

RESOLUTION NO. 02 - 20

A RESOLUTION OF THE PLANNING COMMISSION, CITY OF PLEASANT HILL,
RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT, SPECIFIC
PLAN/PLANNED UNIT DEVELOPMENT DISTRICT, CONCEPT PLAN (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, Planned Unit Development District (PUD) and Concept Plan is proposed to establish a Specific Plan and rezone an approximate 16.6 acre project area from the current *Single Family – 10,000 sq ft lots zoning* to *PUD Zoning* and retaining existing *PUD Zoning* as *PUD Zoning* and include a Specific Plan/PUD Concept Plan; 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 Architectural Review Commission on January 16, 2020, regarding the proposed Specific Plan/PUD rezoning, associated Concept Plan at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, on January 16, 2020, the Architectural Review Commission adopted Resolution No. 01-20 Recommending approval of a Planned Unit Development District and Specific Plan/Concept Plan (PLN 19-0494) 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 and PUD rezoning and associated Specific Plan/Concept Plan at which time all interested parties were invited to provide comments on the proposal; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Pleasant Hill, recommends approval of the General Plan Amendment 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 will assess the proposed project for potential land use related impacts and recommend mitigation measures to the City Council in the event that the Commission determines any portion of the project to be detrimental to the 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. 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pleasant Hill, in accordance with Section 18.125.050(B) of the Pleasant Hill Municipal Code (PHMC), recommends approval of the Zoning Ordinance (Map) Amendment, Planned Unit Development District rezoning, associated Concept Plan/Specific Plan PLN 19-0494 (Attachment B-1 of the PC Staff Report) based upon the following findings:

1. *Preserve the character and quality of residential neighborhoods:* The proposed project is located within an area of mixed land use types, including nearby commercial, public uses and single & multi-family residential uses. The surrounding residential uses include single family uses to the south and east. The project includes setbacks, including a creek corridor to provide a buffer for the single family residences, and Oak Park Boulevard is an existing buffer to single family uses to the south, including additional development setbacks. Other residential neighborhoods are separated from the existing Pleasant Oaks Park and commercial uses from the specific plan area. In addition, the project incorporates features to minimize light effects from the specific plan area, including shielding, placement and intensity. Therefore, the project will preserve the character and quality of residential neighborhoods.
2. *Foster convenient, harmonious, and workable relationships among land uses:* The project is not changing the existing mixed use land use and will have a mix of uses at the site, in this case, two different public uses. Both of these uses (parks and library) already existing either within the area or in adjacent areas of this portion of the City. The new multi-family very low designation is similar to other surrounding land use types that include both single and multi-family residential uses that have higher and lower densities, thus, this should continue harmonious relationship with surrounding land uses.
3. *Achieve the arrangement of land uses described in the General Plan.* The proposed project will includes land uses that are anticipated in the General Plan, in addition, there are existing goals, policies and programs that encourage additional residential housing, a high quality library and additional park and recreational amenities. Thus, it is not inconsistent with the land use expected in the General Plan. Therefore, the project will achieve the arrangement of land uses described in the General Plan.

4. *Promote the economic stability of existing land uses.* The proposed PUD rezoning will facilitate residential on a portion of the site, and park and recreation facilities and a new library on other portions of the site. This should not have destabilize existing land uses, since there are already parks, a library and single and multi-family residential uses in the immediate area, therefore, the project will promote the economic stability of existing land uses.
5. *Prevent excessive population densities and overcrowding of land or buildings.* The proposed rezoning and specific plan will result in a residential component that will have higher densities that was is currently allowed, however, there are surrounding properties that have high allowed densities, thus, it is not inconsistent with the greater neighborhood area. In addition, the Civic portion of the project will include a park and library, neither of which has intensive building coverage and the park are largely comprised of open fields. Therefore, the project will not include excessive population densities and overcrowding of land or buildings.
6. *Ensure the provision of adequate open space for light, air, and fire safety.* The proposed specific plan/concept plan includes allowances for two story residences in the residential area, with reduced building setbacks. However, the project has similar appearances to a traditional single family housing project with garages and garage aprons in the front yard and rear yards for every residence. In addition, the other portion of the specific plan includes park facilities with open space, and a library component that has similar heights to other building throughout the City with open space/landscape areas throughout. The Fire District has not provided any comments regarding to concerns with the proposed specific plan/concept plan. Therefore, the project will ensure the provision of adequate open space for light, air, and fire safety.
7. *Ensure that service demands of new development will not exceed the capacities of existing streets, utilities, or public services.* The proposed project has been reviewed by applicable utilities, the City Engineering Division, Police Department, and Contra Costa Fire District. The City has not received any input that the proposed use will exceed their respective capacities, significantly impact surrounding streets, or negatively impact emergency service response times. Therefore, the project will ensure that service demands of new development will not exceed the capacities of existing streets, utilities, or public services.

