

RESOLUTION NO. 20 - 20

A RESOLUTION OF THE CITY COUNCIL, CITY OF PLEASANT HILL, APPROVING A  
GENERAL PLAN AMENDMENT (PLN 19-0494) FOR THE OAK PARK PROPERTIES  
SPECIFIC PLAN AT 1700 AND 1750 OAK PARK BOULEVARD

WHEREAS, the applicants, City of Pleasant Hill, Contra Costa County and Pleasant Hill Recreation and Park District, jointly submitted a General Plan Amendment, Specific Plan/Planned Unit Development District (Rezoning) and Concept Plan (PLN 19-0494) for the area including 1700 and 1750 Oak Park Boulevard, APN's 149-230-005, 008 and 149-271-014 ("the Project"); and

WHEREAS, A General Plan Amendment proposes to amend the General Plan Map land use designation from Semi-Public and Institutional to Multi-Family Very Low Residential Density at 1750 Oak Park Boulevard and to modify the language in the General Plan to remove provisions related to increasing residential density when 75% of the surrounding property is at the same or higher density and including conforming changes to the Development Potential table Community Development Program; and

WHEREAS, a Final Environmental Impact Report, Environmental Findings Pursuant to the California Environmental Quality Act, a Statement of Overriding Consideration and a Mitigation Monitoring and Reporting Program was prepared for the project; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing was held by the Planning Commission on January 28, 2020 regarding the proposed General Plan Amendment at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, on January 28, 2020, the Planning Commission adopted Resolution No. 02-20 Recommending approval of a General Plan Amendment for the project; and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Pleasant Hill, approves the General Plan Amendment (Exhibit A) based on the following findings:

1. *The proposed General Plan amendment is deemed to be in the public interest.*

The proposed amendment does not have negative effects on the public interest. The amendment changes the existing zoning from an existing library site to a new multi-family very low density residential land use category. This will allow additional housing to be built throughout the City, and facilitates relocation and construction of a new library in an adjacent property. The proposed General Plan Amendment will also address text that has been noted by the State of California to potentially be an impediment to the production of housing, specifically affordable housing. The change will not remove City review from future requests for change/intensification of residential density.

2. *The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.*

The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected as it would not substantively modify the existing provisions of the General Plan. More specifically, the proposed amendments would be consistent with the following goals and policies of the General Plan

- a. *Community Development Goal 1 – Preserve and enhance residential neighborhoods.* The proposed amendment would not remove City review for future requests for increases in residential density. In addition, the land use change to multi-family very low density residential is located near existing multi-family uses, parks, offices and schools, a mix of uses where the proposed land use classification would not be inconsistent.
- b. *Community Development Policy 2A – Encourage uses needed by the Community at appropriate locations.* The site is located near and adjacent to existing multi-family residential uses and single family residential uses. Allowing multi-family very low density uses in this area will be compatible near the existing uses. The site is an appropriate location for residential uses as it is near transit, near parks, other multi-family residential uses and near a main vehicular corridor.
- c. *Community Development Goal 3 – Generate thriving, attractive and cohesive development at vacant or underutilized sites.* The proposed amendment would establish a new land use that would result in residential development to address the persistent lack of housing throughout the City and greater region.
- d. *Circulation Goal 5 – Reduce congestion and vehicle trips through land use planning.* Designating this site within proximity of public uses (parks and library) and near major thoroughfares and transit routes will help to reduce congestion and vehicle trips in neighborhoods and secondary corridors as access is available through primarily commercial corridors.
- e. *Growth Management Goal 1 – Support land use patterns that are orderly and make more efficient use of the transportation system.* The proposed land use change is adjacent to similar multi-family residential uses and public uses. The site is adjacent to an existing transit line that would help to serve residents of future development of the site. The text amendment would still allow the City to review future increases in residential density, and allow increased flexibility that is not currently allowed to be considered.
- f. *Housing Element Goal 1B – Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs.* The proposed amendment would create additional residential lands within the City, and the proposed General Plan language change would remove a potential restriction to the production of housing and affordable housing within the City.
- g. *Housing Policy 2B – Remove constraints to production and availability of housing when consistent with other General Plan policies.* The proposed General Plan text amendment to remove provisions to increasing density unless 75% of the lands is at the same or higher density would remove one constraint to producing housing and would still allow the City discretion to consider these requests when consistent with other sections of the General Plan.

3. *The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety or welfare.*

The Planning Commission assessed the proposed project for potential land use related impacts and recommended mitigation measures to the City Council and determined that the project would not be detrimental to public health, safety or welfare. Any future development on the property will be required to comply with all City zoning codes, and to be compliant with the regulations of outside agencies including, but not limited to the Contra Costa County Fire Protection District, to further ensure that the project does not result in impacts detrimental to the public's health, safety or welfare.

In general, the proposed amendment would change a land use classification to multi-family very low density residential that are already located within the City and near other multi-family residential uses. The text amendment would remove a provision that limits residential increase in the City unless similar or higher density residential is also allowed, however, the City would still retain review procedures and can still accept or reject applications. In addition, this change would allow residential project that would otherwise not even be possible, potentially providing increased housing opportunities to residents of the City. Lastly, an Environmental Impact Report has also been completed to assess the environmental impacts of the project.

