meeting on any matter raised during the Public Comment Period.

**Hope Johnson** – Ms. Johnson informed staff the website link for the meeting was not working properly.

### 3. COMMUNITY ADVISORY COMMITTEE ITEMS

The public is entitled to address the Committee on items appearing on the agenda before or during the Committee's consideration of that item. Each speaker will be limited to approximately three minutes.

A. Approval of February 20, 2018 annotated minutes -  
Minutes for the February 20, 2018 meeting were approved by a motion from Jim Hoffman and Claudia Hein seconded the motion.

B. Parks Recreation and Open Space Network and Community Facilities presentation

- *Background Presentation, Open Space and Community Facilities, Guy Bjerke*
- *Introduction by Rachel Flynn, Lennar | Five Point*
- *Parks, Recreation and Open Space Network, Eron Ashley, Hart Howerton*
  
- **Public Comment**

**Roger Peterson** – Mr. Peterson submitted a letter with a motion requesting the developer include a 5-10 acre site for a veterans memorial building on the property.

**Hope Johnson** – Ms. Johnson stated more green space is needed by the North Concord BART station. Regarding the fire station in the responder area, make sure there is a road they can use to get to the high density area. Community center in Phase One isn't really walkable to BART. She urged staff to take into consideration when creating the linear parks to keep them more open and safe.

**Nathan Johnson** – Mr. Johnson is concerned that City staff isn't taking the veterans requests seriously and wonders when is the time to talk about this issue? He encouraged the City to look closely at the military and veteran's code, when a veterans facility is dedicated it is for their exclusive use, not for a joint use facility.

**Suzanne Delbou** – Ms. Delbou is concerned with the noise and congestion in North Concord when construction starts. They will have to endure this for years. There needs to be more open space in North Concord area.

**Tim Carr** – Mr. Carr suggested swapping a swath of land 200ft. wide of BART Parking lot closest to homes on Dumbarton & Dormer. This section would become a buffer zone between TOD and the single family homes. BART would be given an equal amount of land on the eastern side of BART's property.

- *CAC Discussion of Parks and Open Space Network*

- Do you have a list of how many community based organizations make concord their home?
- Would the park system have their own fire and police stations?
- We could combine some of the community facilities and put near a park for joint usage.
- The plans show two community centers built during Phase One, would the other phases be required to have a community center?
- Community centers should be self-supporters and bring money to the City.
- Will fire station response times be part of the EIR?
- The retention area above Section B by the freeway, is that land use accessible to the public? Are we counting it as usable open space?
- If the veterans built a new building on the property, what would be the planned use of the current downtown veterans building?
- If the veterans building is sold, then the veterans can do whatever they want with the proceeds. We don't want the City to be obligated to build a building and pay for it.
- What is the acreage of the current veterans site downtown?

Motion made by Niko Anagnostopoulos and seconded by Randy Horton to agendize discussion of a veteran's memorial building for a future meeting.

- Some members expressed they would like to have the veterans make a presentation.
- CAC member expressed concern about helping the neighbors in North Concord.
- Amphitheater is a good idea.
- City-owned caretaker facility is a good idea.
- Is the Coast Guard property now part of the Specific Plan?
- Are the Little League fields still going to be a green area?
- It is a good idea to put a fire station in the County's training center to service the area closest to Highway 4.
- If a new fire station is built on the land, will a current one close?
- Is it possible to have the police and fire department make a presentation to the CAC to discuss what they need?
- Can the schools make a presentation of their needs?
- Is it possible to "beef up" Concord High and not have another high school on the base?
- Are the schools in Options A and B elementary or high school?
- Why is there a school in the mixed use area in Phase 1?
- It is important to create a buffer in North Concord, more green rather than higher density.
- There will be green in the campus district as well.

- Would like to see police department substation in G area.

C. Redevelopment of the North Concord BART site

- *Introduction, Guy Bjerke*
- *BART's Development Program, Ian Griffiths, Senior Planner, BART*

- **Public Comment**

**Hope Johnson** – Ms. Johnson stated the parking for the North Concord BART station spills out a lot further than just around the BART station. The City needs to reach out to the residents of East Sun Terrace to see what they think of a road and parking lot behind their house. She believes the plan will create a gridlock nightmare and lower the quality of life. If we put commercial space in Concord, how is the City going to attract new employers.

**Oscar Del Gato** – Mr. DelGato asked if there will be a shadow study done, he is concerned about the height level of the buildings BART is purposing to build. He also inquired if BART has to do an EIR. Mr. DelGato requested the City monitor BART to keep them complainant with City codes.

**Susan Delbou** – Ms. Delbou asked if the BART development is in addition to the area plan or part of the core area plan? BART needs to relocate their parking, keep handicap parking close to the entrance.

**Tim Carr** - Mr. Carr produced a quick drawing of where to move the high rises by the TOD area.

- *CAC Discussion of North Concord BART site*

- TOD has 4400 units, does that include BART?
- BART should look at doubling their parking overall, not just in this area.
- Does our low income housing percentage apply to BART?
- TOD area is 55 acres total, does that include BART?
- Is there a parking per household limit that will apply to BART?
- Is there an intended greenbelt area for the BART area?
- Why doesn't BART build a big hotel on their site?
- How popular is the Pleasant Hill BART TOD? What is the occupancy? Has there been any improvements in the number of riders?
- Do we have to develop the BART land? Are they will to give the neighbors more green space?
- What is the percentage of the affordable housing for BART?
- There is not enough parking now and 1-1 parking in the future is unacceptable.

- The City has the responsibility to come up with solutions for parking around BART stations.
- Can some of the BART parking be underground?

D. Next Steps/CAC questions

Upcoming meetings

- *April 17 – Site Permitting/Coordination with State and Regional Agencies*
- *May 15 – Community Facilities District Financing*

**4. ADJOURNMENT - 9:56 p.m.**

Next Meeting: **April 17, 2018** – 6:00 p.m.

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