In addition, the Planning Commission findings that the proposed zoning map amendment is consistent with the General Plan, as indicated in the section below. Lastly, the rezoning will increase density on a portion of the property, thus, per Section 18.125.070 findings, and as recently introduced as a zoning ordinance amendment, are noted below:

A. Development of the area or property to be rezoned shall not have growth-inducing impacts on existing residential neighborhoods. The proposed rezoning will include new residences were there were none prior, however, the specific plan allows up to 34 new

residences and 7 accessory dwelling units. An environmental impact report was prepared that analyzed the proposed project in relation to traffic, infrastructure needs, including utilities and determined, with mitigation measures, these types of impact related to growth would have a less than significant impact.

B. Development of the area or property to be rezoned shall not have a significant traffic impact on existing residential neighborhoods. An environmental impact report was prepared for the project and concluded that no significant impact on traffic would result from the proposed specific plan/PUD.

C. Development of the area or property to be rezoned shall not have a significant noise impact on existing residential neighborhoods. The proposed specific plan/PUD includes new residential uses and library and park facilities. An environmental impact report was prepared and included a noise analysis and concluded that proposed mitigation measures would address short-term construction noise impacts, traffic noise would not have significant impacts, and operational noise generated from the residential rezoning portion of the project would have less than significant effects.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pleasant Hill, in accordance with Section 18.30.010 of the PHMC, recommends approval of the Zoning Ordinance (Map) Amendment, Planned Unit Development District rezoning, associated Specific Plan/Concept Plan PLN 19-0494 (Attachment B-1 of the PC Staff Report) based upon the following findings:

A. Establish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delays, and conflicts that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.

The proposed Specific Plan/PUD is covering approximately 16.6 acres. The PUD allows for flexibility for certain development standards to improve the overall quality of the development and facilitate construction of the project. The establishment of the Specific Plan/PUD could reduce other permit processes that would otherwise be necessary, such as each site potentially needing a separate PUD review. Therefore, rigidity, delays, and conflicts that otherwise would result from application of zoning standards and procedures designed primarily for small parcels would not occur as a result of the project.

B. Ensure orderly and thorough planning and review procedures that will result in quality urban design.

The proposed project components are required to go through a review process that included design review and review for compliance with Citywide Design Guidelines. The proposed Specific Plan/PUD includes design concepts/guidelines that provides guidance to development within the area. On January 16, 2020 the ARC recommended approval (to the Planning Commission) of the Rezoning and associated Specific Plan/PUD Concept Plan to ensure quality design and compliance with Citywide Design Guidelines. Therefore, orderly and thorough planning and review procedures for the project will result in quality urban design.

C. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenities.

The proposed specific plan/PUD includes various different land use components including a park, library, and residences. Thus, each area will be easily distinguished from each other. In addition, the proposed residential portion of the project will include multiple architectural styles that will provide variety and architectural interest within the development. In addition, the specific plan/PUD includes deviations to development provisions that will allow development to vary and providing different means of access, light, open space for the area. In addition, the park and library component will provide amenities for residents City-wide.

D. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those directly benefiting from it.

The residential component of the project includes common open space areas for the pocket park and private open spaces areas for each individual residence. In addition, the residential portion of the project includes front yard landscape areas to provide enhanced open space areas. The residential portion will include a homeowners association that would help to maintain common open/landscape areas throughout the area.

E. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

The proposed project includes multiple parcels, and therefore, encourages the development of these parcels into one cohesive project that may otherwise result in separate, unrelated and inconsistent development if developed separately. In addition, having multiple properties part of the Specific Plan/PUD will enable, a more cohesive development of the overall plan area and will ensure consistency and improved interconnectivity and design that may not otherwise result if developed individually.