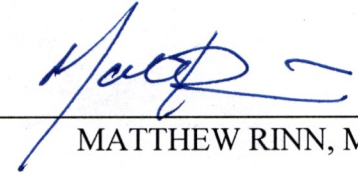
4. *The proposed amendment has been processed in accordance with the applicable provisions of CEQA.*

Pursuant to the California Environmental Quality Act (CEQA), the City of Pleasant Hill intends to certify an Environmental Impact Report (EIR) for this project. The Draft EIR prepared for this project was available for public review from August 31, 2019 through October 15, 2019 and the Final EIR prepared for this project is currently available for review at the Planning Division and on the City of Pleasant Hill webpage at [www.pleasanthillca.org](http://www.pleasanthillca.org). The Draft EIR has identified potential project issues requiring mitigation in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Hazards, Greenhouse Gas Emissions and Energy, Hazards and Hazardous Materials and Wildfire, Hydrology and Water Quality, Noise, Public Services, Recreation, Transportation and Utilities and Service Systems. After mitigation measures are incorporated, the project would have significant and unavoidable impacts related to historic resources impacts related to the demolition of the current library and cumulative historic resources related to the demolition of the current library. All other impacts, after mitigation measures are incorporated, would not have any significant unavoidable impacts, nor impacts which would be cumulatively considerable.


The Final EIR and associated Mitigation Measure Monitoring and Reporting Program (MMRP) were also prepared for the project after the public comment review period closed. Multiple public comments/responses were received and included in the Final EIR.

ADOPTED by the City Council of the City of Pleasant Hill at a regular meeting held on the 24<sup>th</sup> day of February, 2020, by the following vote:

AYES: Carlson, Flaherty, Harris, Noack, Rinn  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
MATTHEW RINN, Mayor

ATTEST:

  
CAROL W. WU, City Clerk

APPROVED AS TO FORM:


  
JANETTE E. COLESON, City Attorney

Exhibit A  
Proposed General Plan Amendment

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**Community Development Element**

**Table CD1. Development Potential**

Land Use Designation	Allowed Density <sup>1</sup>	Existing Development 2002			General Plan Buildout				Vacant Land 2002	
		SF Units	MF Units <sup>2</sup>	Comm. Sq. Ft.	Parcels	Acres	Additional Potential <sup>3</sup>		Parcels	Acres
							Units	Sq. Ft.		
Single-family Low	1.3-3	377	2		399	316.4	87		17	26.3
Single-family Medium	3.1-4.5	3,948	130	378	4,025	1,355.5	116		28	11.3
Single-family High	4.6-6.9	4,177	30	63,417	4,203	796.0	35		7	5.6
Multifamily Very Low <sup>4</sup>	7-11.9				559	79.9	54			
Multifamily Low	12-19.9	45	1,736		824 3	54.9 550. 3	30		1	0.3
Multifamily Medium	20-29.9	10	1,512	72,655	883	83.3	143		7	5.1
Multifamily High	30-40	8	396	93,012	13	16.6	310			
Commercial & Retail	0.4	3	551	2,316,321	182	157.4	99	206,440	4	6.6
Tourist Commercial	1.0			12,112	5	2.5		108,900	1	0.4
Neighborhood Business <sup>4</sup>	0.35				28	22.8				
Office	0.4	3	193	832,217	97	80.9	30	146,141	4	2.3
Mixed Use	12-40 0.4-.75 FAR		285	290,509	237	95.9	363	40,075		
Light Industrial	0.33			365,043	20	34.2				
Park					26	154.8				
Open Space					15	252.8				
Semi-public & Inst.				259,163	523	102.8 57.5			2	1.8
School					19	254.4				
<b>Total</b>		<b>8,571</b>	<b>4,835</b>	<b>4,304,827</b>	<b>11,587</b>	<b>3,861.2</b>	<b>1,267</b>	<b>501,556</b>	<b>71</b>	<b>59.7</b>

Sources: County Assessor Data; City of Pleasant Hill Planning Department, Redevelopment Agency

<sup>1</sup>Units/acre for residential uses; Floor Area Ratio for nonresidential uses; both for Mixed Use.

<sup>2</sup>Townhomes, condominiums and mobile homes in multifamily and commercial categories are counted as multifamily units.

<sup>3</sup>Assumes residential on 25 percent of Mixed Use parcels; assumes an additional 250,000 sq. ft. of commercial and 50,000 sq. ft. of office at the Contra Costa Shopping Center under a specific plan; excludes other nonresidential redevelopment potential.

<sup>4</sup>New designation created by this General Plan.

~~“Community Development Program 1.2 "Community Development Program 1.2. Continue to allow land use redesignations that increase residential density only when 75 percent of the boundary of the area to be redesignated (excluding boundaries of lands designated exclusively for non-residential use) is adjacent to land with the same or higher density land use designation.”~~

~~Exempt from the 75 percent rule are properties deemed by the City Council, following a hearing and recommendation from the Planning Commission, as unsuitable for single family residential use by virtue of noise, traffic, and proximity to nonresidential uses. Lack of profitability from lower density development of a property (as opposed to higher density) shall not be a factor in deeming properties unsuitable for single family residential use: considering ‘profitability’ as a criterion is inappropriate in any and all land use decisions.~~ Development of the area or property to be redesignated shall not have significant growth inducing impacts or significant traffic or noise impacts on existing residential neighborhoods. Intensification of land use on properties larger than 40,000 square feet and not on Table H22 is presumed to have significant growth inducing impacts unless it is shown that appropriate design and mitigations will minimize impacts on schools, traffic and residential neighborhoods.



**PROPOSED GENERAL PLAN AMENDMENT  
 PROPOSED LAND USE DESIGNATIONS  
 OAK PARK PROPERTIES SPECIFIC PLAN**

