

**City of Pleasant Hill****Engineering**

March 31, 2023

Mr. Matt Kelly
Senior Transportation Planner
Contra Costa Transportation Authority
2999 Oak Road, Suite 100
Walnut Creek, CA 94597

Subject: Calendar Years 2020 & 2021 Measure J Growth Management Program Compliance Checklist (Pleasant Hill)

Dear Mr. Kelly:

Enclosed is the City of Pleasant Hill's Measure J Growth Management Compliance Checklist for calendar years 2020 and 2021. This checklist has been prepared per the guidelines established by the Authority. Please schedule the checklist for review and approval by the various CCTA committees and the Authority Board.

Please contact me at (925) 671-5261 or via email at ananthank@pleasanthillca.org if you have any questions or require any additional information.

Sincerely,

Ananthan Kanagasundaram
City Engineer

Attachments: Resolution No. 22-23 Authorizing the Mayor to execute and submit the CCTA Biennial Compliance Checklist for Calendar Years 2020 & 2021.
City of Pleasant Hill - Measure J Growth Management Plan Checklist
(with attachments)

RESOLUTION NO. 22-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL
AUTHORIZING THE MAYOR TO EXECUTE AND SUBMIT THE CONTRA COSTA
TRANSPORTATION AUTHORITY BIENNIAL COMPLIANCE CHECKLIST FOR
CALENDAR YEARS 2020 AND 2021 FOR ALLOCATION OF FISCAL YEARS
2021/2022 AND 2022/2023 LOCAL STREET MAINTENANCE AND
IMPROVEMENT FUNDS

WHEREAS, the Growth Management Program contained in Measure J requires the Contra Costa Transportation Authority (CCTA) to review biennially the City of Pleasant Hill's compliance with the Measure J Growth Management Program; and

WHEREAS, the City of Pleasant Hill becomes eligible to receive its share of the Measure J Return to Source funds when the Biennial Compliance Checklist has been submitted to CCTA and approved; and

WHEREAS, a Biennial Compliance Checklist has been prepared by the City and reviewed by the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Pleasant Hill:

- 1) City Council finds that the policies and programs of the City, as reported in the Biennial Compliance Checklist for calendar years 2020 and 2021, substantially conform to the requirements for compliance with the Contra Costa Transportation Authority and the Measure J Growth Management Program.
- 2) Authorizes the Mayor to execute and submit the Biennial Compliance Checklist for calendar years 2020 and 2021.

ADOPTED by the City Council of the City of Pleasant Hill at a regular meeting of said Council held on the 20th day of March, 2023, by the following vote:

AYES:	Noack, Rinn, Shess, Vinson, Flaherty
NOES:	None
ABSENT:	None
ABSTAIN:	None



TIMOTHY M. FLAHERTY, Mayor



DANIELLE K. NAVARRO, City Clerk

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

Measure J Growth Management Program Compliance Checklist

1. Action Plans	YES	NO	N/A
a. Is the jurisdiction implementing the actions called for in the applicable Action Plan for all designated Routes of Regional Significance within the jurisdiction?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Has the jurisdiction implemented the following procedures as outlined in the <i>Implementation Guide</i> and the applicable Action Plan for Routes of Regional Significance?			
i. Circulation of environmental documents,	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
ii. Analysis of the impacts of proposed General Plan amendments and recommendation of changes to Action Plans, and	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
iii. Conditioning the approval of projects consistent with Action Plan policies?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Has the jurisdiction followed the procedures for RTPC review of General Plan Amendments as called for in the <i>Implementation Guide</i> ?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Development Mitigation Program	YES	NO	
a. Has the jurisdiction adopted and implemented a local development mitigation program to ensure that new development pays its fair share of the impact mitigation costs associated with that development?	<input checked="" type="radio"/>	<input type="radio"/>	
b. Has the jurisdiction adopted and implemented the regional transportation mitigation program, developed, and adopted by the applicable Regional Transportation Planning Committee, including any regional traffic mitigation fees, assessments, or other mitigation as appropriate?	<input checked="" type="radio"/>	<input type="radio"/>	