In addition, since the Specific Plan/PUD includes the Civic Project on an existing housing site that results in fewer housing units by income category, identified in the Housing Element , the following finding is required per Government Code Section 6583(b)(2).

The City finds per the analysis contained in Exhibit A, that the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 that accommodates the jurisdiction's share of the regional housing need pursuant to Government Code Section 65584.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pleasant Hill, in accordance with Section 18.30.060(B) of the PHMC, recommends approval of Ordinance No. ____ (Attachment B-1 of the PC Staff Report) implementing the Planned Unit Development District rezoning and approving the associated Specific Plan/Concept Plan (PLN 19-0494) to the City Council based upon the following findings and recommendations:

1. *The Specific Plan/PUD plan is consistent with the General Plan and other applicable policies and is compatible with surrounding development:* The project is consistent with the following General Plan goals, policies and programs:

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
Community Development	1A	Encourage aesthetic enhancement of residential areas, while retaining the charm and character of individual neighborhoods.	Consistent: The Residential Project would result in the construction of 34 single-family homes with seven accessory dwelling units (ADUs) that would be consistent with the suburban, residential character of the surrounding area. See Section 3.1, Aesthetics, for additional information and analysis.
	4B	Maintain the suburban town atmosphere of Pleasant Hill.	Consistent: See consistency analysis for Community Development Policy 1A, above, and Section 3.1, Aesthetics, for additional information and analysis.
	10A	Establish secondary emergency access routes for all areas of the city currently lacking dual access.	Consistent: The proposed residences would only be accessible from one roadway. As discussed in Mitigation Measure (MM) TRANS-4, the Residential Project would be required to provide two separated and approved fire apparatus access roads, or include an approved automatic sprinkler system in accordance with the 2016 California Fire Code. The Civic Project (park and library) would provide one access roadway, which, given their size and type of use, is in accordance with the 2016 California Fire Code. See Section 3.14, Transportation, for additional information and analysis.
Community Development (continued)	10B	Meet City-adopted emergency response time and efficiency objectives.	Consistent: The Civic Project and Residential Project would be infill developments. The plan area is well within identified boundaries of public service systems and would be able to receive public services at acceptable performance standards. See Section 3.12, Public Services, for additional information and analysis.
	11A	Ensure that basic (water, sewer, and solid waste) services are provided to proposed development, and that the provision of those services does not jeopardize service to existing uses.	Consistent: The Civic Project and Residential Project would ensure the provision of essential community services and facilities to the proposed developments. See Section 3.15, Utilities and Service Systems, for additional information and analysis.
	14A	Acknowledge that access to an excellent library with standard hours of operation is a key component of quality of life in the City.	Consistent: A new library is being developed as part of the Civic Project. The proposed public library would include book collection areas, indoor and outdoor gathering spaces, an idea incubator space, technology areas, a bookstore, and other space to support building operations and maintenance and would operate within the standard hours of operation. See Section 3.12, Public Services, for additional information and analysis.

