City of Pleasant Hill

Draft General Plan

with Legislative Notation
showing Planning Commission changes
to the May 2002 General Plan Task Force draft

December 2002

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PLEASANT HILL

Introduction

City Profile and History

Pleasant Hill is a vital, progressive, suburban residential community, dedicated to education, supportive of business, and rich in recreational opportunities. Located in central Contra Costa County, the city covers 8.2 square miles (including 2 square miles of roads) and had an estimated 33,500 residents in 2002. The city is bordered to the south by Walnut Creek, the north by Martinez and Pacheco, the east by Concord, and the west by Lafayette.

The name Pleasant Hill derives from the Spanish "reliez" used in an 1848 survey to describe the area. Most of the city actually lies on an alluvial plain at the eastern edge of the Briones Hills, which rise to 1,400 feet. The local climate is characterized by cool, wet winters and hot, dry summers. The average annual temperature is 56°F, with average daily temperatures ranging from 45°F in January to 68°F in September.

The Bolbone and Chupacane cultures inhabited the area before settlers arrived from Mexico in the late 1700s. In 1844, Irish immigrant William Welch became the only non-Mexican to obtain a land grant in the region. His Rancho Las Juntas contained more than 13,000 acres, including present-day Pleasant Hill. Early residents primarily cultivated grains such as wheat, hay and barley, which were shipped to market via Pacheco Creek.

Other transportation options emerged with the Southern Pacific Rail line in 1891 (now the site of the Iron Horse Trail) and the Caldecott Tunnel in 1937. The first residential subdivisions in Pleasant Hill were built in the 1920s and 1930s south of Gregory Lane and west of Contra Costa Boulevard. The city grew significantly with new single-family subdivisions north of Gregory Lane between 1946 and 1954. When Pleasant Hill incorporated in 1961, about half of the existing buildings in the city were in place.

The opening of Interstate 680 in 1964 helped spur additional construction. Multifamily projects built in the 1970s along Chilpancingo Parkway (named for Pleasant Hill's sister city in Mexico) began to change the city from being exclusively a community of single-family detached houses. Subsequent transportation improvements (including BART, Interstate 680 widening, and Taylor Boulevard) promoted additional higher-intensity multifamily and nonresidential development in and around Pleasant Hill. The most significant recent developments in the city are the new downtown and multifamily housing for seniors directly to the south.

Pleasant Hill historically has been a suburban residential community serving major employment centers to the west and south, and the pattern of residents commuting outside the city to work is expected to continue (the city would need 185 new jobs per year to achieve a 1:1 ratio of jobs to housing). However, explosive regional growth in the last decade has transformed ~~the community into an urban center~~ Pleasant Hill, as evidenced by recent higher density residential and commercial development, especially downtown. Future development is expected to be more modest because the city is approaching buildout.

The city economy is highly dependent on service and retail employment, and its revenue-generating base is limited. Less than 10 percent of developed land is devoted to revenue-generating commercial, office, or industrial uses. Of the roughly 200 undeveloped acres in the city, only about 5 acres are available for non-residential use. However, several large underutilized sites have significant potential for redevelopment, including the 19-acre Contra Costa Shopping Center (former Montgomery Ward's Site) east of Interstate 680, and the DVC Plaza (K-Mart) Shopping Center and other commercial plazas along Contra Costa Boulevard.

The City provides building inspection, planning, redevelopment, police, street construction and maintenance, and storm drainage services. Fire protection, recreation and park, sewage collection and treatment, school and water services are provided through special districts not subject to City control.

The first Pleasant Hill General Plan was adopted in 1962. The current General Plan was adopted in 1990 and amended as recently as February 1999. Prior to implementation of the 1991 Downtown Plan, the community lacked a central commercial core. The Plan called for replacing traditional commercial development with mixed-use projects on short blocks to promote a pedestrian atmosphere and to provide a central gathering place for the community with trees, water, recreation places, streetscape amenities and public art.

The New General Plan

In June 2000 the City Council contracted with a consultant team to assist with updating the Pleasant Hill General Plan. In April 2001, the team published a Background Report describing conditions in the city.

The report also summarized the following key planning issues raised by citizens:

> ***Traffic***. *Residents tend to associate high traffic volumes and delays with specific streets, and with uses such as Diablo Valley College and schools. Contra Costa Boulevard remains an obstacle to pedestrians.*
>
> ***Schools***. *Excellence of public education is a high priority. Many residents desire more control over the Pleasant Hill schools than is afforded through the Mount Diablo Unified School District, which covers a much larger area.*
>
> ***Housing.*** *Home purchase is beyond the reach of about half of city residents, and rentals are scarce, especially units with more than two bedrooms. Rising regional housing costs and the lack of vacant land for new housing in the city suggest that intensive redevelopment, new mixed-use development, and new sites for housing will be needed. Citizens desire that remodeled single-family homes remain compatible with surrounding neighborhoods.*
>
> ***Recreation and Parks***. *The community needs more fields, a variety of recreation facilities (particularly for youth activities), and a new senior center.*

Economic Development. *Residents appear to prefer small, friendly stores that will help Pleasant Hill retain its small-town atmosphere. Although the city retail base is overshadowed by development in adjacent cities, the success of the downtown and the potential for new business, lodging and office uses at redevelopment sites could improve commercial viability and economic diversity.*

Visual Quality*. Streetscape and architectural enhancements could help bring together otherwise separate or isolated parts of the community. A unified design theme along Contra Costa Boulevard and redevelopment of the Contra Costa Shopping Center (former Montgomery Ward's site) could extend the downtown identity and link the east side with the rest of the city. Signs and amenities at city gateways could promote a distinct city image.*

Mangini/Delu Property*. Home to the only remaining agricultural use in the city, the 25-acre property represents a variety of potential future land use scenarios.*

Mangini/Delu Property

Flooding*. The potential for serious flooding needs to continue to be addressed through enforcement of federal regulations on development in flood-prone areas. The Federal Emergency Management Agency has proposed significantly increasing the size of the mapped 100-year floodplain in Pleasant Hill.*

Buchanan Field*. Airport operations affect quality of life and safety in northeastern Pleasant Hill. However, residents only can participate in airport planning decisions via comment to the County Airport Land Use Commission.*

Diablo Valley College*. Opportunities exist to improve the physical and cultural connections between the city and the college, perhaps through joint sponsorship of events, sharing of facilities, and a City-College liaison or working group.*

Other Issues. *Additional issues the General Plan should address include the County Library, access and care for seniors, historic and cultural preservation, and downtown outdoor spaces.*

Following publication of the Background Report, a 19-person citizen task force (appointed by the City Council to represent the range of perspectives in Pleasant Hill) met almost monthly from May 2001 through May ~~April~~ 2002 to determine how the new General Plan should address these and other issues. The General Plan Policy Task Force included two representatives from the City Council, two from the Planning

Commission, one from the Mount Diablo Unified School District, one from Diablo Valley Community College, one from the Pleasant Hill Recreation and Park District, one from the Chamber of Commerce, a local high school student, a member of the Traffic Safety Committee, a representative of the Committee on Aging, a representative of the Citizens' Advisory Committee on redevelopment, a representative of the Education and Schools Advisory Committee, and three citizens appointed at large.

In addition to formulating the goals, policies and programs of the new General Plan, the Task Force considered in detail potential land uses at five key locations in the city and made the following recommendations for future development:

- *Contra Costa Boulevard – Facilitate private redevelopment with clustered, higher quality retail, restaurant, convenience, and services uses.*

- *Contra Costa Shopping Center (former Montgomery Ward's site) – Redesignate from Commercial and Retail to Mixed Use with residential density and nonresidential intensity to be determined under a specific plan that includes both vertical and horizontal integration of uses.*

- *DVC Plaza (K-Mart) Shopping Center – Retain neighborhood retail, and encourage college-related uses, such as faculty and student housing, parking, cafes, food, and books, as well as open space along the Contra Costa Canal.*

- *Mangini/Delu Property – Allow single-family housing under the current zoning.*

- *Former Oak Park Elementary School Site – Devote the majority to flood ~~r~~detention and green space, and allow up to 96 residential units.*

Plan Organization and Content

The California Constitution allows cities to regulate land use planning, zoning, subdivision and building on private property to promote the health, safety and welfare of the general public. State law requires each city to prepare and adopt a "comprehensive, long-term General Plan for the physical development" of the community. Intended to guide local decision-making regarding future growth, the General Plan expresses community goals about the future distribution and character of land uses and activities, both public and private.

The plan should be comprehensive, by both covering the local jurisdiction's entire planning area and addressing the broad range of issues facing the community, including physical, social, aesthetic and economic concerns. The General Plan must also be internally consistent, bearing no policy conflicts between the elements (required and optional). The General Plan must also be a long-term document, establishing development policies to serve as the basis for day-to-day land use decision- making within an approximate 20-year timeframe.

Because planning and development issues do not necessarily follow political boundaries, the law provides for including in a city's general plan "any land outside its boundaries which, in the planning agency's judgment, bears relation to its planning." Therefore, this General Plan covers the incorporated area of the city and unincorporated areas in the City's Sphere of Influence – Pacheco and the southwest hills – that could be annexed into the city and receive City services.

The County Local Agency Formation Commission (LAFCO) establishes spheres of influence to denote areas under County jurisdiction where a city has a shared concern regarding land use and development. Annexation of land in the Pleasant Hill SOI is anticipated to occur only when desired by residents of a subject area and if expected to provide economic benefits to the City.

Each General Plan must include policies for each of the following elements:

- **Land use** – designating the general distribution and intensity of land uses, including housing, business, industry, open space, education, and public facilities.

- **Circulation** – identifying the general location and nature of existing and proposed highways, arterial and collector roadways, transit terminals, and other transportation facilities.

- **Conservation** – addressing treatment of natural and cultural resources, including wetlands, trees, rivers, archeological remains, and historic structures.

- **Housing** – assessing the current and projected housing needs of all segments of the community and identifying land to provide adequate housing to meet those needs.

- **Noise** – appraising noise sources in the community and developing ways to mitigate nuisances.

- **Open Space** – detailing techniques for preserving open space areas for natural resources, outdoor recreation, public health and safety, and agricultural activities.

- **Safety** – establishing policies to protect the community from risks associated with seismic, geologic, flood, fire and other hazards.

Table 1 illustrates how the required General Plan elements are organized in a framework that reflects the focus of future planning in Pleasant Hill. In addition to the topics required by State law, the General Plan contains a Growth Management Element to comply with Contra Costa County Measure C (approved 1988). This additional element establishes policies requiring adequate services to be in place prior to approval of new development. The new General Plan also includes an Economic Strategy Element aimed at optimizing commercial diversity and business opportunities in the city. The Housing Element follows a slightly different format than the other elements in order to comply with State requirements, including the provision that each program include a quantified objective (where applicable).

Table 1. General Plan Elements

Pleasant Hill GP Elements	Required GP Elements	Examples of Topics Covered
Community Development	Land Use, Conservation, Open Space	Development patterns, neighborhoods, visual character, public facilities, recreation, open space, hillsides, riparian areas, sensitive plants and animals, cultural and historic resources
Economic Strategy	*Optional*	Commercial and industrial land uses, economic diversification, job opportunities, tourism
Circulation	Circulation	Traffic, street network, parking, transit services, bike routes
Growth Management	*Required by Measure C*	Traffic levels of service, regional transportation planning
Safety and Noise	Safety, Noise	Development in hazardous areas, hazardous waste management, seismicity, flood control, water quality, noise
Housing	Housing	Demographics, housing needs, affordability, constraints on production

Each General Plan element contains goals, policies and programs that set a course for future land use in the city. **Goals** summarize how development and future growth should be directed by identifying physical, economic and/or social ends that the community wishes to achieve. The accompanying **policies** establish basic courses of action for the Planning Commission and City Council to follow in working to achieve the community goals. (Policies directly guide the response of elected and appointed officials to development proposals and related community actions.) Finally, **programs** are identified that will need to be implemented by City departments to carry out the policies and achieve the goals of the General Plan.

Administering and Amending the General Plan

Once adopted, the General Plan does not remain static. State law permits up to four General Plan amendments per mandatory element per year (Government Code §65358[b]). Most amendments propose a change in the land use designation of a particular property. As time goes on, the City may determine that it is also necessary to revise portions of the text to reflect changing circumstances or philosophy.

State law provides direction on how cities can maintain the plan as a contemporary policy guide: It requires each planning department to report annually to the City Council on "the status of the plan and progress in its implementation" (§65400 [b]). In addition, the City should comprehensively review the Plan every five years to determine whether or not it is still in step with community values and conditions.

Public participation in the General Plan update, adoption and amendment process is actively encouraged by the City and is always welcome. Any citizen wishing to amend

the General Plan would follow the procedure generally outlined below. (More detailed information on processing and timing is available from the Planning Department.)

1. Prior to filing an official application for a General Plan amendment, the prospective applicant or his or her agent should discuss the proposed amendment with the Community Development Director. This gives the applicant a first-hand opportunity to find out the details of the amendment process as well as any concerns the City may have about the proposed changes.

2. Should the applicant decide to proceed with an amendment, the next step is to file an official application with the Planning Department and pay the required processing fees. All applications requesting a change in land use designation must be accompanied by a development plan of sufficient detail to ascertain the potential impacts of the proposed project on the site and the surrounding area. What constitutes sufficient detail is determined by the Community Development Director on a case-by-case basis.

3. Environmental review in accordance with the provisions of the California Environmental Quality Act (CEQA) is required of every General Plan amendment.

4. Once an application is submitted, it will be placed on an agenda for public hearing before the City Planning Commission according to the schedule established by the Planning Commission for General Plan amendments. Prior to the Planning Commission hearing, the City, in accordance with State Government Code, will provide notice to the public of the hearing date and the item to be discussed. For an individual amendment, this typically involves a legal notice in The Contra Costa Times and/or the Pleasant Hill Record and a notice mailed to all property owners within 300 feet of the subject property. (Major amendments affecting the entire community, such as this update of the Plan, are noticed differently because of their scale. In such cases, State law provides alternative methods of notification that do not require notice to be mailed to individual property owners.)

   Planning Department staff will prepare a report to the Planning Commission for the public hearing, describing in detail the proposed amendment, any environmental or other impacts that may result, and comments from other City departments or affected governmental agencies. The staff also will state whether the Commission should recommend the amendment to the City Council for approval or denial. The staff report is sent to the Commission and the applicant. The staff report, comments from the applicant, and other public testimony become factors in the Commission's action.

State law requires that any decision on a General Plan amendment be supported by findings of fact. These findings provide the rationale for making a decision either to approve or deny a future project. While specific findings may be applied on a

project-by-project basis, at least the following standard findings should be made for each General Plan amendment:

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

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.

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.

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

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process and requirements described above to insure consistency and compatibility with the Plan. This includes appropriate environmental review, public notice, and public hearings leading to an official action by Council resolution.

Community Development Element

Land Use Pattern

Pleasant Hill is almost entirely built-out: only about 60 acres, or 1.5 percent, of land in the city, is available for new development. Therefore, future development is expected to consist primarily of reuse of existing lots.

The new General Plan carries forward the ~~same~~ 14 land use designations established in the 1990 plan, except that the Multifamily Low category has been split to create a new Multifamily Very Low designation, and the Neighborhood Business designation has been added (see *General Plan Land Use* map following the Glossary). All development and redevelopment must be consistent with these categories. *Table CD1* shows how much land in the city falls into each designation, including vacant parcels. Maximum allowed density is expressed in units per net acre (which excludes rights-of-way) for residential uses and floor area ratio (FAR) for non-residential uses.

Table CD1. Development Potential

Land Use Designation	Allowed Density[1]	Existing Development 2002			General Plan Buildout				Vacant Land 2002	
		SF Units	MF Units[2]	Comm. Sq. Ft.	Parcels	Acres	Additional Potential[3] Units	Additional Potential[3] Sq. Ft.	Parcels	Acres
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	112		28	11.3
Single-family High	4.6-6.9	4,177	30	63,417	~~4,203~~ 4,191	~~795.0~~ 789.7	33		7	5.6
Multifamily Very Low[4]	7-11.9				570	82.9	20			
Multifamily Low	~~7~~12-19.9	45	1,736		~~1,380~~ 823	~~126.9~~ 50.3	30		1	0.3
Multifamily Medium	20-29.9	10	1,512	72,655	~~884~~ 883	~~84.3~~ 83.3	~~162~~ 143		7	5.1
Multifamily High	30-40	8	396	93,012	13	16.6	~~243~~ 310			
Commercial & Retail	0.4	3	551	2,328,433	~~268~~ 186	~~217.2~~ 138.6	99		5	7.0
N'borhood Business[4]	0.35				28	22.8				
Office	0.4	3	193	863,889	98	84.2	30	121,968	4	2.3
Mixed Use[3]	~~14~~12-40 .4-.75 FAR		285	290,509	~~184~~ 238	~~61.4~~ 117.2	~~498~~ 753	343,075		
Light Industrial	0.33			365,043	20	34.2				
Park					26	154.8				
Open Space					15	252.8				
Semi-public & Inst.				259,163	53	107.5			2	1.8
School					19	254.4				
Total		**8,571**	**4,835**	**4,336,499**	**11,587**	**3,861.2**	**1,617**	**465,043**	**71**	**59.7**

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

[1]Units / acre for residential uses; Floor Area Ratio for nonresidential uses; both for Mixed Use.

[2]Townhomes, condominiums and mobile homes in multifamily and commercial categories are counted as multifamily units.

[3]Assumes residential on 25 percent of Mixed Use parcels; assumes maximum existing allowed density / intensity, plus an additional 303,000 sq. ft. of commercial / office and 390 multifamily units at the Contra Costa Shopping Center under a specific plan; excludes other nonresidential redevelopment potential.

[4]New designation created by this General Plan.

The General Plan designations accommodate a variety of specific land uses (which may be permitted as of right or conditionally by the Zoning Ordinance), as follows (see Table CD1 for allowable residential densities and commercial building intensities):

- **Single Family Low Density** is intended for houses on larger lots (15,000-20,000 sq. ft.) at 1.3-3 units per acre.

- **Single Family Medium Density** allows detached houses on lots 7,000-10,000 sq. ft. at 3.1-4.5 units per acre.

- **Single Family High Density** designates areas for detached homes on lots as small as 6,000 sq. ft. at 4.6-6.9 units per acre.

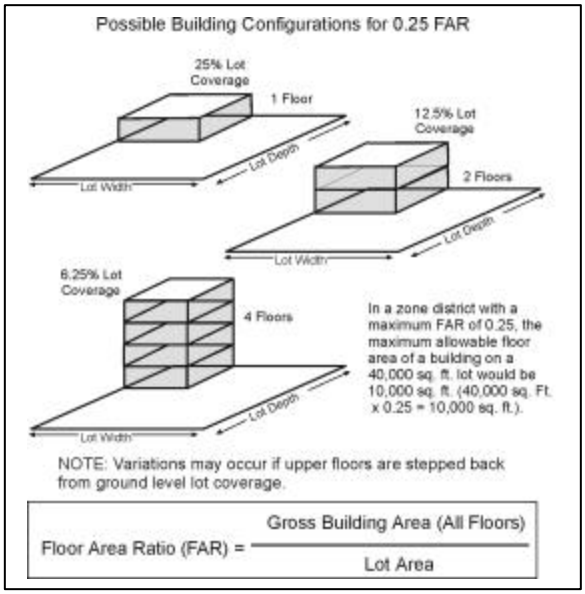
- **Multifamily Very Low Density** identifies areas suitable for duplexes, townhouses and very-small-lot single-family homes at 7-11.9 units per acre.

- **Multifamily Low Density** identifies areas suitable for duplexes, townhouses, attached single-family homes and mobile homes at ~~fewer than 20~~ 12-19.9 units per acre.

- **Multifamily Medium Density** allows duplexes, townhouses, condominiums and mobile homes at ~~fewer than 30~~ 20-29.9 units per acre.

- **Multifamily High Density** is intended for townhouses, condominiums and apartments at ~~up to~~ 30-40 units per acre.

- **Commercial and Retail** includes shopping centers, banks, hotels, personal services (such as barber shops and dry cleaners), entertainment and cultural venues, restaurants, auto sales and service, and ancillary offices.



- **Neighborhood Business** includes convenience shopping and services primarily to meet the needs of local residents.

- **Office** includes business, medical and professional uses, office buildings and office parks with ancillary commercial and retail uses.

- **Mixed Use** combines residential with retail, commercial, office and / or public uses with flexible parking and setback requirements. 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.

- **Light Industrial** includes small assembly operations, warehouses, printing, and recycling transfer stations.

- **Park** designates existing and proposed parkland, both developed and undeveloped.
- **Open Space** is essentially unimproved land devoted to preservation of natural resources and outdoor recreation.
- **Semi-public and Institutional** includes utility facilities and easements, libraries, City offices, fire stations, churches and hospitals.
- **School** includes child day care facilities and commercial or educational athletic facilities, such as sports training centers.

The overall land use pattern established by existing development is anticipated to continue through the 20-year timeframe of this General Plan.

Community Development Goal 1. Maintain the historic balance among different types and intensities of residential development, commercial retail, office uses, and open space.

Community Development Policy 1A. Encourage uses needed by the community at appropriate locations.

Community Development Program 1.1. Amend the Zoning Ordinance to direct uses desired by the community to specific zoning districts.

Community Development Goal 2. Generate thriving, attractive and cohesive development at vacant or underutilized sites.

Community Development Policy 2A. Revitalize commercial areas to benefit those who live and work in Pleasant Hill.

Community Development Policy 2B. Require new development to adhere to high standards of quality in design.

Community Development Program 2.1. Amend the Zoning Ordinance to include design guidelines for future non-residential development, redevelopment, and renovation that promote variety in building design.

Neighborhoods

Retaining the character and charm of residential neighborhoods is a top priority for Pleasant Hill residents. Most neighborhoods are relatively isolated from commercial, retail and office developments, with homes located on local or minor collector streets, rather than busier arterial roadways. Residents generally are not exposed to heavy traffic and noise, and live close to parks and elementary schools (see the *Creeks and Neighborhoods* map on page 13).

Single-family neighborhoods in Pleasant Hill generally have kept their original low-density character. However, some areas are experiencing a transition as older homes undergo renovation, and many residents are concerned that more-massive remodeled homes are not compatible with the modest scale of the surrounding neighborhoods. Multifamily developments, which often provide housing to meet the needs of the growing senior population and families less able to afford detached housing, generally are separated from single-family neighborhoods.

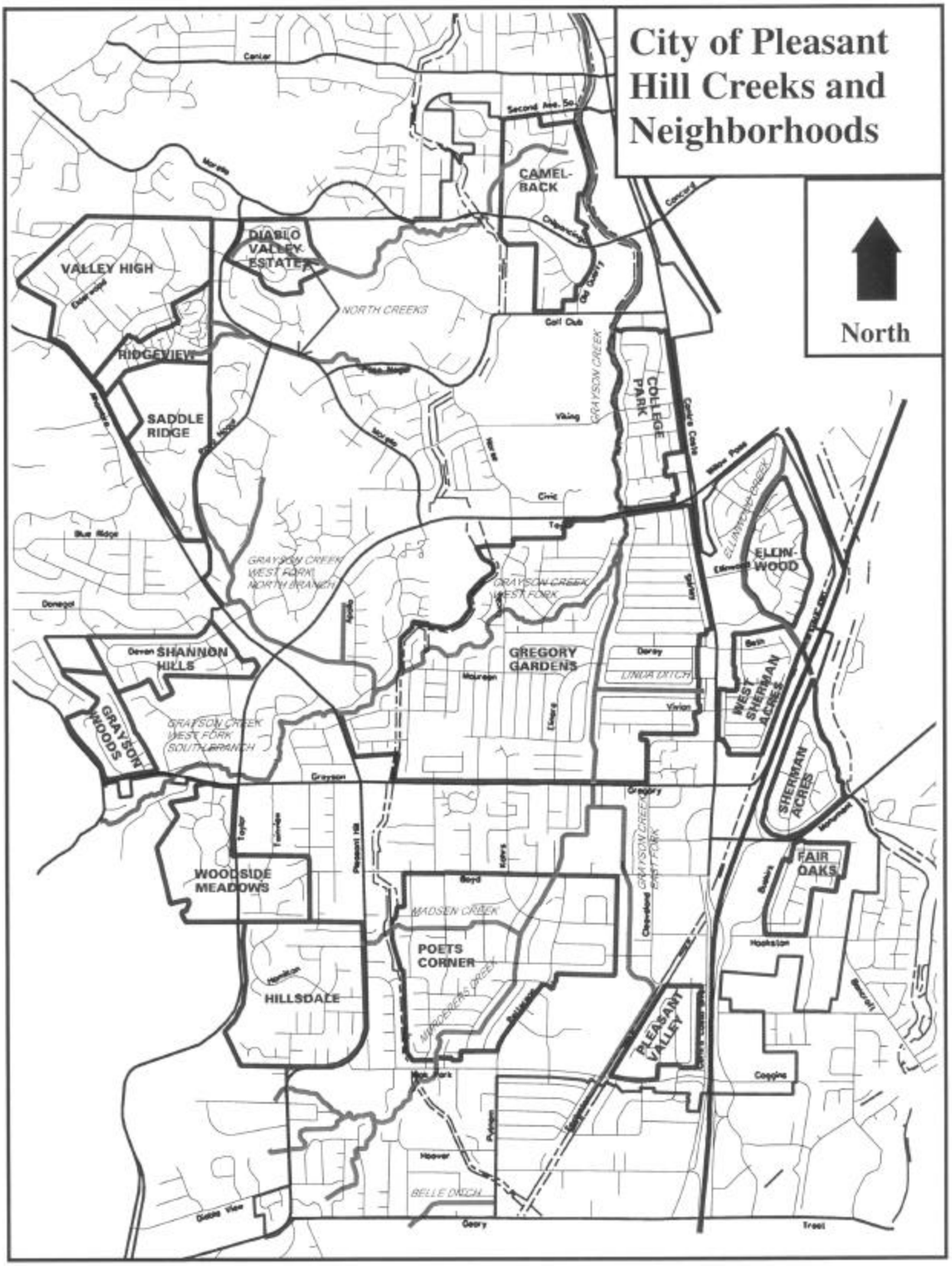
Community Development Goal 3. Preserve and enhance residential neighborhoods.

Community Development Policy 3A. Encourage aesthetic enhancement of residential areas, while retaining the charm and character of individual neighborhoods.

Community Development Program 3.1. Amend the Zoning Ordinance to include design guidelines for future residential development, redevelopment, and renovation.

Community Development Program 3.2. Continue to allow ~~rezoning~~ land use redesignations that increase~~s~~ residential density only when 75 percent of the boundary of the area to be ~~rezoned~~ redesignated is adjacent to land with the same or higher-density ~~zoning~~ land use designation.

Exempt from the 75 percent rule are properties deemed unsuitable for single family residential use by virtue of noise, traffic or proximity to nonresidential uses. Development of the area or property to be redesignated shall not have growth inducing impacts or significant traffic or noise impacts on existing residential neighborhoods.


City of Pleasant Hill Creeks and Neighborhoods
North
CAMEL-BACK
DIABLO VALLEY ESTATES
VALLEY HIGH
NORTH CREEKS
RIDGEVIEW
SADDLE RIDGE
COLLEGE PARK
GRAYSON CREEK
GRAYSON CREEK WEST FORK NORTH BRANCH
GRAYSON CREEK WEST FORK
ELLIN-WOOD
SHANNON HILLS
GREGORY GARDENS
LINDA DITCH
WEST SHERMAN ACRES
GRAYSON WOODS
GRAYSON CREEK WEST FORK SOUTH BRANCH
SHERMAN ACRES
FAIR OAKS
WOODSIDE MEADOWS
MADSEN CREEK
POETS CORNER
HILLSDALE
PLEASANT VALLEY
BELLE DITCH

Visual Quality

Among its many provisions, the Zoning Ordinance includes measures to protect scenic hillsides from unsightly development, and to preserve historic structures and large trees. The Zoning Ordinance also requires approval by the City's appointed Architectural Review Commission for all exterior construction except remodeling of an existing single-family home.

City architectural review is intended to ensure that construction incorporates high-quality design, and that buildings blend with surrounding development and environmental features. The design guidelines are not intended to limit creativity; rather, they set minimum standards for achieving overall, practical, larger goals. The City doesn't seek uniformity, but does want sufficient aesthetic consistency to enhance and reinforce the established character along particular streets, to portray an image of what is best about Pleasant Hill, and to retain and create charm and individual character while avoiding a sense of "sameness."

Gateways, the primary locations where people enter and leave the city or its distinct districts, are important in establishing an image and identity for Pleasant Hill. Gateways give people a sense that they have left one place and come into another. Because they convey a feeling of arrival and provide initial and lasting impressions, gateways should be attractive and identifiable. Gateways can express welcome through architectural features, signage that emphasizes a consistent theme, landscaping, and art. Public art (monuments, sculptures, murals, statuary, fountains, and other artistic installations) also can enhance a variety of spaces accessible to the general public and foster community interaction.

World War I Veterans Monument

Like gateways and key streets, scenic corridors through the city contribute significantly to the overall image of Pleasant Hill. The County General Plan designates Reliez Valley Road and Taylor Boulevard as scenic routes with a 50-foot setback for new development. The City has designated additional scenic routes that have outstanding views and sufficient right-of-way to facilitate landscaping and safely accommodate bicyclists and pedestrians, as follows:

- Alhambra Avenue, also designated as a scenic route in Martinez;
- Grayson Road, from Reliez Valley Road to Taylor Boulevard, which connects the County scenic routes;
- Golf Club Road, also a City bikeway;
- Morello Avenue north of Paso Nogal Road; and
- Paso Nogal Road southwest of Morello Avenue, also a City bikeway and part of the regional trail system.

The City also has designated Geary Avenue, Oak Park Boulevard and Pleasant Hill Road as scenic corridors that, though not appropriate for a development setback, merit additional landscaping and other improvements to enhance their visual quality.

Community Development Goal 4. Promote a city image that reflects the community's diversity and high quality of life.

Community Development Policy 4A. Encourage efforts to publicize the benefits of living and working in Pleasant Hill.

Community Development Policy 4B. Maintain the suburban town atmosphere of Pleasant Hill.

Community Development Policy 4C. Promote periodic clean-up of commercial areas and neighborhoods.

Community Development Program 4.1. In efforts to define the City's image, emphasize:

- *The high quality, intergenerational park facilities and recreational opportunities in the city.*
- *The community's dedication to education, including the presence of Diablo Valley College and its potential to provide cultural and lifelong learning opportunities.*
- *The vital, progressive nature of the city as a suburban residential community and a supportive environment for business.*

Community Development Goal 5. Create an attractive, integrated design theme along Contra Costa Boulevard.

Community Development Policy 5A. Require commercial uses on Contra Costa Boulevard to relate to and reflect uses adjacent to and behind those uses, with careful attention to design themes common to specific blocks along the boulevard.

Community Development Program 5.1. Install streetscape features in the public right-of-way that call attention to consistent design themes and promote pedestrian friendliness.

Community Development Program 5.2. Develop specific Zoning Ordinance criteria and design guidelines for portions or all of Contra Costa Boulevard.

Community Development Program 5.3. Encourage incorporating Contra Costa Boulevard non-residential properties between Downtown and Ellinwood Drive in a redevelopment project area within 10 years.

Community Development Goal 6. Connect Downtown, Contra Costa Boulevard, and the Contra Costa Shopping Center in an attractive manner.

Community Development Policy 6A. Ensure safe and easy pedestrian travel within and between downtown, Contra Costa Boulevard, and the Contra Costa Shopping Center with amenities that are aesthetically pleasing.

Community Development Program 6.1. Install downtown streetscape improvements, pedestrian access elements, and public spaces north and east of downtown, and require new development in those areas to incorporate complementary features.

Community Development Goal 7. Establish clear and attractive gateways that define Pleasant Hill.

Community Development Policy 7A. Enhance key intersections and entries to the city with signs, art and streetscape features.

Community Development Program 7.1. Designate locations appropriate for gateway enhancement, and identify specific enhancements for each location.

Community Development Program 7.2. Consider establishing requirements for specific gateway treatments along Oak Park Boulevard east of Hook Avenue, possibly as part of a Specific Plan for that area.

Community Development Goal 8. Install aesthetic improvements in public spaces.

Community Development Policy 8A. Provide public art and other amenities in key civic locations.

Community Development Program 8.1. Require installation of public art, landscaping, and/or other public amenities in conjunction with all new public and private development and major rehabilitation or expansion of existing development.

Community Development Program 8.2. Explore in-lieu options for public art requirements, such as paying funds or setting aside space for future installation for projects below a certain size.

Community Development Program 8.3. Promote funding for public space improvements in the City's biannual Capital Improvements Plan.

Community Development Goal 9. Maintain and enhance scenic routes and corridors in the city.

Community Development Policy 9A. Protect and enhance the views from and visual qualities of scenic routes and corridors in Pleasant Hill.

Community Development Program 9.1. Enforce a minimum 50-foot setback from the right-of-way for scenic routes, in which only compatible features may be allowed, including appropriate landscaping and pedestrian and bicycle routes.

Community Development Program 9.2. Amend the Zoning Ordinance to require minimization of visual impacts from structures adjacent to scenic routes.

Community Development Program 9.3. Prepare landscaping plans for scenic routes and corridors, including through cooperation with the Recreation and Park District.

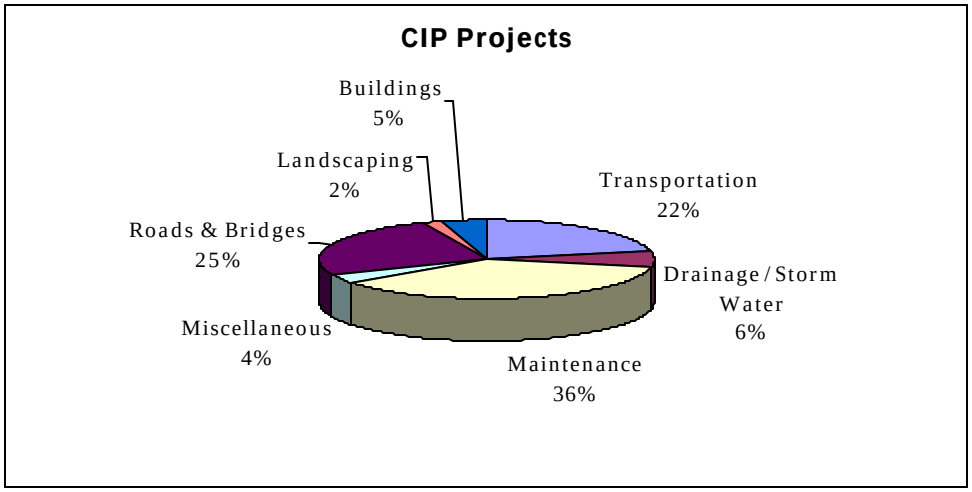
Community Development Program 9.4. Coordinate with the County in planning for scenic route improvements.

Community Development Program 9.5. Consider an ordinance to identify and protect significant views of vistas and open space.

Public Facilities and Services

Incorporated in 1961, the City of Pleasant Hill provides a range of municipal services through its police, building, community development, redevelopment and public works departments. Its largest and most visible facilities include City Hall, the police department building, the maintenance yard, more than 100 miles of roadways and about 20 miles of publicly and privately owned drain system. The Growth Management Element establishes performance standards and related policies for public services.

The City Capital Improvement Program (CIP) for the period 2000-2006 includes about $15 million worth of maintenance, road, building, landscaping, drainage, transportation and other projects. Significant CIP projects include road resurfacing and striping, pothole repair, sidewalk construction, storm drain installation and repair, utility undergrounding, and upgrading of median landscaping.



CIP funding sources include revenues from State gasoline taxes, return-to-source revenues from the Contra Costa Transportation Authority (CCTA), City General Fund and Recreation and Park Fund allocations, City fees and taxes (including traffic mitigation fees, bedroom taxes, and storm water discharge and other development fees), and grants from County, State and Federal programs. Grant funding requires the City to compete with other agencies, and return-to-source revenues (which supplement City transportation improvements and programs) require the City to fund road projects at levels set by CCTA.

Fire Protection and Emergency Response

The Contra Costa County Consolidated Fire Protection District maintains its headquarters and communications center at 2010 Geary Road in Pleasant Hill. The Fire District also operates two fire stations in the city: Station 2 adjacent to headquarters and Station 5 at 205 Boyd Road. The Fire District has purchased land and prepared plans for a third station is at Devon Avenue near Pleasant Hill Road.