Clear Form

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

3. Address Housing Options	YES	NO
a. Has the jurisdiction prepared and submitted a report to the Authority demonstrating reasonable progress in providing housing opportunities for all income levels under its Housing Element? The report can demonstrate progress by (1) comparing the number of housing units approved, constructed, or occupied within the jurisdiction over the preceding five years with the number of units needed on average each year to meet the housing objectives established in its Housing Element; or (2) illustrating how the jurisdiction has adequately planned to meet the existing and projected housing needs through the adoption of land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development; or (3) illustrating how its General Plan and zoning regulations facilitate improvement or development of sufficient housing to meet the Element's objectives. <i>Note: A copy of the local jurisdiction's annual progress report (Tables A thru C) to the state Department of Housing and Community Development (HCD) is sufficient.</i>	<input checked="" type="radio"/>	<input type="radio"/>
b. Does the jurisdiction's General Plan—or other adopted policy document or report—consider the impacts that its land use and development policies have on the local, regional, and countywide transportation system, including the level of transportation capacity that can reasonably be provided?	<input checked="" type="radio"/>	<input type="radio"/>
c. Has the jurisdiction incorporated policies and standards into its development approval process that support transit, bicycle, and pedestrian access in new developments?	<input checked="" type="radio"/>	<input type="radio"/>

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

4. Traffic Impact Studies	YES	NO	N/A
a. Using the Authority's <i>Technical Procedures</i> , have traffic impact studies been conducted as part of development review for all projects estimated to generate more than 100 net new peak-hour vehicle trips? (Note: Lower traffic generation thresholds established through the RTPC's Action Plan may apply).	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. If the answer to 4.a. above is "yes", did the local jurisdiction notify affected parties and circulate the traffic impact study during the environmental review process?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. Participation in Cooperative, Multi-Jurisdictional Planning	YES	NO
a. During the reporting period, has the jurisdiction's Council/Board representative regularly participated in meetings of the appropriate Regional Transportation Planning Committee (RTPC), and have the jurisdiction's local representatives to the RTPC regularly reported on the activities of the Regional Committee to the jurisdiction's council or board? (Note: Each RTPC should have a policy that defines what constitutes regular attendance of Council/Board members at RTPC meetings.)	<input checked="" type="radio"/>	<input type="radio"/>
b. Has the local jurisdiction worked with the RTPC to develop and implement the Action Plans, including identification of Routes of Regional Significance, establishing Multimodal Transportation Service Objectives (MTSOs) for those routes, and defining actions for achieving the MTSOs?	<input checked="" type="radio"/>	<input type="radio"/>
c. Has the local jurisdiction applied the Authority's travel demand model and <i>Technical Procedures</i> to the analysis of General Plan Amendments (GPAs) and developments exceeding specified thresholds for their effect on the regional transportation system, including on Action Plan MTSOs?	<input checked="" type="radio"/>	<input type="radio"/>

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

	YES	NO	
d. As needed, has the jurisdiction made available, as input into the countywide transportation computer model, data on proposed improvements to the jurisdiction's transportation system, including roadways, pedestrian circulation, bikeways, and trails, planned and improved development within the jurisdiction, and traffic patterns?	<input checked="" type="radio"/>	<input type="radio"/>	
6. Five-Year Capital Improvement Program	YES	NO	
Does the jurisdiction have an adopted five-year capital improvement program (CIP) that includes approved projects and an analysis of project costs as well as a financial plan for providing the improvements? (The transportation component of the plan must be forwarded to the Authority for incorporation into the Authority's database of transportation projects)	<input checked="" type="radio"/>	<input type="radio"/>	
7. Transportation Systems Management Program	YES	NO	
Has the jurisdiction adopted a transportation systems management ordinance or resolution that incorporates required policies consistent with the updated model ordinance prepared by the Authority for use by local agencies or qualified for adoption of alternative mitigation measures because it has a small employment base?	<input checked="" type="radio"/>	<input type="radio"/>	
8. Adoption of a voter-approved Urban Limit Line	YES	NO	N/A
a. Has the local jurisdiction adopted and continually complied with an applicable voter-approved Urban Limit Line as outlined in the Authority's annual ULL Policy Advisory Letter?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

- | | YES | NO | N/A |
|--|-----------------------|-----------------------|----------------------------------|
| b. If the jurisdiction has modified its voter approved ULL or approved a major subdivision or General Plan Amendment outside the ULL, has the jurisdiction made a finding of consistency with the Measure J provisions on ULLs and criteria in the ULL Policy Advisory Letter after holding a noticed public hearing and making the proposed finding publicly available? | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |

9. Adoption of the Measure J Growth Management Element

- | | YES | NO | N/A |
|---|----------------------------------|-----------------------|-----------------------|
| Has the local jurisdiction adopted a final GME for its General Plan that substantially complies with the intent of the Authority's adopted Measure J Model GME? | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

