



Community Advisory Committee
Concord Community Reuse Project

Tuesday, October 14, 2008

6:30 p.m.

Concord Senior Center, Wisteria Room
2727 Parkside Circle, Concord, CA

MINUTES / ANNOTATED AGENDA

The agenda for this meeting was posted in the Civic Center posting cabinet on October 7, 2008 at 3:07 p.m. in accordance with the Ralph M. Brown Act.

The meeting was called to order by Co-Chair Dan Helix at 6:33 p.m.

Roll Call –

Present: Jimmy Araujo, Paul Elliott, Greg Enholm, Jason Hadnot, Scott Hein, Daniel Helix, Patricia Howlett, Ana Maria Korve, Beverly Lane, Melvin Lee, John Mercurio, Rosanne Nieto, Erinn Peterson, Anna Rikkelman, William Washington, Dirk Wentling, Ellen Williams

Absent: Dick Allen and John Hemm

Pledge to the Flag – led by Pat Howlett

Public Comment Period –

Edi Birsan, Concord resident – Mr. Birsan would like to see a four acre park in the center of each clustered village. Bordering the park would be an education complex, religious or institutional complex and commercial and retail. He would like the park to be in a circular pattern so traffic flows.

Brian Holt, East Bay Regional Park District – East Bay Regional Park District is asking for consideration of their public benefit conveyance proposal and that it be incorporated into the preferred alternative that is adopted by the City Council in the reuse plan.

Diana McDaniel, Friends of Port Chicago – The Friends of Port Chicago supports the East Bay Regional Park District and believes that an interpretive center is an essential component to the reuse plan.

Joe Cielok, Agricultural Natural Resources Trust of Contra Costa County – Mr. Cielok introduced the Agricultural Natural Resources Trust of Contra Costa County which was formed in 1997. The organization is a way for the County Supervisors to make a contribution to the viability of agriculture any where in the county.

Kathy Gleason, NWS Neighborhood Alliance – The Neighborhood Alliance requests the following comments be added to the record regarding the

development of the Naval Weapons Station: 1.) avoid intrusion into the wetlands and potential wetlands; and 2.) 150-200 feet is not sufficient for the greenbelt buffer. They would like to see a noise study and to have open space defined. The Neighborhood Alliance fully supports the Park District's request for a regional park.

Christina Wong, Greenbelt Alliance – Ms. Wong encouraged everyone to attend the LAFCO meeting on December 10th in Pittsburg to express the opinion there needs to be a thorough environmental review and a thorough public process to expand Pittsburg's boundaries into the hillsides.

1. Approval of Annotated Agenda/Minutes of September 30, 2008

ACTION: Co-Chair Dan Helix asked for a motion to approve the Annotated Agenda-Minutes for the meeting held September 30, 2008. Dirk Wentling made the motion and Pat Howlett seconded. The motion passed unanimously.

2. Current Status of the Reuse Project – Report by Michael Wright, Reuse Project Director

Director Wright reported the Homeless Accommodations negotiations are ongoing; they are working toward structure for housing units and hope to have agreements in January. He reported Staff is still working with OEA on a time extension and the City has the support of the congressionals and HUD.

3. Items for Discussion

- Discussion and Recommendation to City Council Regarding The Modified Concentration + Conservation Reuse Alternative and/or the Modified Clustered Villages Reuse Alternative for the CNWS

Co-Chair Helix opened the item and Karen Alschuler from the consulting team, made a brief presentation on the modified alternatives. Co-Chair Helix solicited public comments regarding the resolution.

Public Comment Period –

Ann Cheng, Transportation and Land Use Collation – Ms. Cheng stated they support the CAC in moving two alternatives forward but wants to make sure the CAC looks critically at the levels of density that are proposed in the Clustered Villages concept.

Katharine Dano-Luttjohann, NWS Neighborhood Alliance – Ms. Dano-Luttjohann would like to see all of the trees protected. Regarding the ridgeline, Ms. Dano-Luttjohann believes the development should adhere to existing code restrictions for slope elevation development.

Troy Bristol, Save Mt. Diablo – Mr. Bristol stated that Save Mt. Diablo believes the CAC should defer their decision on a recommendation until the next CAC meeting in order to give members and the public sufficient time to review and consider the comments in response to the DEIR. Save Mt. Diablo has started to

review the comments and have found a few major policy issues that need to be addressed including affordable housing accommodations and the EBRPD public benefit conveyance.

Scott Littlehale, Northern California Carpenter's Union - The Carpenter's Union has filed 195 pages of comments on the DEIR and would like to draw the CAC's attention to certain inadequacies and mistakes regarding traffic and greenhouse gases. Mr. Littlehale suggested the CAC strongly consider reaffirming the guiding principles as they pass forward the alternatives to the Council.

Amie Fishman, East Bay Housing Organization and Community Collation for a Sustainable Concord – Ms. Fishman stated they would like to see the inclusion and integration of homeless housing in non-profit affordable housing developments based on the emerging best practice models. The proposals they would like to see move forward would represent approximately 10% of all of the residential units that are being proposed.

Keith McMahon, Chamber of Commerce – Mr. McMahon spoke of economic sustainability and fiscal responsibility and that there are more components to this, for example; parks and open space, the K-12 and higher education, jobs and a greater mix of housing, traffic and infrastructure.

Edi Birsan, Concord resident – Mr. Birsan informed the committee that the Navy will be holding a meeting regarding the proposed plan for cleanup of some of the sites. The meeting will be held at the Sr. Center on October 22, 2008, from 6:30 p.m. to 8:30 p.m.

Linda Best & Ron Brown, Regional Stakeholders Group – The Regional Stakeholders Group believes the Clustered Villages Alternative represents the best way to balance jobs and housing, open space and recreation and public amenities. They feel the plan should reflect the Park District's public benefit conveyance as permanent open space and as a regional park. The Group recommends that the CAC include a comprehensive program of affordable housing including integrating homeless housing within the non-profit development projects. The Group envisions the Naval Weapons Station as a unique opportunity to integrate K-12 and higher education with business and industry to create an innovative setting that will create a world class element.

Kathy Gleason, NWS Neighborhood Alliance – Ms. Gleason requested the CAC delay a decision for this evening and give the public time to react and comment on the proposed changes.

Christina Wong, Greenbelt Alliance – Ms. Wong would like to see the key components they have discussed; insuring development is served by public transportation, having a sports facility, permanent open space, affordable housing, local jobs and green building principles, are included in the CAC's recommendation to the City Council.

Co-Chair Helix brought discussion back to the Committee at which point Anna Rikkelman made a motion to move the resolution

forward, seconded by William Washington. Discussion continued and Anna Rikkelman amended her motion to move the voting on the resolution forward, recommending option 2 and recommending that City Council specifically look at the findings, changes and comments that were recorded on this evening. William Washington seconded. Vote was held and motion passed by majority (10/7)

4. Reports/Announcements

- CAC member reports
None
- Staff announcements
None

5. Confirmation of Next Meeting Date

There were approximately 50 people from the public attending this meeting.

Adjournment

Correspondence received that constitutes a public record under the Public Records Act concerning any matter on this agenda is available for inspection during normal business hours by contacting Pamela Laperchia at 925 671-3001.

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