The communications center employs a manager and 14 dispatchers. Each existing station employs nine firefighters, working three at a time on three shifts, with one paramedic on duty at all times. Each station houses one engine with advanced life support equipment that can typically respond anywhere in the city within four minutes. (The District standard for maximum allowable response time is five minutes.) Portions of the unincorporated county served from Stations 2 and 5 include homes that can't qualify for fire insurance because of necessarily longer response times.

Police

The Pleasant Hill Police Department employs 40 officers, 20 civilian employees and 12 volunteer reserve officers. The department utilizes updated equipment, including a computer aided dispatch system, mobile data terminals in each patrol car linked to the department computer system, and fingerprint and mug-shot technology.

Due to the high volume of commuter traffic on Pleasant Hill streets, traffic enforcement is a high priority, and the department offers driver education programs. Officers inspect child safety restraint devices and instruct parents on how to use them properly. They also provide input to City staff and the Traffic Safety Committee about education, engineering, and enforcement issues.

The department practices and encourages community oriented policing, including through school resource and youth services programs. In addition to monitoring campuses to deter truancy, the school resource officer acts as a community problem solver and troubleshooter, meeting with neighborhood groups and local leaders and assisting with issues involving graffiti, the homeless, hate crimes, and gangs. The youth services bureau addresses problems such as suicide, runaways, child abuse, drug use and shoplifting. A major goal of the program is to get juvenile offenders to take responsibility for their behavior. Depending on the circumstances, a youth may be required to compensate for damage or loss, perform community service work, write an essay, attend a workshop and/or participate in counseling.

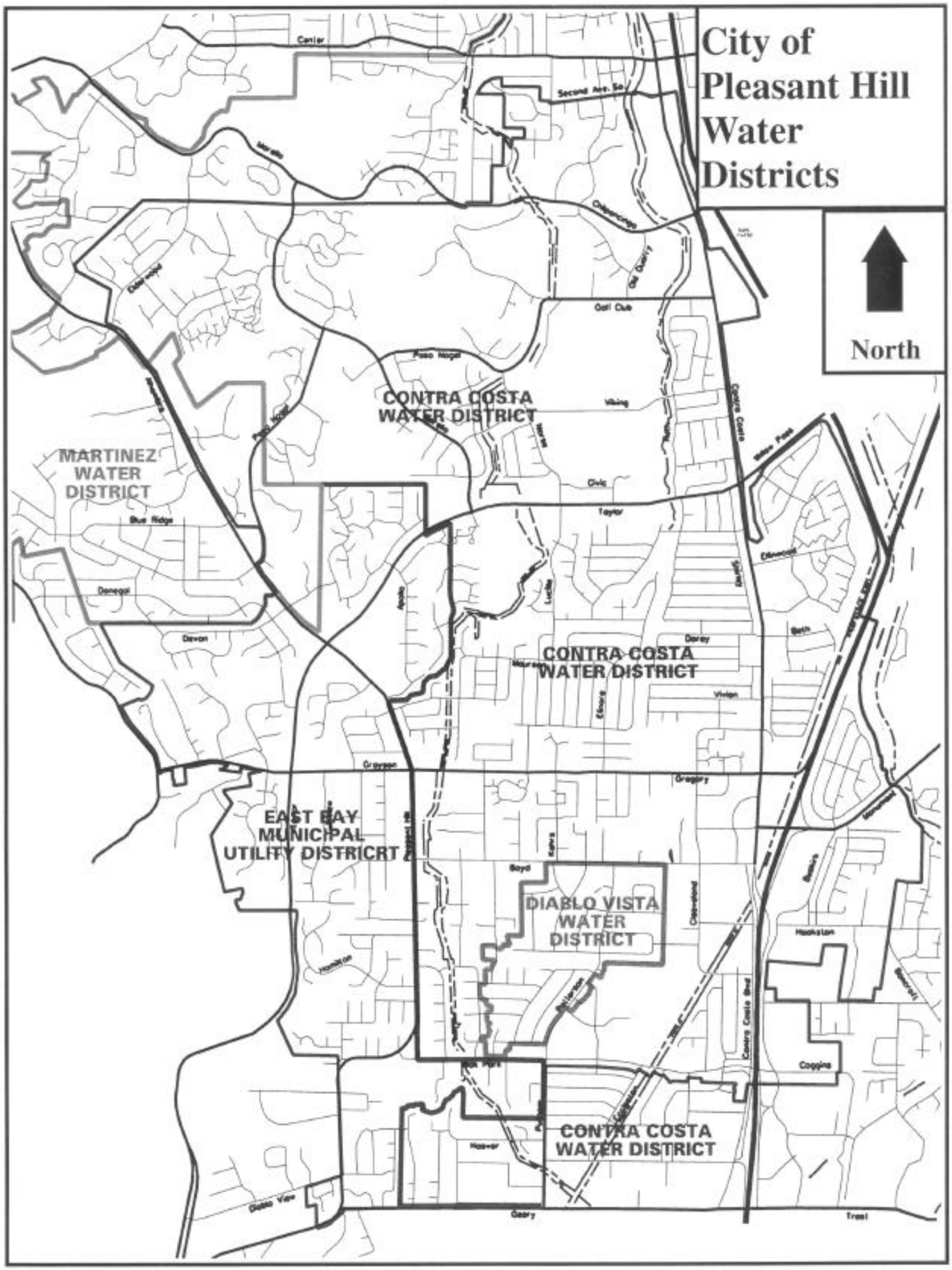
Community Development Goal 10. Provide high-quality police, fire and emergency medical response and services.

Community Development Policy 10A. Establish secondary emergency access routes for all areas of the city currently lacking dual access.

Community Development Policy 10B. Meet City-adopted emergency response time and efficiency objectives.

Community Development Program 10.1. Improve City streets where necessary to accommodate emergency vehicles.

Community Development Program 10.2. Work with non-City agencies (including through mutual aid agreements where appropriate), and provide required funding for City services, to maintain necessary emergency personnel staffing levels, and to build additional emergency service facilities and infrastructure as necessary.


City of Pleasant Hill Water Districts
North
CONTRA COSTA WATER DISTRICT
MARTINEZ WATER DISTRICT
CONTRA COSTA WATER DISTRICT
EAST BAY MUNICIPAL UTILITY DISTRICRT
DIABLO VISTA WATER DISTRICT
CONTRA COSTA WATER DISTRICT

Water Supply

The primary source of water for Pleasant Hill is the surface water of the Sacramento-San Joaquin Delta, transported via the Contra Costa Canal (built by the U.S. Bureau of Reclamation in the 1940s). The Contra Costa Water District (CCWD) treats this water and provides it directly to the area of Pleasant Hill generally east of Pleasant Hill Road. CCWD also sells untreated water to the City of Martinez, which treats and provides water to about 200 properties east of Alhambra Avenue, from Shetland Drive to Devon Avenue. The East Bay Municipal Utility District provides water west of Pleasant Hill Road. The water purveyors can also draw groundwater from wells or surface water from their own reservoirs or the Sacramento or San Joaquin Rivers to supplement supplies. The independent Diablo Vista Water District serves the Poet's Corner area with water from the Contra Costa Canal (see the *Water Districts* map on page 19).

CCWD installed most of the water system in its service area, though it also includes facilities constructed by the Gregory Gardens Water System ~~District~~ before it was purchased by CCWD in 1978. In the late 1990s, CCWD constructed a new water system to serve the downtown redevelopment area and replaced several water mains and a 24-inch transmission main in the canal right of way. These enhancements have increased water pressure and flows.

Trail along Contra Costa Canal

Wastewater

The Central Contra Costa Sanitary District collects and disposes of Pleasant Hill wastewater, which is treated at a facility in an unincorporated area adjacent to Martinez. The plant has adequate capacity to accommodate anticipated growth projected in Pleasant Hill. (Average dry weather flow for the 165-square mile district in 1999 was 39.6 million gallons per day [mgd], 88 percent of the amount allowed under the current National Pollution Discharge Elimination System permit.)

The District has applied to the San Francisco Bay Regional Water Quality Control Board to increase its effluent discharge limit to 53.8 mgd to accommodate planned growth of 111,000 people in the service area over the next 35 years. The increase also would accommodate worst-case scenarios for groundwater infiltration, which can significantly raise flow during summer months of high rainfall years (when groundwater accumulation reaches its peak).

Based on its latest evaluation of treatment plant capacity, the District projects that 53.8 mgd can be discharged without constructing additional treatment facilities (based on consumption of 225 gallons per day [gpd] per dwelling unit and 1,000 gpd for non-residential uses). District collection system and treatment master plans identify facility

improvements necessary to maintain service at or above this level, which are prioritized and scheduled for implementation in an annually updated Capital Improvement Budget and 10-year Capital Improvement Program.

Community Development Goal 11. Ensure adequacy of water supply, sewage disposal, and solid waste services.

Community Development Policy 11A. Ensure that basic services are provided to proposed development, and that the provision of those services does not jeopardize service to existing uses.

Community Development Program 11.1. Consult with water providers and the Sanitary District prior to approving development.

Community Development Program 11.2. Continue to improve on recycling efforts, with the goal of attaining the mandated 50 percent diversion rate.

Schools

Schools are an important part of the community's image and contribute to local pride. Census 2000 reported that 8,676 city residents over the age of 3 were enrolled in schools, both public and private, ranging from preschool to vocational and graduate school. Of those students, 3,587 attended grades K-8 (public and private), and 1,462 were in high school (public and private).

Table CD2. Public School Enrollment

School	Capacity	Enrollment	"Neighborhood" Area Attendees[1]	Pleasant Hill Attendees (Zip 94523 Only)
Fair Oaks Elementary	486	~~460~~ 436	341	74
Gregory Gardens Elementary	462	~~465~~ 442	412	395
Pleasant Hill Elementary	666	~~645~~ 621	618	271
Sequoia Elementary	558	~~604~~ 604	488	297
Strandwood Elementary	582	~~467~~493	453	438
Valhalla Elementary	654	~~554~~ 535	516	323
Pleasant Hill Middle	859	~~763~~ 813	781	539
Sequoia Middle	935	~~738~~ 808	377	172
Valley View Middle	946	~~716~~ 777	749	258
College Park High	1607	~~1828~~1847	1751	1023
Subtotal, Pleasant Hill	**7755**	**7376**	**6486**	**3790**
Ygnacio Valley High		1604		67
Hidden Valley Elementary		875		58
TOTAL		**9855**		**3915**

[1] "Neighborhood" includes Pleasant Hill and various adjacent areas of Pacheco, Martinez, Lafayette, Walnut Creek, and/or Concord, depending on location of the school within Pleasant Hill.

Source: Marilyn Watson, Chair, Pleasant Hill Education Commission, from Mt. Diablo Unified School District, February 2002.

The Mt. Diablo Unified School District covers 150 square miles, including Pleasant Hill, Concord and Clayton; portions of Walnut Creek, Lafayette and Martinez; and unincorporated areas including Pacheco and Bay Point. It is one of the largest school districts in the state, with more than 56 school sites and programs. The District's

statistics for ethnic/racial diversity, average class size, test scores, numbers of "limited English proficient" students and the primary languages they represent, mirror those for the State as a whole. *Table CD2* shows current enrollment at Pleasant Hill public schools. If it can be determined that there is a long term need, the City is prepared to cooperate with the School District in planning for another high school.

The District also offers the following curricula in Pleasant Hill:

- Infant Deaf Program
- Pre-School Assessment
- ~~Continuing Education Older Adult-Handicapped Program~~
- Horizons: Home Independent Study
- Horizons: Center for Independent Study
- Prospect Necessary Small High School
- Home and Hospital
- Special Education Mental Health Collaborative
- Special Education Bridge~~s~~ Program
- ~~Special Education Delta Program~~
- Adult Education: Pleasant Hill Education Center

Pleasant Hill also is home to a number of private schools and institutions. Many are listed below, including information about their 2002 enrollments:

~~? Center for Professional Investigative Training, 2645 Pleasant Hill Road~~

- Christ the King Catholic School, 195 Brandon Rd. (323, K-8)
- Discoveryland, 800 Grayson Rd. (45, preschool)

~~? Foundation College, 3478 Buskirk Ave.~~

~~? Horizons School, 3100 Oak Park Boulevard~~

- Fountainhead Montessori School, 490 Golf Club Rd. (90, ages 18 mo. – 6 yrs.)
- La Cheim School, 1700 Oak Park Boulevard (55, 1-12)
- Mary Jane's Pre-School & Kindergarten, 2902 Vessing Road (132)
- Mt. Diablo Vocational Services, 490 Golf Club Road (12, ages 19-60+)
- Play and Learn School, 1898 Pleasant Hill Road (130, ages 18 mos. – 9 yrs.)
- Pleasant Hill ~~Junior Academy~~ Christian School, 796 Grayson Road (264, K-12)
- Walnut Creek Christian Academy, 2336 Buena Vista Avenue (385, preschool-8)
- Western Career College, 380 Civic Drive (300, grades 13 and 14)
- YMCA Child Care Centers, 350 Civic Drive (25, ages 2-4)

Diablo Valley College

Diablo Valley College is one of three colleges in the Contra Costa Community College District. The 100-acre campus lies between Viking Drive and Golf Club Road in northeastern Pleasant Hill. DVC serves 22,000 students of a broad age range and is a leader in transfer of students to the State university and college system, especially to UC Davis and UC Berkeley. DVC ensures access to baccalaureate degrees for all members of the community, regardless of their circumstances or prior academic record, by providing the full range of freshman and sophomore level courses necessary for transfer. The college also provides a wide variety of occupational programs and general education courses in an effort to ensure a well-trained work force. Fifty-one percent of Pleasant Hill high school students go to DVC, but DVC's connections to the

lower grades could be deepened.

Community Development Goal 12. Promote excellence in public education.

Community Development Policy 12A. Acknowledge the critical contribution of schools to the socioeconomic health of the city.

Community Development Policy 12B. Help ensure that high-quality teaching and facilities are provided to all students.

Community Development Program 12.1. Work with public and private schools in teacher recruitment, facilities planning, housing and other key efforts.

Community Development Program 12.2. Continue to address issues of concern to the Pleasant Hill Schools with the Mount Diablo Unified School District through the City's Education/ Schools Advisory Commission.

Community Development Goal 13. Facilitate lifelong learning and promote coordinated residential and school development.

Community Development Policy 13A. Improve communication and cooperative interaction among the City, School District, pre-schools, Diablo Valley College, ~~lifelong learning,~~ and the Recreation and Park District.

Community Development Policy 13B. Establish strong physical and cultural connections between the City, Diablo Valley College, ~~lifelong learning,~~ and local schools that result in creative, proactive opportunities for cooperation.

Community Development Policy 13C. Promote the design and use of elementary schools as focal points for neighborhood social, cultural, vocational and recreational activities, and performing arts venues.

Community Development Program 13.1. Work with the School District to identify appropriate locations for new or upgraded schools, facilities, additions and improvements.

Community Development Program 13.2. Establish a Diablo Valley College liaison to address issues of mutual concern and potential community-wide benefit.

Community Development Program 13.3. Request that the School District continue to collect school impact fees for new residential development.

Library

The Contra Costa County library system has 23 branches, including the Central Library on Oak Park Boulevard in Pleasant Hill. With more than 200,000 books and almost 50,000 square feet (including administrative offices), the Pleasant Hill branch is the largest County library (the next largest, at 18,000 square feet, is in San Ramon). The library offers literacy services, a toll-free reference phone service, countywide volunteer and staff training, and collections not available at branch libraries (including business,

genealogy, government, history and periodicals). Current annual County funding for the Pleasant Hill library is $738,000. More than 16,000 Pleasant Hill residents hold library cards.

Community Development Goal 14. Work to ensure that a state of the art ~~the~~ County Library facility, preferably the central library, ~~is upgraded and~~ remains in Pleasant Hill.

Community Development Policy 14A. Acknowledge that access to an excellent library with standard hours of operation is a key component of quality of life in the city.

Community Development Program 14.1. Work with the County Library Commission to assure the long-term residency of the County Central Library in the city, and to site and plan a new state-of-the-art facility in Pleasant Hill.

Community Programs

The City has identified a need for additional and upgraded community-oriented facilities and programs. Existing facilities for senior citizens in particular are outdated and operating well beyond capacity.

Community Development Goal 15. Improve quality of life for seniors.

Community Development Policy 15A. Provide opportunities for seniors to obtain adequate care, housing, and support services, including by upgrading and expanding existing facilities and constructing new ones.

Community Development Policy 15B. Advocate and support transportation and safety improvements and development of residential and medical care facilities targeted toward seniors.

Community Development Program 15.1. Work with public agencies and private entities (including the Recreation and Park District, the School District, Chateau, and the YMCA) to provide new and expanded programs, services, and facilities for seniors.

Community Development Goal 16. Provide cultural facilities that meet the needs of the entire community.

Community Development Policy 16A. Support the arts (e.g., Onstage Theatre, Diablo Valley Ballet) and events that celebrate and foster cultural diversity.

Community Development Program 16.1. Enhance and expand existing cultural and art events and sites (e.g., July 4th, Veterans' Day), and promote and accommodate new ones (e.g., farmers market, street fairs, summer concerts) that promote community character and civic pride.

Recreation, Parks, Open Space

The City has adopted a standard of 3 acres of developed parkland for each 1,000 residents, which would require 100 acres for the estimated current estimated population

of 33,500). The Pleasant Hill Recreation and Park District maintains ~~191~~ 203.5 acres of parkland and open space in the city (with 68.0 developed acres), including the portion of the Contra Costa Canal Trail that runs through Pleasant Hill (see *Table CD3*).

Recreation facilities at public schools account for another ~~85.5~~57.4 acres~~; however, only about 70 acres (all in Recreation and Park District ownership)~~ that qualify as "developed," with landscaping, playing fields, lights and/or buildings. Private open space and other common areas in subdivisions include another 130 acres.

The Recreation and Park District is independent of the City government. It was established in 1951 (ten years before City incorporation) and encompasses about 20 percent more households than does the City (District lands total 269 acres).

The District also operates the following facilities in Pleasant Hill:

- Administration Office and Teen Center, 147 Gregory Lane
- Community Center, 320 Civic Drive
- Senior Center, 233 Gregory Lane
- Winslow Center (for arts and crafts), 2590 Pleasant Hill Road
- Park Maintenance office, 310 Civic Drive
- Gregory Gardens KidStop, 200 Harriet Drive
- The School House, 2050 Oak Park Boulevard
- Rodgers Ranch Historical Site, 315 Cortsen Road

The District also offers swimming and lighted softball and tennis programs at College Park High School and a variety of after-school programs at the pool, gymnasium, fields and tennis courts at the Pleasant Hill Education Center.

Many of the Recreation and Park District buildings (which total 60,000 square feet) are available for rent for special events, and community garden plots can be leased annually at Pleasant Hill Park. Concerts are held regularly at the Community Center. The District also co-sponsors a number of local athletic and educational groups and clubs.

About 100,000 people visit District facilities, participate in its 2,100 educational and recreational programs and/or volunteer annually, including about 40,000 paid registrants (at an average of about $50 per person). The District estimates that participation in paid activities is increasing about 18 percent per year, and that its combined programs run at about 85 percent capacity, with some – such as KidStop, aquatics and the Senior Center – at or near capacity.

Pleasant Hill Park

Table CD3. Public Recreation, Park and Open Space Sites

[New table; replaces table in May 2002 draft]

Site/Facility	Acres	Restrooms	Turf Area	Dev. Picnic Areas	Trails	Open Space/Natural Area	Gym	Kitchen	Meeting Rooms	Auditorium	Parking	Theater	Historical Feature	Programs	Dogs Off Leash	Playground	Senior Center	Preschool Daycare	Vista Points	Pool
Recreation and Park District Sites																				
Brookwood Park (unincorp. Contra Costa County)	**6.3**		X	2	X	X										X				
Chilpancingo Park	**2.5**		X								X									
Community Center / Frank Salfingere Park	**6.3**	X	X					X	X	X	X			X		X		X		
Contra Costa Canal Trail					X	X													X	
Diablo Valley Estates Open Space	**4.0**				X	X													X	
Dinosaur Hill Park	**13.6**				X	X					X								X	
Las Juntas Park	**7.0**				X	X													X	
Paso Nogal Park	**63.0**				X	X					X				X				X	
Pinewood Park	**0.5**															X				
Pleasant Hill Park	**16.5**	X	X	3					X		X			X		2				X
Pleasant Oaks Park	**11.5**		X								X			X		X				
Ridgeview Open Space	**57.0**				X	X													X	
Rodgers / Smith Park	**4.5**	X	X	1							X					X				
Rodgers Ranch	**2.1**					X					X		X	X					X	
School House Cultural Center	**1.9**	X	X						X		X	X	X	X						
Senior Center	**0.8**	X						X	X	X	X			X			X			
Shadowood Park	**2.6**		X	1	X	X					X					X				
Shannon Hills Park	**2.1**		X			X										X				
Valley High II Open Space	**12.1**		X		X	X													X	
Valley High IV Open Space	**11.0**				X	X													X	
Valley High V Open Space	**4.6**					X													X	
Valley High Open Space	**7.0**		X		X	X													X	
Winslow Center	**3.1**	X				X			X		X			X		X		X		
Woodside Hills I Open Space	**7.2**					X													X	
Woodside Hills III Open Space	**13.3**					X													X	
Total District Acres	**203.5**																			
Total District Developed Acres	**68.0**																			
School Sites																				
College Park High School	**18.0**	X	X				X				X									X
Fair Oaks	**4.0**		X			X					X					X				
Pleasant Hill Elementary School Site	**6.0**		X								X					X				
Pleasant Hill Middle School	**7.0**	X	X				X				X			X						X
Sequoia Middle School	**7.0**		X				X				X									
Strandwood Elementary School	**4.5**		X								X					X				
Gregory Gardens Elementary / KIDSTOP	**3.4**	X	X								X			X		X		X		
Valley View Middle School	**5.5**		X				X				X									
Valhalla Elementary School	**2.0**		X			X					X					X				
Total School Sites	**57.4**																			

Community Development Goal 17. Offer high-quality park, recreation and trail facilities and programs for residents and visitors.

Community Development Policy 17A. Advocate a wide range of recreation programs for all segments of the resident and visitor population.

Community Development Program 17.1. Work with the Recreation and Park District to facilitate new and expanded recreation programs.

~~*Community Development Program 17.2. Create and fund a Parks Department within the City administration.*~~

Community Development Program 17.2. Work with the Recreation and Park District to establish and achieve a standard of 3 acres of developed parkland per 1,000 population.

Community Development Goal 18. Provide new sports fields and recreation facilities.

Community Development Policy 18A. Designate appropriate sites for new playing fields, tennis courts and other facilities.

Community Development Program 18.1. Work with the Recreation and Park District to facilitate development and expansion of recreation and park facilities.

Community Development Program 18.2. Consider ~~Plan for~~ recreation-related development at the former Oak Park Elementary School site or other sites south of Gregory Lane in a manner that accommodates flood control.

Community Development Goal 19. Increase youth activity opportunities.

Community Development Policy 19A. Encourage new and expanded youth recreation and extracurricular educational programs.

Community Development Program 19.1. Work with the Recreation and Park District and other agencies and groups to expand youth programs.

Natural Resources

Undeveloped hillsides and other open spaces in Pleasant Hill support pockets of grassland, oak woodland and shrubland-chaparral habitat. The city also contains a variety of plants and trees that provide additional cover and food for animals. This "urban habitat" includes residential and commercial landscaping and streetscape plantings. Rodents, small mammals, and birds utilize trees and vegetated areas for foraging and nesting.

Even though the watercourses in Pleasant Hill are largely channelized, creek corridors include wetlands and riparian vegetation that also provide habitat for birds and terrestrial species, plus frogs and other amphibians. The remaining wetlands in the city also are important for recharge and filtering of water supplies.
The City Zoning Ordinance establishes provisions protecting trees one foot or more in diameter, as measured two feet above the ground. Protected species include native oak, alder, bay / laurel, black walnut, buckeye, elderberry, madrone, maple and sycamore trees, plus non-native eucalyptus and redwoods.

Community Development Goal 20. Preserve open space areas, hillsides and natural features.

Community Development Policy 20A. Ensure that open space and undeveloped hillsides remain free of future development.

Community Development Program 20.1. Establish a land acquisition fund in the CIP to acquire significant open space and undeveloped hillside areas that may be threatened by development.

Community Development Program 20.2. Amend the Zoning Ordinance to establish reasonable aesthetic and land coverage constraints on new land divisions in open space and undeveloped hillside areas.

Community Development Goal 21. Preserve and reclaim streams, wetlands and riparian areas to function as open space.

Community Development Policy 21A. Require reclamation of degraded streams, wetlands and riparian areas, including wildlife migration corridors, where possible in cooperation with the Flood Control District.

Community Development Program 21.1. Establish guidelines for preserving and reclaiming streams, wetlands and riparian areas in conjunction with new or modified development.

Community Development Program 21.2 Comply with directives from environmental regulatory

authorities to update the Zoning Ordinance and other ordinances, standards and regulations to incorporate stormwater quality and watershed protection measures to limit impacts to aquatic ecosystems and preserve and restore the beneficial uses of natural water bodies and wetlands in the city.

Community Development Program 21.3. For new development, consider alternatives to impermeable surfaces that will promote gradual infiltration of precipitation.

Community Development Goal 22. Protect native species and their habitat.

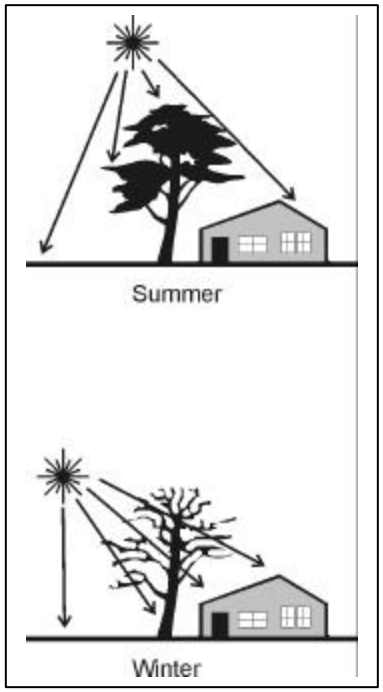
Community Development Policy 22A. Minimize the impacts of development on plants and animals, including sensitive habitat and migration corridors.

Community Development Program 22.1. Require mitigation for potential environmental impacts of development on native species and their habitat, including migration corridors.

Community Development Program 22.2. Require construction activities to avoid disturbance to natural features, including wildlife migration corridors, as much as possible.

Community Development Program 22.3. Continue to enforce the tree protection provisions of the Zoning Ordinance.

Community Development Program 22.4. In areas of documented occurrence of the California Tiger Salamander, require site-specific study and mitigation of potential impact, which may include avoidance of habitat, reduction of habitat disturbance, and offsite or onsite restoration or protection of similar habitat.



Conservation and Energy

The City seeks to encourage conservation through responsible approaches to energy consumption and use of resources. Appropriate building design and recycling are the two primary means of reducing overall consumption of resources.

The predominance of sunny conditions in Pleasant Hill offers city residents and businesses ample opportunity to utilize solar energy. New development and remodels can increase energy efficiency through architecture that includes active solar components and / or optimizes passive solar orientation.
Appropriate use of insulation, weatherization, construction materials, and lighting, heating, cooling and ventilation technology can also improve energy efficiency. Deciduous trees planted around buildings can provide shade in the summer to reduce the need for artificial cooling, but still allow solar gain in the winter. The City Architectural Review Guidelines include a section describing energy-efficient features.

Pleasant Hill Bayshore Disposal provides recycling containers and service to residences and business in the city as part of regular trash pick-up service. The Central Contra Costa Sanitary District provides recycled water in Pleasant Hill for landscaping irrigation at the Contra Costa Country Club, schools, parks, playgrounds, medians and playing fields, and for dust control and industrial uses. A recently constructed 24-inch pipeline serves as the main recycled water supply line and will ultimately deliver 1.5 million gallons per day of recycled water to Pleasant Hill.

The City also seeks to avoid power outages and improve aesthetics by undergrounding utilities when and where feasible.

Community Development Goal 23. Conserve natural resources.

Community Development Policy 23A. Give priority to development that incorporates energy-efficient and resource-conserving design and construction.

Community Development Policy 23B. Support and expand recycling programs for residential, commercial and industrial uses, with the goal of attaining the mandated 50 percent diversion rate.

Community Development Program 23.1. Design new public buildings to exceed State standards for water and energy efficiency.

Community Development Program 23.2. Explore use of grant funds to supplement the ability of the City Housing Rehabilitation Program to assist retrofitting energy-saving features in existing residences.

Community Development Program 23.3. Consider amending the Zoning Ordinance to include requirements and standards for such conservation measures as energy audits, solar access, insulation, solar retrofit and solar water heating.

Community Development Program 23.4. Develop architectural review guidelines that include the latest and best available energy-efficiency techniques and technology.

Community Development Program 23.5. Develop a tree planting and maintenance strategy to reduce ambient air temperature on hot sunny days.

Community Development Program 23.6. Work with Pleasant Hill Bayshore Disposal to continue to improve citywide recycling programs, with the goal of attaining the mandated 50 percent diversion rate.

Community Development Program 23.7. Work with the Central Contra Costa Sanitary District to expand the use of recycled and other non-potable water for landscape irrigation and other appropriate uses.

Community Development Program 23.8. Continue to implement the City program to replace traffic signal bulbs with light-emitting diodes and back-up batteries to save energy and ~~increase signal brightness~~ avoid signal outages.

Community Development Goal 24. Place utility lines underground.

Community Development Policy 24A. Achieve undergrounding of utilities when and where feasible.

Community Development Program 24.1. Require undergrounding of utilities in conjunction with installation or modification of public and private improvements.

Cultural and Historic Resources

The Zoning Ordinance includes overlay districts intended to protect and enhance historical and cultural resources, including by guiding development around them. The historic overlay district has been applied only to the Rodgers Ranch. Built in 1868, the Rodgers House and Barn are the oldest remaining structures in Pleasant Hill and the only ones in the city listed on the National Register of Historic Places. Although other structures in Pleasant Hill have potential historical significance (see *Table CD4*), there are no State Historical Landmarks in the city.

Table CD4. Structures of Potential Historic Significance

[New table; replaces table in May 2002 draft]

Structure	Description
Allen House, 109 Allen Way	Built in the 1920s as main house on same site as Corrigan House.
Baels Adobe, Creekside Road	One-story adobe house with open arrangement and large living room.
Boss-Slater House, 2485 PH Rd.	A one-story cottage that may have been moved from Slater Avenue.
Brandon House 481 Boyd Road	Berkeley style, 1921, shingle house with hip roof, fireplace. May have been moved from Brandon Road
Corrigan House 108 Allen Way	Two-story wood frame farmhouse built late 1910s. Adjacent chicken coop remodeled as living quarters.
Dathe Barn, 265 Oak Park Lane	White frame two-story barn with front hayloft opening.
DeMartini House 3200 Buskirk Avenue	One-story home of an early community leader. Now used as a place of business.
Francisco House, 2937 Dorothy Dr.	Two-story cottage style with exposed rafters.
Hobart-Daily House, 755 W. Boyd	Ranch style house, 1938, built by then-owner of Rodgers Ranch.
Hook House, 6 St. Lawrence Court	Arts and crafts bungalow.
Molino House, 2150 PH Road	Italian style house with kitchen in basement and adjacent tank house.
Pleasant Hill Grammar School 2050 Oak Park Boulevard	Oldest public building in city, 1920. Owned by Rec. & Park District. Became Police Dept. office in 1970. Cultural center, theater and museum since 1982.
Roche Ranch Barn, 1525 Roche Dr.	California style, 1905, with central loft and side stables.
Patrick Rodgers Ranch 315 Cortsen Road	Wood farmhouse and California style barn, 1868. Owned by Recreation and Park District. **Listed on the National Register of Historic Places in 1991**.
Rodgers House, 315 Twinview Dr.	White frame 19th-century house.
Thorp House Creekside Road	Two-story cement house with interior loft, enclosed patio and sunroom. Built in the 1930s.
World War I Monument Boyd Rd./Contra Costa Boulevard	Originally dedicated 1927. Moved when Interstate 680 was built. Honors 76 men and one woman from the county who died in the war.

Source: Pleasant Hill Historical Society, 2002

The cultural resources overlay district has not been utilized. State records list seven Native American archeological sites in the city. Any cultural resources, including those discovered during development, may become eligible for protection through application to the City and review by the Cultural Resource Management Commission.

Community Development Goal 254. Preserve historic sites and structures.

Community Development Policy 254A. Pursue methods to maintain historic structures and appropriately designate and protect additional historic and cultural resources that may exist in the city.

Community Development Program 254.1. Maintain the historic and cultural resources overlay districts for potential future application.

Community Development Program 254.2. Conduct a survey of the city to identify historic or cultural sites eligible for resource protection.

Community Development Program 254.3. Apply for the Certified Local Government designation necessary to receive technical assistance and grant funding from the National Park Service.

Community Development Program 254.4. Establish a commission that includes experts in local history and archaeology to manage the city's historic resources and/or add cultural resource management responsibility to the charge of the Architectural Review Commission.

Community Development Program 254.5. If cultural resources are unearthed during construction, earth-disturbing work shall be suspended until appropriate mitigation is established by the City in consultation with a qualified archaeologist retained by the developer and/or with the County Coroner.

Community Development Program 25.6. Require archaeological archival study for proposed development projects, plus field study for projects on previously undeveloped properties.

Barn at Rodgers Ranch

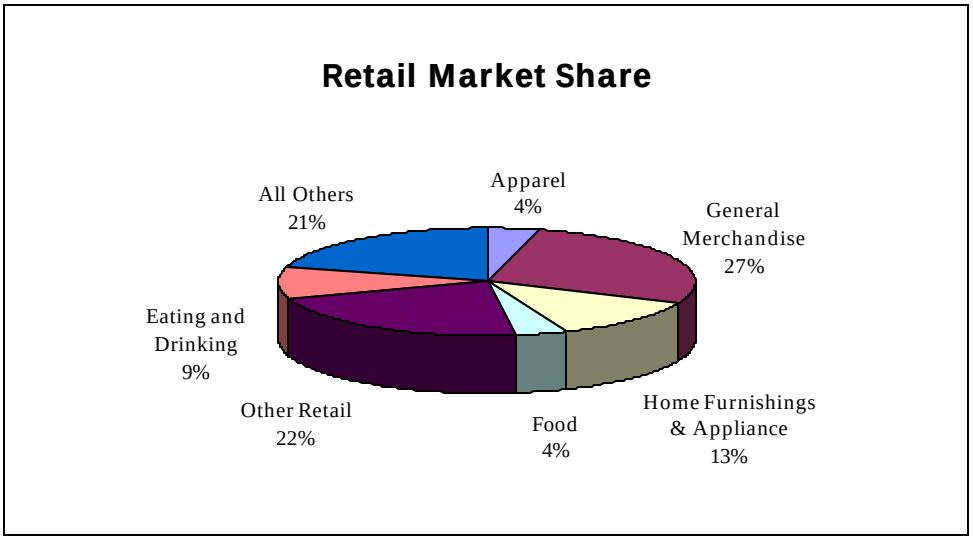
Economic Strategy Element

Commercial Uses

More than half of the over-4 million square feet of commercial development in Pleasant Hill is devoted to retail use (see *Table CD1*). About 20 percent is in office use, while less than 10 percent (325,000 square feet) is services. However, the primary job base in Pleasant Hill is the service sector, which grew by more than 1,000 jobs in the 1990s, the largest increase for any industry segment in the city.

Most retail stores in Pleasant Hill are located either in neighborhood shopping centers, along Contra Costa Boulevard, or downtown (the largest retail concentration in the city with 350,000 square feet). Centers along Contra Costa Boulevard typically mix retail uses (such as auto parts, convenience, and hardware stores) with fast food and chain restaurants in older buildings surrounded by parking. Several shopping centers in the city are anchored by major supermarkets and drug stores.

Annual taxable retail sales in Pleasant Hill rose almost 40 percent during the 1990s (from $356 million to $494 million). Major contributors to the increase include apparel, home furnishing, appliance, office supply, and large discount stores. With the opening of downtown stores in 2000, this trend is expected to continue.