10. Posting of Signs

- | | YES | NO | N/A |
|--|----------------------------------|-----------------------|-----------------------|
| Has the jurisdiction posted signs meeting Authority specifications for all projects exceeding \$250,000 that are funded, in whole or in part, with Measure C or Measure J funds? | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

11. Maintenance of Effort (MoE)

- | | YES | NO |
|--|----------------------------------|-----------------------|
| Has the jurisdiction met the MoE requirements of Measure J as stated in Section 6 of the Contra Costa Transportation Improvement and Growth Management Ordinance (as amended)? (See the Checklist Instructions for a listing of MoE requirements by local jurisdiction.) | <input checked="" type="radio"/> | <input type="radio"/> |

12. Submittal of LSM Reporting and Audit Forms

- | | YES | NO |
|---|----------------------------------|-----------------------|
| Has the local jurisdiction submitted a Local Street Maintenance and Improvement Reporting Form and Audit Reporting Form for eligible expenditures of 18 percent funds covering FY 2017-18 and FY 2018-19? | <input checked="" type="radio"/> | <input type="radio"/> |

Review and Approval of Measure J Growth Management Plan Checklist

For Fiscal Years 2021-22 and 2022-23
Reporting Period: Calendar Years 2020 & 2021

Reporting Jurisdiction: City of Pleasant Hill

This Measure J GMP Compliance Checklist was prepared by:



Signature

Ananthan Kanagasundaram

Name and Title (print)

Name and Title (print)

925-671-6261

Phone

Phone

3/15/2023

Date

Date

ananthank@pleasanthillca.org

Email

Email

The Council/Board of **Pleasant Hill** has reviewed the completed Checklist and found that the policies and programs of the jurisdiction as reported herein conform to the requirements for compliance with the Contra Costa Transportation Improvement and Growth Management Program.



Certified Signature (Mayor or Chair)

Certified Signature (Mayor or Chair)

Timothy M. Flaherty, Mayor

Name and Title (print)

Name and Title (print)

3/28/2023 | 2:16 PM PDT

Date

Date



Attest Signature (City/Town/County Clerk)

Attest Signature (City/Town/County Clerk)

Danielle K. Navarro

Name (print)

Name (print)

3/28/2023 | 2:21 PM PDT

Date

Date

Submit the signed form to Matt Kelly via Hightail: www.hightail.com/uplink/MattKellyCCTA

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

Supplementary Information (Required)

1. Action Plans

- a. *Please summarize steps taken during the reporting period to implement the actions, programs, and measures called for in the applicable Action Plan for Routes of Regional Significance:*

Attachment (A)

Conditions of Compliance Report for Calendar Years 2019 and 2020 based on the adopted 2017 Transpac Action Plan.

- b. *Attach, list, and briefly describe any General Plan Amendments that were approved during the reporting period. Please specify which amendments affected ability to meet the standards in the Growth Management Element and/or affected ability to implement Action Plan policies or meet Multimodal Traffic Service Objectives (MTSOs). Indicate if amendments were forwarded to the jurisdiction's RTPC for review, and describe the results of that review relative to Action Plan implementation:*

The City adopted four resolutions during this period.

Attachment (B)

Resolution 20-20: APPROVING A GENERAL PLAN AMENDMENT (PLN 19-0494) FOR THE OAK PARK PROPERTIES SPECIFIC PLAN AT 1700 AND 1750 OAK PARK BOULEVARD

Resolution 8-21: APPROVING A GENERAL PLAN AMENDMENT (PLN 18-0445) AND ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND AN ASSOCIATED MITIGATION MONITORING AND REPORTING PLAN FOR THE 490 GOLF CLUB ROAD PROJECT AT 490 GOLF CLUB ROAD

Resolution 23-21: APPROVING A GENERAL PLAN AMENDMENT, DEVELOPMENT ARCHITECTURAL REVIEW PERMIT & TREE REMOVAL PERMIT (PLN 18-0359) FOR THE BLAKE GRIGGS MULTIFAMILY RESIDENTIAL PROJECT AT 85 CLEVELAND ROAD

Resolution 57-21: APPROVING A GENERAL PLAN AMENDMENT, DEVELOPMENT PLAN, MAJOR SUBDIVISION & ARCHITECTURAL REVIEW PERMIT (PLN 21-0028) FOR THE 401 TAYLOR BOULEVARD II SMALL-LOT SINGLE FAMILY RESIDENTIAL PROJECT AT 401 TAYLOR BOULEVARD

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

Provide a summary list of projects approved during the reporting period and the conditions required for consistency with the Action Plan:

The City approved the Blake Griggs multifamily residential project located at 85 Cleaveland Road, the 401 Taylor small lot single family residence project at 401 Taylor Boulevard. The City believes that its actions were consistent with the adopted Action Plans during the reporting period.

