

RESOLUTION NO. 21-16

A RESOLUTION OF THE CITY COUNCIL, CITY OF PLEASANT HILL, ADOPTING CLARIFYING AMENDMENTS TO VARIOUS PROVISIONS OF THE CITY OF PLEASANT HILL GENERAL PLAN PERTAINING TO MIXED USE DEVELOPMENT AND RELATED ECONOMIC DEVELOPMENT STRATEGIES

WHEREAS, the City of Pleasant Hill General Plan includes various provisions pertaining to mixed use development, including a mixed use land use designation and various goals, policies and programs pertaining to mixed use development and related economic development strategies; and

WHEREAS, to facilitate administration of the provisions of the General Plan pertaining to mixed use development, minor clarifications are proposed pertaining to mixed use development, including clarification of the definition of the mixed use land use designation and minor clarifications to various goals, policies and/or programs pertaining to mixed use development and related economic development strategies set forth in Exhibit A; and

WHEREAS, the City Council finds that this proposed amendment to the General Plan is exempt from the requirements of the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, as further governed by the California Environmental Quality Act Guidelines, 14 California Code of Regulations §§ 15000, *et seq.*, collectively, 'CEQA') pursuant to 14 C.C.R. § 15061(b)(3), because there is no possibility that the proposed amendment to clarify provisions of the General Plan pertaining to mixed use development could have a significant effect on the environment;

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on the proposed General Plan Amendment was held at a meeting of the Planning Commission on October 27, 2015, at which time all interested parties could appear and be heard; and

WHEREAS, on October 27, 2015, the Planning Commission adopted Resolution No. 22-15 recommending that the City Council approve the Categorical Exemption and adopt the proposed ordinance; and

WHEREAS, after notice having been duly given, a public hearing on the proposed ordinance was held by the City Council on May 2, 2016 where all interested persons might appear and be heard.

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

1. The proposed General Plan amendment is deemed to be in the public interest as it would clarify provisions pertaining to mixed use development and related economic development strategies to facilitate administration of the General Plan.

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 as it would not substantively modify the existing provisions of the General Plan and is intended to improve clarity of various provisions pertaining to mixed use development and related economic development strategies to facilitate administration 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 17 – Offer high-quality parking, recreation and trail facilities and programs for residents and visitors.* The proposed amendment would provide greater specificity in CDP 2.5 to improve administration of this program and explicitly identify options for achieving consistency with this program.
  - b. *Economic Strategy Policy 2D – Facilitate reuse of underutilized parcels when appropriate.* The proposed amendment would clarify the process for determining uses allowable in a mixed use development for parcels with the mixed use land use classification. The clarification recognizes the flexibility of mixed use parameters, thus, allowing for a greater array of land use options that would facilitate and encourage reuse of underutilized parcels.
  - c. *Economic Strategy Policy 3B – Facilitate the improvement and upgrading of older and outmoded uses along Contra Costa Boulevard, including mixed-use development where feasible, such as at the DVC Plaza (K-Mart) site (including the portion east of the canal).* The proposed amendment would help to facilitate the improvement and upgrading of property within the mixed use land use classification, which is primarily located along Contra Costa Boulevard and at DVC Plaza through the clarification of existing provisions that could otherwise be misinterpreted to require rigid land use development options.
  - d. *Economic Strategy Goal 4 – Enlarge the City’s revenue base as necessary to sustain and support the community.* The proposed amendment would clarify the intent of Economic Strategy 3.2 to make it clear that the fiscal implications of new development in mixed use areas will be considered and to ensure that new development on the DV Plaza property will provide equivalent or superior fiscal or economic benefits compared to the previously existing retail commercial shopping center space consistent with the original intent of this strategy.
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 since the proposed amendment would not substantively modify the existing provisions of the General Plan and is intended to improve clarity of various provisions pertaining to mixed use development and related economic development strategies to facilitate administration of the General Plan.
4. The proposed amendment has been processed in accordance with the applicable provisions of the California Environmental Quality Act and is determined exempt from environmental review pursuant to 14 C.C.R. § 15061(b) (3), because there is no

possibility that the proposed amendment to clarify provisions of the General Plan pertaining to mixed use development could have a significant effect on the environment.

ADOPTED by the City Council of the City of Pleasant Hill, on the 2<sup>nd</sup> day of May, 2016, by the following vote:

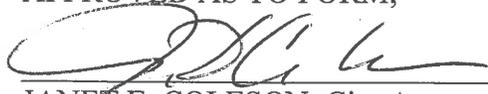
AYES:	Carlson, Durant, Harris, Flaherty, Noack
NOES:	None
ABSENT:	None
ABSTAIN:	None

  
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SUSAN A. NOACK, Mayor

ATTEST:

  
\_\_\_\_\_  
CAROL W. WU, City Clerk

APPROVED AS TO FORM;

  
\_\_\_\_\_  
JANET E. COLESON, City Attorney

CERTIFIED A TRUE COPY

  
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DEPUTY CITY CLERK, CITY OF PLEASANT HILL

## EXHIBIT A

1. Amend the definition of the “*Mixed Use*” land use designation (page 10) as follows:

“Mixed Use allows residential, retail, commercial, office and/or public uses with flexible parking and setback requirements<sup>1</sup>. Individual Mixed Use projects are not expected to contain any specific combination of these uses, and the development potential of each Mixed Use site shall be determined through project review under the provisions of the Planned Unit Development (PUD) Zoning District, or other discretionary land use entitlement process as determined by the City.”

**<sup>1</sup> Subject to compliance with the Housing Element.**

2. Amend *Community Development Program 2.5* (page 13) as follows:

Community Development Program 2.5: “Allow intensification of commercial land use only when such a change can be reasonably expected by the City Council to result in (a) effective mitigation of environmental constraints, noise, traffic, and other hazards; (b) excellence of design; (c) compatibility with adjacent development; and (d) at least one of the following: provision of affordable housing pursuant to the policies in the City’s Housing Element; or, provision of parkland, trails, or other community or recreation facilities or equivalent funding for development of such facilities consistent with Community Development Goals 17, 18, and 19.”

3. Amend *Economic Strategy Program 3.2* (page 40) as follows:

Economic Strategy Program 3.2: “Plans should allow for a compatible mix of office, hotel, retail, and/or residential uses at the Contra Costa and DVC Plaza Shopping Centers, and should include fiscal implications of any proposed net reduction in the square footage of retail floor space that existed at DVC Plaza in July 2003 so that the new development will provide equivalent or superior fiscal or economic benefits to the City.”