CA Board of Equalization, 1999

The roughly 1 million square feet of rentable office space in Pleasant Hill represents about 3 percent of total office development in the Interstate 680/Contra Costa County market, which stretches from Antioch to Pleasanton (see *Table ES1*). With an overall vacancy rate below 2 percent, the Interstate 680/Contra Costa office market is generally perceived as strong and one of the most cost-effective in the Bay Area. The relatively high office vacancy rate in the city during late 2000 reflected the small inventory base and trends in the high-tech industry.

About 3 million square feet of office space is under construction in the Interstate 680/Contra Costa County area, mostly in the Tri-Valley area (86 percent). Almost 200,000-square foot of office/retail development is under construction near the Pleasant Hill BART Station, but office space in the city is not expected to increase without redevelopment of existing sites.

Table ES1. Office Rents and Vacancy Rates

Submarket	Competitive Rentable Area	Percent of Total	Vacancy Rate %	Avg. Asking Rate ($/sf) Class A	Class B
Walnut Creek					
Downtown	4,805,983	14.0	1.3	3.50	2.25
Ygnacio	2,784,180	8.1	1.8	2.30	2.10
Pleasant Hill BART	1,470,516	4.3	0.2	3.50	2.75
Pleasant Hill	**1,140,541**	**3.3**	**6.5**	**2.50**	**2.00**
Concord	4,425,124	12.9	4.1	2.40	1.80
Martinez	699,270	2.0	8.9	1.75	1.65
Pittsburg	32,500	0.1	0.0	NA	NA
Antioch	117,500	0.3	0.9	NA	NA
Lamorinda	1,067,482	3.1	1.7	3.10	2.90
North Area Total	16,543,096	48.2	2.7		
Alamo	123,220	0.4	0.0	2.75	2.40
Danville	364,481	1.1	0.5	2.75	2.40
San Ramon	5,310,030	15.5	0.5	3.00	2.50
Dublin	1,983,553	5.8	1.1	3.50	2.10
Pleasanton	9,581,548	27.9	1.3	3.50	2.75
Livermore	413,624	1.2	0.0	NA	2.00
Tri-Valley Total	17,776,456	51.8	1.0		
MARKET TOTAL	34,319,552		1.8		

Source: CB Richard Ellis, 2000

Central Contra Costa County has about 2,000 hotel rooms, with occupancy ranging from about 75 percent at full-service hotels to about 90 percent for extended-stay and limited service facilities. Pleasant Hill has four hotels and motels (all located near Interstate 680) with a total of 409 rooms, and a fifth is under construction with 142 rooms. The two extended stay facilities in the city account for 60 percent of available rooms.

Economic Opportunities

About 5 acres of vacant land and 60 acres of underutilized sites are available for commercial development in Pleasant Hill. At a floor area ratio of 0.3 (a realistic average for current nonresidential development), these sites could accommodate about 750,000 square feet of new business space.

Table ES2 projects a $100 million net sales expenditure potential by 2020 for apparel, food, and eating and drinking, which could support 143,000 square feet of new retail space in the city. (Estimated sales for other retail uses exceed the projected expenditure potential of city residents, indicating no residual potential: these businesses are supported by a significant amount of sales to persons from outside Pleasant Hill.)

Table ES2. Projected Retail Expenditure Potential

Retail Categories	2020 Potential	2000 Retail Sales[1]	Remaining Potential	Target /square feet[2] 2000	2020	New square feet Supportable
Apparel	$30,635,500	$21,227,270	$9,408,230	$350	$630	15,000
General Merchandise	112,630,600	139,105,620				
Home Furn. / Appliance	31,536,600	63,648,850				
Other Retail	26,130,300	112,767,375				
Food[3]	150,174,100	94,105,200	56,068,900	400	720	78,000
Eating and Drinking	85,599,300	47,341,890	38,257,410	425	770	50,000
Total	**436,706,400**	**478,196,205**	**103,734,540**			**143,000**

Source: Keyser Marston Associates, 2001

[1] Average 1999 State per capita expenditure, adjusted to reflect Pleasant Hill income and 3 percent inflation

[2] 2020 sales targets adjusted at 3 percent / year for inflation

[3] Adjusted to reflect 30 percent taxable sales

Based on land availability, about 2,500 new office jobs are projected in Pleasant Hill by 2020, mostly in services, but also in manufacturing (including high-tech), wholesale, and finance, insurance and real estate (see *Table ES3*). About 630,000 square feet of offices (2 or 3 buildings) would be required to accommodate these jobs (at 4 employees per 1000 square feet). A portion of this demand may be met by office development already planned for downtown and the BART Station area. There is~~The General Plan Policy Task Force expressed~~ a strong preference for adding to the retail vitality of the city over creating new office employment.

Table ES3. Estimated Office Demand

Type of Business	Jobs 2000	2020	Increase	Square Feet (250 / empl.)
Manufacturing, Wholesale	316	342	26	6,500
Finance, Insurance, Real Estate	4,460	5,250	790	197,500
Services	6,495	8,213	1,718	429,000
Total	**11,271**	**13,805**	**2,534**	**633,000**

Source: Keyser Marston Associates, 2001

Demand for full-service hotels is expected to increase by about 2,300 rooms in central Contra Costa County by 2020. Although Pleasant Hill had only one 135-room full-service hotel in 2002, pending proposals for more than 400 new extended-stay suites in the city and the BART Station area could reduce development potential for full-service lodging.

Services are expected to continue to be the mainstay of the city economy: ABAG forecasts a 26 percent increase in service jobs by 2020. The fastest growing services are projected to be business, health, and engineering and management. Other potential service niches the city can target for future employment opportunities include high-tech and telecommunications, local government, education, transportation, construction, utilities, and finance, insurance, real estate. With only 4,200 retail jobs in Pleasant Hill, this sector could also expand, particularly given unmet demand for apparel, food, and eating and drinking.

The city is well suited for concentration of service, retail and other jobs due to proximity to major employment centers, freeway and transit accessibility, relatively affordable housing and office space, a balance of urban and semi-suburban amenities, and high quality of life. There already is a concentration of major public sector employers in the city, including Diablo Valley College, the Mount Diablo Unified School District and the Contra Costa County Office of Education.

Economic Strategy Goal 1. Promote the economic health of the downtown and the city as a whole.

Economic Strategy Policy 1A. Expand the downtown mixed-use development where appropriate into adjacent areas such as the Contra Costa Shopping Center.

Economic Strategy Policy 1B. Consider annexation of land in the Sphere of Influence when likely to generate positive fiscal benefits to the City and provide open space, housing, or employment opportunities.

Economic Strategy Program 1.1. Encourage the use of allowable development density for office and hotel development in the downtown and adjacent commercial areas.

Economic Strategy Program 1.2. Create incentives to encourage higher density and/or mixed-use development in the downtown and at the Contra Costa Shopping Center and other appropriate sites along transit corridors.

Economic Strategy Program 1.3. Update the Downtown Plan periodically to guide future development and respond to emerging market opportunities.

Economic Strategy Goal 2. Create and maintain a dynamic and diverse economic base.

Economic Strategy Policy 2A. Allow increases in land use capacity and intensity in appropriate locations to accommodate retail and commercial growth that will serve City residents.

Economic Strategy Policy 2B. Support existing businesses and encourage them to expand when appropriate.

Economic Strategy Policy 2C. Attract new businesses that:

- fill unique niches and / or unmet demand;
- augment needed services and / or existing amenities (including recreation, retail and restaurant uses);
- generate net fiscal benefits to the City, such as tax revenues;
- create higher-paying, higher-skill, and / or higher-quality jobs for local residents
- match the skill levels of the local labor pool;
- have potential to stimulate other private investment in the city;
- are compatible with existing infrastructure and the environment;
- support, participate in, and promote civic activities;

- create minimal negative impact on the surrounding community; and
- require minimal public investment.

Economic Strategy Policy 2D. Facilitate reuse of underutilized parcels when appropriate.

Economic Strategy Program 2.1. Permit additional retail, commercial, and light industrial uses in appropriate locations, but require such uses to mitigate their impacts on schools, residential areas, and traffic.

Economic Strategy Program 2.2. Identify the reuse potential and feasibility of commercial and light industrial properties.

Economic Strategy Program 2.3. Work with key employers on issues that may impact their decisions to remain in the city.

Economic Strategy Program 2.4. Work with real estate and development professionals to identify opportunities to bring employers into the city that will diversify the job base.

Economic Strategy Program 2.5. Create a mechanism to identify and create redevelopment/ reuse opportunities that respond to the needs of specific potential retail and commercial users.

Economic Strategy Program 2.6. Continue to support a marketing program that promotes city amenities, ease of access, affordability, and quality of life.

Economic Strategy Program 2.7. Work with Diablo Valley College, Cal State Hayward, and other regional educational institutions to tailor job-training programs to local businesses (including service, retail, finance, insurance, real estate, local government, education, and transportation).

Economic Strategy Goal 3. Facilitate additional retail and commercial opportunities that meet local needs.

Economic Strategy Policy 3A. Encourage and support commercial catalyst projects only at key locations (such as the Contra Costa Shopping Center) that:

- serve local residents;
- spin off benefits to surrounding businesses;
- stimulate private investment; and
- provide net fiscal benefits to the City.

Contra Costa Shopping Center

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).

Economic Strategy Policy 3C. Strive for a balanced mix of local, regional, and national retailers that offer a diversity of product and pricing choices to local residents.

Economic Strategy Policy 3D. Concentrate quality retail and restaurant uses near existing successes.

Economic Strategy Program 3.1. Establish a process to identify market opportunities (such as population growth and change in supply) so that City policies and strategies can be proactive and timed to market changes.

Economic Strategy Program 3.2. Develop plans for a compatible mix of office, hotel, retail, and/or residential uses at the Contra Costa and DVC Plaza Shopping Centers.

Economic Strategy Program 3.3. Develop a specific plan or zoning regulations for upgrading Contra Costa Boulevard that includes guidelines for land use, design, and circulation improvements.

Economic Strategy Program 3.4. Provide technical and economic assistance to encourage the concentration and upgrading of businesses along Contra Costa Boulevard.

Economic Strategy Goal 4. Enlarge the City's revenue base as necessary to sustain and support the community.

Economic Strategy Policy 4A. Evaluate proposed development to determine whether it would impact the City's revenue base.

Economic Strategy Policy 4B. Ensure that the cost of new development, including necessary public improvements, is shared equitably by project proponents.

Economic Strategy Policy 4C. Consider the impact of new commercial projects and substantial enlargements or additions on schools and public agencies.

Economic Strategy Program 4.1. Require fiscal impact analyses for major development proposals to assess citywide impacts and to identify any burden on the City such projects might create.

Economic Strategy Program 4.2. Assess periodically the structure of permit fees, user fees, and utility rates to ensure they cover the true costs to the City of private commercial development.

Economic Strategy Program 4.3. Analyze periodically city per capita sales by market category (as compared to statewide averages) to identify trends and sectors that should be targeted for growth.

Economic Strategy Program 4.4. Enact nonresidential developer and/or impact fees as appropriate to ensure that new development is self-supporting and does not burden the City revenue base.

Economic Strategy Program 4.5. When reviewing new developments and substantial enlargements or additions, ensure to the degree possible that there are no unintended negative economic impacts on the school district or other public agencies.

Circulation Element

Street Network

The policies in this element are intended to ensure the safety of persons using the city circulation system and to maintain compatibility between that system and the land uses it serves. Local streets that provide direct access to homes and other fronting properties comprise the majority of streets in Pleasant Hill.

Rapid growth has produced heavy travel demand on streets and highways throughout Contra Costa County. Pleasant Hill is located on Interstate 680, the only north-south freeway in the County, which carries more than 250,000 vehicles per day through the city. Interchange improvements in the late 1990s helped improve access between Interstate 680 and Contra Costa Boulevard, the busiest north-south street in the city.

In general, the city street system operates efficiently without significant delays. *Table C1* ~~on page 36 and the map on page 37~~ and the Circulation System map show major streets (arterials and collectors) in Pleasant Hill and average daily traffic in 2000. Traffic volumes ~~were~~ are highest on boulevards such as Contra Costa, Taylor, Monument, and Treat that accommodate through traffic, serve concentrated commercial development, and provide access to Interstate 680. Other through streets such as ~~Taylor Boulevard~~ Buskirk Avenue and Pleasant Hill Road (north of Taylor) also carry high traffic volumes.

Arterials are intended to carry traffic between areas of the city, direct service to major traffic generators, and connect to the freeway system. Arterials also often provide direct access to parcels, although medians commonly restrict left turn options. Arterials, which typically carry more than 10,000 vehicles a day at speeds of 30-40 mph, include:

Buskirk Avenue – north-south arterial with signals at ~~Boyd Road~~ Coggins Drive and Monument Boulevard. Buskirk serves a variety of residential and nonresidential uses and is often utilized by through traffic traveling south from Monument Boulevard to the BART station and destinations in Walnut Creek and Concord.

Chilpancingo Parkway – arterial from a signalized intersection at Contra Costa Boulevard west to Martinez. With a full interchange at Interstate 680, the Parkway attracts through traffic and provides access to Diablo Valley College via Old Quarry Road. Chilpancingo Parkway also serves adjacent commercial and medium-density multifamily residential development. The eastern extension of this parkway is Concord Avenue, a major access route to downtown Concord.

Contra Costa Boulevard – major north-south arterial traversing the city parallel to Interstate 680 with freeway access:

- Southbound near Chilpancingo Parkway / Concord Avenue
- Southbound at Gregory Lane off-ramp
- Southbound and northbound at Monument Boulevard
- Northbound (off-ramp) and southbound (on-ramp) near Boyd Road

Contra Costa Boulevard serves much of the city's commercial and business development, as well as Diablo Valley College (via Viking Drive and Golf Club Road). Intersections are signalized at Chilpancingo Parkway, Golf Club Road, Viking Drive, Taylor Boulevard, Ellinwood Drive,

Second Avenue, Doray Drive, Vivian Drive, Woodsworth Lane, Gregory Lane, Trelany Road / Crescent Plaza, Monument Boulevard, Boyd Road and Astrid Drive. South of Boyd Road, the boulevard becomes a four-lane arterial that functions as freeway frontage, providing direct access and carrying through traffic to and from Walnut Creek.

Geary Road – arterial east from Pleasant Hill Road along the south edge of the city. It serves regional through-traffic ~~via~~ to the Treat Boulevard / Interstate 680 interchange and the Pleasant Hill BART Station in the unincorporated County, and directly accesses residences.

Gregory Lane – arterial west from Contra Costa Boulevard to Pleasant Hill Road, with signalized intersections at Contra Costa Boulevard, Cleaveland Road, Moiso Lane, Helen Road and Pleasant Hill Road. West of Pleasant Hill Road, Gregory Lane becomes Grayson Road, a two-lane collector west to Reliez Valley Road, with a signalized intersection at Taylor Boulevard This corridor serves east-west through-traffic, as well as residential, church, retail and office uses.

Golf Club Road – four-lane divided arterial west from Contra Costa Boulevard to Paso Nogal Road, with signalized intersections at Contra Costa Boulevard and Old Quarry Road; two-lane road west to terminus at Contra Costa Country Club. Golf Club Road also provides access to residential uses, Diablo Valley College, and several small retail centers.

Monument Boulevard/Crescent Plaza – arterial east from Contra Costa Boulevard into Concord. Intersections at Contra Costa Boulevard and Buskirk Avenue are signalized, and an interchange at Interstate 680 serves through-traffic between the freeway and Concord. Most of the south side of Monument Boulevard is developed with commercial land uses east of Interstate 680.

Oak Park Boulevard – east-west arterial from Pleasant Hill Road to Interstate 680, where it becomes Coggins Drive, a collector serving the Pleasant Hill BART Station area. These streets accommodate regional through-travel and local residential and commercial access, with key intersections at Pleasant Hill Road (stop-sign controlled), and Putnam Boulevard, Monticello Avenue, Pleasant Valley Drive, Contra Costa Boulevard ~~North Main Street~~ and Buskirk Avenue (signalized).

Pleasant Hill Road/Alhambra Avenue – arterial through the city (though a collector between Oak Park Boulevard and ~~Geary Road~~Gregory Lane) with a stop sign at Oak Park Boulevard and signals at Paso Nogal Road, Taylor Boulevard, Gregory Lane, ~~Devon Avenue~~, Strand Avenue and Geary Road. Pleasant Hill Road / Alhambra Avenue also provides local access to adjacent residential areas and a school.

Taylor Boulevard – carries local and through traffic. For most of its length, Taylor Boulevard ~~has~~ is an expressway with speed limits of 45 mph and 55 mph~~,~~ and ~~with~~ limited driveway access. Intersections at Grayson Road, Pleasant Hill Road, Morello Avenue, Lucille Lane, Contra Costa Boulevard, Apollo Way and Ruth Drive are signalized. East of Contra Costa Boulevard, Taylor Boulevard becomes Sun Valley Boulevard, with an interchange at Interstate 680.

Table C1. Major Street Traffic Volumes

Arterials	Daily Trips
Buskirk Avenue	10,800-22,800
Center Avenue	7,500-10,800
Chilpancingo Parkway	5,400-21,800
Contra Costa Boulevard	14,800-36,000
Geary Road	12,000-41,500
Golf Club Road	6,700-13,200
Gregory Lane	14,700-17,100
Monument Boulevard	9,500-53,600
Oak Park Boulevard	8,500-16,200
Pleasant Hill Road	8,100-29,100
Taylor Boulevard	16,700-21,700
Collectors	**Daily Trips**
Boyd Road	3,700-9,600
Coggins Drive	5,400
Ellinwood Drive	9,000
Grayson Road	6,000-7,400
Hookston Road	2,600-13,200
Morello Avenue	6,200-10,400
Norse Drive	4,000-6,300
Old Quarry Road	7,800
Paso Nogal Road	5,000-5,500
Patterson Boulevard	5,800
Viking Drive	4,900-10,300

Source: TJKM, 2000

Arterials in Pleasant Hill also provide connections to adjacent areas, as follows:

- ~~Monument Boulevard and~~ Chilpancingo Parkway extends into Concord as Concord Avenue;
- Taylor Boulevard extends into Concord as ~~Willow Pass~~Sun Valley Road;
- Alhambra Avenue, Morello Avenue, Chilpancingo Parkway and ~~Pacheco~~ Contra Costa Boulevard extend north into Martinez and unincorporated Pacheco;
- Taylor Boulevard and Pleasant Hill Road carry traffic south into the unincorporated areas and Lafayette;
- Contra Costa Boulevard extends south into Walnut Creek as North Main Street; and
- Geary Road continues east into Walnut Creek as Treat Boulevard.

A number of ~~arterials~~ other streets in Pleasant Hill ~~only~~ carry sufficient volume to be classified along selected road segments as **collectors**, which typically carry 5,000-10,000 vehicles a day at speeds of 25-30 mph. Collector streets provide access to parcels, connect adjacent neighborhoods, link neighborhoods to arterial streets, and carry through-traffic in residential, industrial, and commercial areas. Primary collectors in Pleasant Hill include:

Boyd Road – east-west collector linking Contra Costa Boulevard with Pleasant Hill Road and serving Sequoia Elementary and Middle Schools. Intersections at Contra Costa Boulevard and Cleaveland Road are signalized, with stop signs at Pleasant Hill Road and Patterson Boulevard.

Coggins Drive – east-west collector with signals at Oak Park Road / Interstate 680. To the east, Coggins Drive bends south as a county road and narrows from four to two lanes. There are four-way stops at Las Juntas Way and at the Pleasant Hill BART Station (where it turns into Jones Road).

Ellinwood Drive – short, divided east-west collector, with a traffic signal at Contra Costa Boulevard, a four-way stop at Long Brook Way and a stop at Ellinwood Way.

Grayson Road – a two-lane east-west collector with separate bike lanes, and stop signs at Reliez Valley Road and near the entrance to Oakmont Memorial Park. There is a traffic signal at Taylor Boulevard and another at Pleasant Hill Road (where Grayson Road turns into Gregory Lane).

Hookston Road – a short two-lane east-west collector with stop signs at Buskirk Road, Elmira Drive, and Bancroft Road.

Morello Avenue – collector south from Chilpancingo Parkway to Taylor Boulevard. Stop signs control the intersections at Paso Nogal Road and Kiki Drive, while the Taylor Boulevard intersection is signalized. Morello Avenue provides access to Diablo Valley College.

Norse Drive – a north-south two-lane collector with bike lanes, a signal at Taylor Boulevard, and stop signs at Viking Drive, Civic Drive, and Paso Nogal Road. South of Taylor Boulevard, Norse Drive turns into Lucille Lane.

Old Quarry Road – a short north-south four-lane collector with signals at Chilpancingo Parkway and Golf Club Road (Diablo Valley College), and a four-way stop at Camelback Road.

Paso Nogal Road – a curving two-lane collector with stop signs at Morello Avenue and Golf Club Road and a signal at Alhambra Avenue.

Patterson Boulevard – a two-lane north-south collector with a stop sign at Boyd Road and a signal at Oak Park Boulevard, where it turns into Putnam Boulevard.

Viking Drive – a two-lane east-west collector with separate bike lanes, a signal at Contra Costa Boulevard (Sun Valley Mall), four-way stops at Norse Drive and Ruth Drive, and stop signs at Morello Avenue.

Regional ~~Highways~~ Freeways ~~near the city~~ include:

- Interstate 680, which passes through the eastern edge of the city;
- State Route 4, the major east-west link across the County, is a four-to-six-lane freeway with interchanges at Alhambra Avenue~~,~~ and Morello Avenue in Martinez and at Pacheco Boulevard (where Caltrans estimated 75,000 vehicles per day in 1998); and
- State Route 24, a four-to-six-lane freeway connecting ~~Pleasant Hill~~ to Oakland and the Bay Bridge, joins Interstate 680 in Walnut Creek, diverging ~~in the Pleasant Hill area~~ northeastward to connect with SR-4 via SR 242.

Commercial vehicles with gross weight over 6,000 pounds are allowed only on certain streets designated as **Truck Routes** (see the Circulation System map ~~on page 39~~, which also shows signalized and all-way-stop intersections).

Level of Service

Level of Service (LOS) describes the relative ease or congestion of traffic movement (see *Table C2*) with ratings from A (free flow conditions with little or no delay) to F (jammed conditions with excessive delays and long back-ups on major streets in the City). *Table C3* summarizes LOS for 10 key intersections in the city, based on traffic counts collected in January and February 2001 and on methodology adopted by the Contra Costa Transportation Authority.

Table C2. Intersection Level of Service Definitions

LOS	Delay Period	Description
A	0 - 5 seconds	Free / Insignificant Delay: No approach area is fully utilized by traffic.
B	5 - 15	Stable Operation / Minimal Delay: An approach area may be fully utilized. Some drivers feel restricted.
C	15 - 25	Stable Operation / Acceptable Delay: Approach areas are fully utilized. Most drivers feel restricted.
D	25 - 40	Approaching Unstable / Tolerable Delay: Drivers may have to wait through more than one red signal. Queues may develop but dissipate rapidly.
E	40 - 60	Unstable Operation / Significant Delay: Volumes at or near capacity. Vehicles may wait through several signal cycles. Long queues form.
F	> 60	Forced Flow / Excessive Delay: Jammed conditions. Intersection operates below capacity with low volumes. Queues may block upstream intersections.

Source: CMCA, 2002

Table C3. Peak Hour Intersection Levels of Service

Intersection ***(listed north-to-south)***	**Existing Conditions**			
	A.M. Peak Hour		**P.M. Peak Hour**	
	V/C	**LOS**	**V/C**	**LOS**
Contra Costa Blvd / Interstate 680 Ramps	N / A	N / A	0.81	D
Contra Costa Blvd / Chilpancingo Pkwy	062	B	0.83	D
Contra Costa Blvd / Taylor Blvd	0.45	A	0.74	C
Contra Costa Blvd / Gregory Lane	N / A	N / A	0.52	A
Contra Costa Blvd / Monument Blvd	N / A	N / A	0.64	B
Monument Blvd / Buskirk Av / Ramona Drive / Lisa Lane	0.57	A	0.71	C
Gregory Lane / Cleaveland Road	0.45	A	0.48	A
Gregory Lane / Pleasant Hill Road	0.63	B	0.59	A
Oak Park Blvd / Putnam Blvd / Patterson Blvd	0.69	B	0.64	B
Oak Park Rd. / Coggins Dr / Buskirk Ave / Oak Rd	0.49	A	0.48	A

Source: TJKM, 2001. N / A: p.m. peak hour is significantly busier than a.m. peak hour
V / C: Volume-to-capacity ratio. V / C of 1 = LOS F.

Although the Contra Costa Boulevard intersections with Chilpancingo Parkway and the Interstate 680 ramps in the north part of the city may be congested during p.m. peak hours, intersections in the city are projected to continue to operate at acceptable levels (LOS D or better) throughout the 20-year timeframe of the General Plan (also see the LOS discussion in the Growth Management Element). Roadway improvements that may need to be provided by private developers to ensure future acceptability of service levels include:

- widening and realigning Buskirk Avenue and adding traffic signals at its intersections with ~~Monument Boulevard,~~ Hookston Road and/or Mayhew Way to accommodate redevelopment of the Contra Costa Shopping Center (which could increase traffic by 10-15 percent along Buskirk Avenue south of Monument Boulevard);
- widening Contra Costa Boulevard at Gregory Garden Shopping Center; and
- adding a traffic signal on Pleasant Hill Road in conjunction with additional development of the Mangini/Delu property.

Due to high volumes, complex configurations and freeway access, the intersections in the city with the highest accident frequency are ~~(see the map on page 39)~~:

- Contra Costa Boulevard/Chilpancingo Parkway/Concord Avenue;

~~? Contra Costa Boulevard/Interstate 680 Southbound Onramp;~~

- Monument Boulevard/Buskirk Avenue/Ramona Drive/Lisa Lane;
- Contra Costa Boulevard/Gregory Lane; and
- Contra Costa Boulevard/Monument Boulevard.

A February 2001 study of peak hour (4-6 p.m.) traffic on Contra Costa Boulevard indicates:

- It takes about 12 minutes to drive north from Oak Park Boulevard to Chilpancingo Parkway (about half spent at signals) and 10 minutes to drive south from Chilpancingo Parkway to Oak Park Boulevard (about one-third spent at signals).
- Average free-flow speed is about 31 mph northbound and about 28 mph southbound, while average overall speed (including stops) is about 16 mph northbound and 19 mph southbound.

Viking Drive and Boyd Road experience substantial congestion associated with morning school-related traffic. Viking Drive provides access to Valley View Middle School, College Park High School and Diablo Valley College, while Boyd Road provides access to Sequoia Elementary and Middle Schools.

Alternate Transportation

~~The City has an extensive bikeway network (see the map on page 42).~~ Bike routes are designated along most major and local streets in the city, as well as on trails along the Contra Costa Canal, the East Bay Municipal Utility District right-of-way and the railroad tracks ("Iron Horse" trail; see the Circulation System map). The routes link destinations in the city to each other and to the County bikeway system to accommodate both work and recreation-related trips. Pedestrian access also exists on bicycle off road routes.

County Connection provides bus service in the city and to adjacent areas (see the Circulation System map ~~on page 42~~). Public bus routes cover most major streets and serve the Martinez AMTRAK station and the Pleasant Hill BART station for regional commuting.

BART provides a significant alternative to the automobile for work-related trips from Pleasant Hill to the East Bay and San Francisco. BART is expanding its service to South San Francisco and the San Francisco International Airport. The Pleasant Hill Station has about 3~~2~~,000 parking spaces.

Circulation Goal 1. Establish and maintain a safe and efficient circulation system that emphasizes the use of existing ~~major~~ arterial and collector roadways, paths, and bike lanes.

Circulation Policy 1A. Maintain rights-of-way at current widths, except as necessary to relieve specific areas of congestion.

Circulation Program 1.1. Identify specific roadway segments where right-of-way widening, narrowing, or extension may be appropriate or will likely be needed to improve safety.

Circulation Program 1.2. Continue to provide a forum such as the Traffic Safety Committee for citizen input on traffic-related issues.

Circulation Program 1.3. Evaluate intersections with the highest accident rates.

Circulation Program 1.4. Provide roadway improvements necessary to meet the LOS standards established for Basic Routes in the Growth Management Element.

Circulation Program 1.5. Require project developers to submit for City approval construction traffic plans that denote haul routes, detours, and other factors that may impact public safety.

Circulation Goal 2. Decrease traffic delays associated with specific streets and uses.

Circulation Policy 2A. Consider right-of-way widening, signalization, turn and/or parking restrictions, additional turning lanes, and other mitigation measures near schools and other uses with congested conditions.

Circulation Program 2.1. Sponsor forums to obtain citizen input regarding the appropriateness of roadway improvements aimed at reducing local traffic congestion.

Circulation Program 2.2. Evaluate the level of service at intersections that are congested during the peak hour, and develop mitigation measures to alleviate that congestion.

Circulation Goal 3. Reduce speeding, especially in neighborhoods.

Circulation Policy 3A. Focus traffic control efforts in residential areas that experience excessive traffic or speeding.

Chaucer Drive

Circulation Program 3.~~2~~1. Continue to implement adopted criteria/policies regarding the installation of traffic-calming measures.

Circulation Program 3.~~1~~2. Undertake ~~Install~~ traffic-calming measures in identified locations, including around schools as needed.

Circulation Program 3.3. Sponsor forums to obtain citizen input regarding the appropriateness of road improvements intended to reduce speeding.

Circulation Goal 4. Reduce congestion and vehicle trips through non-automobile transportation.

Circulation Policy 4A. Maintain and upgrade the City's bikeway and pedestrian system.

Circulation Policy 4B. Encourage use of bus and rail service for local and regional travel.

Circulation Program 4.1. Identify areas where bikeway connections can be added and/or made safer.

Circulation Program 4.2. Install additional bike lanes, routes, trails and connections where feasible.

Circulation Program 4.3. Work with County Connection to ensure that local bus and shuttle service meets community needs.

Circulation Program 4.4. Explore incentives for public employees to not commute by automobile.

Circulation Program 4.5. Expand use of transit for seniors, students, and persons with disabilities.

Circulation Program 4.6. Work with employers, schools, and developers to encourage ~~employee~~ ridesharing and transit use.

Circulation Program 4.7. Work with employers, schools, and developers to encourage innovative transportation measures.

Circulation Goal 5. Ensure that streets ~~and arterials~~ are safe and pedestrian-friendly.

Circulation Policy 5A. Install or upgrade sidewalks, warning devices, crosswalks, and other pedestrian aids where appropriate.

Circulation Program 5.1. Identify areas where sidewalks, curb cuts, ramps, and other pedestrian amenities should be installed or upgraded.

Circulation Program 5.2. Identify ways that education and police enforcement can improve pedestrian safety.

Circulation Goal 6. Prioritize access and mobility for persons with disabilities.

Circulation Policy 6A. Improve sidewalks to facilitate access by persons with disabilities.

Circulation Program 6.1. Identify specific locations where access for persons with disabilities needs to be improved.

Circulation Program 6.2. Identify grants that may be used to assist in the funding of projects that will improve access for persons with disabilities.

Growth Management Element

Introduction

This element establishes standards for traffic levels of service, and for fire, police, park, school, water, sewage disposal and flood control services. It meets the requirements of the Contra Costa Transportation Improvement and Growth Management Program (Measure C, approved 1988) by establishing a comprehensive, long-range program to match demand for public facilities generated by new development with the plans of service providers, capital improvement programs and development mitigation programs.

Traffic Levels of Service

The Contra Costa Transportation Authority is responsible for implementing Measure C and State-mandated Congestion Management Program standards that must be met or exceeded by this Growth Management Element. The State distributes a portion of gas tax revenue to local governments that comply with the countywide Growth Management Program, and the County allocates additional sales tax revenues to cities that participate in programs to generate:

- Traffic level of service standards for designated roadways;
- Standards for public transit frequency, routing, and coordination of service;
- Trip reduction and travel-demand measures;
- Analysis of impacts on regional transportation systems from land use decisions made by local jurisdictions; and
- A capital improvement program to maintain or improve traffic levels of service and transit performance.

Transportation Authority funds may not be used to replace private developer funding for transportation projects determined to be required to meet or maintain standards for new growth.

The Community Development element sets forth policies for allocating land uses and maintaining a circulation system that provides acceptable levels of service (LOS). The Growth Management Element adds a concurrency requirement that specifies traffic LOS standards that must be maintained if growth is to occur. This element differentiates between Routes of Regional Significance, Basic Routes, and Reporting Intersections.

Routes of Regional Significance are arterials subject to Action Plans prepared by the City in cooperation with TRANSPAC (the Regional Transportation Planning Committee for Central Contra Costa County) and the Contra Costa Transportation Authority, as follows:

- Interstate 680
- Alhambra Avenue/Pleasant Hill Road north of Taylor Boulevard
- Taylor Boulevard
- Geary Road
- Contra Costa Boulevard

Basic Routes are local roads not designated as Routes of Regional Significance. The City and the Transportation Authority have adopted the following standards for signalized intersections on Basic Routes:

- Suburban: LOS low-D (.80 - .84 volume-to-capacity ratio)
- Central Business District: LOS low-E (.90 - .94 volume-to-capacity ratio)

Reporting Intersections established to ensure these standards will continue to be met are:

- Patterson Boulevard at Oak Park Boulevard
- Buskirk Road at ~~Monument Boulevard and~~ Coggins Drive
- Gregory Lane at Pleasant Hill Road, and Cleaveland Road~~, Helen Road, and Elinora Drive~~
- Chilpancingo Parkway at Old Quarry Road

LOS standards are considered to be met if measurements show that intersection operations are equal to or better than the standard, or if the City's adopted Capital Improvement Program includes project(s) that, when constructed, will result in operations equal to or better than the standard. Findings of Consistency with the LOS standards may be made only if a traffic impact analysis shows that project approval is consistent with adopted Action Plans for Routes of Regional Significance and will not result in violation of adopted standards at any Basic Route signalized intersection, unless projects in the City's Capital Improvement Program will result in attainment of the standards, or if Findings of Special Circumstances (including imposition of appropriate mitigation measures) have been adopted by the City and the Transportation Authority.

If a Basic Route signalized intersection does not meet adopted standards and amendments to existing City programs to achieve compliance are not feasible, the City may request that the Transportation Authority make Findings of Special Circumstances. The Request must identify alternative standards and proposed mitigation measures and programs. Criteria that may create special circumstances include:

- high proportion of through-traffic;
- inability to fund improvements required to bring a facility into compliance;
- impacts to environment or neighborhood character in conflict with General Plan policies; and
- conflict with economic development or other policies included in the General Plan.

The funds allocated to the City by the Transportation Authority may be used for projects designed to:

- meet or maintain traffic levels of service standards;
- maintain and improve the existing street system;
- ensure General Plan and Transportation Authority compliance requirements are met;
- implement Action Plans for Regional Routes; and/or
- provide mitigation for intersections subject to Findings of Special Circumstances.

Growth Management Goal 1. Continue allocating land uses in a manner that sustains acceptable circulation levels of service.

Growth Management Policy 1A. Designate Routes of Regional Significance in cooperation with the Transportation Authority and TRANSPAC.

Growth Management Program 1.1. Continue to work with the Transportation Authority and TRANSPAC *to develop Action Plans for Routes of Regional Significance.*

Growth Management Program 1.2. For all Basic Routes, continue to apply the standards for signalized intersections adopted by the City and the Transportation Authority, unless the City and the Transportation Authority make findings of special circumstances.

Growth Management Program 1.3. Conduct traffic impact studies consistent with the Technical Guidelines published by the Transportation Authority as part of the application review process for development projects estimated to generate more than 100 peak-hour vehicle trips.

Growth Management Program 1.4. Only approve projects expected to generate more than 100 peak-hour trips in the peak direction when the City or RDA has made Findings of Consistency with the adopted LOS standards.

Growth Management Program 1.5. Continue to require developers to pay costs necessary to mitigate impacts of their projects on the local and regional transportation system, including establishment of trails and other alternatives to vehicle use.

Growth Management Program 1.6. Annually monitor compliance with adopted standards for the Reporting Intersections, and submit a checklist on compliance with the Growth Management Program to the Transportation Authority.

Growth Management Program 1.7. Amend the General Plan, Zoning Ordinance, Capital Improvement Program or other relevant City plans and policies as necessary to attain the LOS standards for Basic Route signalized intersections.

Growth Management Program 1.8. Participate in multi-jurisdictional transportation planning through TRANSPAC activities, including planning for intersections subject to Findings of Special Circumstances located in other jurisdictions when it is believed that the City's actions contribute to conditions at such intersections.

