

# Amended Agenda Meeting Location Change

## COMMITTEE MEMBERS

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

Civic Center  
1950 Parkside Drive  
Concord, CA 94519  
[www.cityofconcord.org](http://www.cityofconcord.org)



Wednesday,  
June 15, 2022

5:30 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.

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.

## How to Submit Public Comments:

**Please note that emailed comments will not be read aloud by staff.**

**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.

- Email comments to [cityclerk@cityofconcord.org](mailto:cityclerk@cityofconcord.org).
- Please identify the agenda item number and letter.

## 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 Committee's 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/85672336861?pwd=WXBWb1RJTE1vNHFZVjV0akVhOHpYdz09>
  - Webinar ID: 856 7233 6861
  - Passcode: 777545
  - By phone: US: +1 669 900 6833 or +1 346 348 7799 or +1 253 215 8782
- 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 called upon to speak, speakers will be promoted to panelists so they have the ability to turn on their cameras so they are visible to the Council and public.

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. **Interview** – applicant to fill an unscheduled vacancy for a design professional on the Design Review Board for a term ending February 28, 2025. **Report by Joelle Fockler, City Clerk.**

The Committee interviewed one candidate for the vacant position on the Design Review Board.

No public comment was received.

No action was taken by the Committee.

- b. **Considering** – and providing input on a proposed update to the City of Concord Affordable Housing Ordinance (CMC Chapter 18.185). **Report by Mindy Gentry, Planning Manager.**

The Committee received a report from the City's project team, Craig Whittom with Municipal Resources Group and Ashleigh Kanat with Economic Planning Systems.

No public comment was received.

Following the public comment period, the Committee indicated support of reinstating the inclusionary requirements on rental and condominium projects, which was postponed to allow for existing housing projects (600 units) to go through the development review process without adding a newly created fee or inclusionary requirement. Input was also requested and provided on the following policy questions:

1. Should the City maintain a structure that provides options or consider a structure that incorporates a blend of incomes into the inclusionary requirement?

Both Chair McGallian and Member Aliano were supportive of applying a blend of income levels, rather than only one income level as currently established.

2. A. Are there other alternative means of complying with the onsite requirement the City should consider?

No input was provided.

2. B. Should the City adopt in lieu fees that are economically equivalent to providing the units onsite, or should the fees be set to incentivize one or the other?

Member Aliano indicated that the in lieu fees were not commiserate with the costs to produce an affordable housing unit. Chair McGallian did not want the payment of the in lieu fee to be less than providing a unit onsite. Overall, the HED Committee indicated that the current in lieu fees were not depicting the full costs of providing an affordable housing unit, and the in lieu fees should be reflective of actual costs.

3. Should the City change the project threshold and charge affordable housing fees to smaller (i.e., duplex, triplex, fourplex) projects, or even to single family homes?

Member Aliano indicated he was fine leaving it at the current threshold of five or more units and Chair McGallian offered that it was not practical for smaller projects. The consensus was to retain the current threshold of applicable housing projects of five or more units.

### **3. ADJOURNMENT – at 6:51 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](mailto: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