

**Community Advisory
Committee Members**

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



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

Tuesday, September 19, 2017

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 – Niko Anagnostopoulos, Philip Arnold, Colleen Geraghty, Claudia Hein, Dan Helix, Jim Hoffman, Randy Horton, Jerry Hudson, Ajit Kaushal, Stuart Posselt, Paul Sinz, Darrin Walters were present; Rosanne Nieto arrived late. Alternates Steve Older and Julie Dennler Marquardt were present; Peggy Tweedie was absent

Pledge to the Flag – Lead by Phil Arnold

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.

No comments from the public.

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 July 15 and July 18, 2017 annotated minutes.

Minutes for the July 15 and July 18 meetings were approved by a motion from Darrin Walters and Niko Anagnostopoulos seconded the motion; AJit Kaushal abstained.

B. Presentation of Proposed Land Use Plan and Option

Eron Ashley made a presentation on the proposed land use and option. CAC members asked questions and expressed concerns.

Stuart Posselt – concerned about relocation of campus. Are the pipelines going into coast guard going to be used?

Colleen Geraghty – Section G – village center, you want to build up like Todos Santos. We already have a center. Concord is the place for families, not urban. Keep away from urban feel, want the charm. Greenframe – like what you are doing. Take a look at the 3.6 miles along Turtle Creek. Beautiful greenbelt and well used by the community.

Rosanne Nieto – would like to see stronger language when it comes to the Library, assuming it is part of a university, if that doesn't happen then the library needs to be in writing whether the school happens or not. Greenbelt would be well used by both sides.

Jim Hoffman – Phase 1 – identify which alpha neighborhoods are now in Phase 1. Is it A or G?

Paul Sinz – lots of cars in and out of the area all of the time, same concerns about greenbelt. Add more penetrations of the greenbelt, more access areas to the development would help, more routes to travel, less separation from Concord. Canal is significant part of sight. How do you treat this area when it is drained?

Julie Dennler Marquardt – can you speak more about removal of village centers? Original plan was for residents to shop near their homes. We are trying to create environment where people live, work, shop.

Niko Anagnostopoulos – mitigation of traffic through the project. Haven't seen

any roundabouts, everything straight. Don't want cut-throughs in the neighborhoods.

Philip Arnold – trees – Concord is a tree city. Urban forestry. How does the collaboration work on that?

PUBLIC COMMENTS -

Laura Nakamura - Urged the committee to be consistent with the complete streets standards; incorporate protected bike infrastructure by separation of bike, pedestrian, motorcars, make it a priority to mobility challenged individuals.

Aaron McHugh echoed what Laura Nakamura covered. He would like to see connections on Denkinger to Concord.

Kenji Yamada – Concerned to see linear, makes biking and walking less convenient. Appreciates streetscapes Lennar has shown in the plan, concerned some has been narrowed. Staff report (page 17) shows sidewalks, etc. as “adequate”, this is not what we have been promised.

Peter Wilson – need to plan for a commuter campus closer to BART and Highway 4.

Hope Johnson commented there is no greenspace by the BART station in the plan; she urges the CAC to investigate TOD, it is not as successful as everyone thinks. Don't remove the hills, it will take away the character.

Rich Hutchison doesn't want his privacy taken away if they build highrise buildings behind his house close to the BART station.

Laura Jean Pearson enjoys the canal trails; need to plan for gradation, consider the drainage.

C. Staff's Analysis of Proposed Land Use Plan

Joan Ryan discussed staff's analysis of the proposed land use plan and CAC members asked questions and gave their comments.

Niko Anagnostopoulos – incorporate new information on the Coast Guard property and BART into the overlay

Jim Hoffman – do we have visuals on the different grading levels, photo or graphic?

Jerry Hudson – how does that compare with the grading at Dougherty Valley?

Stuart Posselt – don't think they will do grading all at once, progressive. Any staff discussions of the campus on the site?

PUBLIC COMMENTS –

Jay Hann requested complete streets standards, reduce sprawl by building higher.

D. Briefing on the Environmental Process and CEQA

Roberta Reinstein with Cardno gave a presentation on understanding the CEQA process.

E. Next Steps

Upcoming meetings

- September 23: Community Workshop #3
- October 4: Planning Commission Study Session
- October 11: City Council Study Session
- October 17: CAC meeting – *Selection of project description*

4. ADJOURNMENT – 9:10 p.m.

Next Meeting: October 17, 2017 – 6:00 p.m.

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