Growth Management Program 1.9. Participate in the Transportation Authority's conflict resolution process as needed to resolve disputes related to preparation and implementation of Action Plans and other programs described in this Element.

Growth Management Program 1.10. Following adoption of Regional Route Action Plans by TRANSPAC and the Transportation Authority, implement specified City actions in a timely manner.

Performance Standards for Services

Because the City of Pleasant Hill is responsible for regulation of development but does not provide all of the services needed to serve development, it must check with service providers to determine the adequacy of services before approving a development proposal. Performance standards measure the adequacy of a facility or service an agency commits to provide or deliver. In addition to specifying traffic level of service standards, Measure C requires each jurisdiction to establish standards for parks, fire and police protection, sanitary facilities, water, and flood control.

The City has adopted the following performance standards for these services, plus schools:

Water Supply – verification from water authorities~~the Contra Costa Water District or the East Bay Municipal Utility District~~ that adequate water quality, quantity and distribution can be provided. *Additional reservoirs or distribution system improvements would be financed from the capital improvement funds for the districts, which are derived from water rates and connection fees.*

Sewage Disposal – verification by the Central Contra Costa Sanitary District that adequate collection and treatment can be provided. *Capacity increases are funded by developer fees paid to the District.*

Schools – verification by the Mt. Diablo Unified School District that adequate capacity is available for new residential development. *School impact fees from developers cover part of the cost of expanding and maintaining school facilities.*

Parks and Open Space – 3 acres per 1,000 residents added are to be acquired as enabled by State law (Quimby Act). *Land dedication or payment of in-lieu fees is a condition of approval of residential subdivisions. Parkland is acquired by the City and then transferred to the Pleasant Hill Recreation and Park District for development and maintenance.*

Fire Protection – verification by the Contra Costa County Fire District that fire protection can be provided within a 5-minute response time. *Service improvements are funded from a variety of sources, including developer fees and County set-aside capital improvement funds.*

Police – verification by the Pleasant Hill Police Department that emergency response can be provided within 5 minutes and that 20 minute response can be maintained for 95 percent of non-emergency calls. *The Police Department budget is a City general fund expenditure.*

Storm Drainage – verification by the Contra Costa County Flood Control and Water Conservation District and the City Public Works Department that adequate storm drainage facilities exist or are funded. *Storm drainage fees are collected by the City as a condition of development to fund drainage projects serving the city.*

Growth Management Goal 2. Approve new development only after finding that the adopted performance standards are met.

Growth Management Policy 2A. Require all new development to contribute to or participate in the improvement of park, school, fire, police, sanitary, water and flood control services in proportion to the demand generated by project occupants and users.

Growth Management Program 2.1. Continue to implement a development mitigation program to ensure that new growth pays its share of the costs associated with the provision of facilities for fire, police, park, sewage disposal, water, flood control, and school services.

Growth Management Program 2.2. Continue to approve development projects only after finding that one or more of the following conditions are met:

- *Performance standards will be maintained following project occupancy;*
- *The characteristics of the development project require project-specific mitigation measures to maintain standards, and such measures will be required of the project sponsor;*
- *Capital projects planned by the City or special district(s) will result in maintenance of standards.*

Growth Management Program 2.3. Identify in the City's Capital Improvement Program those projects sponsored by the City and necessary to maintain levels of performance, along with phasing and funding sources to cover the ~~complete~~ cost of the projects.

Crescent Plaza

Safety and Noise Element

Flooding

Storms coming off the Pacific Ocean between October and April contribute about 95 percent of the average annual precipitation of 19.5 inches in Pleasant Hill. Water generally flows north through the city to Suisun Bay via the Grayson Creek system (see the *Creeks and Neighborhoods* map on page 13).

Significant flood events have occurred numerous times in the city. After a 1958 flood, the Contra Costa Water District used $24 million in Federal funds to construct a rectangular concrete channel from Gregory Lane on the East Fork of Grayson Creek, and Apollo Way on the West Fork, downstream to Viking Drive. From there downstream, the U.S. Natural Resource Conservation Service constructed a wider, trapezoidal earthen channel, and the U.S. Army Corps of Engineers subsequently heightened the adjacent levees. These structures have the capability of carrying runoff from a 50-year storm (which has a 2 percent chance of occurring during any year), while capacity of the unimproved creeks south of Gregory Lane is estimated at a 10-15-year storm (as much as a 10 percent chance of occurring any year).

During periods of moderately heavy rainfall, flooding occurs in the area between Murderer's Creek and the East Fork of Grayson Creek. Higher intensity storms may add flood potential near the confluence of Mangini Creek and the West Fork of Grayson Creek. During 50-year and stronger storms, shallow flooding also may occur between Grayson Creek and Contra Costa Boulevard, and along Walnut Creek in the Sherman Acres and Fair Oaks neighborhoods east of Interstate 680. Storm waters tend to spill over channels or banks and then flow along streets and across developed property.

The City Capital Improvement Program (CIP) calls for $900,000 (in 1999 dollars) in storm drain system improvements, primarily to address localized deficiencies. The CIP also includes construction of a detention basin to contain runoff from up to a 100-year event (which has a one percent chance of occurring any year). City staff is working with County and Federal agencies to obtain funding for the project, which is hoped to eliminate the 100-year floodplain designation in Pleasant Hill.

Safety and Noise Goal 1. Minimize potential for serious flooding and drainage problems.

Safety and Noise Policy 1A. Maintain and upgrade the city drainage system.

Safety and Noise Policy 1B. Reduce flood damage potential in areas known to be prone to flooding.

Safety and Noise Policy 1C. Maintain and improve the ability of the Fire District and the Police, Maintenance and Engineering Departments to respond to flood emergencies.

Safety and Noise Program 1.1. Continue to clear drainage systems regularly (inlets, culverts, swales, creeks, and channels), both public and private, to remove debris buildup that can exacerbate flooding impacts.

Safety and Noise Program 1.2. Develop and adopt a City Master Drainage Plan.

Safety and Noise Program 1.3. Install and maintain drainage system improvements as scheduled in the CIP.

Safety and Noise Program 1.4. Use part of the former Oak Park Elementary School property or other sites south of Gregory Lane for flood detention.

Safety and Noise Program 1.5. Enforce federal regulations that control placement of structures in floodplains, and maintain appropriate standards for development in flood-prone and poorly drained areas.

Safety and Noise Program 1.6. Require mitigation for any development that could create or significantly worsen flood or drainage problems.

Safety and Noise Program 1.7. Adopt a no-net-fill policy or limit on impervious surface as a percentage of lot size.

Safety and Noise Program 1.8. Augment existing Geographic Information System and other data regarding low-lying areas with information obtained during storms.

Safety and Noise Program 1.9. Develop a prioritized list of proposed capital improvement projects for low-lying, flood-prone areas, and seek funding for those projects.

Safety and Noise Program 1.10. Adopt standards regulating expansion or new development in the 100-year floodplain.

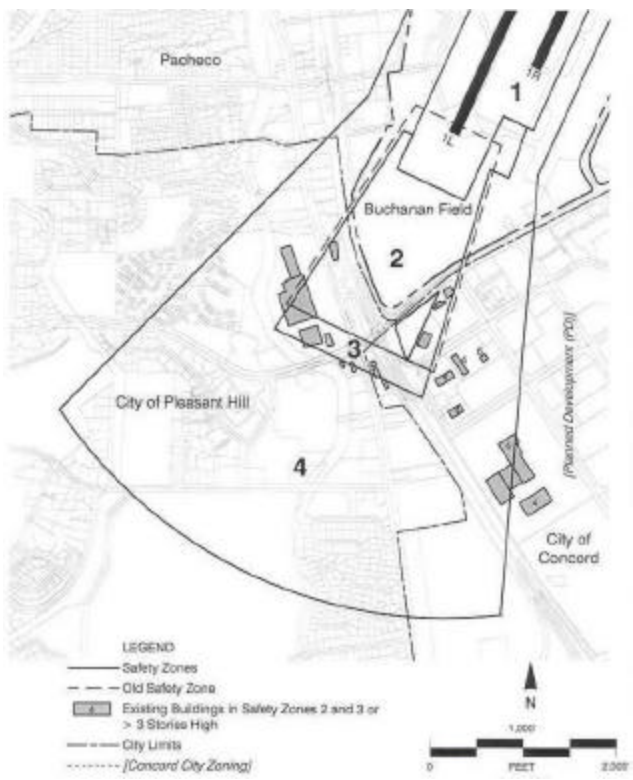
Safety and Noise Program 1.11. Train Fire and Police personnel to a level appropriate to their positions and responsibilities to respond to flood emergencies.

Airport

Constructed during World War II, Buchanan Field has been operating since 1946 as a public-use airport on unincorporated land under County control. From the 1970s until the mid-1990s, scheduled commercial flights served destinations in southern California.

Annual airport operations in 1999 consisted of 232,939 flights, compared to a high of 353,926 in 1978. The 592 aircraft based at Buchanan Field in October 2000 included 17 jets, 28 helicopters, 46 multi-engine, and 501 single-engine planes. Airport operations are governed by a 1990 County master plan. (For a discussion of airport-related noise issues, see the Noise section beginning on page 60.)

According to the 2000 Contra Costa County Airport Land Use Compatibility Plan, State law identifies local general plans as the primary mechanism for implementing airport compatibility policies. Pursuant to the Plan, the County Airport Land Use Commission reviews planning, zoning and building regulations within the "airport influence" area, and may review specific development proposals in that area in Pleasant Hill if the City agrees. The airport influence area extends about 2.5 miles from the runways, encompassing most of Pleasant Hill north of Boyd Road.



Shutt Moen Associates, 2000

Airport Safety Zones include northeastern Pleasant Hill

The Airport Plan establishes standards for new development in three areas (see the map at right):

- Safety Zone 2, which covers a part of the northwest corner of Chilpancingo Parkway and Contra Costa Boulevard,
- Safety Zone 3, which applies to several commercial properties at that intersection, and
- Safety Zone 4, which includes a portion of Diablo Valley College, adjacent neighborhoods and commercial uses along Contra Costa Boulevard.

New residential, day care and inpatient health care uses are not allowed in Zone 2, and new buildings in Zone 2 are limited to two stories. New residential development in Safety Zone 3 is limited to 125 persons per acre and three stories. New buildings in Zone 4 are limited to four stories. (Buildings in Pleasant Hill, except in the portion of the downtown area adjacent to Interstate 680 are limited to three stories by the Zoning Ordinance.)

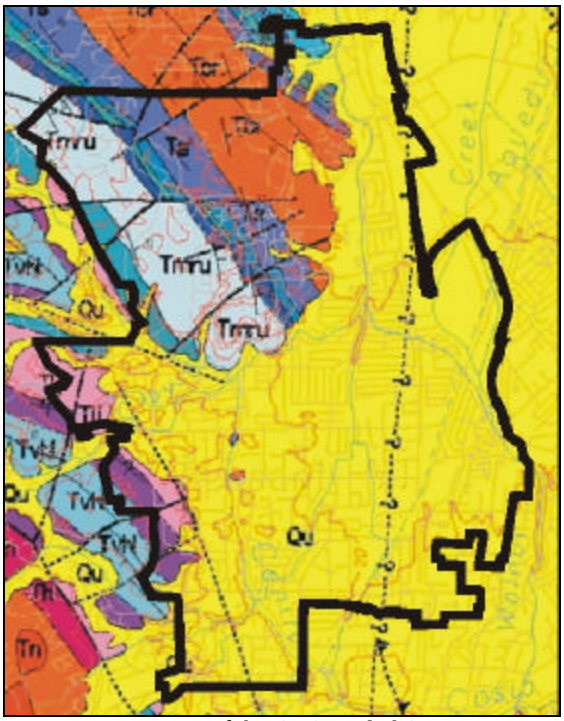
Safety and Noise Goal 2. Ensure that airport operations do not adversely affect quality of life and safety.

Safety and Noise Policy 2A. Adhere to County Airport Land Use Compatibility Plan development restrictions.

Safety and Noise Program 2.1. Encourage the Airport Land Use Commission to consider the concerns of Pleasant Hill residents in its decision-making process.

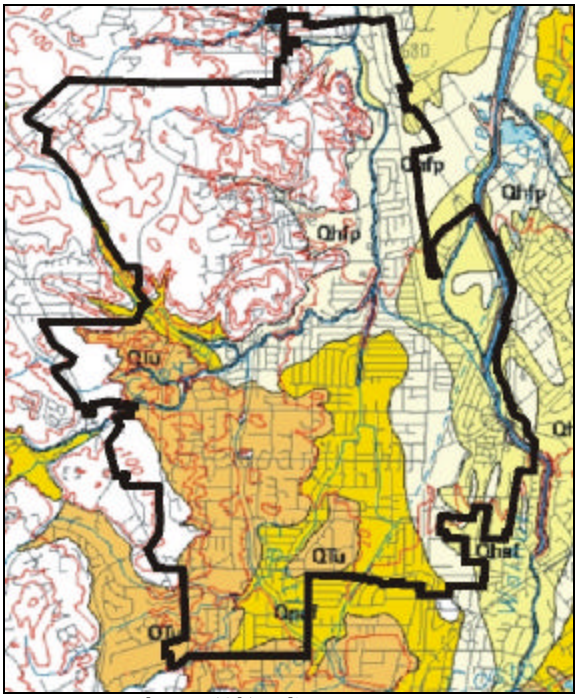
Geologic Hazards

Pleasant Hill lies mostly atop geologically recent (Quaternary) clays and clay loams deposited by stream activity. This alluvium is older (Pleistocene and Pliocene-Pleistocene) in west Pleasant Hill, and younger (Holocene) in the eastern area of the city where stream activity is more prevalent. The hilly areas of the city represent outcrops of older volcanic and sedimentary bedrock. (The maps at right are details of U.S. Geological Survey maps posted at *wrgis.wr.usgs.gov/sfbay/geolist.html*.)



Most of the city is underlain by Quaternary alluvium

Under the State Seismic Hazards Mapping Act, cities must regulate development within mapped seismic hazard zones to protect the public from the effects of strong ground shaking caused by liquefaction, landslides and other earthquake-related ground failure. However, a seismic hazard map for Pleasant Hill has not yet been produced by the California Geological Survey (CGS). Once such a map is adopted, issuance of development approvals will be subject to the outcome of detailed geologic and geotechnical studies that evaluate hazards and provide appropriate mitigation measures. <u>The City annually updates its emergency response plan to incorporate new information and technology regarding the range of potential hazards, including from seismic activity.</u>



Holocene (Qh) sediments near streams are susceptible to liquefaction

There are no Alquist-Priolo earthquake fault zones in Pleasant Hill, so the risk of surface fault rupture is considered low. (The Concord Fault lies about one mile northeast of the city, and the Calaveras and Hayward faults pass about 7.5 miles southeast and 11 miles southwest of Pleasant Hill, respectively.) Local faults (shown above, right) are considered to be inactive and insignificant, including the possible ancestral trace of the Calaveras Fault that runs north-south through the eastern part of the city.

Bedrock areas are least susceptible to damage from ground shaking and associated ground failure, while older alluvium has moderately low damage susceptibility, and the lowest-lying and youngest (Holocene or "Qh") stream deposits possess moderate damage susceptibility. The Uniform Building Code accounts for ground conditions by including seismic factors based on recommendations by a geotechnical engineer.

A 1995 USGS summary of ground characteristics for Bay Area hillsides (including those in Pleasant Hill) emphasizes properties that affect development engineering. USGS 1975 mapping based on aerial photos shows landslides, colluvium (slope wash and small alluvial fans), alluvium and areas of artificial fill. CGS 1995 maps depict general suitability of city hillside areas for development, with recommendations for detailed geotechnical investigations in at-risk areas. (The County uses the USGS and CGS maps to identify where site-specific geologic studies are warranted for proposed development.)

Maps prepared for the County in the late 1980s identify areas of generally high, moderate, and low liquefaction potential. Although high potential does not imply the presence of liquefiable sands, the County requires rigorous evaluation of liquefaction potential in such areas, and less comprehensive investigations in moderate areas. The mapping tends to be conservative on the side of safety: alluvial and estuarine deposits are included in the "high potential" category. Site-specific investigations are used to determine if liquefiable sands are present and to provide stabilization measures where liquefiable sands are confirmed. Although no liquefiable sands have been found in Pleasant Hill, some have been identified near Grayson Creek just northwest of the city.

A 1977 County Soil Survey and 1995 USGS Professional Paper (#1357) provide information on expansive soils and bedrock in Pleasant Hill. According to the most recent CEQA Initial Study form, highly expansive soils represent potential for significant geologic impact. Most alluvial soils (prevalent in Pleasant Hill) are considered to be expansive. Site-specific geotechnical studies are necessary to characterize conditions on a parcel and to provide specific criteria and standards for mitigating potential damage.

Safety and Noise Goal 3. Reduce potential harm to people and property from geologic/seismic hazards.

Safety and Noise Policy 3A. Ensure that structures are designed and located to withstand strong ground shaking, liquefaction and seismic settlement.

Safety and Noise Policy 3B. Avoid development in areas at risk for slope failure, and ensure that hillside developments employ appropriate design and construction techniques.

Safety and Noise Program 3.1. Adopt and enforce the most recently state approved building code provisions necessary to promote seismic safety in structural designs, including regulations relating to grading and construction relative to seismic hazards, liquefaction potential, and development on sloping ground.

Safety and Noise Program 3.2. Require geotechnical studies for development in areas with moderate to high liquefaction potential that include analysis of seismic settlement potential and specify appropriate mitigation.

Safety and Noise Program 3.3. Continue to require slope stability assessments by appropriate registered professionals upon the initiation of new development proposals in areas of known slope instability and/or on slopes steeper than 15 percent.

Fire Hazards

Wildfire potential exists in the western and northwestern portions of the city due to the presence of chaparral and grassland vegetation, especially on hillsides. The City weed abatement program requires 15-foot fire breaks for larger parcels and removal of tall grasses and weeds on smaller lots and within 50 feet of structures.

Safety and Noise Goal 4. Minimize the threat to people, property and the environment from fire hazards.

Safety and Noise Policy 4A. Enhance the ability of the Fire District to respond to and suppress fires.

Safety and Noise Policy 4B. Encourage weed abatement.

Safety and Noise Program 4.1. Assist the Fire District with training and other efforts when feasible.

Ridgeview Open Space

Safety and Noise Program 4.2. Work with the Fire District to review development plans to assure adequacy of access for equipment, water supplies, construction standards, and vegetation clearance.

Safety and Noise Program 4.3. Work with landowners to ensure that weed abatement occurs in an effective and timely manner.

Hazardous Materials

Hazardous materials include industrial wastes, pesticides, herbicides, infectious waste, radioactive materials and combustible fuels. Transport and storage of hazardous materials pose potential public safety hazards in Pleasant Hill. Vehicle accidents involving hazardous materials have occurred on Interstate 680, and no regulations prevent trucks from carrying hazardous materials through the city. The County Multi-

Hazard Functional Plan identifies the role of local agencies in responding to hazardous materials incidents (see *Table SN1*).

Two fuel pipelines traverse the city: one beneath Taylor Boulevard and another beneath the Iron Horse Trail at the eastern edge of the city. Both pipelines are equipped with pressure-sensitive valves that automatically shut off flow in the event of a break in the line. The City policy to reduce hazards relating to utility lines by placing them underground when and where feasible appears under Community Development Goal 24. ~~The City Multi-Hazard Functional Plan identifies the role of local agencies in responding to hazardous materials incidents (see *Table SN1*).~~

Table SN1. Hazardous Material Incident Response

Agency	Primary Responsibilities	Support Responsibilities
Pleasant Hill Police Department	Scene Management Scene Isolation, Evacuation Communication Public Information Access to Remote Areas	Rescue Product Identification Hazard Assessment Notification Medical Care
Contra Costa County Consolidated Fire Protection District	Rescue, Containment Fire Control Product Identification	All
Contra Costa County Environmental Health Department	Hazard Assessment Decontamination Radiological Monitoring	Evacuation, Material Removal Public Information Product Identification
Contra Costa County Office of Emergency Services	Resource Coordination Notification	Scene Management and Isolation Evacuation, Communication Public Information Access to Remote Areas Rescue, Containment Radiological Monitoring Material Removal, Medical Care
Emergency Medical Services	Medical Care	Containment, Decontamination

Source: County Fire Protection District, 1999

Hazardous materials storage in Pleasant Hill is limited to fuels in underground tanks at service stations and chemicals at light industrial sites. Each business storing hazardous materials must obtain permits from the City and the Fire District, and must file with the County Environmental Health Department a plan that establishes incident prevention measures, handling protocols, and evacuation procedures. The proposed plans also are reviewed by the Central Contra Costa Sanitary District, the Regional Water Quality Control Board, and the Bay Area Air Quality Management District, and are enforced by the Fire District.

In accordance with State law, the City has adopted the County Hazardous Waste Management Plan, which establishes siting criteria for toxic waste treatment, storage and disposal facilities that require environmental review. The Zoning Ordinance calls for review of such facilities to consider options to incineration and include enforceable mitigation measures.

A May 1997 Watershed Sanitary Survey by the Contra Costa Water District assessed the vulnerability of the Sacramento-San Joaquin Delta to potential forms of contamination. Contamination can come from industrial and municipal wastewater discharges, urban runoff, highway runoff, agricultural runoff, pesticides (insecticides, herbicides, fungicides), grazing animals, concentrated animal facilities, wild animals, mine runoff, recreational activities, traffic accidents / spills (including cars, trucks, trains, ships and aircraft), seawater intrusion, geologic hazards, transformers with PCBs, and solid and hazardous waste disposal facilities.

The survey concluded that that these potential sources of contamination are regularly mitigated by the natural flushing of the delta, controls at the contamination sources, and / or existing water treatment practices. After the completion of the Sanitary Survey, the Los Vaqueros Reservoir was completed and filled. This reservoir provides another means of mitigation because water can be drawn from it during dry periods when water cannot be taken directly from the Delta.

Safety and Noise Goal 5. Avoid exposure to hazardous substances.

Safety and Noise Policy 5A. Adequately monitor and regulate hazardous materials.

Safety and Noise Program 5.1. Identify and require businesses that use, store, dispose of, or transport hazardous materials to ensure that adequate measures are taken to protect public health and safety.

Safety and Noise Program 5.2. Work with appropriate agencies to require all transport of hazardous materials to follow approved routes.

Safety and Noise Goal 6. Work to ensure ~~Maintain~~ a drinking water supply free from contamination ~~associated with urban uses~~.

Safety and Noise Policy 6A. Assist in the protection and monitoring of water quality.

Safety and Noise Program 6.1. Encourage water suppliers to comply with applicable State and federal provisions.

Safety and Noise Program 6.2. Work with water suppliers and jurisdictional agencies during the environmental review process for new development to prevent contamination of water supplies.

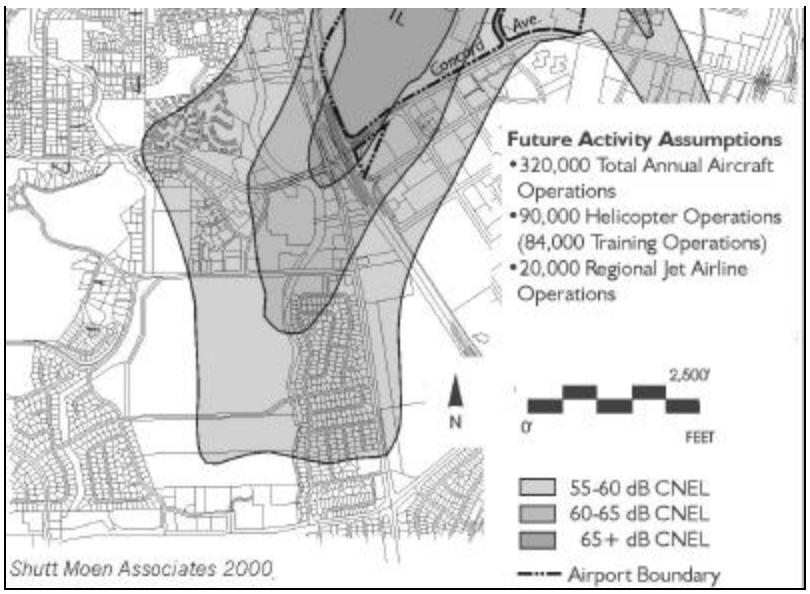
Noise

State law requires each general plan to identify and address noise generation in the community and establish current and projected noise levels for roadways, railroads, airports, industrial uses, and other significant sources. Noise contours maps (on pages 61 and 62) are used as guides to establish a land use pattern that minimizes exposure of residents to excessive noise. Noise levels are not expected to change significantly during the 20-year timeframe of this General Plan.

M'OC Physics Applied, 2000

Roadway noise contours extend farthest from roads with the heaviest traffic

Vehicle traffic and aircraft operations are the primary noise sources affecting Pleasant Hill residents. Noise from Interstate 680 is mitigated with soundwalls and/or berms along both sides of the freeway through the city. The sound-walls reduce perceived loudness of freeway traffic at shielded residences by about half.



Airport noise affects northeastern Pleasant Hill

Noise intensity is customarily measured on a decibel scale, an index of loudness. Sounds as faint as 10 decibels are barely audible, while noise over 120 decibels can be painful or damaging to hearing (see *Table SN2*). Pleasant Hill residents are frequently exposed to noise ranging from 35 to 80 decibels.

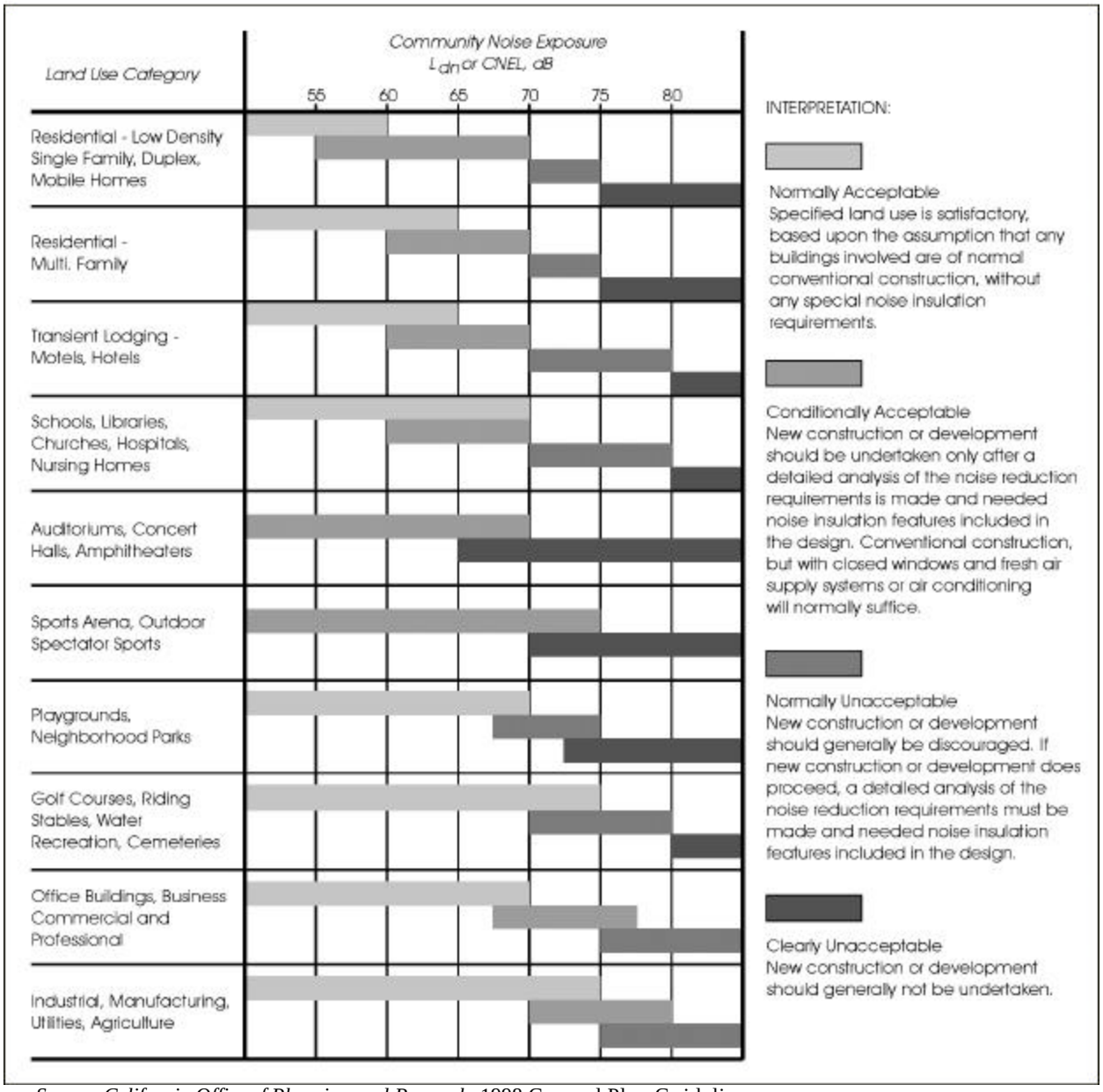
Table SN2. Typical Noise Levels

Type of Noise or Environment	Decibels
Recording Studio	20
Soft Whisper; Quiet Bedroom	30
Busy Open-plan Office	55
Normal Conversation	60-65
Automobile *at 20 mph 25 ft. away*	65
Vacuum Cleaner *10 ft. away*	70
Dump Truck *at 50 mph 50 ft. away*	90
Train Horn *100 ft. away*	105
Claw Hammer; Jet Takeoff *200 ft. away*	120
Shotgun *at shooter's ear*	140

A sound 10 decibels higher than another is perceived as about twice as loud. A five-decibel change is readily noticeable, but a three-decibel difference is barely perceptible.

Therefore, increases in airport activity and traffic volume are not expected to produce a significant change in perceived noise levels in Pleasant Hill: the 35 percent expected growth in airport operations would contribute only 1.3 decibels. Likewise, it would take more than a 25 percent increase in traffic in a specific location to generate one additional decibel of noise.

Table SN3. Acceptable Noise Levels



Source: California Office of Planning and Research, 1998 General Plan Guidelines

Table SN3 shows acceptable noise levels for specific land uses established by the State Office of Planning and Research, including normally acceptable noise limits ranging from 60-65 decibels in residential areas. However, Zoning Ordinance section 35-16.14 establishes lower acceptable levels, including a 50-decibel maximum for residential areas. Public Safety Section 5.1 of the Municipal Code places limits on specific noise-producing activities (such as amplified music, vehicle exhaust and repair, and construction), including prohibitions during night and weekend hours.

The "Ldn" label for specified noise levels indicates that sound is averaged over time to account for the fact that passing vehicles or aircraft may cause noise to fluctuate more than 20 decibels over a few seconds. "CNEL" refers to the fact that noise is also averaged over a 24-hour period. CNEL assigns~~, with~~ a 5-decibel penalty ~~assigned~~ to noise between 7 p.m. and 10 p.m., and both Ldn and CNEL assign a 10-decibel penalty between 10 p.m. and 7 a.m. (when quieter background conditions make sound more noticeable).

The State Building Code contains noise insulation standards that require an acoustical study whenever outdoor noise levels (annualized CNEL) would exceed 60 decibels at a proposed duplex, multifamily residence, hotel, motel or other attached dwelling. The study must show that the proposed project design would result in interior noise levels of 45 decibels or less.

Safety and Noise Goal 7. Protect persons from noise that interferes with human activity or causes health problems.

Safety and Noise Policy 7A. Require new development projects to be designed and constructed to meet acceptable noise level standards adopted by the City.

Safety and Noise Policy 7B. Evaluate the noise impacts of development based on the potential for significant increases in noise levels, in addition to acceptability standards.

Safety and Noise Program 7.1. Amend the Zoning Ordinance to establish acceptable exterior noise level standards for all new developments and additions, including capital improvement projects.

Safety and Noise Program 7.2. Use the City noise contour map to determine when acoustical studies shall be required.

Safety and Noise Program 7.3. Amend the Zoning Ordinance to stipulate the specific noise level increases for mobile and stationary sources that will be considered significant.

Safety and Noise Program 7.4. Lobby Caltrans to resurface all concrete roads between the Walnut Creek city limit and Highway 242 to reduce vehicle noise.

Safety and Noise Program 7.5. Monitor the proceedings and actions of the Airport Land Use Commission, the County, and the Federal Aviation Administration with respect to operations at Buchanan Field, and inform Pleasant Hill residents of opportunities to participate in relevant public meetings and provide timely comments to these agencies.

Safety and Noise Program 7.6. Mitigate the impact of noise on residential areas from such activities as garbage and recycling pickup and parking lot vacuuming during nighttime hours.

Safety and Noise Program 7.7. Evaluate the impacts of vibration when considering proposed development near Interstate 680.

Air Quality

Motor vehicles are the main source of air pollution in and around Pleasant Hill, producing ozone precursors and carbon monoxide. Traffic also adds to particulate levels, though demolition and construction are the primary contributors. Wood burning creates additional particulate matter, especially in winter when most wood is burned and temperature inversions trap particles near the ground. Wood smoke also contributes to ozone production, as does gasoline evaporating from service stations.

The U.S. Environmental Protection Agency sets allowable thresholds for key pollutants, and California has adopted more stringent acceptable levels (see *Table SN4*).

Table SN4. Selected State and National Air Quality Standards

Pollutant	Averaging Time	State	National
Ozone	1 hour 8 hour	0.09 ppm	0.12 ppm 0.08 ppm
Carbon Monoxide	1 hour 8 hour	20 ppm 9 ppm	35 ppm 9 ppm
Particulate Matter (PM_{10})	24 hour Annual	50 ug / m^3 30 ug / m^3	150 ug / m^3 50 ug / m^3

Source: BAAQMD, 2000 ppm = parts per million by volume ug / m^3 = micrograms per cubic meter

State law requires sources emitting more than 10 tons per year of any toxic air pollutant to estimate and report emissions to the local air district, which then requires certain sources to submit a health risk assessment and communicate the results to the public. Facilities required to report toxic emissions in Pleasant Hill are limited to gas stations and dry cleaners.

Safety and Noise Goal 8. Protect and improve air quality as much as possible.

Safety and Noise Policy 8A. Promote measures that improve air quality and help meet air quality attainment standards.

Safety and Noise Policy 8B. Minimize the air quality impacts of vehicle emissions, and promote the use of clean alternative fuels.

Safety and Noise Policy 8C. Encourage use of electric (rather than gasoline-powered) equipment and natural gas appliances, including outdoor grills.

Safety and Noise Program 8.1. Work with local and regional agencies to develop a consistent and effective approach to air quality planning and management that includes strategies to reduce wood burning and vehicle trips.

Safety and Noise Program 8.2. Enforce air pollution control measures during construction.

Safety and Noise Program 8.3. Synchronize traffic signals on roads susceptible to high emission levels from idling vehicles.

Safety and Noise Program 8.4. Utilize alternative-fuel vehicles in the City fleet.

Safety and Noise Program 8.5. Give preference to firms using reduced-emission equipment for City contracts, including for services such as trash collection.

Safety and Noise Program 8.6. Amend the Zoning Ordinance to require natural gas connections and exterior electrical outlets.

Safety and Noise Program 8.7. In consultation with the Bay Area Air Quality Management District, identify sources of odors and toxics and amend the Zoning Ordinance to establish buffer zones around those sources.

Housing Element

Introduction

California planning law provides more detailed requirements for the housing element than for any other element of the general plan. The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." The housing element establishes policies for the community to implement to ensure that all that is publicly possible is being done to provide safe, decent housing for its current and future residents. The City of Pleasant Hill last updated its Housing Element in 1990. In accordance with State law, this Housing Element covers the period from January 1, 1999, through June 30, 2006 (the other General Plan elements extend to 2025).

Article 10.6 of the California Government Code requires each city and county to analyze housing needs and establish goals, policies, programs, and quantified objectives to meet the identified needs. The analysis must address all economic segments of the community, the city's share of the regional housing need, and the housing needs of special groups such as the elderly, disabled, homeless, large families, and single parents. The City must either identify vacant or redevelopable sites that can provide sufficient housing to meet these needs, or include programs in the housing element to identify additional sites or make additional land available for housing.

The fair share of regional housing needs in the city and surrounding Sphere of Influence is derived from the Association of Bay Area Governments (ABAG) Regional Housing Needs Determination (RHND) of March 2001 and population and housing estimates (*Projections 2000* report), the U.S. Census Bureau, and the California Department of Finance (the official source of demographic data for State planning and budgeting).