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	No.	Text	
	17A	Advocate a wide range of recreation programs for all segments of the resident and visitor population.	Consistent: The Civic Project’s proposed public library and park would provide additional space for education and recreation programs that would serve all segments of the resident and visitor population. See Sections 3.12, Public Services, and 3.13, Recreation, for additional information and analysis.
	21A	Require reclamation of degraded streams, wetlands and riparian areas, including wildlife migration corridors, where possible in cooperation with the Flood Control District.	Consistent: Within Grayson Creek, the Civic Project would upgrade existing outfalls. See Section 3.3, Biological Resources, and Section 3.8, Hydrology and Water Quality, for additional information and analysis.
	22A	Minimize the impacts of development on plants and animals, including sensitive habitat and migration corridors.	Consistent: Both the Townsend’s big-eared bat and the pallid bat have the potential to occur on both the Civic Project site and Residential Project site due to the marginal foraging habitat present within the plan area. Additionally, birds protected under the Migratory Bird Treaty Act have the potential to occur within the plan area boundaries based on both suitable nesting and foraging habitat found within the plan area. The Western pond turtle has the potential to occur within the Civic Project site due to the marginal habitat found within Grayson Creek. As such, MM BIO-1a (Civic Project and Residential Project), MM BIO-1b (Civic Project and Residential Project), and MM BIO-1c (Civic Project only) would reduce all impacts to less than significant levels by requiring pre-construction surveys and appropriate measures if protected species are found within the plan area.
	23A	Give priority to development that incorporates energy-efficient and resource conserving design and construction.	Consistent: The Civic Project and Residential Project would comply with the California Energy Code, by incorporating applicable energy efficiency features, and would incorporate landscape palettes that would include low maintenance trees. See Section 3.6, Greenhouse Gas Emissions and Energy, for additional information and analysis.
	23B	Support and expand recycling programs for residential, commercial and industrial uses, with the goal of attaining the mandated 50 percent diversion rate.	Consistent: The Civic Project and Residential Project would be required to comply with all recycling mandates under State and local laws including Pleasant Hill Municipal Code, Chapter 14.40. See Section 3.15, Utilities and Service Systems, for additional information and analysis.
	25A	Pursue methods to maintain historic structures and appropriately designate and protect additional historic and cultural resources that may exist in the City.	Consistent: The City has pursued methods to maintain historic structures and appropriately designate and protect additional historic and cultural resources that may exist in the City. See Section 3.4, Cultural Resources, for additional information and analysis.

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	2D	Facilitate reuse of underutilized parcels when appropriate.	Consistent: The Civic Project would allow for additional, viable semi-public and institutional and recreational uses on an underutilized infill site. In addition, the Residential Project would provide additional housing in an urbanized area. See Section 3.11, Population and Housing.
	4B	Ensure that the cost of new development, including necessary public improvements, is shared equitably by project proponents.	Consistent: By redeveloping a currently underutilized and partially vacant site within the City’s urbanized area, the Civic Project and the Residential Project would promote the orderly and efficient use of land. Pursuant to the signed Memorandum of Understanding between the City, County, and Recreation and Parks District (RPD), both projects would be required to satisfy all applicable standards and requirements imposed by the City with respect to infrastructure and public services. See Section 3.12, Public Services, Section 3.14, Transportation, and Section 3.15, Utilities and Service Systems, for additional information and analysis.
Circulation	1A	Maintain rights-of-way at current widths, except as necessary to relieve specific areas of congestion	Consistent: The Civic Project includes infrastructure improvements to Monticello Avenue and Oak Park Boulevard. These roadway improvements would maintain the rights-of-way at current widths. See Section 3.14, Transportation, for additional information and analysis.
	2A	Develop a connected system of street, roads, and highways that provides continuous, safe and convenient multi-modal travel options for all types of users throughout the City.	Consistent: One of the objectives of the Civic Project and Residential Project is to ensure development of the needed bike/pedestrian facilities, and other public roadway infrastructure to facilitate a logical and safe transportation system that balances the overall needs of vehicles, bicycle, and pedestrians in the area and address key traffic circulation issues within the plan area boundary. In addition, an upgraded traffic signal would be installed at the Oak Park Boulevard/Monticello Avenue intersection, with funding provided on a fair share basis according to each project’s trip generation and distribution. With respect to the Residential Project, the residential homes would be accessed off the internal street or smaller lanes that serve not more than six homes. The smaller lanes are organized to allow the homes to be clustered providing an intimate and less auto-centric community, while providing ample space for the volume of traffic they will serve. See Section 3.14, Transportation, for additional information and analysis.
	6A	Encourage use of bus and rail service for local and regional travel.	Consistent: The Civic Project and Residential Project would be located adjacent to two bus stops (County

