

**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



**ANNOTATED MINUTES
REGULAR MEETING OF THE
COMMUNITY ADVISORY COMMITTEE
FOR THE CNWS REUSE PROJECT SPECIFIC PLAN**

Tuesday, May 15, 2018

6:00 p.m.

Council Chamber
1950 Parkside Drive

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 – Philip Arnold, Randall Horton, Colleen Geraghty, Claudia Hein, Charles Hoffman, Jerome Hudson, Ajit Kaushal, Stuart Posselt, Paul Sinz, Peggy Tweedie, Darrin Walters present, Niko Anagnostopoulos and Rosanne Nieto absent; alternates Steve Older and Julie Dennler Marquardt present.

Pledge to the Flag – led by 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.

Tim Carr – Mr. Carr distributed copies of the article “*Concord Residents Suggest BART Land Swap*” from the March 2018 Diablo Gazette. Mr. Carr would like to get the BART land swap on the agenda for a future meeting.

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 April 17, 2018 annotated minutes

Minutes for the April 17, 2018 meeting were approved by a motion from Darrin Walters and Colleen Geraghty seconded the motion.

B. Overview of the Land Use Plan/Program Updates for the CRP

- Introduction by Staff. Joan Ryan provided a brief introduction
- Presentation by *Shwetha Subramanian, VP Residential Development & Planning, FivePoint.*

Public Comment

Hope Johnson – Ms. Johnson expressed concern over what was presented at the neighborhood meetings versus what is being presented tonight. She is concerned there is a reduction in open space in North Concord. She feels the plan is more beneficial to the developer and would like it to be put on the ballot for residents to vote on it.

Susann Delbou – Ms. Delbou would like to have feedback on this new plan. She would like to see Concord residents be able to vote on this.

Gary Stofer – Mr. Stofer inquired about traffic and questioned whether Willow Pass Road would be blocked off in the future and if West Street will be a highway. Mr. Stofer asked about affordable housing, what it is, where does it start, how low is low income.

Rand Reynolds – Mr. Reynolds is concerned about traffic flow in this area. He has not seen anything about traffic flow by the N. Concord BART Station. Mr. Reynolds asked what BART is doing about parking and what is the development doing about parking?

CAC Discussion of Land Use Plan/Program Updates for the CRP

- Is it accurate to say a podium building is similar to a hotel design?
- If you put affordable housing in podium style buildings, have you taken into consideration the accessibility of seniors or vets living in that building?
- What percentage of multi-family homes are going to be affordable housing?
- Is there less green space now in Area A?
- Why are we building more apartment complexes now?
- How tall are the buildings going to be?

- How is this going to affect Phases 2 and 3? How is that going to be filled?
- How is the commercial part of Phase 1 affected with the change in housing?
- In the Tournament Sports Park and Campus District, what provisions have you thought about for the inclusion of hotels and student housing?
- If you make the Phase 1 area denser, there will be more traffic. Do you address the increased traffic that will be dumped on Hwy 4 or through Concord?
- Will the residents have a place to park a car in the multi-family housing units?
- What is the current assumption for parking in the TOD area? Are you assuming one car per residence?
- We should make more parking available. Students and commercial area will need more parking.
- If during the process you discover there is a need for more cars, do you have the flexibility in the next phase to have more parking? Not just residents but for commercial parking as well?
- If you make the area denser, where are the new jobs going to come from?
- Remember the idea is to be a self-contained work environment. Try to create those opportunities.
- How many rooms would be in the hotels? And what kind of hotels?
- Is there a way to spread the multi-family housing out a bit? Give more thought to the balance.
- Feeling like we are taking away the look of Concord by putting more mid-density housing into plan and taking away single family homes.
- The original Area Plan was 25% multi-family housing, now it is at 42%. Have we reduced the single family homes and the offset is the multifamily?
- How much of the increase in multifamily homes is in TOD and how much is elsewhere?
- Affordable housing can be single family as well.
- What portion of multi-family housing is for ownership?
- What percentage of living wage jobs are going to be in the new plan vs the old plan.
- CAC is supposed to be giving input for the development of the Specific Plan and we feel we aren't.
- We don't want a bedroom community, we need more jobs, not bedrooms.
- Don't lose sight of the future, technology, veterans, seniors.
- Concerned about jobs and we are leaving it up to chance about how much commercial really happens.

C. Overview of Financing Mechanisms for Community Facilities and Services

- Community Services and Facilities Financing, *Jim Fabian, Principal, Fieldman | Rolapp & Associates*

Public Comment

Pete Laurence – Mr. Laurence urged the CAC to be careful with the CFD's. Don't let the CFD's go crazy as a way to finance the entire infrastructure for the development. CFD's are a financing mechanism but they really help the builder and will stick it to the buyer.

Hope Johnson – Ms. Johnson expressed concern about the EIFD's and how they would affect current residents that live close by. She questioned where is the money coming from for the infrastructure when there won't be any houses built for a while. Where is the money that Lennar is putting up for this?

CAC Discussion of Community Services and Facilities Financing

- What is the inflation factor figured in?
- Currently property taxes are 1.1% for new purchase. Will that be the same and then add on the special taxes for the CFD?
- Will the City get a percentage of the special taxes?
- Is the additional percentage of taxes always based on the County Assessor's value of the property?
- Will the City restrict what the money can be used for?
- Concern about price of homes with all of the taxes.
- If someone would increase the size of their home, would the CFD be on the original size or the new increased size?
- What is the most popular mechanism and the least risk?
- For commercial area, would you think about doing a PBID or TBID for that area?
- CAC is challenged with understanding our roles and responsibilities when we are talking about the N. Concord buffer line. Where do our limits end?
- Are we going to be able to look at what types of community facilities to have and where to put them?
- Need to keep in mind day care centers when planning.
- Has the City met with the veterans?
- Are the schools still in communication with the City?

D. Next Steps/CAC questions

Upcoming meetings/activities

- *May 19 – Public bus tours to CNWS: 9am and noon*
- *June 6 – Planning Commission/City Council Study Session*
- *June 19 – No CAC meeting*

- *July 17 – CAC meeting*
- *July 28 - Public bus tours to CNWS: 9am and noon*

4. ADJOURNMENT – 9:09 p.m.

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

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