Public Participation

Government Code §65583(c)(6)(B) requires the City to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." In conjunction with the concurrent update of the City's General Plan, the City Council in November 2000 appointed a broad-based General Plan Policy Task Force with citizens from different geographic areas and economic segments in the city, financial and real estate professionals, decision-makers, and others to provide significant policy guidance. The Task Force included two representatives from the City Council, two from the Planning Commission, one from the Mount Diablo Unified School District, one from Diablo Valley Community College, one from the Pleasant Hill Recreation and Park District, one from the Chamber of Commerce, a local high school student, a member of the Traffic Safety Committee, a representative of the Committee on Aging, a representative of the Citizens' Advisory Committee on redevelopment, a representative of the Education and Schools Advisory Committee, and three citizens appointed at large.

The Task Force met 10 times from May 2001 to May 2002 to ~~formulating~~ formulate General Plan goals, policies, and programs. Housing was discussed at all of the meetings, and community members were given the opportunity to ask questions and recommend changes to the draft Housing Element goals, policies, and programs. The January and February 2002 meetings were devoted to the economics of commercial and residential uses, with attention to five specific sites with potential for development or redevelopment. The March meeting was devoted entirely to housing. In April 2002 the Planning Commission held a study session on the Housing Element.

In addition to Housing Element input from the Task Force, 15 stakeholders identified by the City as having special knowledge of the community and its land use and housing issues were surveyed and interviewed in 2000 as part of the update of the General Plan and Housing Element. Their comments were used to inform the initial preparation of General Plan goals, policies, and programs, including those for the Housing Element. The interviewees included four of the five City Council members, plus many of the people who became Task Force members, or other representatives of their organizations or agencies, plus a "soccer mom," a high school student, and a local builder.

Each meeting of the Task Force and Planning Commission is videotaped and rebroadcast, and the Housing Element is posted on the City's web site (http://www.ci.pleasant-hill.ca.us).

Evaluation of Previous Housing Element

The previous housing element sought to increase the proportion of affordable multifamily units, primarily to accommodate larger families and the increasing number of senior citizens. To a considerable extent, the City has been successful in achieving this objective (see *Table H1*).

Another key objective of the previous housing element was conserving and rehabilitating homes. In 1992 the city took a significant step toward preserving its existing housing stock by instituting the Housing Rehabilitation Loan Program, which uses Redevelopment Agency housing set-aside funds to provide low-interest amortized or deferred loans to very low and low income homeowners. In addition, Pleasant Hill is continuing its participation in the County Neighborhood Preservation program, which also extends low interest loans for rehabilitation of owner-occupied and rental housing.

The goals and policies contained in the previous housing element were appropriate to meet the housing needs of the city. This updated element builds on that foundation, while taking into account the fact that the city is substantially developed and few (though significant) prospects remain to increase housing opportunities. This element contains specific implementation programs, quantified objectives and an aggressive below market rate housing program. Another priority of this housing element is conservation and rehabilitation of existing homes.

Table H1. Evaluation of Previous Housing Element

Program	Quantified Objective	Achievement	Further Progress Needed
Goal 1: Maintain and create a diversity of housing			
Policy 1 - Implement Housing Element programs			
Program 1.1 - Establish a Housing Advisory Committee		Redevelopment Advisory Committee now fills this role.	The Redevelopment Advisory Committee will continue in this role.
Program 1.2 - Encourage affordable housing in every residential development, and for every non-residential proposal, consider a mix of uses that includes housing.		City staff provides developers with information regarding affordable housing and mixed-use opportunities. The City's Zoning Ordinance includes affordable and inclusionary regulations.	No other language needed. Zoning Ordinance language provides direction and sets parameters.
Policy 2 - Monitor residential and job producing development to maintain jobs and employed resident balance.			
Program 2.1 - Prepare an annual report that describes the amount and type of commercial development.		Annual vacant land inventory provided to ABAG annually since 1982.	~~Continue to prepare and complete report.~~
Policy 3 - Active leadership in implementing ~~HE~~ Housing Element policies and programs.			
Program 3.1 - Annual report on amount and type of housing activity tied to updated summary of the City's housing needs.		Not done.	Have Housing Coordinator prepare annual report.
Program 3.2 - Work with TRANSPAC and the other transportation sub-regions to maintain jobs/housing balance and limit traffic congestion		There have not been any new housing development proposals that generate 100 or more peak hour trips per day.	Continue to monitor housing development and traffic congestion.
Goal 2: Encourage a variety of housing			
Policy 4 - Consider construction of small-lot, single-family units and single-family attached units.			
Program 4.1 - Adopt state required density bonus levels.		Zoning ordinance 35-5.6 B8 allows a flexible density bonus.	Continue to promote density bonus.
Program 4.2 - 10 to 15 percent of all housing projects of more than 5 units affordable to low- and moderate-income occupants.	*151 units*	Inclusionary zoning adopted (Zoning Ordinance 35-5.6B).	Continue to promote affordable housing through inclusionary ordinance.
Policy 5 - Participate in programs assisting production of affordable units.			
Program 5.1 - Participate with County in programs that assist households in purchase of their first home.	*5 units*	City participates in ~~MCC~~ Mortgage Credit Certificate (MCC) program with County. Redevelopment Agency has provided funds for affordable housing.	Continue participating in County MCC program.
Program 5.2 - Require an "in-lieu" fee from developers.		Planning commission may approve in-lieu fees after finding that including affordable housing in development is not feasible.	Consider standardizing in-lieu fee (i.e. x$ per sq ft of total living space).

Program	Quantified Objective	Achievement	Further Progress Needed
Goal 3: Preserve affordable housing			
Policy 6 - Ensure that units produced for low- and moderate-income households are maintained as affordable units.			
Program 6.1 - Prohibit conversion of affordable units to market rate for 30 years.		Zoning Ordinance 35-5.6B6 provides for minimum period of affordability 20 years, or longer if required by financing or subsidy program.	Change affordability minimums in Zoning Ordinance from 20 to 30 yrs.
Program 6.2 - Work with owners of assisted housing at risk of converting to market rate to maintain subsidized units.		Two projects with a total of 122 units were identified as "at-risk" during the previous housing element period: The Chateau III and Pleasant Hill Village. Because Pleasant Hill Village opted out of the HUD Section 8 program, the City provided the senior residents with information about the conversion. The tenants can use their vouchers to stay as long as they desire or move to any eligible rental unit. For Chateau III, the City issued $10,355,000 Variable Rate Multifamily Housing Revenue Bonds.	Continue to monitor assisted housing for at-risk conversions. Continue to support applications for alternate sources of funding and consider the use of redevelopment housing set-aside funds in such actions.
Program 6.3 - Ensure that occupants of BMR units meet income requirements.		City monitors compliance of BMR units through annual reports submitted by owners of assisted BMR units.	Continue monitoring for compliance with BMR requirements.
Program 6.4 - Require resale and rental controls on BMR units.		See program 6.3	
Policy 7 - Provide incentives for senior housing, and housing for the developmentally, mentally and physically disabled.			
Program 7.1 - Establish a Housing Trust Fund	*35 lower income units*	Redevelopment Agency Housing Set-aside. These funds are used for the Housing Rehab program. City also has a dedicated account for in-lieu funds.	Continue using Redevelopment Housing Set-Aside funds for housing rehab loan program. Spend in-lieu funds only for affordable housing.
Program 7.2 - Consider granting density bonuses in addition to those required by state law for senior housing projects.	*120 senior units*	Senior housing project on Oak Park Blvd received increased density bonus.	Continue granting density bonuses for senior housing.
Program 7.3 - Apply for State and federal funds, and encourage the use of private financing mechanisms.		Redevelopment, CDBG, and tax credit funds were used to make 99 of 100 units at Hookston Senior Homes and all 70 units at Grayson Creek affordable to very low and low income households.	Continue applying for state and federal monies and leveraging private funds.
Program 7.4 - Use redevelopment housing set-aside funds to fund housing programs.		~~RDA~~ Redevelopment Agency low / moderate income housing fund currently has $450,000. $2.2 million has been expended on housing projects, including Grayson Creek and the housing rehab program.	Continue the housing rehab program. Develop first-time homebuyer program.

Program	Quantified Objective	Achievement	Further Progress Needed
Program 7.5 - Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing.		The City worked with Affordable Housing Associates and provided redevelopment funds to facilitate the purchase and rehabilitation of the 100-unit Hookston Manor project, which has 99 units affordable to very low and low income households. The City worked with BRIDGE Housing to facilitate construction of a 70-unit very low income Grayson Creek project.	Continue to work with non-profit housing developers to provide affordable housing in the City.
Program 7.6 - Encourage limited equity residential cooperatives.		A 32-unit cooperative completed in 2000, Pleasant Hill Co-housing has a number of low and moderate income owners as determined by a 2002 survey of the current owners.	Continue to encourage cooperative housing.
Program 7.7 - Provide developers the opportunity to use tax-exempt revenue bonds.		Although revenue bonds have been used in the past, none were issued in the 1990 ~~HE~~ Housing Element period.	Issue revenue bonds if the opportunity arises.
Goal 4: Diversity in tenure, type, size, location and price			
Policy 8 - Maintain a balance of new residential development in response to demand resulting from employment growth.			
Program 8.1 - Encourage a mix of land uses and residential densities.		The city continues to allow housing with a use permit in RB (retail) and PAO (office) zones. Residential districts allow between 2.2 and 38.6 units per acre. 32 units were constructed in the Downtown RB zone (Crescent Walk).	Continue to allow mixed use.
Program 8.2 - Allow land designated for office uses to accommodate residential development.		Rezoned a 5.6-acre site at 100 Hookston Road and approved a 46-unit project (Village Square I and II). The developer paid a fee of $160,000 in-lieu of developing two low-income units.	Continue allowing mixed use.
Policy 9 - Allow a variety of housing types			
Program 9.1 - Encourage residential care and skilled nursing facilities for seniors.		Congregate care and residential care are permitted uses in all residential zones. Several long-tem residential care facilities have recently begun operation in the City in residential zones. 278 units built (Chateau III, St. Teresa and Aegis)	Continue encouraging residential care and skilled nursing facilities for seniors.
Program 9.2 - Develop a public relations program to publicize second unit ordinance.	*25 units*	City relies on verbal communication with developers. 40 second units were constructed during the planning period.	Increase City promotion of second unit ordinance.
Program 9.3 - Allow manufactured housing in residential districts.		Accomplished (Zoning Ordinance 35-5.6E). One manufactured home built during the previous ~~HE~~ Housing Element period.	Continue to allow manufactured housing in residential districts.

Program	Quantified Objective	Achievement	Further Progress Needed
Policy 10 - Ensure new development is compatible with surrounding neighborhoods.			
Policy 11 - Support efforts to provide temporary shelter for homeless persons.			
Program 11.1 - Allow emergency shelters and transitional housing in industrial and public/semi-public districts.		Accomplished (~~Z.O.~~ Zoning Ordinance Schedule 35-6.2). The City approved a proposal for a transitional shelter in an apartment building.	Continue allowing emergency and transitional housing in City.
Program 11.2 - Monitor statistics regarding homeless shelter needs.		The City, as part of the Contra Costa Consortium, monitors homeless needs through the Consolidated Plan.	Continue to participate in regional efforts.
Program 11.3 - Investigate a homeownership assistance program.		The Housing Coordinator has been investigating using redevelopment housing set-aside funds for a first-time homebuyer assistance program.	Housing Coordinator will propose homeownership assistance program during the next housing element cycle.
Program 11.5 - Facilitate projects for Disabled Persons Housing.		None	Continue to promote this type of housing.
Program 11.6 - Encourage housing for the mentally disabled.		None	Continue to promote this type of housing.
Policy 12 - Prohibit conversion to condominiums if conversion would reduce rental apartments to less than twenty percent of housing stock.			
Program 12.1 - Enforce condominium conversion ordinance.		No conversions approved.	
Policy 13 - Encourage interjurisdictional development of affordable housing.			
Program 13.1 - Work with neighboring jurisdictions to jointly develop affordable housing.		The City administers Walnut Creek's housing rehab program and has worked with Contra Costa County to jointly fund several affordable housing projects.	Continue to administer the Walnut Creek Housing Rehab program and work with Contra Costa County.
Goal 5: Increase opportunities to develop safe, sanitary and decent housing			
Policy 14 - Remove constraints to production of housing.			
Policy 15 – Shorten review process for affordable and special need housing.			
Program 15.1 - Evaluate existing review procedures and determine ways to reduce the costs of infrastructure.		City revised Zoning Ordinance and procedures in 1998. City uses all CEQA exemptions to fast-track City review.	
Goal 6: Protect and conserve existing housing stock			
Policy 15 - Maintain quality of neighborhoods.			
Program 15.1 - Retain existing residential zoning and discourage non-residential uses in these zones.		Only one rezoning (residential to non-residential) approved in the 1990s.	
Policy 16 - Preserve existing housing stock in sound condition.			
Program 16.1 - Participate in Neighborhood Preservation program in cooperation with County Housing Authority (CCCHA).	*5 units/year; 50 units during HE period*	Ongoing program. Made a normal function of Housing Coordinator and Code Enforcement Program.	Continue to promote and participate in the MCC program.

Program	Quantified Objective	Achievement	Further Progress Needed
Program 16.2 - Continue Housing Rehabilitation Loan Program.	*5 units/year*	Ongoing program. Redevelopment set-aside used to make low interest rehabilitation loans to qualified homeowners -- 66 units since 1992.	Continue this program.
Program 16.3 - Permit rehabilitation of nonconforming residential uses.		~~Z.O.~~ Zoning Ordinance allows for "routine maintenance and repair," but does not allow it to be "altered or enlarged unless required by law." Residential structures that are razed and rebuilt may continue nonconformity with yard setbacks.	
Program 16.4 - Conduct a citywide survey to determine the need for State and federal funding for residential rehabilitation.		See Section 7.4 above.	
Program 16.5 - Enforce ordinances that improve the appearance of residential neighborhoods.		The City has two full-time code enforcement officers.	Continue with code enforcement.
Program 16.6 - Monitor residential districts for housing suitable for rehabilitation or code enforcement.		The City has two full-time code enforcement officers.	Continue with code enforcement.
Policy 17 - Provide public services and improvements that enhance neighborhood stability.			
Program 17.1 - Review on a biannual basis the Capital Improvement Program (CIP) to determine priorities.		Ongoing program. CIP modified to emphasize neighborhood stability and safety.	Continue to review and update CIP.
Policy 18 - Facilitate programs.			
Program 18.1 - Determine feasibility of starting house sharing through the City's Senior Center.		Not done.	~~Discuss options with the Director of the Senior Center.~~
Policy 19 – Discourage conversion of residential uses to other uses or higher priced housing.			
Goal 7: Assure equal housing opportunities for all			
Policy 20 - Ensure that individuals and families seeking housing are not discriminated against on the basis of age, sex, family structure, national origin, or other arbitrary factors.			
Program 20.1 Support efforts of organizations working to eliminate discrimination in housing.		Housing Alliance of Contra Costa County did not receive any complaints of housing discrimination in Pleasant Hill during 1990 Housing Element period.	
Program 20.2 - Promptly address complaints of discrimination in the sale, rent, and development of housing.		Housing Coordinator acts as ombudsman for these issues.	Continue to use Housing Coordinator in this capacity.
Program 20.3 - Encourage developers to provide amenities for single heads of households, the disabled, and senior citizens.		Not done.	
Goal 8: Encourage energy conserving practices in existing dwellings and new development			
Policy 21 - Encourage energy conservation practices for new and existing residential dwellings.			
Program 21.1 - Enforce the state's Energy Conservation Standards for new residential construction and additions to existing structures.		Ongoing. Enforced by Building Department; encouraged through Housing Rehab program.	Continue to enforce through building department and encourage through Housing Rehab program.

Program	Quantified Objective	Achievement	Further Progress Needed
Program 21.2 - Encourage innovative designs to maximize passive energy efficiencies.		Accomplished through City's Architectural Review Committee.	Continue to encourage.
Program 21.3 - Disseminate information and support efforts by public utilities to encourage home conservation.		Staff explored possibility of coordinating energy conservation education with CHEERS, a non-profit home energy rating corporation. CHEERS approached City with idea of starting a pilot program to assess citywide energy usage, and educate citizens on ways that various types of energy use can be reduced.	Follow up on CHEERS pilot program concept.
Goal 9: Encourage and support public participation in the formulation and review of the City's housing and development policies			

Local and State Housing Advocates Break Ground at Grayson Creek

Population and Employment Trends

Population

Some U.S. Census data used in this Housing Element are from 1990; 2000 data available in time for this update are included and specifically cited. Most projections are from ABAG *Projections 2000*. Some data and estimates are from the State Department of Finance (DOF). Both ABAG and DOF estimates differ from census data for 2000. For example, ABAG lists city population as 33,300 compared to 32,837 in the Census, and households as 13,450, compared to 13,753 in the Census (see *Table H2*).

All of the population growth in Pleasant Hill in the 1990s occurred in the second half of the decade. (ABAG estimates indicate that the city population actually declined slightly from 1990-1995.) From 1995-2000 the city grew almost 6 percent, an annual rate of 1.12 percent. This growth rate is expected to decrease to 0.65 percent between 2000 and 2005 and even less in later years. By 2020, the final year of current ABAG projections, Pleasant Hill is expected to have 36,200 people living within the city limits.

Table H2. Population Estimates and Projections, 1990-2020

Population	1990	1995	2000	2005	2010	2015	2020
City	31,583	31,500	32,837	34,400	35,000	35,400	36,200
Increase		-83	1,800	1,100	600	400	800
Percent Increase		-0.26%	4.24%	4.76%	1.74%	1.14%	2.26%
Annual Rate of Increase		-0.05%	0.83%	0.93%	0.35%	0.23%	0.45%
Sphere of Influence	5,023	5,100	5,100	5,100	5,100	5,100	5,100
Increase		77	0	0	0	0	0
Percent Increase		1.53%	0	0	0	0	0
Annual Rate of Increase		0.30%	0	0	0	0	0

Source: ABAG Projections 2000, U.S. Census

An additional 5,100 people live in the Sphere of Influence (SOI), about 14 percent of the total city-plus-SOI population. ABAG projections show no growth in the SOI population during the next 20 years. Total population of the City plus SOI is projected to be 41,300 in 2020.

In evaluating housing needs, it is important to distinguish between the household population (those people living in single-family homes, condominiums, apartments, mobile homes or other housing units) and the group quarters population, those people living in institutions such as nursing homes, dormitories, or prisons. Pleasant Hill has only about 500 people living in group quarters (see *Table H3*). ABAG group quarters and household population projections are provided for the City plus SOI only; there is no separate tally for the city alone. Census data from 1990, however, showed 411 people living in group quarters in the city limits, all of whom were residents of nursing homes. The ABAG and Census data indicate that more than 98 percent of residents live in households and less than 2 percent live in group quarters.

Table H3. City/SOI Household and Group Quarters Projections

Population	1990	1995	2000	2005	2010	2015	2020
In Households	36,142	36,100	37,900	39,000	39,600	40,000	40,800
Increase		-42	1,800	1,100	600	400	800
Percent Increase		-0.12%	4.99%	2.90%	1.54%	1.01%	2.00%
Annual Rate of Increase		-0.02%	0.98%	0.57%	0.31%	0.20%	0.40%
In Group Quarters	464	500	500	500	500	500	500
Increase		36	0	0	0	0	0
Percent Increase		7.87%	0.00%	0.00%	0.00%	0.00%	0.00%
Annual Rate of Increase		1.53%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: ABAG, Projections 2000

The minority population of Pleasant Hill represents a small but growing proportion of the total population (see *Table H4*), although the percentage is significantly lower than that in the county. Pleasant Hill experienced an increase in number of people of Hispanic and Asian origin, as immigration from these areas to the San Francisco Bay Area continues. Those identified by the Census as "Hispanic" climbed from 7 percent in 1990 to 8.1 percent in 2000, and "Asian" rose from 7 percent to 11.5 percent.

Table H4. Ethnic Composition

Population Group	1990		2000	
	Number	Percent	Number	Percent
White (non-hispanic)	26,654	84.4%	25,139	73.5%
Black	363	1.1%	682	2.0%
Hispanic (all races)	2,153	6.8%	2,767	8.1%
Native-American (non-hispanic)	329	1.0%	427	1.2%
Asian / Pacific islander	2,069	6.6%	3,927	11.5%
Other (non-hispanic)	17	0.1%	1,238	3.6%
Total	31,585	100.0%	*34,180	100.0%

Source: U.S. Census 1990 and Census 2000, Table DP-1.
**Exceeds city population because individuals may report more than one race.*

Households

The Census Bureau defines a household as "a person or group of persons who live in a housing unit." The people who make up a household do not have to be related. ABAG estimates the number of households separately for the city and SOI. ABAG projections show the number of households declining in the SOI while continuing to increase in the city (see *Table H5*). Comparing household growth with population growth shows that while population increased much faster than the number of households from 1995-2000, the growth rates are expected to move closer together, and the rate of household growth will eventually overtake population growth (see *Figure H1*). As a result, average household size will eventually decline in Pleasant Hill, contrary to trends for the county

and state, where household size is expected to continue to increase. This is consistent with projections of an increasing proportion of elderly people, who tend to live in smaller households.

Two-person households are the most common in Pleasant Hill. In 2000, only 6 percent of all households had more than four persons (see *Table H6*). The 2000 Census also shows that owners occupy 63.5 percent of housing units (up from 62 percent in 1990), and the vacancy rate is 0.5 percent for ownership units and 1.4 percent for rental units.

Table H5. Household Projections, 1990-2020

Households	1990	1995	2000	2005	2010	2015	2020
City Only	13,003	13,060	13,450	13,750	13,990	14,190	14,580
Increase		57	390	300	240	200	390
Percent Increase		0.44%	2.99%	2.23%	1.75%	1.43%	2.75%
Annual Rate of Increase		0.09%	0.59%	0.44%	0.35%	0.28%	0.54%
SOI	2,135	2,040	2,000	1,940	1,940	1,930	1,980
Increase		-95	-40	-60	0	-10	50
Percent Increase		-4.45%	-1.96%	-3.00%	0.00%	-0.52%	2.59%
Annual Rate of Increase		-0.91%	-0.40%	-0.61%	0.00%	-0.10%	0.51%

Source: ABAG, Projections 2000

Figure H1. Population and Household Growth Rates, 1995-2020

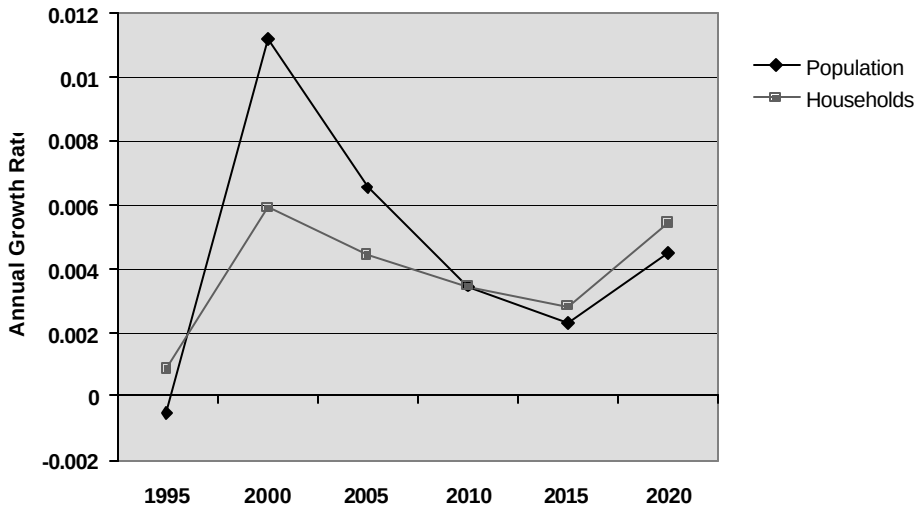


Table H6. Household Size and Ownership, 2000

Persons/ HH	Owner	Renter	Total	Percent
1	1,926	2,078	4,004	29
2	3,251	1,585	4,836	35
3	1,495	708	2,203	16
4	1,431	438	1,869	14
5	437	154	591	4
6	127	42	169	1
7 or More	60	21	81	1
Total	**8,727**	**5,026**	**13,753**	**100**

Source: U.S. Census

Employment

The effect of employment trends on planning for housing is measured through the ratio of jobs to housing. If a city does not have enough units to house the workers employed in the city, the cost of housing is pushed up as people compete for the limited number of units. Workers who lose out in that competition must find housing elsewhere and commute to work, increasing traffic problems in and between the cities where they live and work.

The jobs / housing balance can be expressed in two ways: as the ratio of jobs to households; or as the ratio of jobs to employed residents (see *Table H7*). In the Bay Area, there are 1.42 workers per household, so a city that has more than 1.42 jobs per household will have a jobs / housing imbalance. In the economy as a whole, there would be one employed resident for every job (ignoring unfilled jobs), so a city with more than one job per employed resident would also have a jobs / housing imbalance.

Table H7. Jobs/Housing Balance, 1990-2020

Component	1990	1995	2000	2005	2010	2015	2020
Jobs	16,900	16,700	18,980	19,730	20,450	21,350	22,470
Households	15,138	15,100	15,450	15,690	15,930	16,120	16,560
Employed Residents	21,796	20,500	22,400	23,700	24,900	25,400	26,300
Jobs per Household	1.12	1.11	1.23	1.26	1.28	1.32	1.36
Jobs per Employed Resident	0.78	0.81	0.85	0.83	0.82	0.84	0.85

Source: ABAG Projections 2000

Pleasant Hill currently has more housing than needed to accommodate the number of jobs in the city, with 1.23 jobs per household and 0.85 jobs per employed resident. Pleasant Hill is thus a net provider of housing for those who work in other communities. The jobs / housing ratio is expected to remain stable throughout the period covered by ABAG projections.

Housing Needs

As part of the housing element law, the State has adopted a process for determining each local jurisdiction's fair share of regional housing needs. The process begins with the state Department of Housing and Community Development (HCD) meeting with each regional council of governments to determine the need for new housing in that region. The regional council of governments is then required to determine what share of that regional housing need should be assigned to each city and county. The requirements for each jurisdiction include a share of housing needs for all income levels: very low income (less than 50 percent of the area median income); low income (50-80 percent of median income); moderate income (80-120 percent of median income); and above moderate income (more than 120 percent of median income).

ABAG and HCD determined that the nine-county Bay Area has a need for 230,743 new housing units during the period from January 1, 1999 to July 1, 2006. ABAG allocated shares of this need to cities by calculating each city's share of the projected increase in the number of jobs and households during that period. Cities are also assigned a share of the housing needs for their spheres of influence. Pleasant Hill's share of regional housing needs is 714 units over the 7.5-year period, or 95 units per year: 18 percent of the units are needed for very low income households, 11 percent for low income households, 25 percent for moderate income households, and 46 percent for above moderate income households (see *Table H8*).

Cities are not expected to actually produce this number of units; it is assumed that production of housing will be carried out primarily by the private sector and will be affected by market conditions and other factors beyond a city's control. Instead, the City must create conditions through zoning and land use policies that would allow the private sector to construct the targeted number of units. If the Housing Element shows that current conditions would not permit meeting the targets, the City is expected to develop policies and programs to create conditions under which the units could be constructed. These policies and programs can include rezoning or other changes in land use policies, direct City subsidies to developers, or participation in County, State, or federal programs to assist in the production of housing.

The 714 units assigned as Pleasant Hill's fair share include 73 units attributable to the unincorporated sphere of influence even though ABAG projections show no increase in population projected for the SOI and predict a decline in the number of SOI households. *Table 8* shows that since counting toward the 1999-2006 regional housing needs requirement began (on January 1, 1999), 337 units have already been constructed. *Table H8* includes ~~49~~ 32 very low and ~~50~~ 20 low income price-restricted rental units preserved at Hookston Manor, 12 low income owner-occupied units assisted by the City Housing Rehabilitation Loan program, and 7 very low income units at Pleasant Hill Co-housing that qualify based on owner income.

Table H8. City Share of Regional Housing Need, 1999-2006

Income Category	% of City 1990	Units 1999-2006	Conventional Provided	Assisted Provided	Add'l. Needed
Very Low (<50% median)	16	129	0	~~49~~109	~~80~~ 20
Low (50-80% median)	11	79	7	~~62~~54	~~10~~ 18
Moderate (80-120% median)	23	175	~~45~~44	0	~~130~~ 131
Above Moderate (>120% median)	50	331	197	0	134
Total	**100**	**714**	**~~249~~248**	**~~111~~163**	**~~354~~ 303**

Age Distribution

The population of Contra Costa County is aging: people over 65 years old made up only 11 percent of the population in 1990, but are estimated to be 20 percent of the population in 2020 (ABAG provides age projections only at the county level). Pleasant Hill in 1990 had a slightly higher proportion of elderly (12 percent projected by ABAG for 2000, compared to an actual 13.2 percent according to Census 2000). The aging trend is expected to follow the pattern in the rest of the county (see *Table H9*).

Table H9. Age Distribution by Percent, 2000-2020

Age Group	2000	2005	2010	2015	2020
<19	28	27	26	25	25
20-39	26	25	25	26	26
40-64	33	34	33	31	29
65+	12	13	15	18	20
Median Age	*36.7*	*37.6*	*38.1*	*38.6*	*39.1*

Source: ABAG Projections 2000

Although ABAG projected that the proportion of people in Pleasant Hill under 19 years old would decline from 28 percent in 2000 to 25 percent in 2020, the 2000 Census indicates that this population segment had already dropped to 23.5 percent. The Census also listed the median age in the city as 39 years, indicating that aging of the local population is probably occurring more rapidly than projected. About half of seniors lived in family households in 2000, either with a spouse, children or other relatives (see *Table H10* and *Figure H2*). Elderly women were more likely to live alone: 37 percent of women over 65 lived alone in 2000, compared to 10 percent of senior men.

Aegis Senior Housing

Elderly individuals ~~are typically~~ on fixed incomes ~~and~~ may find themselves in need of affordable housing and/or housing cost assistance. Seniors may also

require assistance with domestic chores and activities, such as driving, cooking, cleaning, showering or even climbing stairs. For elderly people who live alone, or who don't have relatives able to care for them, the need for assistance may not be met.

Table H10. Household Type for Persons 65 Years and Over, 2000

Household Type	2000	
	Number	Percent
Family Households	1,352	50%
Group Quarters	79	3%
Male Living Alone	284	10%
Female Living Alone	1,024	37%
Total Households 65 Years and Over	2,739	100%

Source: U.S. Census

Table H11. Senior and Group Care Facilities, 2001

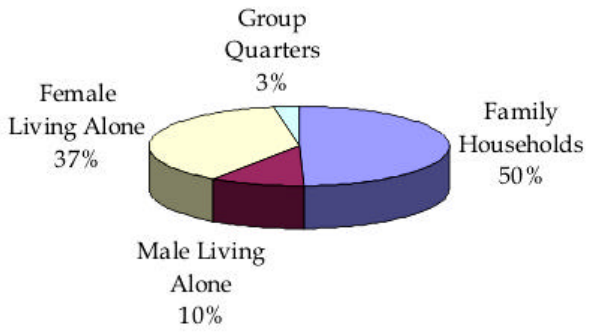
Facility	Units	Location	Financing
Senior Housing			
Aegis	76	1660 Oak Park Boulevard	Private
Hookston Manor	100	80 W. Hookston Road	HUD Section 8
Pleasant Hill Village	101	100 Boyd Road	HUD Section 8
Ellinwood	152	400 LongbrookWay	Mun. Rev. Bond
The Chateau I	112	2770 Pleasant Hill Road	Tax-Exempt Bonds
Chateau III	131	175 Cleaveland Road	Tax-Exempt Bonds
Total	*672*		
Group Care Facilities	**Beds**		
Baywood	166	550 Patterson Boulevard	Private
St. Teresa (SNF)	162	540 Patterson Boulevard	Private
Rosewood (ICF/SNF)	117	1911 Oak Park Boulevard	Private
Oak Park (SNF)	45	1625 Oak Park Boulevard	Private
The Chateau II	37	2770 Pleasant Hill Road	Private
P.H. Village	152	100 Boyd Road	Private
Total Group Care	*679*		

Source: Crawford Multari & Clark, 2000.

There are 672 residential and 679 group care units for seniors in Pleasant Hill (see *Table H11*). There also are at least 49 smaller senior care facilities located throughout the city. There is approximately one senior unit for every 29 residents, which is a higher ratio than for other cities in the county. Of senior householders in 2000, 70 percent were owners. In meeting the needs of the increasing elderly population, the following factors must be considered:

- limited remaining sites suitably zoned for senior housing;
- decreasing State and federal funding to provide additional housing for seniors; and
- physical and/or other restrictions that may limit seniors' ability to maintain their own health and/or the condition of their home.

Figure H2. Senior Households, 2000



Disabled Population

Disabilities may affect a person's housing needs in two ways: a mobility or self-care limitation may require modifications to housing to accommodate the disability; and a work disability may limit a person's ability to afford adequate housing. Some individuals may have more than one type of disability.

Disabilities are much more common among the elderly population: 30 percent of seniors have some form of disability, compared to only 8 percent for people 16-64 years old (see *Table H12*). Eleven percent of seniors reported having both a work disability and mobility/self-care limitations. Only 3 percent reported having a mobility or self-care limitation only, and 16 percent reported having a work disability only. Appropriate modifications to housing units can assist those with mobility and self-care limitations to remain in their homes or to find housing.

Table H12. Mobility, Self-care, and Work Disabilities by Age Group, 1990

Age Group and Disability Type	Persons	Percent
16 to 64 Years		
Work Disability and Mobility/Self-care Limitation	364	2%
Work Disability Only	1,033	5%
Mobility/Self-care Limitation Only	250	1%
No Disabilities	20,088	92%
Total 16-64 Years	**21,735**	**100%**
65 Years and Over		
Work Disability and Mobility/Self-care Limitation	390	11%
Work Disability Only	540	16%
Mobility/Self-care Limitation Only	107	3%
No Disabilities	2,406	70%
Total 65 Years and Over	**3,443**	**100%**

Source: U.S. Census 1990 STF3A, Table P68

Housing assistance programs for lower income households can help those whose incomes are limited by work disabilities. State Administrative Code Title 24 requires that

places of employment, housing, public accommodation, commercial facilities, transportation, communications and public services be accessible to persons with disabilities.

Large Families and Overcrowding

Only ~~8~~ 6 percent of Pleasant Hill households had five or more persons in ~~1990~~ 2000 (see *Table* H6). Large households who are renters may experience significant housing problems due to the low number of rental units (estimated at less than 25 percent) with three or more bedrooms.~~but these large households may nevertheless experience significant housing problems. Large households who are renters certainly have less choice in finding suitable units. While more than 80 percent of owner-occupied units have three or more bedrooms, slightly less than one-fourth of renter-occupied units have at least three bedrooms.~~

While large households may often be overcrowded (defined as more than one person per room), smaller households may also find themselves in overcrowded conditions when their incomes are too low to afford adequate housing. Overcrowding does not appear to be a major problem in Pleasant Hill (see *Table H13*). Only 4 percent of renter households and 1 percent of owner households are overcrowded.

Table H13. Percent of Overcrowd~~ed Conditions~~ing, 1990

	Owners		Renters	
Persons per room	**Households**	**Percent**	**Households**	**Percent**
1 or less	7,970	99%	4,720	96%
1.01 to 1.50	86	1%	64	1%
1.51 or more	29	~0%	135	3%
Total	**8,085**	**100%**	**4,919**	**100%**

Source: U.S. Census 1990 STF3A,Table H69

Single-Parent Households

Table H14 shows that about 12 percent of Pleasant Hill households are single-parent families. Most of these are headed by women. Even though the number of single-parent families is relatively small, housing problems for this group can be significant. Bay Area households have an average of 1.4 workers per household, so any household with only one person able to earn wages is at a significant disadvantage in the housing market. Single parents may also have to take more time off from work to care for their children. Many single-parent households are also at a high risk of becoming homeless because of their lower incomes and the lack of affordable housing and support services. Planning for housing development to serve single-parent families may require on-site child-care facilities.