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
			Connection Bus Route No. 9). As a result, the Civic Project and Residential Project are consistent with this policy because they would be within walking distance of two bus stops and encourage the use of local bus service. See Section 3.14, Transportation, for additional information and analysis.
	7A	Maintain and upgrade the City's bikeway system	Consistent: The nearest bicycle facilities to the plan area are the EBMUD Trail, a Class 1 bike path that runs adjacent to the east boundary of the Civic Project along Grayson Creek and a Class 3 bike route along Oak Park Boulevard. Neither the Civic Project nor the Residential Project would remove existing bicycle infrastructure. The Civic Project would include a new bicycle lane on the improved portion of Monticello Avenue. See Section 3.14, Transportation, for additional information and analysis.
	8A	Maintain and upgrade the City's pedestrian system by installing or upgrading sidewalks, warning devices, crosswalks, and other pedestrian aids where appropriate, including particular consideration for the needs of pedestrians with limited mobility and/or disabilities.	Consistent: Sidewalk coverage is not consistent within the plan area, and there are gaps along sections of Oak Park Boulevard, and Monticello Avenue in the immediate vicinity. The Civic Project would provide improved pedestrian facilities and pedestrian connectivity. The Residential Project would include pedestrian paths throughout the site. See consistency analysis for Circulation Policy 2A and Section 3.14, Transportation, for additional information and analysis.
	9A	Improve sidewalks to facilitate access by persons with disabilities.	Consistent: To accommodate all users of the street system and provide complete and connected pedestrian facilities, the Civic Project would include sidewalk improvements within the improvements to Monticello Avenue and Oak Park Boulevard in accordance with applicable City of Pleasant Hill Standards, and the design would meet Americans with Disabilities Act (ADA) requirements. The pedestrian paths to be constructed within the Residential Project would also be developed in accordance with applicable City of Pleasant Hill Standards, and their design would meet ADA requirements. See Section 3.14, Transportation, for additional information and analysis.
Growth Management	1A	Promote orderly and efficient growth in existing urban areas and protect open space by adhering to the [City] Urban Limit Line.	Consistent: By redeveloping a currently underutilized and partially vacant site within the City's urbanized area, the Civic Project and Residential Project would promote orderly and efficient growth.
	1B	Support infill and redevelopment in existing urban areas and around key transit facilities.	Consistent: See consistency analysis for Growth Management Policy 4A and 4B, and Section 3.14, Transportation, for additional information and analysis.

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	1C	Strive to ensure the availability of affordable housing.	Consistent: The Residential Project would include 34 single-family homes with seven accessory development units and would therefore fulfill this requirement.
	2B	Require that new development pay its share of costs associated with the overall growth in the region.	Consistent: The Civic Project and Residential Project would be required to satisfy all applicable standards and requirements imposed by the City with respect to infrastructure and public services, including the construction or enhancement of existing facilities, and/or the payment of development fees. See Section 3.12, Public Services, and Section 3.15, Utilities and Service Systems, for additional information and analysis.
	2C	Require that all development projects comply with the City’s performance standards for fire, police, parks, water, flood control, sanitary sewer, and transportation facilities.	Consistent: The Civic Project and Residential Project would be required to satisfy all applicable standards and requirements imposed by the City with respect to infrastructure, public services, and transportation facilities, including the construction or enhancement of existing facilities, and/or the payment of development fees. See Section 3.12, Public Services, Section 3.14, Transportation, and Section 3.15, Utilities and Service Systems, for additional information and analysis.
	3A	Consider the needs of vehicles, bicycle, and pedestrians on all city roadways and facilities.	Consistent: The Civic Project and Residential Project would be located adjacent to two bus stops (County Connection Bus Route No. 9). As a result, the Civic Project and Residential Project are consistent with this policy because they would be within walking distance of these transit connections. In addition, the nearest bicycle facilities to the plan area are the EBMUD Trail, a Class 1 bike path, runs adjacent to the east boundary of the Civic Project along Grayson Creek and a Class 3 bike route along Oak Park Boulevard. The Transportation Impact Study (TIS) concluded that the Civic Project and Residential Project could have construction-related impacts to vehicles and includes mitigation to address those potential impacts. See Section 3.14, Transportation, for additional information and analysis.
Safety and Noise	1A	Maintain and upgrade the City’s drainage system.	Consistent: The Civic Project would include upgrades to three existing outfalls within Grayson Creek. See Section 3.8, Hydrology and Water Quality, for additional information and analysis.
	1B	Reduce flood damage potential in areas known to be prone to flooding.	Consistent: See 1A above.
	3A	Ensure that structures are designed and located to withstand strong	Consistent: Structures would comply with the applicable California Building Standards Code provisions. In addition, prior to grading permits, the

