

COMMITTEE MEMBERS

Timothy A. McGallian, Chair
Dominic D. Aliano, Member

Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org



Wednesday,
May 4, 2022

6:00 p.m.

Various
telephonic/electronic
locations

Pursuant to AB 361, the City is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public, without making available any physical location for the public.

City of Concord Rules: The City of Concord has declared a local state of emergency due to COVID-19 and is closed to the public. This Concord City Council meeting is an essential event, therefore it has not been cancelled. However, City of Concord officials and staff will conduct this meeting telephonically or otherwise electronically. The City will **not** make available any physical location from which members of the public may observe the meeting and offer public comment. Instead, members of the public may observe and address the meeting remotely. Below is information on how to do that.

Join from a PC, Mac, iPad, iPhone or Android device:

<https://cityofconcord.zoom.us/j/87464724398?pwd=NVRTR1QvZmpKcHJtREt2cmNKNmJGUT09>

Webinar ID: 874 6472 4398

Passcode: 383466

By phone: US: +1 669 900 6833

Under California law, public comments at special meetings are limited to subjects on the agenda only. Therefore, public comment will only be taken prior to consideration of Agenda Item No. 2.a.

How to Submit Public Comments:

Written: All comments received **before 3:00 pm the day of the meeting** will be posted on the City's website as "Correspondence" under the relevant agenda item and provided to the Committee members prior to the meeting. Please email your comments to cityclerk@cityofconcord.org.

To Participate in Public Comment During the Meeting:

Live Remote Public Comments: Members of the public may submit a live remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking [here](#). Zoom also allows you to join the meeting by phone.

- Join the meeting at any point, but be sure you are in the meeting prior to the City Council consideration of the item on which you would like to provide comments.
- From a PC, Mac, iPad, iPhone or Android:
 - <https://cityofconcord.zoom.us/j/87464724398?pwd=NVRTR1QvZmpKcHJtREt2cmNKNmJGUT09>
 - Webinar ID: 874 6472 4398
 - Passcode: 383466
 - By phone: US: +1 669 900 6833
- Speakers will be asked to provide their name and city of residence, although providing this is not required for participation.
- Each speaker will be afforded up to 3 minutes to speak.
- Speakers will be muted until their opportunity to provide public comment.
- When the Chair opens a public comment period on the item on which you would like to comment, please use the "raise hand" feature (or press *9 if connecting via telephone) which will alert staff that you have a comment to provide.

Meeting of the Housing and Economic Development Committee

1. **ROLL CALL – all present.**

2. **REPORTS**

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. Please see "How to Submit Public Comments" above.

- a. Considering and providing input on an overview of proposed programs for the Housing Element Update. **Report by Aaron Sage, Principal Planner.**

ACTION: The Committee received a report from Aaron Sage, Principal Planner, and Jenna Tourje with Kearns & West, consultants to City. Following the report, the Committee received public testimony from approximately 14 public speakers. Almost all speakers stated that the proposed programs do not adequately address displacement issues for low-income renters, and should include rent control and just cause for eviction measures. Several speakers stated that they appreciate that the proposal includes a rezoning program that allows for additional lower-income housing sites in higher-resource areas of Concord, but that the timeline for this program should be earlier than December 2026.

After public comment, Committee member Aliano stated that:

- He appreciates staff's presentation and looks forward to discussion by the City Council at the study session on June 14;
- He has concerns about transportation and parking issues on Monument Boulevard given that he believes public transportation is not a viable option for many residents in this area;
- He appreciates the inclusion of a rezoning program in the proposed programs; and
- His position on further tenant protections has not changed, and Council will need to provide direction on this issue on June 14.

After Committee member Aliano's comments, Chair McGallian stated that:

- He also appreciates staff's presentation;
- He agrees with Committee member Aliano's comments about transportation and parking issues on Monument Boulevard;
- He appreciates the potential for upzoning in the proposed rezoning program and he believes this is a significant step by the City given that upzoning is typically opposed by residents in most cities; and

- He would like to receive further information on any pending legislation regarding investment company purchasing of housing units and/or short-term rental units (e.g. AirBnB).

3. ADJOURNMENT – at 8:35 p.m.

NOTICE TO THE PUBLIC

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure §1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited by California law to raising only those issues you or someone else raised in the hearing or in a written correspondence delivered to the City Council prior to or at the hearing.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator Tianjun Cao at (925) 671-3243 or Tianjun.cao@cityofconcord.org, at least 24 hours in advance of the meeting. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Distribution: City Council
Valerie Barone, City Manager
Susanne Brown, City Attorney
Justin Ezell, Assistant City Manager
Joelle Fockler, City Clerk