Table H14. Household Type and Presence of Children, 2000

Household Type	Households	Percent
Married-couple with own children under 18	2,981	22%
Married-couple without own children under 18	3,678	27%
Male Householder, no wife present	494	4%
Female Householder (no husband present) with own children under 18	624	4%
Female Householder (no husband present) without own children under 18	621	4%
Non-family Households	5,355	39%
Total	**13,753**	**100%**

Source: U.S. Census

Persons in Need of Emergency Shelter

State housing element law requires the analysis of the special housing requirements of persons and families in need of emergency shelter, and identification of adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of emergency shelters and transitional housing.

Pleasant Hill participates in countywide efforts to assist the homeless and those in need of temporary shelter. The County Homeless Plan is overseen by the Homeless Continuum Of Care Advisory Board. This board is made up of three consumer representatives, two homeless advocates, two citizens-at-large, three agency representatives, three city representatives and two representatives each from voluntary organizations, the faith community, business, and County, State and federal agencies.

The primary police department contact with the homeless is a group of about a dozen men with drug and alcohol abuse problems. On average, 50 people, including several women, lack permanent shelter in the city. Most of the homeless pass through the city after one or two nights, and about half of them sleep in cars. Occasionally car-based transient groups have been observed to include children. Housing Policy 4B and accompanying programs provide for transitional and emergency shelter facilities in specific zoning districts. One project, Interfaith Transitional Housing at 2387 Lisa Lane, has already received City approval for a 28-unit facility.

The Housing Alliance and Shelter, Inc. are countywide nonprofit organizations that address homelessness issues by providing services in Martinez including revolving loan and cash assistance programs to help people re-establish and maintain permanent housing; a rental deposit guarantee program that guarantees to landlords that formerly homeless people will repay move-in costs; family counseling; and information and referral services.

Farmworkers

Pleasant Hill has only one small (less than 20 acres), remaining working farm – on the Mangini-Delu property.

Table H15. Percent of Income Paid for Housing, 1990

Income Group	Owners		Renters		All Households	
	Number	Percent	Number	Percent	Number	Percent
Less than $20,000:						
Less than 30 percent	377	54%	128	10%	505	25%
30 percent or more	291	42%	1,129	84%	1,420	70%
Not computed	24	3%	88	7%	112	5%
Total Households <$20,000	692	100%	1,345	100%	2,037	100%
$20,000 to $34,999:						
Less than 30 percent	722	64%	616	49%	1,338	56%
30 percent or more	404	36%	627	50%	1,031	43%
Not computed	0	0%	13	1%	13	1%
Total Households $20,000-$34,999	1,126	100%	1,256	100%	2,382	100%
$35,000 to $49,999:						
Less than 30 percent	738	56%	724	75%	1,462	64%
30 percent or more	585	44%	232	24%	817	36%
Not computed	0	0%	10	1%	10	0%
Total Households $35,000-$49,999	1,323	100%	966	100%	2,289	100%
$50,000 or more:						
Less than 30 percent	3,092	72%	1,303	96%	4,395	78%
30 percent or more	1,182	28%	30	2%	1,212	22%
Not computed	0	0%	19	1%	19	0%
Total Households >$50,000	4,274	100%	1,352	100%	5,626	100%
Total Units	7,415		4,919		12,334	

Source: U.S. Census 1990,STF3A,Table H50, H59

Income and Ability to Pay

The 1990 Census data (used to calculate regional housing need) showed that 50 percent of Pleasant Hill households earned more than 120 percent of the area median income, compared to 42 percent for the region as a whole. Only 16 percent of households earned less than 50 percent of median income, compared to 21 percent for the region.

Despite these high incomes, overpayment for housing is a problem for many Pleasant Hill households, particularly renters. About 36 percent of households were paying more than 30 percent of income for housing in 1990 (see *Table H15*). Thirty percent of income is generally considered to be the amount that a household can afford to spend for housing. If a household spends more than 30 percent it is considered to be overpaying for housing.

Overpayment is much more of a problem for people with limited incomes. Of those earning less than $20,000 in 1989 (approximately equal to the very low income category described above), 70 percent were overpaying, including 84 percent of renters and 42 percent of owners. Renters are more likely to be overpaying in all except the highest

income category. A significant 28 percent of owners earning more than $50,000 a year were overpaying for housing.

The problem of overpayment has become worse over the last decade as Bay Area housing prices have risen to extreme levels. The average home price in Pleasant Hill in mid-2000 was $280,000, up 9 percent over the previous year. In April 2002 the multiple listing service for Contra Costa County included 25 single family homes for sale in Pleasant Hill, with asking prices ranging from $325,000 to $780,000. Nine condominiums were listed for sale, ranging in price from $200,000 to $400,000.

Comparing home prices with the amount that a household would usually be expected to pay for housing (see *Table H16*) indicates that nearly half of city residents (those below median income) could not afford to purchase a single-family home. Low-income households could afford to buy some condominiums, although very few were offered for sale. Moderate-income households could afford to buy homes at the lower end of the range, but the homes at the high end of the range could probably be purchased only by those willing and able to pay much more than 30 percent of their income for housing.

Table H16. Ownership Affordability, 2000

Income Category	% of median income	Income Limit 4-person household	Affordable Home Price
Very Low	50	$37,250	$144,303
Low	80	58,000*	224,687
Median	100	74,500	288,606
Moderate	120	89,400	346,327

Sources: US HUD PDR-2002-02; Knox & Associates.
Assumes 30% of gross income spent for mortgage and interest, 3% downpayment and 7%, 30-year fixed-rate loan.
**Decreased by HUD under its practice to "adjust for areas with unusually high or low incomes or housing costs."*

Pleasant Hill rents would generally be affordable except to large families or those with very low incomes. Rents for apartments in April 2002 ranged from $750-$1200 for studio and one-bedroom units to $950-$1500 for two-bedroom units. A low-income household (80 percent of area median) could afford one-bedroom and some two-bedroom apartments, and median-income households could afford two-bedroom apartments (see *Table H17*). A very low income household, however, would be limited to a studio or lower end one-bedroom unit. Large families would find the rental situation particularly acute, and very few apartments with three or more bedrooms are typically available in the city.

Housing Supply

California Department of Finance estimates show 14,114 housing units in Pleasant Hill in January 2000. Most of these were single-family units, although 26 percent were in buildings with more than five units (see *Table H18*). Pleasant Hill has very few buildings of 2-4 units or mobile homes. Recent construction shows a shift toward more multifamily units: 63 percent of units constructed in 1990-2000 were in buildings of five or more units. However, these units were built in a small number of projects and may not represent a trend.

Table H17. Rental Affordability, 2000

Income Category	% of median income	Income Limit 4-person household	Affordable Rent
Very Low	50	$37,250	$931
Low	80	58,000	1,450
Median	100	74,500	1,863
Moderate	120	89,400	2,235

Source: US HUD PDR-2002-02.See Notes to Table 16

Housing construction in Pleasant Hill was slow in the 1990s. The State estimates that 472 units were built from 1990 through 1999, while City building department records show 558 homes built during the decade. Either figure would make the 1990s the slowest decade for housing construction since before 1940.

Table H18. Housing Units, 1990 and 2000

Type of Unit	1990	2000	% of Total Units	Change 1990-2000	% of New Units
Single-Family Detached	8,118	8,298	59%	180	39%
Single-family Attached	1,457	1,468	10%	11	2%
2-4 Units	656	637	5%	-19	-4%
5 Plus Units	3,363	3,653	26%	290	63%
Mobile Homes	58	58	0%	0	0%
Total Housing Units	**13,652**	**14,114**	**100%**	**462**	**100%**

Source: California Department of Finance; Pleasant Hill Planning Department

Rehabilitation Need

The need for rehabilitation of housing is generally a function of age and maintenance level. About half of the homes in Pleasant Hill are less than 30 years old and unlikely to need rehabilitation unless normal maintenance has been neglected (see *Table H19*). Homes built before 1970 are more likely to need rehabilitation. The one-third of the housing stock built between 1940 and 1960 may require replacement of basic plumbing, heating, and electrical systems (if not already upgraded), and the small number of houses more than 60 years old could be in serious need of rehabilitation.

The maximum life expectancy of a typical roof, concrete driveway, and other housing components is about 40 years. Information from the Contra Costa County Tax Assessor's office shows that 40 percent of the housing units in Pleasant Hill were built before 1961. A "windshield survey" in 2002 of older neighborhoods (Gregory Gardens, Sherman Acres, Poet's Corner, College Park, and Fair Oaks) concluded that about half of the units in those areas (1,775 homes) were candidates for rehabilitation; however, City assistance funds are available only to very low and low income households.

Rehabilitation needs can be complicated by an aging population and high housing costs. Elderly people may be less able to maintain their homes, and people paying a high

proportion of their incomes for mortgage may have little left over for maintenance and replacing major building components. High housing costs can also lead to more rapid deterioration as more people crowd into units to afford rents or mortgages. To meet this need, the Redevelopment Agency created the Housing Rehabilitation loan program in 1992. This comprehensive program makes low-interest loans to qualified homeowners for the rehabilitation of their residences. Most loans repayments (including interest), are deferred until the home is sold.

Table H19. Age of Homes

Year Built	Number	Percent
1939 or earlier	175	1%
1940 - 1949	1,594	11%
1950 - 1959	3,283	23%
1960 - 1969	2,106	15%
1970 - 1979	2,775	20%
1980 - 1989	3,720	27%
1990 - 1999	461	3%
Total Units	**14,114**	**100%**

1990 Census; CA Department of Finance

At-risk Units

Housing elements are required by State law to include an inventory and analysis of federally assisted multifamily housing units "at risk" of conversion to market-rate housing. The inventory has to account for all units for which subsidies expire within the period starting at the statutory date for housing element revision and running for the following 10 years.

A total of 310 affordable or below market rate units (2 percent of the City's total housing stock) have been developed in the city through the utilization of Redevelopment Housing Set-aside, HCD Multifamily Housing Program, federally subsidized Section 221 (d)(4), Section 8 or Section 202 programs, Community Development Block Grants, and through tax-exempt bond financing (see *Table H20*). Additional funding available to preserve at-risk units in the city include federal HOME Program funds and administrative fees collected by the County Housing Authority. Local entities capable of acquiring and managing at-risk units in Pleasant Hill include Affordable Housing Associates and SHELTER Inc., which have expressed interest in working with the City to preserve housing affordability.

Only 25 subsidized units in Pleasant Hill are at risk of conversion to market rate during the 10-year period from 2002-2012. All of these are non-elderly apartments at 102 Chilpancingo Parkway (Chilpancingo Vista). Preserving these units would require a subsidy of about $200 per unit per month or $60,000 per year, while replacing the units would cost roughly $5,700,000.
The previous housing element noted that some units subsidized under the federal Section 8 rental subsidy program could be lost before 1999. In fact, the Pleasant Hill

Redevelopment Agency, consistent with the City's commitment to affordable housing, recovered 99 such units previously lost. The City of Pleasant Hill facilitated the purchase and rehabilitation of Hookston Manor by a nonprofit housing provider (Affordable Housing Associates) by providing $500,000 of the more than $6 million cost. Hookston Manor was built as a 100 unit, senior, affordable apartment project, but its affordability restrictions expired in 1995. The owner had been, for several years, in the process of selling the facility as a market rate complex. In 1999, as a direct result of Pleasant Hill's efforts, 99 units were purchased, rehabilitated, and added back to the city's affordable housing stock. These units are new affordable units rather than "preserved" units precisely because the City required that 99 units (one of the 100 units is reserved for the complex's manager) be restricted to Low and Very Low Income seniors for 55 years from 2000 forward, and because so many years had elapsed between the termination of the units' original affordability requirements in 1995 and their City-financed purchase and rehabilitation.~~The previous housing element indicated a concern that some units subsidized under the federal Section 8 rental subsidy program would be lost prior to 1999. the Redevelopment Agency assisted with the purchase and rehabilitation of Hookston Manor by a nonprofit housing provider (Affordable Housing Associates). Hookston Manor is a 100 unit, senior, affordable apartment project whose affordability restrictions had expired and the previous owner was attempting to sell it as a market rate complex. In return for its assistance, the Redevelopment Agency required that all 99 units be restricted for 55 years.~~

Table H20. Assisted Housing Units

Development	Units	Affordable Units	Subsidy	Date Deed Restrictions Expire
Chilpancingo Vista	*25*	*25*	*Section 202*	*8/31/2002*
Brookside Apts.	144	29	Variable Rate Multifamily Mortgage Revenue Demand Bond	8/01/2018
Ellinwood Apts.	154	31	Multifamily Revenue Bonds	4/01/2020
The Chateau I and II	150	30	Tax-Exempt Bonds*	8/01/2030
Chateau III	131	26	Tax-Exempt Bonds	7/15/2031
Grayson Creek	70	70	Redevelopment, CDBG, MHP	2057
Hookston Manor	100	99	Redevelopment, CDBG	2053
Total	**774**	**310**		

**Industrial tax bonds with no affordability requirements; units must be occupied by low or moderate income households.*

Affordable Housing Development Potential

Pleasant Hill has a limited supply of land available for new housing construction. Less than 200 acres of vacant land are designated for housing, which could accommodate between 157 and 789 new housing units (see *Table H21*). The low estimate is based on the assumption that no single-family parcels will be subdivided and that multifamily

parcels will be developed at the low end of the permitted density range. The high estimate assumes that single-family parcels will be subdivided to achieve the maximum number of units permitted by the general plan category and that multifamily parcels will be developed at the high end of the permitted density range. Neither estimate assumes any change to general plan categories. Meeting the City's regional housing fair share requirement of 714 units would require developing many vacant parcels ~~(including some in the SOI)~~ at medium to high densities.

Table H21. Vacant Residential Land, 2002~~1~~

Land Use Designation	Units/ Acre	Parcels	Acres	Potential Units
Single Family Low	1.3-3	16	168	504
Single Family Medium	3.1-4.5	30	20	88
Single Family High	4.6-6.9	7	6	39
Multifamily Very Low	7-11.9	1	1	10
Multifamily Low	~~7~~12-19.9	~~1~~2	~~0~~1.6	~~6~~24
Multifamily Medium	20-29.9	6	5	152
Multifamily High	30-40	0	0	0
Total		**~~60~~ 62**	**~~199~~ 201.6**	**~~789~~ 817**

City affordable housing provisions require developers of more than five units to dedicate 10 percent (not including density bonus) for low-income households, 5 percent for very low-income households, or 25 percent for seniors. Single-family development may meet the requirements by providing 20-25 percent second units. Units are required to remain affordable for 20 years (or longer if required by other subsidy or financing programs).

The Zoning Ordinance allows second units on all residential lots with a use permit, except in the MRL, MRM, and MRH zoning districts. A second unit is attached to the primary structure, does not exceed 640 square feet in size, and has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing since they can be constructed relatively inexpensively and have no associated land costs. They can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

State law allows the City Redevelopment Agency to acquire land and subsidize and encourage new development, and requires the agency to set aside 20 percent of revenues for the development of affordable housing. Pleasant Hill has two designated redevelopment areas, Commons and Schoolyard, both of which have housing components.

Table H22 lists specific sites potentially available for development of housing during the current planning period, including housing for households of very low and low income ~~housing projects~~. The sites identified in *Table H22* include all those the City currently knows about, and the numbers of potential net units are the City's best current estimates.

Indeed, *Table H22* represents a realistic, achievable effort to provide affordable housing. As of January 2003, the City had produced 109 of the RHND-required 129 very low income units through actual construction or preservation. An additional 20 units were in the review process, to be constructed by 2006. Of the required 79 low income units, the City has caused 61 units to be built, approved, or preserved. An additional 18 units were being processed by the Redevelopment Agency as of January 2003 to be constructed by mid-2006.

As of January 2003, the total number of units constructed and under construction in Pleasant Hill since January 1, 1999, totaled 664 units, just 70 units below the ABAG RHND goal for mid-2006.

Table H22. Potential Sites for Housing, 1999-2006

[New table; replaces table in May 2002 draft]

Parcel(s)	Address	Ac.	Existing Use/ Units	Existing Zoning	Proposed General Plan Land Use	Proposed Zoning	Constraints[2]	Potential Units, Net[1]				
								Very Low	Low	Mod.	Above Mod.	Total
149-110-030, 031, 033, 038-043, 051	Jewell Lane (various)	2.2	19 Units	Planned Unit Development	MF High	Planned Unit Development	None (Zoned)		12	24	33	69
150-150-071	67 Woodsworth Lane	0.2	Vacant	Planned Unit Development	MF Low	Planned Unit Development	None (Zoned)	2				2
149-230-005	1700 Oak Park Boulevard	8.0	Former School Site	Planned Unit Development	Mixed Use	Planned Unit Development	Part needed for flood control[3]	20	8	30	38	96
149-130-029	572 Beatrice Road	4.0	Vacant	Planned Unit Development	MF Medium	Planned Unit Development	Part Flooding[3]		12	25	26	63
149-100-042, 043, 062, 064	41, 55 Katie Court 170/4 Cleaveland	1.7	4 SF Units	Planned Unit Development	MF Medium	Planned Unit Development	None (Zoned)		2		12	14
149-021-045	Cleaveland Road (Gallery Walk)	7.4	Under Const	Planned Unit Development	MF High	Planned Unit Development	None (Under Const)			12	121	133
148-090-004	100 Hookston (Village Sq. II)	2.7	Under Const	Planned Unit Development	MF Medium	Planned Unit Development	None (Under Const)		2		19	21
153-030-070	100 Chilpancingo (BRIDGE Hsng)	4.1	Under Const	Planned Unit Development	MF High	Planned Unit Development	None (Under Const)	70				70
153-040-013	Stubbs Road	1.4	Under Const	MF Low	MF Low	MF Low	None (Under Const)		2		19	21
148-100-050	207 and 205 Coggins Dr.	3.8	1 SF Unit	MF High and Comm	MF High	Planned Unit Development	None (Approved)		15	142		157

Parcel(s)	Address	Ac.	Existing Use/ Units	Existing Zoning	Proposed General Plan Land Use	Proposed Zoning	Constraints[2]	Potential Units, Net[1]				
								Very Low	Low	Mod.	Above Mod.	Total
149-051-003, 004, 011	2150 Pleasant Hill Road	.5,.5 3.4	Vacant	SF R10	SF	SF R10	None (Zoned)			1	7	8
152-070-014	Camino Las Juntas	6.5	Vacant	SF R10	MF Medium	SF R10	None (Zoned)			1	10	11
149-260-056	1632 Oak Park Boulevard	1.0	1 SF Unit	SF R7	MF Very Low	Planned Unit Development	Needs Rezone			1	9	10
152-060-021	Taylor Bd / PH Rd (Mangini-Delu)	25.3	3 SF Units	SF R10	SF Medium	SF R10	Part Riparian Habitat			6	54	60
148-042-005	Hookston Road at Buskirk Ave.	2.3	Vacant	SF R7	Mixed Use	Planned Unit Development	Needs Zoning			17		17
153-060-010	1525 Roche Drive	3.8	1 SF Unit	SF R7	SF High	SF R7	None (Zoned)			2	16	18
63 parcels *(see **Appendix C**)*	Citywide	81.2	Vacant or Under-utilized	SF / MF, various densities	SF / MF, various densities	SF / MF, various densities	None (Zoned)				191	191
Second Units	Citywide	--	Single Family	SF, various densities	SF, various densities	SF, various densities	SF, various densities		10	10		20
Various	**Built since 1/99**	--	SF / MF	–	–	–	None	7[4]	12[5]	44[6]	197	260
140-110-074	**Preserved > 1/99**[7]	2.6	MF High	PUD	MF High	PUD	None	32	20			52
TOTAL POTENTIAL UNITS								**131**	**95**	**315**	**752**	**1293**
								129	***79***	***175***	***331***	***714***

[1] ALL units listed as Potential Units constitute a NET INCREASE.

[2] All applicable programs in this Housing Element (including the density bonus described in Programs 3.1 and 3.3 and the Zoning Ordinance update described in Program 2.3) will be implemented to generate the number of potential units shown. **The ability to provide the number of units shown includes a thorough analysis of site constraints, none of which will impede development; and infrastructure exists to the parcel line to serve all of the potential units.**

[3] No constraint is so severe that it cannot be mitigated to accommodate Mixed Use or Multifamily.

[4] Based on a survey of actual owner income at Pleasant Hill Co-housing.

[5] Rehabilitated by the RDA using redevelopment setaside funds specifically targeted for lower income households.

[6] The 44 moderate units are established as follows: At the Co-housing project at the end of Lisa Lane, seven units are confirmed and listed as "very low," however an additional 28 are "moderate" based on household incomes (adjusted by family size) provided by the Co-housing group and unit sales prices that ranged from $170,000 for the smallest unit to $404,000 for four bedrooms. In addition, 9 "second units" have been built and occupied since 1/99. All are studio or one-bedroom apartments. A recent Contra Costa Times survey found rents for studio and one-bedroom apartments ranged from $850 to $1,100 per month. These rents all fall in the low and moderate range, and confirm the nine second units as no more expensive than "moderate." Seven additional units were rehabilitated using Redevelopment setaside funds, and the City, as part of the loan process and conditions of the program, confirmed the income of each applicant. These units are *not* counted elsewhere in this table.

[7] 100 units at Hookston Manor were lost from the lower income housing stock in 1995. The City (with an expenditure of $500,000 and an equal contribution from the County) initiated action to buy the project, require its rehabilitation, and require retention of 99 units as affordable housing for 55 years. (See "At-risk Units" discussion and **Appendix E**).

Constraints on Housing Production

Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, state law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

The primary governmental constraint on housing production is the limitation on the number of units in a given area imposed by the General Plan and Zoning Ordinance. The small amount of land available for multifamily housing development could be a significant constraint to meeting Pleasant Hill's share of the regional housing need. Any other land utilized for this purpose would have to be rezoned, or given substantial subsidies and/or density bonuses in order for development to occur. A conditional use permit is not required to build at the maximum density in residential zoning districts.

City Measure B (approved in 1986 and sunset in 1996) imposed limitations on rezoning to higher residential densities~~,~~. One of those limitations only allowed increased residential density when 75 percent of the boundary of the area to be redesignated was adjacent to land with the same or higher density. That provision, incorporated in the General Plan and Zoning Ordinance, ~~but it~~ did not significantly constrain housing potential because the city is substantially built-out, and the majority of vacant residentially-zoned land lies in the Downtown and Schoolyard redevelopment areas, both of which allow higher density multifamily and mixed use development. ~~Although Measure B sunset in 1996, t~~The Zoning Ordinance also incorporated~~s~~ a provision~~s~~ of ~~the m~~Measure B that limits the height of structures to 35 feet. Through 2002, that ~~hese~~ provision~~s~~ ~~have~~ did not create~~d~~ any demonstrated impacts on the development of affordable housing.

Program 3.2 in the Community Development Chapter of this General Plan will continue the Measure B constraint to allow land use redesignations that increase residential density *only when* 75 percent of the boundary of the area to be redesignated is adjacent to land with the same or higher-density land use designation. However, an important exemption has been added: Properties deemed unsuitable for single family residential use by virtue of noise, traffic or proximity to nonresidential uses are exempt from the 75 percent rule and may be redesignated for high density residential *provided* the properties to be redesignated do not induce growth in, or have significant traffic or noise impacts on, existing residential neighborhoods. Based on the City's experience through 2002, the above provisions, as modified, will not negatively impact the development of affordable housing.

The Contra Costa County Growth Management Program (Measure C, adopted 1988) may also serve as a constraint on housing production. Measure C imposed a half-cent

sales tax increase to help fund a transportation improvement and growth management program. To be eligible for sales tax funds, each participating City and the County must:

1. Adopt a growth management element of the general plan to address the impacts of growth;
2. Adopt and apply traffic service standards to ensure that new development does not significantly worsen traffic on streets, roads, and regional routes;
3. Adopt standards for fire, police, parks, water, flood control, and sanitary sewer facilities that will be met as areas grow;
4. Reduce dependency on the automobile through transportation systems management for large employers or alternative mitigation programs for residential areas;
5. Adopt a five-year capital improvement program that lists projects, costs, and funding mechanisms;
6. Ensure that new development pays its own way through mitigation and fee programs; and
7. Address housing options and job opportunities at the local, regional, and countywide level.

These provisions could constrain housing development if rezoning of land or the approval of projects is determined to result in a lowering of levels of service. The imposition of mitigation fees could increase the cost of housing. However, the additional tax could be used to fund improvements accompanying higher-density transit oriented development.

Development review procedures, fees, and standards. Housing production may be constrained by development review procedures, fees, and standards. Residential projects proposed in Pleasant Hill may be subject to design, environmental, zoning, subdivision and planned unit development review, use permit control, and building permit approval. These reviews together typically take from 3 weeks for a single family remodel to 5 months for a major multifamily project. Developers estimate that every month required for processing adds 2 percent or more to overall project costs.

The City of Pleasant Hill is committed to processing housing projects expeditiously while preserving the quality of its neighborhoods. **Appendix D** describes—for single-family residential, multifamily residential, and mixed use projects—the types of permits issued, typical permit processing times, standard and discretionary approval procedures, and landscaping and design regulations. Because most Pleasant Hill sites are urban infill, categorical exemptions and negative declarations are used extensively to satisfy the California Environmental Quality Act. Discretionary reviews (such as Architectural Review and Development Plan) and Subdivision review are conducted concurrently. Projects offering more than the minimal affordable housing (as required under the City's Inclusionary ordinance) receive priority processing. Priority processing for affordable housing—which is the City's current but informal practice—will be

codified in 2003 (see Housing Programs 3.14 and 3.15).

Land use controls and standards for residential development do not adversely constrain the production of affordable housing in Pleasant Hill. Residential structures in the city may be 2.5 stories and 35 feet in height. Open space for multifamily projects is required at 200 sq. ft. per unit and may be provided on private patios or balconies or in shared outdoor areas. **Appendix A** summarizes Residential Development Standards. Note that PUDs and/or projects with affordable housing may exceed the standards for building height, FAR, and coverage.

To ensure that requirements for ~~enclosed~~ parking do not constrain affordable housing production, the City provides flexibility in its parking standards for higher-density developments (see Housing Program 2.4). **Appendix B**, Residential Parking Requirements, summarizes the Zoning Ordinance requirements for residential off-street parking and the Ordinance language (§35-17.8) that permits the Planning Commission to reduce the required number of parking spaces upon making specific findings.

The **Mixed Use** designation is found in six areas on ~~in~~ the General Plan Land Use Map: (1) Parcel 149-230-005, 1700 Oak Park Boulevard, the former Oak Park Elementary School site; (2) Parcel 148-042-005, Hookston Road at Buskirk Avenue; (3) the former Contra Costa (Ward's) Shopping Center, bordered on the west by Interstate 680, on the north by Monument Boulevard, and on the east by Buskirk Avenue; (4) all of the Downtown, between Boyd Road on the south, Woodsworth Lane on the north, Cleaveland Road on the west, and Contra Costa Boulevard on the east; (5) the currently retail areas of Contra Costa Boulevard, from the Downtown north to Ellinwood Drive, and (6) the Kmart/DVC Plaza Shopping Center, bordered by Old Quarry Road on the west, Chilpancingo Parkway on the north, the flood control channel on the east, and Golf Club Road on the south. Sites (1) and (2) appear in the Land Inventory on Table H22 because the City has every expectation that they will be developed during the current planning period. The General Plan Mixed Use designation is~~,~~ implemented through application of the PUD Zoning District, which thus far has encouraged higher-density residential development, including affordable housing, by reducing or eliminating potential constraints otherwise posed by application of zoning standards and procedures designed primarily for small parcels, and by allowing flexibility for both vertical and horizontal integration of uses on a site.

Trends in Mixed Use development. Mixed Use has succeeded in many cities and is coming of age in Pleasant Hill. Pleasant Hill is planning to leverage the success of its new downtown to develop a balanced land use mix in nearby areas which are currently vacant or underutilized.

Gallery Walk Project Nears Completion

Mixed use development includes new residential over or adjacent to new retail, infill residential among older businesses, and other innovative integration of residential and

nonresidential uses. Examples are the Pearl District in Portland, the Gas Lamp District in San Diego, the Denny Regrade and Belltown neighborhoods in Seattle, and much of San Jose's recent development.

Pleasant Hill has seen the success of mixed use firsthand; its revitalized downtown is integrated with and bordered by residential. The success of residential downtown has resulted in additional new residential development in surrounding neighborhoods. In 2002, the residential market was the strength in California's sluggish economy, and the trend is for residential to lead the future recovery. By laying a foundation for and promoting Mixed Use, the City has set the stage to stimulate the revitalization of its neighborhoods. The strategy takes advantage of favorable market timing to leverage the success of the downtown to nearby areas which are currently vacant and/or underdeveloped. These include the portion of Contra Costa Boulevard between downtown and Sun Valley Mall, the former Oak Park Elementary School site, the Kmart DVC Plaza, and the Contra Costa Shopping Center site.

In the Economic Strategy Element of this General Plan, Policy 3B calls on the City to "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)."

Multifamily residential use is allowed with a use permit in the Professional and Administrative Office (PAO) Zoning District. City staff has identified parcels currently zoned for office uses that could be developed with residential uses. The selected properties are either adjacent to existing homes, or are near parcels zoned for residential development, or are well served by public services, such as transportation and shopping. The sites include the property located at 100 Hookston Road and 400 Taylor Boulevard.

Table H23. Development Fees for Pleasant Hill and Selected Cities

City	Home Value*	Fees						
		Planning	Bldg./Plan Check	School	Impact & Dedication	Quimby (Parks)	Utilities & Other	Total
Fremont	$188,432	$1,173	$2,568	$10,428	$29,250	$8,800	$0	$52,219
Gilroy	260,103	547	3,682	4,825	20,223	0	290	29,567
Pleasant Hill	**225,885**	**108**	**2,342**	**3,300**	**5,003**	**5,050**	**11,000**	**26,803**
St. Helena	251,722	1,479	3,000	4,125	26,834	1,125	150	36,713
Walnut Creek	251,722	467	3,560	4,125	4,100	3,180	14,537	29,969
Windsor	247,013	14	3,242	4,825	10,791	0	8,849	27,721

Source: City of Pleasant Hill; Appendix B-3, Infill House Fees, Pay to Play, Residential Development Fees in California, *Institute of Urban and Regional Planning, University of California, Berkeley, August 2001.*
**For construction of a 2,500 s.f. house with a 400 s.f. garage, except Pleasant Hill: 2,000 s.f. house, 500 s.f. garage*

Development review regulations and fees are mandated by State law or deemed necessary to protect the health, safety, and welfare of the community and protect existing residents from the otherwise external costs of new development. Fees collected by the City in the review and development process are limited to the City's costs for providing these services, and about 70 percent of development fees are imposed by agencies outside the City's control (see *Table H23*).

Pleasant Hill employs the **Uniform Building Code** and Standards, National Fire Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code and State Health and Safety Code. No City amendments to these codes significantly affect housing costs.

Energy conservation measures can add to construction costs but can reduce housing costs for occupants. The City Building Inspection division enforces the State energy building code (Title 24) through its plan checking process. These regulations establish insulation, window glazing, air conditioning and water heating system requirements. The City environmental review may also require measures to reduce energy consumption. The City Housing Rehabilitation Loan Program and County Neighborhood Preservation program often include attic and exterior wall insulation, door and window repair or replacement, weather stripping and caulking, duct insulation and water heater blankets in rehabilitation projects.

Pleasant Hill and other agencies also require the installation of certain **on-site and off-site improvements** to ensure the safety and livability of residential neighborhoods. On-site improvements typically include streets, curb, gutter, sidewalk, and utilities, and amenities such as landscaping, fencing, streetlights, open space, and park facilities. Off-site improvements typically include:

- Sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting.
- Drainage, including sections of channel, culverts, swales, and pond areas, (Contra Costa County Flood Control District).
- Sewage collection and treatment (Central Contra Costa Sanitary District).
- Water systems, including lines, storage tanks, and treatment plants (Contra Costa County Water District and East Bay MUD).
- Public facilities for fire, school, and recreation.
- Geological hazard repair and maintenance where appropriate.

The costs of on-site and off-site improvements usually are passed along to the homebuyer as part of the final cost of the home.

Nongovernmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset the effects of such constraints. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing.

Costs associated with the acquisition of land include the market price of land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location and amenities, the availability and proximity of public services, and the financing arrangement made between the buyer and seller. Although vacant residential land in Pleasant Hill is generally not available for purchase, single family vacant land would be estimated to sell for about $12-14 per sq. ft., while multifamily land would sell for an average of $25 per sq. ft.

Another primary nongovernmental constraint is the high cost of producing housing. HCD estimated in its 1997 Raising the Roof report that developing a 60-unit new apartment building in the County would cost $7.5 million ($125,000 per unit), requiring $1,468 in monthly rent per unit to make the project profitable. Although that would be affordable to a household making 87 percent of local median income, HCD found that actual Pleasant Hill rents were lower. Assuming that the cost of producing housing has risen with increased land costs, rents today would still be too low to attract private investment in new rental construction. In fact, the cost to develop housing (exclusive of profit, but including land, fees, material, labor and financing) in the city averages $100 per sq. ft. for a single family home and $70 per sq. ft. for multifamily projects.

Production of attached condominiums, which provided significant housing supply for low and moderate income families in the 1990s, has diminished sharply statewide, from 18,700 new units in 1994 to 6,000 new units in 1999. Attached condominiums built in 1999 accounted for 4.1 percent of new housing starts. Most new condominiums are beyond the affordability of low income households, with some priced above $300,000.

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction and, second, when the homebuyer uses capital to purchase housing. The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Although financing for single family residential development is readily available in the city, construction financing is difficult to obtain for multifamily construction, which poses a significant constraint on the production of affordable housing in Pleasant Hill. No mortgage-deficient areas or underserved groups have been identified in the city.

<u>Two of the multifamily housing sites in the land inventory on Table H22 have environmental constraints. None is so severe that they cannot be mitigated to accommodate mixed use or multifamily. Those on the 572 Beatrice Road site are exactly the same as constraints found on the already constructed Pleasant Vistas condominium project on 190 Cleaveland Road north of Babette Court. A creek runs to the west of the site, requiring a 15 foot natural setback; and the western portion of the site has to be raised slightly (about 2 feet) to make sure the habitable portions of the site are outside the 100 year flood plain. This is not a major constraint and has minimal impact on the</u>

ability to develop the site. Regarding the 1700 Oak Park Blvd. site, only a portion of the site is in the 100-year flood plain, and only slightly. The site is flat and easily developed. There was a school on the site for 40 years, and the City has no record of flooding on the site. The proposed flood detention basin at most will take 5.5 acres of the site, which easily leaves the remaining 2.5 acres for development of 96 units.

Consistency with Other General Plan Elements

State law requires that a general plan and all of its elements comprise an "integrated, internally consistent and compatible statement of policies." ~~This~~ The goals, policies and programs of this housing element are consistent with the goals, policies and programs contained in other elements of the General Plan.

Chateau III

Goals, Policies, and Programs

In some cases programs implement more than one policy. Programs generally include a statement of specific City actions necessary to implement the program and identify the City department or other agency responsible for implementation, quantified objectives (where applicable), and a timeframe for completion.

Housing Goal 1. Maintain a housing supply sufficient to meet the housing needs of all Pleasant Hill residents.

Housing Policy 1A. Monitor residential and job producing development in the city in order to maintain an adequate housing supply for city residents.

Housing Policy 1B. Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs.

Housing Policy 1C. Provide active leadership in implementing the policies and programs contained in the Housing Element.

Housing Policy 1D. Encourage and facilitate interjurisdictional development of affordable housing.

Housing Program 1.1. Report annually to the City Council and Planning Commission regarding the amount and type of housing activity. As required by State law, City staff provides a yearly report on the progress made toward achieving the City's housing goals.

Responsible Agencies: Community Development Department, Planning Commission
Timeframe: Ongoing
Quantified Objective: N / A

Housing Program 1.2. Work with the Regional Transportation Planning Committees (TRANSPAC/ TRANSPLAN) and the other transportation sub-regions to limit potential traffic congestion created through new development. City staff is required by the Congestion Management Authority to notify TRANSPAC when new housing development proposals generate 100 or more peak hour trips per day.

Responsible Agencies: Community Development Department, TRANSPAC
Timeframe: Ongoing
Quantified Objective: N / A

Housing Program 1.3. Continue to provide zoning categories that allow a range of housing densities sufficient to meet the City's share of Regional Housing Needs, as required by ABAG. The City will monitor residential development at least annually. Current data indicate that the City has enough residentially zoned land to meet housing needs during the 1999-2006 period.