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	No.	Text	
		ground shaking, liquefaction and seismic settlement.	Civic Project and Residential Project would incorporate their respective site-specific geotechnical reports. See Section 3.5, Geology and Soils, for additional information and analysis.
	4A	Enhance the ability of the Fire District to respond to and suppress fires.	Consistent: This EIR sets forth standards requiring structures and other improvements to comply with the applicable California Building Standards Code provisions related to fire safety. In addition, the plan area is within an urbanized area and is 0.75 mile from the nearest fire station. See Section 3.12, Public Services, for additional information and analysis.
	6A	Assist in the protection and monitoring of water quality.	Consistent: The Civic Project and Residential Project would implement applicable stormwater pollution prevention measures to protect water quality. See Section 3.18, Hydrology and Water Quality, for additional information and analysis.
	7A	Require new development projects to be designed and constructed to meet acceptable noise level standards adopted by the City.	Consistent: Both the Civic Project and Residential Project are designed to meet acceptable noise level standards adopted the City. The Residential Project includes additional sound attenuation for homes along Oak Park Boulevard, as identified in Section 3.10, Noise. With mitigation, neither the Civic Project nor the Residential Project would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. See Section 3.10, Noise, for additional information and analysis.
	7B	Evaluate the noise impacts of development based on the potential for significant increases in noise levels, in addition to acceptability standards.	Consistent: This EIR includes a noise analysis for construction and operation. Where necessary, mitigation measures were identified to ensure the projects would not result in permanent increases in ambient noise levels due to plan-related traffic noise sources or stationary noise sources in excess of established standards. Section 3.10, Noise, for additional information and analysis.
	8A	Promote measures that improve air quality and help meet air quality attainment standards.	Consistent: This EIR includes an air quality analysis for construction and operation. Where necessary, mitigation measures were identified for each project to reduce emissions to the extent feasible. See Section 3.2, Air Quality, for additional information and analysis.
	8B	Minimize the air quality impacts of vehicle emissions, and promote the use of clean alternative fuels.	Consistent: This EIR includes an air quality analysis for construction and operational emissions, as well as an analysis of energy usage for the Civic Project and Residential Project. Where necessary, mitigation

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	No.	Text	
			measures are identified for each project to reduce emissions energy usage to the extent feasible. See Section 3.2, Air Quality, and Section 3.6, Greenhouse Gas Emissions and Energy, for additional information and analysis.
	8C	Encourage use of electric (rather than gasoline-powered) equipment and natural gas appliances, including outdoor grills.	Consistent: The Civic Project and Residential Project would comply with the California Energy Code, by incorporating applicable energy efficiency features designed to reduce energy consumption. See Section 3.6, Greenhouse Gas Emissions and Energy, for additional information and analysis.
Housing	1B	Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs.	Consistent: The Residential Project site (currently zoned “Single Family” [R10]) would be rezoned to a Planned Unit Development to provide a range of home types within the plan area. This proposed zoning would allow for residential uses and would not conflict with the City’s goal of maintaining land with appropriate zoning for residential uses.
	2A	Allow a variety of housing types to be built on residential sites.	Consistent: The Residential Project would include a variety of housing types built on a residential site. See Section 3.11, Population and Housing, for additional information and analysis.
	2D	Encourage mixed-use development at underutilized sites, where appropriate.	Consistent: Implementation of the proposed plan would redevelop a currently underutilized and partially vacant site with a mix of uses including residential, recreational, and semi-public and institutional uses.
	3A	Facilitate construction of affordable housing by favoring new projects that include units for lower-income segments of the community.	Consistent: The Residential Project includes 34 single-family homes with seven accessory dwelling units and would therefore fulfill that requirement and help the City in providing affordable housing.
	3B	Look for opportunities to promote the development of housing affordable and available to those who work in Pleasant Hill.	Consistent: See consistency analysis for Housing Policy 3A and Section 3.11, Population and Housing, for additional information and analysis.
	5C	Ensure that new residential development is compatible with surrounding neighborhoods.	Consistent: As shown in Table 3.9-1, the plan area is surrounded by single-family residential uses to the west, north, east, and south. Therefore, the proposed residential uses would be compatible with the surrounding residential neighborhoods.
	5E	Provide public services and improvements that keep neighborhoods safe and livable.	Consistent: By redeveloping a currently underutilized and partially vacant site within the City’s urbanized area, the Civic Project and Residential Project promote the orderly and efficient use of land. The Civic Project and Residential Project would also be required to satisfy all applicable standards and requirements imposed by the City with respect to