Responsible Agencies: Community Development Department, Planning Commission
City Council
Timeframe: 2003 and Ongoing
Quantified Objective: N / A

Housing Program 1.4. Study suitable sites for rezoning to Multifamily High Density (Pleasant Hill currently has no vacant land in this zoning category); encourage a mix of land uses and residential densities when compatible with the neighborhood and environmental impacts are mitigated.

Responsible Agencies: Community Development Department, Planning Commission, City Council
Timeframe: 2004 and Ongoing
Quantified Objective: N / A

Housing Program 1.5. Continue to utilize Planned Unit Development zoning. PUD (Zoning Ordinance Section 35-9) allows for flexible development of large and / or contiguous parcels that may include housing along with other uses.

Responsible Agencies: Community Development Department, Planning Commission, City Council
Timeframe: 1999 and Ongoing
Quantified Objective: N / A

Housing Program 1.6. Continue to allow residential development on land designated for office uses. See Program 2.6.

Responsible Agencies: Community Development Department, Planning Commission, City Council
Timeframe: 1999 and Ongoing
Quantified Objective: ~~3~~ 2 Low, ~~17~~ 28 Moderate Units

Housing Program 1.7. Encourage affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing. City staff will inform developers of Pleasant Hill's objectives for affordable housing and will discuss the possibility of including housing for all income levels in each project.

Responsible Agencies: Community Development Department, Redevelopment Agency
Timeframe: 1999 and Ongoing
Quantified Objective: N / A

Housing Program 1.8. Continue to work with the County and neighboring cities to increase the opportunity to jointly develop affordable housing. The City worked with the County on the BRIDGE Grayson Creek project (2001) and the agreement for Mixed Use development of the former Oak Park Elementary School site (1700 Oak park Blvd., 1999). The City is currently working with all other Contra Costa communities on the "Shaping our Future" (Smart Growth) study, to be completed in 2003.

Responsible Agencies: Community Development Department, City Council, Redevelopment
Timeframe: 1999-2003 and Ongoing
Quantified Objective: N / A

Housing Program 1.9. Consider annexation of parcels in the Sphere of Influence if necessary to meet the City's assigned share of the Regional Housing Needs Determination.

Responsible Agencies: Community Development Department, City Council,
Timeframe: 2004-2006
Quantified Objective: As needed

Housing Goal 2. Promote diversity in tenure, type, size, location and price to permit a choice of housing for persons of all economic levels.

Housing Policy 2A. Allow a variety of housing types to be built on residential sites.

Housing Policy 2B. Remove constraints to production and availability of housing when consistent with other General Plan policies (Programs 2.3 and 2.4 address the most critical constraints).

Housing Policy 2C. Facilitate priority "fast track" processing by shortening the review process where appropriate for affordable, below market rate and special needs housing projects.

Housing Policy 2D. Encourage mixed-use development at underutilized sites, where appropriate.

Housing Program 2.1. Update the Zoning Ordinance to facilitate small-lot development, small single-family units and single-family attached units through amendments such as decreased setbacks, zero-lot line allowances, lot clustering through the Planned Development process, and shared parking provisions in appropriate locations.

Responsible Agency: Community Development Department
Timeframe: 2003
Quantified Objective: 24 Very Low, 34 Moderate, 40 Above Moderate Units

Housing Program 2.2. Allow manufactured housing in residential districts in accordance with applicable State and federal laws, and require such units to meet local standards for elements such as siding, roofing, and type of foundation, to the extent allowed by State and federal law.

Responsible Agency: Community Development Department
Timeframe: 1999 and Ongoing
Quantified Objective: 6 Very Low Units

Housing Program 2.3. Update the Zoning Ordinance to better organize allowable densities in ways that will promote affordable housing, including by rezoning parcels ~~149-260-056, 148-042-005 and 148-100-037 to allow for multifamily development (See~~ identified in Table H22~~)~~ and other sites as needed and as appropriate. The following sites have not yet been rezoned but are already appropriately designated on the General Plan Land Use Map: 1632 Oak Park Blvd. will be noticed for a rezoning to Multifamily Very Low; and Hookston Road/Buskirk Avenue will be noticed for a rezoning to Mixed Use.

Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: 2003 and Ongoing
Quantified Objective: 12 Low, 99 Moderate, 9 Above Moderate Units ~~N/A~~

Housing Program 2.4. Continue to provide appropriate flexible parking requirements that allow shared use in locations being considered for higher-density housing development.

Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: 1999 and Ongoing
Quantified Objective: N/A

Housing Program 2.5. Evaluate existing development review procedures, give priority to projects that provide affordable housing, and study ways to mitigate the cost of construction, for example by allowing narrower street widths, rolled curbs, and parking bays, and by promoting the use of less expensive building materials, such as plastic for storm drainage pipes.

Responsible Agency: Planning Commission
Timeframe: 2002 and Ongoing
Quantified Objective: N/A

Housing Program 2.6. Update the Zoning Ordinance to ~~include~~ provide incentives for including housing in locations that allow mixed-use development, in appropriate locations~~such as the former Oak Park Elementary School Site~~. In particular, the City will amend the Zoning Ordinance to allow by right the development of multifamily residential in a Mixed Use project. This General Plan has assigned the Mixed Use designation to six specific areas on the General Plan Land Use Map: (1) Parcel 149-230-005, 1700 Oak Park Boulevard, the former Oak Park Elementary School site; (2) Parcel 148-042-005, Hookston Road at Buskirk Avenue; (3) the former Contra Costa (Ward's) Shopping Center, bordered on the west by Interstate 680, on the north by Monument Boulevard, and on the east by Buskirk Avenue; (4) all of the Downtown, between Boyd Road on the south, Woodsworth Lane on the north, Cleaveland Road on the west, and Contra Costa Boulevard on the east; (5) the currently retail areas of Contra Costa Boulevard, from the Downtown north to Ellinwood Drive, and (6) the Kmart/DVC Plaza Shopping Center, bordered by Old Quarry Road on the west, Chilpancingo Parkway on the north, the flood control channel on the east, and Golf Club Road on the south. (Sites 1 and 2 appear in the Land Inventory on Table H22 because the City anticipates they will be developed during the current planning period ending June 30, 2006. The housing potential on Mixed Use sites 3 through 6 will be reviewed again in 2006.) The General Plan Mixed Use designation is implemented through rezoning to PUD upon submittal and review of a development plan. PUDs in Pleasant Hill have encouraged higher-density residential development, including affordable housing, by offering as incentives the reduction or elimination of constraints otherwise posed by application of zoning standards and procedures found in other (non-PUD) zoning districts, and by allowing either vertical or horizontal integration of uses on a site, or both.

Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: 2003 and 2006
Quantified Objective: See Housing Program 2.1

Housing Goal 3. Increase housing opportunities for people of limited incomes.

Housing Policy 3A. Facilitate construction of affordable housing by favoring new projects that include units for lower-income segments of the community.

Housing Policy 3B. Look for opportunities to promote the development of housing affordable and available to those who work in Pleasant Hill.

Housing Policy 3C. Participate in programs assisting production of affordable units in order to provide housing for low- and moderate-income households.

Housing Policy 3D. Provide direct assistance to individuals and households needing affordable housing.

Housing Program 3.1. Continue to provide a density bonus for development of affordable and senior housing. The City's Density Bonus Ordinance, adopted in June 1993, provides a minimum 25 percent increase in density, and an additional incentive, or financially equivalent incentive, if the development provides:

- 20% lower-income units; or
- 10% very low-income units, or
- 50% senior citizen units.

Responsible Agencies: Planning Commission, City Council
Timeframe: 1993 and Ongoing
Quantified Objective: 10 Very Low and 30 Low (Senior) Units

Housing Program 3.2. Allow developers to satisfy affordable housing requirements by providing units elsewhere in the city when inclusion of affordable units within the development is not feasible. Codify that off-site development of affordable units is permitted only after the Planning Commission makes a written finding based on substantial evidence that including affordable units is not feasible.

Responsible Agencies: Planning Commission, City Council
Timeframe: 1996 and Ongoing
Quantified Objective: N / A

Housing Program 3.3. Require all housing projects of five or more units to include affordable housing. Developers may satisfy the requirements of the City's Affordable Housing Ordinance by provide providing at least:

- 5 percent of the base density of the project for occupancy by very low income households, or
- 10 percent for low income households,
- 25 percent for qualifying senior residents, or
- 20-25 percent second~~ary~~ units (in single-family projects).

Responsible Agencies: Planning Commission, City Council
Timeframe: 1999-2006
Quantified Objective: 5 units per year: 13 Very Low, 25 Low

Housing Program 3.4. Publicize the opportunity to construct second units. The City's second unit ordinance (adopted 1989) could be made more effective as a mechanism for providing affordable housing with advertising such as a brochure that describes the highlights of the ordinance, and articles in the City's newsletter, which is mailed to all homeowners on a quarterly basis. A second unit brochure and other outreach materials will be made available to residents and will be posted on the City's website.

Responsible Agencies: Community Development Department
Housing Advisory Committee
Timeframe: 2003 and Ongoing
Quantified Objective: N / A

Housing Program 3.5. Use Redevelopment Agency funds to leverage State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing. Funding mechanisms that should continue to be explored include the HCD Multifamily Housing Program, federally subsidized Section 221 (d)(4), Section 8 or Section 202 programs, Community Development Block Grants, tax-exempt bond financing, federal HOME program funds, administrative fees collected by the County Housing Authority, and favorable financing made available through financial institutions, to assist low- and

moderate-income households.

Responsible Agency: ~~Planning Commission,~~ Redevelopment Agency
Timeframe: Each Year Starting 2003
Quantified Objective: $100,000 per year; 10 Low and 10 Moderate Units / Year

Housing Program 3.6. Use redevelopment housing set-aside funds to fund housing programs throughout the city. California Redevelopment Law requires the Redevelopment Agency to set aside 20 percent of the total tax increment revenue generated annually for the preservation or production of housing for low and moderate income households. As of 2001 this set-aside amounted to approximately $450,000. These funds have been used to assist in the development of senior housing projects and housing rehabilitation loans and grants.

Responsible Agencies: Community Development Department, Redevelopment Agency
Timeframe: 1999 and Ongoing
Quantified Objective: $450,000 per year; $4.5 million total ~~by~~ between 2002 and 2012

Housing Program 3.7. Explore a variety of new funding mechanisms for affordable housing production, including a jobs/housing linkage fee and issuance of both taxable and tax-exempt bonds.

Responsible Agencies: Community Development Department, Redevelopment Agency
Timeframe: 2003-2004
Quantified Objective: N / A

Housing Program 3.8. Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing. The City worked with Affordable Housing Associates in restoring Hookston Manor to affordable housing (99 units, 1999); with BRIDGE in developing Grayson Creek (71 units, 2000); and in 2002 is assisting Habitat with preliminary site searches. The City will continue cooperative efforts in the future with these or other interested nonprofit developers.

Responsible Agencies: Community Development Department, Redevelopment Agency
Timeframe: 1999 and Ongoing
Quantified Objective: N / A

Housing Program 3.9. Encourage limited equity residential cooperatives and other non-profit enterprises. The City will seek sponsors to utilize State funds to develop a Limited Equity Cooperative once the appropriate process has been established and sites have been identified.

Responsible Agencies: Planning Commission, City Council
Timeframe: 2006
Quantified Objective: N / A

Housing Program 3.10. Provide developers with the opportunity to utilize tax-exempt revenue bonds. Table H11 lists three senior developments where the City provided tax exempt financing: Ellinwood and Chateau I and III. Through the remainder of the Housing Element Planning Period, the City will continue to offer support to developers through tax exempt financing where affordable housing will be produced.

Responsible Agencies: Community Development Department, City Council
Timeframe: Ongoing
Quantified Objective: ~~N / A~~ 1999 and Ongoing

Housing Program 3.11. Establish a Housing Trust Fund to assist in the development of affordable housing. Revenue for a trust fund can come from “in-lieu” fees provided from the

inclusionary unit ordinance, redevelopment funds, State and federal funds. The potential uses of these funds include: land acquisition for below market rate housing, buy-downs on mortgages for purchasers of below market rate units, capital improvements to below market rate housing, etc.

Responsible Agencies: Planning Commission, City Council
Timeframe: July 2003
Quantified Objective: N / A

Housing Program 3.12. Continue to participate in the Mortgage Credit Certificate Program for first-time homebuyers.

Responsible Agencies: Community Development Department, City Council
Timeframe: 1999 and Ongoing
Quantified Objective: 10 Moderate Units

Housing Program 3.13. Investigate concepts and funding sources for a homeownership assistance program. The City will explore the possibility of providing financial assistance to people who cannot afford to buy a home with priority given to those who work in the city, but cannot afford the cost of housing, for example, teachers, police officers and those who work in City government. Other potential target groups are first-time homebuyers of lower- and moderate-income levels, and large families. In 2002, the City initiated a first-time homebuyer program with the developer of Gallery Walk on Cleaveland Road (12 moderate income units and 121 above moderate). The City also will seek to establish itself as a sponsor of other first-time homebuyer programs, such as Cal Rural's new Workforce Housing program for high cost counties, which is underwritten by the Federal Home Loan Bank of San Francisco and is expected to launch early in 2003.

Responsible Agencies: Planning Commission, City Council, Redevelopment Agency
Timeframe: 2002 and Ongoing
Quantified Objective: N / A

Housing Program 3.14. Establish new and appropriate standards for use by the Architectural Review Commission in the processing of affordable housing developments. The standards should be crafted to ensure compatibility of affordable housing developments with their residential surroundings, but at the same time, should not require costly architectural details or site improvements that would unnecessarily increase the cost of such housing.

Responsible Agencies: Community Development Department, City Council
Timeframe: 2003
Quantified Objective: N / A

Housing Program 3.15. Modify administrative policies and, to the extent that may be necessary, amend the Zoning Ordinance, provide fast-track permit processing for affordable housing developments.

Responsible Agencies: Community Development Department, City Council
Timeframe: 2003
Quantified Objective: N / A

Housing Goal 4. Improve housing conditions for people with special needs.

Housing Policy 4A. Provide incentives for and encourage development of senior housing, and housing for the developmentally, mentally and physically disabled, at sites

where proximity to services and other features make it desirable.

Housing Policy 4B. Support efforts to provide temporary shelter for homeless persons.

Housing Program 4.1. Continue to provide a density bonus for senior housing. Incentives must be created to encourage developers to build senior housing. One way of doing this is to provide meaningful density bonuses that will make senior housing projects financially viable. Amending the Zoning Ordinance to reflect the State minimum density bonus percentage will give the City Council or Redevelopment Agency the flexibility to consider more senior projects and award density bonuses on a project-by-project basis. (See Program 3.1.)

Responsible Agency: Planning Commission
Timeframe: 1993 and Ongoing
Quantified Objective: N / A

Housing Program 4.2. Facilitate projects that provide units meeting federal, State and local requirements. Population groups in the city with special needs include the physically handicapped. Currently, the City enforces State-mandated requirements for rental housing units. The City will study methods to provide ownership housing that can be equipped with handicapped facilities. Tenants at Chilpancingo Vista, a 25-unit housing development designed exclusively for handicapped persons, indicate an acute need for two bedroom units designed for the handicapped. The City has agreed to work in cooperation with the County to study ways to expand this facility and provide the desirable units.

Responsible Agency: Planning Commission
Timeframe: Ongoing
Quantified Objective: N / A

Housing Program 4.3. Encourage housing for the mentally disabled. The City ~~should~~ expects to seek out and work with non-profit developers of housing for the mentally disabled, such as ALLIANCE for Community Care, InnVision, HIP, and Emergency Housing Consortium. The ~~CDBG funds are available for land purchase. If federal funding is approved for project construction, the~~ City will work actively with project proponents to identify adequate sites. The City will also allocate CDBG funds for project development once sites are found, and will assist with tax exempt financing for land and / or building purchase and / or lease.

Responsible Agencies: Community Development Department, Planning Commission, Redevelopment Agency
Timeframe: 2003 and Ongoing
Quantified Objective: 6 Very Low, 6 Low Units

*Housing Program 4.4. Allow emergency shelters in all residential zoning districts and the Retail Business Zoning District~~., plus the Limited Industrial, PUD and PPD zoning districts.~~ – **not** restricted to church and school sites; and amend the Zoning Ordinance to provide for expedited review and flexible development standards for proposed shelters.* ~~(State law requires cities and counties to identify adequate sites to facilitate the development of emergency shelters.)~~ The City will facilitate the development of shelters and transitional housing by making the Zoning Administrator responsible for their review and approval, rather than requiring a Use Permit as under the current Zoning Ordinance.

Responsible Agencies: Planning Commission, City Council
Timeframe: July 2003
Quantified Objective: Designate 2 Locations for 50 beds total

Housing Program 4.5. Allow transitional housing in districts zoned for residential uses. ~~(State law requires cities and counties to identify adequate sites to facilitate the development of transitional housing.)~~

Responsible Agencies: Planning Commission, City Council
Timeframe: 2001 and Ongoing
Quantified Objective: 28 Very Low Units

Housing Program 4.6. Monitor statistics from police, county agencies or private organizations regarding homeless shelter needs. A survey of the city's homeless, in conjunction with Shelter, Inc. (Contra Costa County's umbrella organization for the homeless), was last conducted in the early 1990s. Updating that survey would provide the necessary documentation to determine if Pleasant Hill is meeting the needs of its homeless population, and if not, what other methods could be used to respond to the needs of this group.

Responsible Agencies: Community Development Department, Shelter, Inc., Planning Commission
Timeframe: Two-year intervals beginning 2003
Quantified Objective: N / A

Housing Goal 5. Protect and rehabilitate the existing housing stock.

Housing Policy 5A. Maintain and enhance the quality of Pleasant Hill's neighborhoods so they will retain their value as they mature.

Housing Policy 5B. Preserve Pleasant Hill's existing housing stock in habitable condition.

Housing Policy 5C. Ensure that new residential development is compatible with surrounding neighborhoods.

Housing Policy 5D. Encourage single-family remodeling, and require additions to reflect the mass and scale of adjacent homes.

Housing Policy 5E. Provide public services and improvements that keep neighborhoods safe and livable.

Housing Program 5.1. Retain existing residential zoning and discourage non-residential uses in ~~these~~ residential zones.

Responsible Agencies: Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: N / A

Housing Program 5.2. ~~Develop a~~ Continue the Neighborhood Preservation program to provide low interest loans for rehabilitation of homes owned or occupied by low to moderate income households. Such a program should be publicized via pamphlets available at City Hall and the public library, contacting neighborhood groups in older residential areas, and increasing building code enforcement tied to the availability of rehabilitation loans for specific areas.

Responsible Agencies: Redevelopment Agency, City Council
Timeframe: 2005
Quantified Objective: 2 units per year: 5 Low and 10 Moderate Units

Housing Program 5.3. Continue the City's Housing Rehabilitation Loan Program.

Responsible Agency: Redevelopment Agency
Timeframe: 1999 and Ongoing
Quantified Objective: 3 units per year: 15 Low, 7 Moderate Units

Housing Program 5.4. Periodically evaluate the need for residential rehabilitation. The City maintains information about the neighborhood surveys it has conducted to determine housing condition and the need for rehabilitation. The City will monitor both and will conduct neighborhood surveys every two years.

Responsible Agency: Community Development Department, RDA
Timeframe: ~~Three-year intervals~~2001 and every other year thereafter
Quantified Objective: N / A

Housing Program 5.5. Monitor the city's residential districts for housing suitable for rehabilitation or code enforcement.

Responsible Agency: Community Development Department
Timeframe: 1999 and Ongoing
Quantified Objective: N / A

Housing Program 5.6. Amend the zoning ordinance to appropriately regulate height and setbacks on infill sites in residential districts. The City does not intend to impose additional conditions on new projects.

Responsible Agency: Community Development Department, Planning Commission
Timeframe: ~~One Year~~2003-2004
Quantified Objective: N / A

Housing Program 5.7. Preserve neighborhood appearance through the enforcement of City ordinances.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N / A

Housing Program 5.8. Establish residential design guidelines that promote massing appropriate for specific districts to help ensure that new housing is compatible with the surrounding neighborhood.

Responsible Agency: Community Development Department
Timeframe: ~~One Year~~2003-2004
Quantified Objective: N / A

Housing Program 5.9. Review the Capital Improvement Program (CIP) to determine priorities to maintain the community's older residential neighborhoods. This review will verify that those areas needing improvement are scheduled for funding to address the identified need at a specific time in the future.

Responsible Agencies: Planning Commission, City Council
Timeframe: 1999 and every other year thereafter
Quantified Objective: N / A

Housing Goal 6. Preserve the City's affordable housing stock whenever and wherever feasible.

Housing Policy 6A. Discourage the conversion of older residential ~~uses~~ units to other uses ~~or higher priced housing~~.

Housing Policy 6B. Ensure that units produced for low- and moderate-income households are made available to those households and maintained as affordable units.

Housing Policy 6C. Prohibit conversion of multifamily rental units to market rate condominiums if such conversions would reduce the number of rental apartments to less than 20 percent of the city's housing stock.

Housing Program 6.1. Prohibit the conversion of ~~affordable~~ assisted housing units to market rate for as long as possible and no less than 30 years after initial occupancy.

Responsible Agencies: Community Development Department, Planning Commission, City Council
Timeframe: 1996 and Ongoing
Quantified Objective: N/A

Housing Program 6.2. Identify assisted dwelling units at risk of conversion to market rate (including in privately developed neighborhoods such as Sherman Acres, Fair Oaks, and Pleasant Homes), and work with property owners to preserve the units for low-income families.

Responsible Agencies: Community Development Department, Redevelopment Agency
Timeframe: July 2003
Quantified Objective: N/A

Housing Program 6.3. Ensure that occupants of below market rate ownership units meet specified income requirements at time of purchase. This program will augment the City's requirement to preserve affordable units for 30 years by ensuring that only qualified occupants are the beneficiaries of below-market-rate ~~rents~~ ownership units.

Responsible Agency: Planning Commission
Timeframe: Ongoing
Quantified Objective: N/A

Housing Program 6.4. Require resale and rental controls on below market rate units provided through the inclusionary housing provisions or through public assistance. The City's inclusionary ordinance is a requirement that has been imposed on all residential development since 1996. The regulations are found in Section 35-5.6 (B) of the Municipal Code, Affordable Housing. Based on that Ordinance, the Stubbs Road project, which is under construction on parcel 153-040-029, provided two BMR units on site, and the 100 Hookston project provided the City with funds which the City is in the process of using to purchase two off-site units that will have affordability and resale restrictions. With each resale of an ownership unit, the 30-year ~~provision of conversion period~~ affordability provision begins anew.

Responsible Agencies: Community Development Department, Planning Commission, City Council
Timeframe: 1999 and Ongoing
Quantified Objective: N/A

Housing Program 6.5. Explore a variety of tools for preserving assisted units, including monitoring at-risk units, participating in acquisition of below-market rental units by tenants or non-profits, facilitating refinancing or purchase of developments from owners who file a notice indicating that they intend to opt out of a subsidy agreement, and providing technical and relocation assistance to tenants.

Responsible Agencies: Community Development Department, Redevelopment Agency
Timeframe: 2002 and Ongoing
Quantified Objective: 25 Very Low Units

Housing Program 6.6. Enforce existing condominium conversion ordinance. Prohibit further conversions until the threshold percentage of apartments is achieved.

Responsible Agency: Planning Commission
Timeframe: 1999 and Ongoing
Quantified Objective: N / A

Housing Program 6.7. Regularly evaluate the proportion of rental apartments in the city to ensure appropriate implementation of the condominium conversion ordinance.

Responsible Agency: Planning Department
Timeframe: 1999 and Ongoing
Quantified Objective: N / A

Housing Goal 7. Ensure equal housing opportunities for all.

Housing Policy 7A. Ensure that individuals and families seeking housing in Pleasant Hill are not discriminated against on the basis of age, disability, ~~sex~~ gender, sexual orientation, family structure, national origin, ethnicity, religion, lawful occupation, or other similar factors.

Housing Program 7.1. Establish a formal agreement with the Housing Alliance of Contra Costa County for referral of discrimination complaints in Pleasant Hill and providing funding to support such a program.

Responsible Agency: Community Development Department
Timeframe: 2003
Quantified Objective: $25,000 per year

Housing Program 7.2. Review the Zoning Ordinance to identify provisions that could pose constraints on the development of housing for persons with disabilities, and amend the ordinance as needed to: accommodate approval of group homes, expedite retrofit efforts to comply with the Americans with Disabilities Act (ADA), require ADA compliance in all new development, and provide adequate flexibility in the development of housing for persons with disabilities. At the same time, the City will review its building codes and processing procedures.

Responsible Agency: Community Development Department
Timeframe: 2004 and every two years ~~Ongoing~~
Quantified Objective: N / A

Housing Program 7.3. Allow flexibility during the project review process and work with homebuilders to provide living environments usable by all persons, including persons with disabilities, without necessitating future retrofit or specialized design, by providing features such as (but not limited to):

- *Entrances to homes without steps;*
- *Hallways and doors that comfortably accommodate strollers and wheelchairs;*
- *Lever door handles and doors of the appropriate weight;*
- *Electrical outlets that can be accessed without having to move furniture;*
- *Rocker action light switches to aide people with a loss of finger dexterity;*
- *Showers that can accommodate a wheelchair, and that have adjustable shower heads to accommodate people of different heights; and*
- *Kitchens with varying counter heights.*

When developers apply for multifamily approvals, the City works with them to review ADA and Title 24 compliance and other elements and factors related to livability.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

Housing Program 7.4. Promptly address complaints of discrimination in the sale, rent, and development of housing in Pleasant Hill. The City maintains a procedure to refer complaints of discrimination to the appropriate authority. Complaints are referred to the Housing Alliance of Contra Costa County, the County Housing Authority, and Conflict Resolution Panels of Contra Costa County. This program is advertised in local newspapers, the City's newsletter, and flyers posted at City Hall, local churches, and real estate offices.

Responsible Agencies: County Housing Alliance, Housing Authority, Conflict Resolution Panels
Timeframe: 1999 and Ongoing
Quantified Objective: N/A

Housing Program 7.5. Encourage developers to provide amenities for single heads of households, the disabled, and senior citizens. For example, an amenity that would encourage housing opportunities for single heads of households would be the provision of childcare centers. An amenity in a new residential community for the disabled might be walkways to accommodate wheelchair access. And a housing development could promote social interaction among residents of all ages with the addition of a clubhouse or other recreational facility.

Responsible Agency: Planning Commission
Timeframe: 1999 and Ongoing
Quantified Objective: N/A

Housing Goal 8. Require energy conserving practices in the maintenance of existing dwellings and in new residential development, additions and remodeling.

Housing Policy 8A. Encourage energy conservation practices for new and existing residential dwellings.

Housing Program 8.1. Enforce the State's Energy Conservation Standards for new residential construction and additions to existing structures.

Responsible Agency: Building Services Division
Timeframe: 1999 and Ongoing
Quantified Objective: N/A

Housing Program 8.2. Encourage innovative designs to maximize passive energy efficiency. ~~For example, cluster housing has been found to reduce heating and cooling requirements of~~

~~interior spaces.~~

Responsible Agency: Architectural Review Commission, Planning Commission
Timeframe: 1999 and Ongoing
Quantified Objective: N / A

Housing Program 8.3. Provide information to the public, and support efforts by public utilities, to encourage home conservation practices. Staff is exploring the possibility of coordinating its energy conservation education with California Home Energy Efficiency Rating System (CHEERS), a non-profit home energy rating corporation. CHEERS has approached the City with the idea of starting a pilot program to assess citywide energy usage, and to educate citizens on ways that various types of energy use can be reduced.

Responsible Agency: Community Development Department
Timeframe: 1999 and Ongoing
Quantified Objective: N / A

Housing Goal 9. Facilitate public participation in the formulation and review of the City's housing and development policies.

Table H24 shows that the total amount of new units anticipated by the Housing Element programs exceeds the amount required by the Regional Housing Needs Determination (see *Table H8*) in all categories except Above Moderate, which is expected to be met by private sector development (see *Table H22*).

Table H24. Quantified Objectives, 1999-2006

[New table; replaces table in May 2002 draft]

Program	Objective	Income Level				Total
		Very Low	Low	Mod.	Above Mod.	
New Construction						
1.6	Residential on Land Zoned for Office		2	28		30
2.1	Small Lots / Attached Units	24		34	40	98
2.2	Manufactured Housing	6				6
2.3	Rezoning		12	99	9	120
3.1	Density Bonus	10	30			40
3.3	Inclusionary	13	25			38
3.5	Funding Leverage		75	75		150
3.12	MCCs			10		10
4.3	Disabled Facilities	6	6			12
4.4	Emergency Shelter	*50 beds*				
Total New Units		**59**	**150**	**246**	**49**	**504**
New Units Needed to meet RHND	***[See also Tables 8 and 22]***	***20***	***18***	***131***	***134***	***303***
Rehabilitation		**28**	**20**	**17**		**65**
4.5	Transitional Housing	28				28
5.2, 5.3	Loan Assistance		20	17		37
Conservation						
6.5	Preserve Affordability	25				25

Village Square I

Summary of General Plan Programs

Timeframes: Short-term = by 2005, Mid-term = by 2010
Departments: CDD = Community Development, PW = Public Works, RDA = Redevelopment Agency

Number	Program	Responsible Department	Timeframe
	Community Development		
CD1.1	Amend the Zoning Ordinance to direct uses desired by the community to specific zoning districts.	CDD	Short-term
CD2.1	Amend the Zoning Ordinance to include design guidelines for future non-residential development, redevelopment, and renovation that promote variety in building design.	CDD	Short-term
CD3.1	Amend the Zoning Ordinance to include design guidelines for future residential development, redevelopment, and renovation.	CDD	Short-term
CD3.2	Continue to allow ~~rezoning~~ land use redesignations that increase~~s~~ residential density only when 75 percent of the boundary of the area to be ~~rezoned~~ redesignated is adjacent to land with the same or higher-density zoning designation.	CDD	Ongoing
CD4.1	In efforts to define the City's image, emphasize: ▪ The high quality, intergenerational park facilities and recreational opportunities in the city. ▪ The community's dedication to education, including the presence of Diablo Valley College and its potential to provide cultural and lifelong learning opportunities. ▪ The vital, progressive nature of the city as a suburban residential community and a supportive environment for business.	Various	Ongoing
CD5.1	Install streetscape features in the public right-of-way that call attention to consistent design themes and promote pedestrian friendliness.	PW	Mid-term
CD5.2	Develop specific Zoning Ordinance criteria and design guidelines for portions or all of Contra Costa Boulevard.	CDD/PW	Mid-term
CD5.3	Encourage incorporating Contra Costa Boulevard non-residential properties between Downtown and Ellinwood Drive in a redevelopment project area within 10 years.	CDD/RDA	Long-term
CD6.1	Install downtown streetscape improvements, pedestrian access elements, and public spaces north and east of downtown, and require new development in those areas to incorporate complementary features.	PW	Mid-term
CD7.1	Designate locations appropriate for gateway enhancement, and identify specific enhancements for each location.	CDD/PW	Short-term
CD7.2	Consider establishing requirements for specific gateway treatments along Oak Park Boulevard east of Hook Avenue, possibly as part of a Specific Plan for that area.	CDD	Mid-term
CD8.1	Require installation of public art, landscaping, and/or other public amenities in conjunction with all new public and private development and major rehabilitation or expansion of existing development.	CDD/PW	Ongoing
CD8.2	Explore in-lieu options for public art requirements, such as paying funds or setting aside space for future installation for projects below a certain size.	CDD	Ongoing
CD8.3	Promote funding for public space improvements in the City's biannual Capital Improvements Plan.	CDD	Mid-term

Number	Program	Responsible Department	Timeframe
CD9.1	Enforce a minimum 50-foot setback from the right-of-way for scenic routes, in which only compatible features may be allowed, including appropriate landscaping and pedestrian and bicycle routes.	CDD	Ongoing
CD9.2	Amend the Zoning Ordinance to require minimization of visual impacts from structures adjacent to scenic routes.	CDD	Short-term
CD9.3	Prepare landscaping plans for scenic routes and corridors, including through cooperation with the Recreation and Park District.	PW	Mid-term
CD9.4	Coordinate with the County in planning for scenic route improvements.	CDD	Ongoing
CD9.5	Consider an ordinance to identify and protect significant views of vistas and open space.	CDD	Long-term
CD10.1	Improve City streets where necessary to accommodate emergency vehicles.	PW	Ongoing
CD10.2	Work with non-City agencies (including through mutual aid agreements where appropriate), and provide required funding for City services, to maintain necessary emergency personnel staffing levels, and to build additional emergency service facilities and infrastructure as necessary.	Various	Ongoing
CD11.1	Consult with water providers and the Sanitary District prior to approving development.	CDD	Ongoing
CD11.2	Continue to improve on recycling efforts, with the goal of attaining the mandated 50 percent diversion rate.	PW	Ongoing
CD12.1	Work with public and private schools in teacher recruitment, facilities planning and other key efforts.	City Manager	Ongoing
CD12.2	Continue to address issues of concern to the Pleasant Hill Schools with the Mount Diablo Unified School District through the City's Education/Schools Advisory Commission.	Public Information	Ongoing
CD13.1	Work with the School District to identify appropriate locations for new or upgraded schools, facilities, additions and improvements.	CDD	Long-term
CD13.2	Establish a Diablo Valley College liaison to address issues of mutual concern and potential community-wide benefit.	City Manager	Short-term
CD13.3	Request that the School District continue to collect school impact fees for new residential development.	CDD	Short-term
CD14.1	Work with the County Library Commission to assure the long-term residency of the County Central Library in the city, and to site and plan a new state-of-the-art facility in Pleasant Hill.	City Manager	Long-term
CD15.1	Work with public agencies and private entities (including the Recreation and Park District, the School District, Chateau, and the YMCA) to provide new and expanded programs, services, and facilities for seniors.	City Manager	Mid-term and ongoing
CD16.1	Enhance and expand existing cultural and art events and sites (e.g., July 4th, Veterans' Day), and promote and accommodate new ones (e.g., farmers market, street fairs, summer concerts) that promote community character and civic pride.	CDD	Mid-term
CD17.1	Work with the Recreation and Park District to facilitate new and expanded recreation programs.	City Manager	Ongoing
~~CD17.2~~	~~Create and fund a Parks Department within the City administration.~~	~~City Manager~~	~~Long-term~~
CD18.1	Work with the Recreation and Park District to facilitate development and expansion of recreation and park facilities.	CDD/PW	Ongoing
CD18.2	~~Plan for~~Consider recreation-related development at the former Oak Park Elementary School site or other sites south of Gregory Lane in a manner that accommodates flood control.	PW	Mid-term

Number	Program	Responsible Department	Timeframe
CD19.1	Work with the Recreation and Park District and other agencies and groups to expand youth programs.	City Manager	Ongoing
CD20.1	Establish a land acquisition fund in the CIP to acquire significant open space and undeveloped hillside areas that may be threatened by development.	City Manager	Mid-term
CD20.2	Amend the Zoning Ordinance to establish reasonable aesthetic and land coverage constraints on new land divisions in open space and undeveloped hillside areas.	CDD	Short-term
CD21.1	Establish guidelines for preserving and reclaiming streams, wetlands and riparian areas in conjunction with new or modified development.	CDD	Short-term
CD21.2	Comply with directives from environmental regulatory authorities to update the Zoning Ordinance and other ordinances, standards and regulations to incorporate stormwater quality and watershed protection measures to limit impacts to aquatic ecosystems and preserve and restore the beneficial uses of natural water bodies and wetlands in the city.	PW	Short-term
CD21.3	For new development, consider alternatives to impermeable surfaces that will promote gradual infiltration of precipitation.	PW	Short-term and ongoing
CD22.1	Require mitigation for potential environmental impacts of development on native species and their habitat, including migration corridors.	CDD	Ongoing
CD22.2	Require construction activities to avoid disturbance to natural features, including wildlife migration corridors, as much as possible.	CDD	Ongoing
CD22.3	Continue to enforce the tree protection provisions of the Zoning Ordinance.	CDD	Ongoing
CD22.4	In areas of documented occurrence of the California Tiger Salamander, require site-specific study and mitigation of potential impact, which may include avoidance of habitat, reduction of habitat disturbance, and offsite or onsite restoration or protection of similar habitat.	CDD	Short-term and ongoing
CD23.1	Design new public buildings to exceed State standards for water and energy efficiency.	CDD/RDA	As needed
CD23.2	Explore use of grant funds to supplement the ability of the City Housing Rehabilitation Program to assist retrofitting energy-saving features in existing residences.	RDA	Short-term and ongoing
CD23.3	Consider amending the Zoning Ordinance to include requirements and standards for such conservation measures as energy audits, solar access, insulation, solar retrofit and solar water heating.	CDD	Mid-term
CD23.4	Update the Architectural Review Guidelines to include the latest and best available energy-efficiency techniques and technology.	CDD	Mid-term
CD23.5	Develop a tree planting and maintenance strategy to reduce ambient air temperature on hot sunny days.	CDD	Mid-term
CD23.6	Work with Pleasant Hill Bayshore Disposal to continue to improve citywide recycling programs, with the goal of attaining the mandated 50 percent diversion rate.	PW	Ongoing
CD23.7	Work with the Central Contra Costa Sanitary District to expand the use of recycled and other non-potable water for landscape irrigation and other appropriate uses.	PW	Ongoing
CD23.8	Continue to implement the City program to replace traffic signal bulbs with light-emitting diodes and back-up batteries to save energy and ~~increase~~ avoid signal ~~brightness~~ outages.	PW	Ongoing
CD24.1	Require undergrounding of utilities in conjunction with installation or modification of public and private improvements.	PW	Ongoing

Number	Program	Responsible Department	Timeframe
CD254.1	Maintain the historic and cultural resources overlay districts for potential future application.	CDD	Ongoing
CD254.2	Conduct a survey of the city to identify historic or cultural sites eligible for resource protection.	CDD	Mid-term
CD254.3	Apply for the Certified Local Government designation necessary to receive technical assistance and grant funding from the National Park Service.	CDD	Long-term
CD254.4	Establish a commission that includes experts in local history and archaeology to manage the city's historic resources and/or add cultural resource management responsibility to the charge of the Architectural Review Commission.	CDD	Mid-term
CD254.5	If cultural resources are unearthed during construction, earth-disturbing work shall be suspended until appropriate mitigation is established by the City in consultation with a qualified archaeologist retained by the developer and/or with the County Coroner.	CDD/PW	As needed
CD25.6	Require archaeological archival study for proposed development projects, plus field study for projects on previously undeveloped properties.	CDD	Short-term
	Economic Strategy		
ES1.1	Increase allowable development density for office and hotel development in the downtown and adjacent commercial areas.	CDD	Mid-term
ES1.2	Create incentives to encourage higher density and/or mixed-use development in the downtown and at the Contra Costa Shopping Center and other appropriate sites along transit corridors.	CDD	Short-term
ES1.3	Update the Downtown Plan periodically to guide future development and respond to emerging market opportunities.	CDD	Mid-term
ES2.1	Permit additional retail, commercial, and light industrial uses in appropriate locations, but require such uses to mitigate their impacts on schools, residential areas, and traffic.	CDD	Ongoing
ES2.2	Identify the reuse potential and feasibility of commercial and light industrial properties.	CDD/RDA	Mid-term
ES2.3	Work with key employers on issues that may impact their decisions to remain in the city.	City Manager	Ongoing
ES2.4	Work with real estate and development professionals to identify opportunities to bring employers into the city that will diversify the job base.	CDD	Ongoing
ES2.5	Create a mechanism to identify and create redevelopment/ reuse opportunities that respond to the needs of specific potential commercial users.	RDA	Mid-term
ES2.6	Continue to support a marketing program that promotes city amenities, ease of access, affordability, and quality of life.	Various	Ongoing
ES2.7	Work with Diablo Valley College, Cal State Hayward, and other regional educational institutions to tailor job-training programs to local businesses (including service, retail, finance, insurance, real estate, local government, education, and transportation).	City Manager	Mid-term
ES3.1	Establish a process to identify market opportunities (such as population growth and change in supply) so that City policies and strategies can be proactive and timed to market changes.	City Manager	Long-term
ES3.2	Develop plans for a compatible mix of office, hotel, retail, and/or residential uses at the Contra Costa and DVC Plaza Shopping Centers.	CDD/RDA	Mid-term

Number	Program	Responsible Department	Timeframe
ES3.3	Develop a specific plan or zoning regulations for upgrading Contra Costa Boulevard that includes guidelines for land use, design, and circulation improvements.	CDD / PW	Mid-term
ES3.4	Provide technical and economic assistance to encourage the concentration and upgrading of businesses along Contra Costa Boulevard.	Various	As needed
ES4.1	Require fiscal impact analyses for major development proposals to assess citywide impacts and to identify any burden on the City such projects might create.	CDD / Finance	Ongoing
ES4.2	Assess periodically the structure of permit fees, user fees, and utility rates to ensure they cover the true costs to the City of private commercial development.	Finance	Ongoing
ES4.3	Analyze periodically city per capita sales by market category (as compared to statewide averages) to identify trends and sectors that should be targeted for growth.	Finance	Ongoing
ES4.4	Enact nonresidential developer and / or impact fees as appropriate to ensure that new development is self-supporting and does not burden the City revenue base.	CDD / Finance	Ongoing
ES4.5	When reviewing new developments and substantial enlargements or additions, ensure to the degree possible that there are no unintended negative economic impacts on the school district or other public agencies.	CDD	Ongoing
	Circulation		
C1.1	Identify specific roadway segments where right-of-way widening, narrowing, or extension may be appropriate or will likely be needed.	PW	Ongoing
C1.2	Continue to provide a forum such as the Traffic Safety Committee for citizen input on traffic-related issues.	PW	Ongoing
C1.3	Evaluate intersections with the highest accident rates.	PW	Ongoing
C1.4	Provide roadway improvements necessary to meet the LOS standards established for Basic Routes in the Growth Management Element.	PW	Ongoing
C1.5	Require project developers to submit for City approval construction traffic plans that denote haul routes, detours, and other factors that may impact public safety.	CDD / PW	Short-term and Ongoing
C2.1	Sponsor forums to obtain citizen input regarding the appropriateness of roadway improvements aimed at reducing local traffic congestion.	CDD / PW	As needed
C2.2	Evaluate the level of service at intersections that are congested during the peak hour.	PW	Short-term
C3.1	Continue to implement adopted criteria / policies regarding the installation of traffic-calming measures.	PW	Ongoing
C3.2	~~Install~~ Undertake traffic-calming measures in identified locations, including around schools as needed.	PW	Short-term
C3.2	Continue to implement adopted criteria / policies regarding the installation of traffic-calming measures.	PW	Ongoing
C3.3	Sponsor forums to obtain citizen input regarding the appropriateness of road improvements intended to reduce speeding.	CDD / PW	As needed
C4.1	Identify areas where bikeway connections can be added and / or made safer.	PW	Ongoing
C4.2	Install additional bike lanes, routes, trails and connections where feasible.	PW	Long-term
C4.3	Work with County Connection to ensure that local bus and shuttle service meets community needs.	PW	Ongoing
C4.4	Explore incentives for public employees to not commute by automobile.	~~PW~~CDD / Manager	Ongoing

Number	Program	Responsible Department	Timeframe
C4.5	Expand use of transit for seniors, students, and persons with disabilities.	PW	Short-term
C4.6	Work with employers, schools, and developers to encourage employee ridesharing and transit use.	~~PW /~~ Manager	Ongoing
C4.7	Work with employers, schools, and developers to encourage innovative transportation measures.	Manager	Ongoing
C5.1	Identify areas where sidewalks, curb cuts, ramps, and other pedestrian amenities should be installed or upgraded.	PW	Short-term
C5.2	Identify ways that education and police enforcement can improve pedestrian safety.	Police / PW	Short-term
C6.1	Identify specific locations where access for persons with disabilities needs to be improved.	PW	Short-term
C6.2	Identify grants that may be used to assist in the funding of projects that will improve access for persons with disabilities.	PW	Ongoing
	Growth Management		
GM1.1	Continue to work with the Transportation Authority and TRANSPAC to develop Action Plans for Routes of Regional Significance.	PW	Ongoing
GM1.2	For all Basic Routes, continue to apply the standards for signalized intersections adopted by the City and the Transportation Authority, unless the City and the Transportation Authority make findings of special circumstances.	PW	Ongoing
GM1.3	Conduct traffic impact studies consistent with the Technical Guidelines published by the Transportation Authority as part of the application review process for development projects estimated to generate more than 100 peak-hour vehicle trips.	CDD / PW	As needed
GM1.4	Only approve projects expected to generate more than 100 peak-hour trips in the peak direction when the City or RDA has made Findings of Consistency with the adopted LOS standards.	CDD	Ongoing
GM1.5	Continue to require developers to pay costs necessary to mitigate impacts of their projects on the local and regional transportation system, including establishment of trails and other alternatives to vehicle use.	CDD / PW	Ongoing
GM1.6	Annually monitor compliance with adopted standards for the Reporting Intersections, and submit a checklist on compliance with the Growth Management Program to the Transportation Authority.	PW	~~A~~Biannually
GM1.7	Amend the General Plan, Zoning Ordinance, Capital Improvement Program or other relevant City plans and policies as necessary to attain the LOS standards for Basic Route signalized intersections.	CDD	As needed
GM1.8	Participate in multi-jurisdictional transportation planning through TRANSPAC activities, including planning for intersections subject to Findings of Special Circumstances located in other jurisdictions when it is believed that the City's actions contribute to conditions at such intersections.	PW	Ongoing
GM1.9	Participate in the Transportation Authority's conflict resolution process as needed to resolve disputes related to preparation and implementation of Action Plans and other programs described in this Element.	City Manager	As needed
GM1.10	Following adoption of Regional Route Action Plans by TRANSPAC and the Transportation Authority, implement specified City actions in a timely manner.	CDD / PW	As needed
GM2.1	Continue to implement a development mitigation program to ensure that new growth pays its share of the costs associated with the provision of facilities for fire, police, park, sewage disposal, water, flood control, and school services.	CDD / PW	Ongoing

Number	Program	Responsible Department	Timeframe
GM2.2	Continue to approve development projects only after finding that one or more of the following conditions are met: ▪ Performance standards will be maintained following project occupancy; ▪ The characteristics of the development project require project-specific mitigation measures to maintain standards, and such measures will be required of the project sponsor; ▪ Capital projects planned by the City or special district(s) will result in maintenance of standards.	CDD	Ongoing
GM2.3	Identify in the City's Capital Improvement Program those projects sponsored by the City and necessary to maintain levels of performance, along with phasing and funding sources to cover the ~~complete~~ cost of the projects.	Finance	Every 5 years
	Safety and Noise		
SN1.1	Continue to clear drainage systems regularly (inlets, culverts, swales, creeks, and channels), both public and private, to remove debris buildup that can exacerbate flooding impacts.	PW	Ongoing
SN1.2	Develop and adopt a City Master Drainage Plan.	PW	Mid-term
SN1.3	Install and maintain drainage system improvements as scheduled in the CIP.	PW	Mid-term
SN1.4	Use part of the former Oak Park Elementary School property or other sites south of Gregory Lane for flood detention.	PW	Long-term
SN1.5	Enforce federal regulations that control placement of structures in floodplains, and maintain appropriate standards for development in flood-prone and poorly drained areas.	PW	Ongoing
SN1.6	Require mitigation for any development that could create or significantly worsen flood or drainage problems.	CDD/PW	Ongoing
SN1.7	Adopt a no-net-fill policy or limit on impervious surface as a percentage of lot size.	CDD/PW	Short-term
SN1.8	Augment existing Geographic information System and other data regarding low-lying areas with information obtained during storms.	CDD/PW	Ongoing
SN1.9	Develop a prioritized list of proposed capital improvement projects for low-lying, flood-prone areas, and seek funding for those projects.	PW	Mid-term
SN1.10	Adopt standards regulating expansion or new development in the 100-year floodplain.	CDD/PW	Mid-term
SN1.11	Train Fire and Police personnel to a level appropriate to their positions and responsibilities to respond to flood emergencies.	Fire/Police	Ongoing
SN2.1	Encourage the Airport Land Use Commission to consider the concerns of Pleasant Hill residents in its decision-making process.	City Manager	Short-term
SN3.1	Adopt and enforce the most recently state approved building code provisions necessary to promote seismic safety in structural designs, including regulations relating to grading and construction relative to seismic hazards, liquefaction potential, and development on sloping ground.	CDD/PW	Ongoing
SN3.2	Require geotechnical studies for development in areas with moderate to high liquefaction potential that include analysis of seismic settlement potential and specify appropriate mitigation.	CDD/PW	Ongoing
SN3.3	Continue to require slope stability assessments by appropriate registered professionals upon the initiation of new development proposals in areas of known slope instability and/or on slopes steeper than 15 percent.	CDD/PW	Ongoing
SN4.1	Assist the Fire District with training and other efforts when feasible.	City Manager	As needed

Number	Program	Responsible Department	Timeframe
SN4.2	Work with the Fire District to review development plans to assure adequacy of access for equipment, water supplies, construction standards, and vegetation clearance.	PW	Ongoing
SN4.3	Work with landowners to ensure that weed abatement occurs in an effective and timely manner.	CDD	Ongoing
SN5.1	Identify and require businesses that use, store, dispose of, or transport hazardous materials to ensure that adequate measures are taken to protect public health and safety.	Fire Dept.	Ongoing
SN5.2	Work with appropriate agencies to require all transport of hazardous materials to follow approved routes.	Fire Dept.	Ongoing
SN6.1	Encourage water suppliers to comply with applicable State and federal provisions.	PW	Ongoing
SN6.2	Work with water suppliers and jurisdictional agencies during the environmental review process for new development to prevent contamination of water supplies.	CDD / PW	As needed
SN7.1	Amend the Zoning Ordinance to establish acceptable exterior noise level standards for all new developments and additions, including capital improvement projects.	CDD	Short-term
SN7.2	Use the City noise contour map to determine when acoustical studies shall be required.	CDD	Ongoing
SN7.3	Amend the Zoning Ordinance to stipulate the specific noise level increases for mobile and stationary sources that will be considered significant.	CDD	Short-term
SN7.4	Lobby Caltrans to resurface all concrete roads between the Walnut Creek city limit and Highway 242 to reduce vehicle noise.	PW	Long-term
SN7.5	Monitor the proceedings and actions of the Airport Land Use Commission, the County, and the Federal Aviation Administration with respect to operations at Buchanan Field, and inform Pleasant Hill residents of opportunities to participate in relevant public meetings and provide timely comments to these agencies.	CDD / City Manager	Ongoing
SN7.6	Mitigate the impact of noise on residential areas from such activities as garbage and recycling pickup and parking lot vacuuming during nighttime hours.	CDD / PW	Short-term
SN7.7	Evaluate the impacts of vibration when considering proposed development near Interstate 680.	CDD / PW	Mid-term
SN8.1	Work with local and regional agencies to develop a consistent and effective approach to air quality planning and management that includes strategies to reduce wood burning and vehicle trips.	CDD / PW City Manager	Long-term
SN8.2	Enforce air pollution control measures during construction.	CDD / PW	Ongoing
SN8.3	Synchronize traffic signals on roads susceptible to high emission levels from idling vehicles.	PW	Mid-term
SN8.4	Utilize alternative-fuel vehicles in the City fleet.	City Manager	Mid-term
SN8.5	Give preference to firms using reduced-emission equipment for City contracts, including for services such as trash collection.	Various	Ongoing
SN8.6	Amend the Zoning Ordinance to require natural gas connections and exterior electrical outlets.	CDD	Mid-term
SN8.7	In consultation with the Bay Area Air Quality Management District, identify sources of odors and toxics and amend the Zoning Ordinance to establish buffer zones around those sources.	PW	Long-term
Housing – See Housing Element Text and Table H24			

Glossary of Planning and Housing Terms

Abbreviations

ABAG: Association of Bay Area Governments
ADT: Average daily trips made by vehicles or persons in a 24-hour period
ALUC: Airport Land Use Commission
AMI: Area Median (Household) Income
BMR: Below-market-rate dwelling unit
CASA: Community Assisted Shared Appreciation second mortgage loan
CDBG: Community Development Block Grant
CEQA: California Environmental Quality Act
CHFA: California Housing Finance Agency
CIP: Capital Improvements Program
CNEL: Community Noise Equivalent Level
CRA: Community Redevelopment Agency
dB: Decibel
dBA: "A-weighted" decibel
DOF: Department of Finance of the State of California
EIR: Environmental Impact Report
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Agency
GMI: Gross Monthly Income
HCD: Housing and Community Development Department of the State of California
HUD: U.S. Dept. of Housing and Urban Development
JPA: Joint Powers Authority
LAFCo: Local Agency Formation Commission
Ldn: Day and Night Average Sound Level
Leq: Sound Energy Equivalent Level
LOS: Traffic Level of Service
MCC: Contra Costa County Mortgage Credit Certificate program
PUD: Planned Unit Development
RDA: City of Pleasant Hill Redevelopment Agency
RHND: Regional Housing Needs Determination
SOI: Sphere of Influence
SRO: Single Room Occupancy
VMT: Vehicle Miles Traveled

Definitions

Acres, Gross: The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.
Acres, Net: The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.
Adaptive Reuse: The conversion of obsolescent or historic buildings from their original or most recent use to a new use; for example, the conversion of former hospital or school buildings to residential use, or the conversion of a historic single-family home to office use.

Adverse Impact: A negative consequence for the physical, social, or economic environment resulting from an action or project.
Affordability Requirements: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low-income households for a specified period.
Affordable Housing: Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.
Agency: The governmental entity, department, office, or administrative unit responsible for carrying out regulations.
Airport-related Use: A use that supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction, and aircraft chartering.
Air Rights: The right granted by a property owner to a buyer to use space above an existing right-of-way or other site, usually for development.
Alley: A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.
Alluvial: Soils deposited by stream action.
Ambient: Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.
Annex, *v*: To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.
Apartment: (1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.
Approach Zone: The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and that should be free from obstruction.
Appropriate: An act, condition, or state that is considered suitable.
Aquifer: An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.
Architectural Control; Architectural Review: Regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings. (See "Design Review.")
Area; Area Median Income: As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area median income" is the higher of the county median family income or the statewide non-metropolitan median family income.
Arterial: Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.
Article 34 Referendum: Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49 percent of the units are set aside for low-income households.

Assisted Housing: Generally multifamily rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multifamily mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. All California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing within 10 years.

Base Flood: In any given year, a 100-year flood that has 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Basic Route, Basic Street: A local road not designated as a Route of Regional Significance by the City and the Contra Costa Transportation Authority.

Bed and Breakfast: Usually a dwelling unit, but sometimes a small hotel, which provides lodging and breakfast for temporary overnight occupants, for compensation.

Below-market-rate (BMR) Housing Unit: (1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

Bicycle Lane (Class II facility)

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility)

A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility)

A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Blight: A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.

Buffer Zone: An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building Height: The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

Buildout: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Business Services: A subcategory of commercial land use that permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing; copying and printing; travel; office supply; and similar services.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. An Environmental Assessment may be prepared for housing elements, leading to a Declaration of No Environmental Impact.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.

Caltrans: California Department of Transportation.

Capital Improvements Program (CIP) : A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the general plan.

Census: The official decennial enumeration of the population conducted by the federal government.

Channelization: (1) The straightening and / or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands that limit the paths that vehicles may take through the intersection.

Character: Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

Circulation Element: One of the seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the planning and management of existing and proposed thoroughfares, transportation routes, and terminals, as well as local public utilities and facilities, all correlated with the land use element of the general plan.

City: City with a capital "C" generally refers to the government or administration of a city. City with a lower case "c" may mean any city or may refer to the geographical area of a city (e.g., the properties in the city.)

Clear Zone: That section of an approach zone of an airport where the plane defining the glide path is 50 feet or less above the center-line of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

Clustered Development: Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Co-housing: A residential development having individual living units (for families or for individuals) with kitchens and baths, which units are grouped around a common kitchen, a gathering room, and child-care facilities. Co-housing developments normally are organized as condominiums.

Collector: Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-10,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial: A land use classification that permits facilities for the buying and selling of commodities and services.

Commercial Strip: Commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores.

Community Care Facility: Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")

Community Child Care Agency: A non-profit agency established to organize community resources for the development and improvement of child care services.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development. Pleasant Hill is a non-entitled jurisdiction.

Community Noise Equivalent Level (CNEL): A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park: Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Community Redevelopment Agency (CRA): A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with the adopted community general plan, including the housing element.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Congregate Care: Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Conservation Element: One of the seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the conservation, development, and use of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

County: County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area of a county (e.g., the county's 19 cities).

Covenants, Conditions, and Restrictions (CC&Rs): A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Criterion: A standard upon which a judgment or decision may be based. (See "Standards.")

dB: Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA: The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Dedication: The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density, Employment: A measure of the number of employed persons per specific area (for example, employees/acre).

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.")

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

Density, Control of: A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

Design Review; Design Control: The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. "Design Review" usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See "Architectural Control.")

Detention Basin: A structure constructed to retard flood runoff and minimize the effect of sudden floods. Water is temporarily stored, and released through an outlet structure at a rate which will not exceed the carrying capacity of the channel downstream. Basins often are planted with grass and used for open space or recreation in periods of dry weather.

Developable Acres, Net: The portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer: An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development: The physical extension and/or construction of urban land uses. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Fee: (See "Impact Fee.")
Development Rights: The right to develop land by a landowner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee.")
District: (1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone.
Diversion: The direction of water in a stream away from its natural course (i.e., as in a diversion that removes water from a stream for human use).
Diversity: Differences among otherwise similar elements that give them unique forms and qualities. E.g., housing diversity can be achieved by differences in unit size, tenure, or cost.
Duet: A detached building designed for occupation as the residence of two families living independently of each other, with each family living area defined by separate fee title ownership.
Duplex: A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.
Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.
Easement: Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.
Easement, Scenic: A tool that allows a public agency to use an owner's land for scenic enhancement, such as roadside landscaping or vista preservation.
Elderly Housing: Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Congregate Care.")
Emergency Shelter: A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")
Eminent Domain: The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.
Emission Standard: The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.
Encourage, *v*: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.
Enhance, *v*: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.
Environment: CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."
Environmental Impact Report (EIR): A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")
Exaction: A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.
Expansive Soils: Soils that swell when they absorb water and shrink as they dry.

Expressway: A divided multi-lane major arterial with access provided mainly at signalized intersections.
Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.
Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a *bona fide* single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].
Fault: A fracture in the earth's crust forming a boundary between rock masses that have shifted.
Feasible: Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).
Feasible, Technically: Capable of being implemented because the industrial, mechanical, or application technology exists.
Finding(s): The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.
Fiscal Impact Report: A report projecting the public costs and revenues that will result from a proposed program or development.
Flood, 100-Year: The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.
Flood Insurance Rate Map (FIRM): For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.
Floodplain: The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.
Floodplain Fringe: All land between the floodway and the upper elevation of the 100-year flood.
Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.
Floor Area Ratio (FAR): The gross floor area permitted on a site divided by the total net area of the site, expressed in percent. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 100 percent will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 150 percent would allow 15,000 sq. ft. of floor area; an FAR of 200 percent would allow 20,000 sq. ft.; and an FAR of 50 percent would allow only 5,000 sq. ft. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.
Footprint; Building Footprint: The outline of a building at all points where it meets the ground.
Freeway: A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Such roads are free of tolls.
General Plan: A compendium of city or county policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a “City Plan,” “Comprehensive Plan,” or “Master Plan.”
Granny Flat: (See “Second Unit.”)

Group Quarters: A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses.
Gateway: A point along a roadway entering a city or county at which a motorist gains a sense of having left the environs and of having entered the city or county.
Goal: A general, overall, and ultimate purpose, aim, or end toward which the City or County will direct effort.
Guidelines: General statements of policy direction around which specific details may be later established.
Handicapped: A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.
Hazardous Material: Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.
Hillsides: Land that has an average percent of slope equal to or exceeding 15 percent.
Historic; Historical: An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.
Historic Preservation: The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.
HOME Program: A federal (HUD) program that allocates grants to eligible jurisdictions to acquire and rehabilitate existing property, or to develop new property, for the purpose of creating and/or preserving affordable housing for lower income households.
Home Occupation: A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.
Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1), requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")
Household: All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")
Householder: The head of a household.
Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.
Housing and Community Development Department of the State of California (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.
Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing. In Pleasant Hill, the LHA is the Contra Costa County Housing Authority.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.
Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.
Housing Unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant, is intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupancies whenever possible.
Identity: A consistent quality that makes a city, place, area, or building unique and gives it a distinguishing character.
Image: The mental picture or impression of a city or place taken from memory and held in common by members of the community.
Impact: The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.
Impact Fee: A fee, often called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq. specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.
Impacted Areas: Census tracts where more than 50 percent of the dwelling units house low- and very low-income households.
Implementation: Actions, procedures, programs, or techniques that carry out policies.
Improvement: The addition of one or more structures or utilities on a parcel of land.
Inclusionary Housing Unit: Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (See “Zoning, Inclusionary.”)
Industrial: The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.
Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.
Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.
In Lieu Fee: Cash payments that may be required of an owner or developer as a substitute for a dedication of land or construction of inclusionary or below-market-rate housing, and referred to as in lieu fees or in lieu contributions.
Institutional Use: (1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered a residential, commercial, or industrial activity.
Interest, Fee: Entitles a landowner to exercise complete control over use of land, subject only to government land use regulations.

Issues: Important unsettled community matters or problems that are identified in a community's general plan and are dealt with by the plan's goals, policies, and implementation programs.
Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.
Joint Powers Authority (JPA): A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.
L10: A statistical descriptor indicating peak noise levels: the sound level exceeded ten percent of the time. It is a commonly used descriptor of community noise, and has been used in Federal Highway Administration standards and the standards of some cities and counties.
Land Banking: The purchase of land by a local government for use or resale at a later date. "Banked lands" have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.
Landmark: (1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.
Land Use: The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.
Land Use Classification: A system for classifying and designating the appropriate use of properties.
Land Use Element: A required element of the General Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.
Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).
Ldn: Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.
Leq: The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.
Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).
Leasehold Interest: (1) The interest that the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same time period.
Level of Service (LOS): A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level of service.

Linkage: With respect to jobs / housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Liquefaction: The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCo): A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCos include two representatives of special districts.

Local Road, Local Street: (See "Basic Route, Basic Street.")

Lot: (See "Site.")

Lot of Record: A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the County Recorder's office containing property tax records.

Low-income Household: A household with an annual income usually no greater than 80 percent of the area median income for a household of four persons and based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Program. (See "Area.")

Low-income Housing Tax Credits (LIHTC): Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Maintain, *v*: To keep in an existing state. (See "Preserve, v.")

Mandatory Element: A component of the General Plan mandated by State Law. California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Manufactured Housing: Residential structures that are constructed entirely in the factory and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

May: That which is permissible.

Median Strip: The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Merger (District): Elimination of a special district by transferring its service responsibilities to a city government. The merging district's territory must be totally included inside the city.

Minimize, *v* : To reduce or lessen, but not necessarily to eliminate.

Ministerial (Administrative) Decision: An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate, *v* : To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, ~~and~~ residential, and / or public, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park. (See "Manufactured Housing" and "Modular Unit.")

Moderate-income Household: A household with an annual income between the lower income eligibility limits (usually 80 percent of the area median family income) and 120 percent of the area median family income, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area" and "Low-income Household.")

Modular Unit: A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by State law of that title. (See "Mobile Home" and "Manufactured Housing.")

Multifamily Building: A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Must: That which is mandatory.

National Ambient Air Quality Standards: The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Flood Insurance Program: A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act: A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

National Register of Historic Places: The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Necessary: Essential or required.

Need: A condition requiring supply or relief. The City or County may act upon findings of need within or on behalf of the community.

Neighborhood Park: District- or County-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Noise: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation: Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour: A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Noise Element: One of the seven State-mandated elements of a local general plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise.

Non-attainment: The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-conforming Use: A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Notice (of Hearing): A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Objective: A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 2005" is an example of an objective.

Open Space Element: One of the seven State-mandated elements of a local general plan, it contains an inventory of privately and publicly owned open-space lands, and adopted goals, policies, and implementation programs for the preservation, protection, and management of open space lands.

Open Space Land: Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Outer Approach Zone: Airspace in which an air-traffic controller initiates radar monitoring for incoming flights approaching an airport.

Overlay: A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Ozone: A tri-atomic form of oxygen (O3) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

Para-transit: Refers to transportation services and that operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility- impaired.**Parcel:** A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parking, Shared: A public or private parking area used jointly by two or more uses.

Parks: Open space lands whose primary purpose is recreation.

Parkway Strip: A piece of land located between the rear of a curb and the front of a sidewalk, usually used for planting low ground cover and/or street trees, also known as "planter strip."

Patio Unit: A detached single family unit, typically situated on a reduced-sized lot, that orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

Peak Hour/Peak Period: For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak hour" may stretch into a "peak period" of several hours' duration.

Planned Community: A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.
Planned Unit Development (PUD): A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.
Planning and Research, Office of (OPR): A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.
Planning Area: The Planning Area is the land area addressed by the General Plan (and hence, by the Housing Element). For a city, the Planning Area boundary typically coincides with the Sphere of Influence that encompasses land both within the City Limits and potentially annexable land.
Planning Commission: A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.
Policy: A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")
Pollutant: Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.
Pollution: The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.
Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.
Preserve, *v*: To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")
Principle: An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (Section 65302) requires that general plans spell out the objectives, "principles," standards, and proposals of the general plan. "Adjacent land uses should be compatible with one another" is an example of a principle.
Professional Office: A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.
Program: An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and action statements establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.
Protect, *v*: To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")
Public and Quasi-public Facilities: Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.
Public Art: Signs, other monuments, sculptures, murals, statuary, fountains, and other artistic installations in spaces accessible to the general public that accentuate or draw attention to a particular space or feature of the city, provide a focal point for public gathering, and/or serve a specific function, such as to provide seating.
Recognize, *v*: To officially (or by official action) identify or perceive a given situation.
Recreation, Active: A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive: Type of recreation or activity that does not require the use of organized play areas.
Recycle, v.: The process of extraction and reuse of materials from waste products.
Redevelop, *v*: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.
Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.
Regional Housing Needs: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.
Regional Park: A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.
Regulation: A rule or order prescribed for managing government.
Rehabilitation: The repair, preservation, and/or improvement of substandard housing.
Research and Development: A use engaged in study, testing, design, analysis, and experimental development of products, processes, or services.
Residential: Land designated in the City or County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")
Residential, Multifamily: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.
Residential, Single-family: A single dwelling unit on a building site.
Resources, Non-renewable: Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.
Restore, *v*: To renew, rebuild, or reconstruct to a former state.
Restrict, *v*: To check, bound, or decrease the range, scope, or incidence of a particular condition.
Retrofit, *v*: To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.
Reverse Annuity Mortgages: A home financing mechanism that enables a homeowner who a senior citizen to release equity from his or her home. The senior receives periodic payments that can be put to immediate use. Loans are fixed term and are paid when the house is sold or when the term expires.
Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.
Rideshare: A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.
Ridgeline: A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.
Right-of-way: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.
Riparian Lands: Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.
Risk: The danger or degree of hazard or potential loss.
Routes of Regional Significance: Arterials subject to Action Plans prepared by the City in cooperation with the Regional Transportation Planning Committee for Central Contra Costa County) and the Contra Costa Transportation Authority.
Runoff: That portion of precipitation that does not percolate into the ground and is discharged into streams instead.

Safety Element: One of the seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires. Many safety elements also incorporate a review of police needs, objectives, facilities, and services.

Sanitary Landfill: The controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material.

Sanitary Sewer: A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). (See "Combined Sewer" and "Septic System.")

School District Lands: Properties owned by public school districts and used for educational, recreational, and administrative purposes.

Second Mortgage Program: The lending by a public or private agency of a portion of a required down payment to a developer or first-time homebuyer, usually with restrictions requiring that the units assisted through the program remain affordable to very low- and low-income households.

Second Unit: A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seismic: Caused by or subject to earthquakes or earth vibrations.

Senior Housing: (See "Elderly Housing.")

Seniors: Persons age 62 and older.

Setback: The horizontal distance between the property line and any structure.

Shall: That which is obligatory or necessary.

Shared Housing: An arrangement under which two or more unrelated people, each with private sleeping quarters, share a house or an apartment, usually as a means of providing safety, needed assistance, or to reduce housing costs. Side benefits may include car sharing, which reduces parking needs and transportation costs.

Shared Living: The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities, used with respect to family care ("nursing") homes and serving six or fewer persons, are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Shopping Center: A group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.

Should: Signifies a directive to be honored if at all possible.

Significant Effect: A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Single-family Dwelling, Attached: A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached: A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO): A single room, typically 80-250 square feet, with a sink and closet, but that requires the occupant to share a communal bathroom, shower, and kitchen.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.
Slope: Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.
Soil: The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.
Solar Access: The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.
Solid Waste: Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.
Specific Plan: Under Article 8 of the Government Code (Section 65450 et seq.), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and / or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).
Sphere of Influence: The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission of the County.
Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions—for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.
Stock Cooperative Housing: Multiple-family ownership housing in which the occupant of a unit holds a share of stock in a corporation that owns the structure in which the unit is located.
Storm Runoff: Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.
Street Furniture: Those features associated with a street that are intended to enhance that street's physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks.
Structure: Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).
Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.
Subdivision Map Act: Division 2 (Sections 66410 et seq.) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")
Subregional: Pertaining to a portion of a region. Contra Costa and Alameda Counties are a subregion of the San Francisco Bay Area.
Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and / or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.
Substantial: Considerable in importance, value, degree, or amount.
Target Areas: Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.
Tax Credit: A dollar amount that may be subtracted from the amount of taxes owed.
Tax Increment: Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low-and low-income housing.
Tourism: The business of providing services for persons traveling for pleasure, tourism contributes to the vitality of the community by providing revenue to local business. Tourism can be measured through changes in the transient occupancy tax, or restaurant sales.
Townhouse; Townhome: A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")
Transit: The conveyance of persons or goods from one place to another by means of a local, public transportation system.
Transit-dependent: Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.
Transitional Housing: Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")
Transition Zone: Controlled airspace extending upward from 700 or more feet above the ground wherein procedures for aircraft approach have been designated. The transition zone lies closer to an airport than the outer approach zone and outside of the inner approach zone. (See "Approach Zone" and "Outer Approach Zone.")
Transit, Public: A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."
Trees, Heritage: Trees planted by a group of citizens or by the City or County in commemoration of an event or in memory of a person figuring significantly in history.
Trees, Landmark: Trees whose size, visual impact, or association with a historically significant structure or event have led the City or County to designate them as landmarks.
Trip: A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin–often from home, but not always), and one "attraction end," (destination).
Truck Route: A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.
Undevelopable: Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City or County are designated as "undevelopable" by the City or County.
Undue: Improper, or more than necessary.

Uniform Building Code (UBC): A national, standard building code that sets forth minimum standards for construction.
Uniform Housing Code (UHC): State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).
Underutilized: Non-vacant properties that have not been fully developed with improvements that maximize the density or intensity of uses allowed thereon.
Urban Design: The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.
Urban Open Space: The absence of buildings or development, usually in well-defined volumes, within an urban environment.
Urban Services: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.
Use: The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning ordinance and General Plan land use designations.
Use, Non-conforming: (See "Non-conforming Use.")
Use Permit: The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.
Utility Corridors: Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.")
Vacant: Lands or buildings that are not actively used for any purpose.
Variance: A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.
Vehicle Miles Traveled (VMT): A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.
Very Low-income Household: A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Program. (See "Area.")
View Corridor: The line of sight–identified as to height, width, and distance–of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewers attention.
Viewshed: The area within view from a defined observation point.
Volume-to-Capacity Ratio: A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." (See "Peak Hour" and "Level of Service.")
Wastewater Irrigation: The process by which wastewater that has undergone appropriate treatment is used to irrigate land.
Watercourse: Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Watershed: The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.
Waterway: (See "Watercourse.")
Wetlands: Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."
Zero Lot Line: A detached single family unit distinguished by the location of one exterior wall on a side property line.
Zone, Combining: A special purpose zone that is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, or special parking regulations. Also called "overlay zone."
Zone, Interim: A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent classification can be fixed; generally assigned during General Plan preparation to provide a basis for permanent zoning.
Zone, Study: (See " Zone, Interim.")
Zone, Traffic: In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.
Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.
Zoning Bonus: (See "Zoning, Incentive.")
Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.
Zoning, Exclusionary: Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community.
Zoning, Incentive: The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level—are included in a project.
Zoning, Inclusionary: Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums. (See "Inclusionary Housing Unit.")
Zoning Map: Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.