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
			infrastructure and public services. See Section 3.12, Public Services, and Section 3.15, Utilities and Service Systems, for additional information and analysis.
	8A	Encourage energy conservation practices for new and existing residential dwellings.	Consistent: The Civic Project and Residential Project would comply with the California Energy Code by incorporating applicable energy efficiency features such as incorporating a landscape palette that would include low maintenance trees, designed to reduce energy consumption. See Section 3.6, Greenhouse Gas Emissions and Energy, for additional information and analysis.
	8B	Encourage the use of green building and sustainable practices for new and renovation projects throughout the City.	Consistent: The Civic Project and Residential Project would comply with the California Green Buildings Standards Code. Furthermore, this EIR includes an analysis of compliance with energy efficiency standards, which include the use of green building and sustainable practices. Where necessary, mitigation measures are identified to require the use of green building and sustainable practices. See Section 3.6, Greenhouse Gas Emissions and Energy, for additional information and analysis.

The Architectural Review Commission has made findings that the proposed project is consistent with the site and surrounding development (See Attachment H-1 of the PC Staff Report).

2. *The PUD plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved:* The PUD will allow for an improved project by facilitating a project on a currently partially vacant site, that would otherwise remain. The project (as determined by the Architectural Review Commission) includes a superior urban design, including a residential component with extensive architectural styles and features and new and enhanced landscaping throughout the plan area. The PUD incorporates reduced setbacks for the residential portion of the Specific Plan, which helps to have compact development that increases the usability of the site while accommodating a single family residential product that may be more attractive for future homeowners. The Civic portion of the project includes ballfield lights that will allow enhanced recreation uses at the park portion of the project.

3. *Deviations from the base district regulations are justified by compensating benefits of the PUD plan:* Deviations to the base district regulations will result in a project that will rejuvenate and redevelop a long under-utilized portion of the City. In addition, half of the site has not been upgraded for an extended period of time and the project will bring enhanced landscaping, public facilities and public infrastructure to the area, improving the appearance and usage of the properties. In addition, the Concept Plan/PUD will allow a project that will provide public benefits to the community by providing adequate land to

construct a new City Library and provide additional park and recreational facilities that will provide additional public amenities to residents of the City as a whole. Therefore, deviations from the base district regulations are justified by compensating benefits of the Specific Plan/PUD plan.

4. *The PUD plan or specific plan includes adequate provisions for utilities services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems:* The proposed project does not negatively affect any utilities and emergency vehicle access (the proposed project has been reviewed by public safety and utilities). In addition, the project will not exceed the capacity of existing and planned utility service systems including sanitary sewer, drainage, water and other public infrastructure.
5. *The PUD plan or specific plan has been considered by the Architectural Review Commission:* The proposed project was reviewed and recommended for approval by the Architectural Review Commission at their meeting of January 16, 2020.

Planning Commission Recommendations

1. Further explore the location of ball field lighting on-site and in other park locations, including additional study on lighting type, color, location and height.
2. Ensure that project specifics related to parks and associated lighting will be reviewed by the ARC once a formal development application is made.
3. Ensure that the specific plan would allow additional native landscape species that are not identified in the plan, allow for increased flexibility.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pleasant Hill, recommends the City Council adopt Resolution No. __-20 certifying the Final Environmental Impact Report, Adopting the Environmental Findings Pursuant to the California Environmental Quality Act, Adopting a Statement of Overriding Consideration and Adopting a Mitigation Monitoring and Reporting Program (Per the Draft City Council CEQA Resolution – Attachment C-1 of the January 28, 2020 PC Staff Report).

ADOPTED by the Planning Commission of the City of Pleasant Hill, on the 28th day of January, 2020, by the following vote:

AYES:	Bankert, Schramm, Vavrek, Vinson, Wyler, Abbott
NOES:	None
ABSENT:	Mascaro
ABSTAIN:	None



TROY FUJIMOTO, Secretary
Planning Commission