2. Development Mitigation Program

a. Describe progress on implementation of the regional transportation mitigation program:

Attachment (C)

Resolution 76-96: Local Resolution through which the City adopted the Central County Regional Transportation Mitigation Program.

TRANSPAC Subregional Transportation Mitigation Program (STMP) adopted as part of the 2009 Central County Action Plan.

3. Address Housing Options

a. Please attach a report demonstrating reasonable progress in providing housing opportunities for all income levels. (Note: A copy of the local jurisdiction's annual report (Tables A thru C) to the state Department of Housing and Community Development (HCD) is sufficient).

Attachment (D)

2020 Housing Element Report - Resolution 19-21

2021 Housing Element Report - Resolution 15-22

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

Please attach the jurisdiction's adopted policies and standards that ensure consideration of and support for walking, bicycling, and transit access during the review of proposed development.

Included with Attachment (D)

DRAFT - Bicycle and Pedestrian Master Plan

4. Traffic Impact Studies

Please list all traffic impact studies that have been conducted as part of the development review of any project that generated more than 100 net new peak hour vehicle trips. (Note: Lower traffic generation thresholds established through the RTPC's Action Plan may apply). Note whether the study was consistent with the Authority's Technical Procedures and whether notification and circulation were undertaken during the environmental review process.

Attachment (E) - Traffic Studies:

Blake Griggs Multi-Family Residential Facility - 85 Cleaveland Road

Pleasant Hill Starbucks Project - 999 Contra Costa Boulevard

The studies were consistent with the Authority's Technical Procedures and notification and circulation were undertaken during the environmental review process.

5. Participation in Cooperative, Multi-Jurisdictional Planning

No attachments necessary

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

6. **Five-Year Capital Improvement Program**

Please attach the transportation component of the most recent CIP version, if the Authority does not already have it. Otherwise, list the resolution number and date of adoption of the most recent five-year CIP.

Attachment (F)

Resolution 59-22: Capital Improvement Plan 2022-2027 (Adopted July 11th, 2022)

7. **Transportation Systems Management Program**

Please attach a copy of the jurisdiction's TSM ordinance or list the date of ordinance or resolution adoption and its number.

Attachment (G)

Ordinance Number 97-15: (Adopted November 25, 1997)

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

8. Adoption of a voter-approved Urban Limit Line

The local jurisdiction's adopted ULL is on file at the Authority offices. Please specify any actions that were taken during the reporting period regarding changes or modifications to the voter approved ULL, which should include a resolution making a finding of consistency with Measure J and a copy of the related public hearing notice.

There was no action taken by the City of Pleasant Hill during Calendar Years 2018 and 2019 that affected the voter approved ULL.

9. Adoption of the Measure J Growth Management Element

Please attach the adopted Final Measure J Growth Management Element to the local jurisdiction's General Plan or list the date of ordinance or resolution adoption and its number.

Attachment (H)

Resolution 37-13 (Adopted July 1st, 2013)

10. Posting of Signs

Provide a list of all projects exceeding \$250,000 within the jurisdiction, noting which ones are or were signed according to Authority specifications.

Attachment (I)

Pleasant Hill Road Gregory Lane to Taylor Boulevard - Complete Street Project
(Notice of Completion filed December 2020)

Measure J GMP Compliance Checklist Attachments

Reporting Jurisdiction: City of Pleasant Hill

For Fiscal Years 2021-22 and 2022-23

Reporting Period: Calendar Years 2020 & 2021

11. Maintenance of Effort (MoE)

Please indicate the jurisdiction's MoE requirement and MoE expenditures for the past two fiscal years (FY 2019-20 and FY 2020-21). See the Instructions to identify the MoE requirements.

Attachment (J)

Pleasant Hill Maintenance of Effort Requirement = \$624,952

2020 Maintenance of Effort Expenditure = \$1,504,785.50

2021 Maintenance of Effort Expenditure = \$1,232,340.27

12. Submittal of LSM Reporting Form and Audit Reporting Form

Please attach LSM (Summary) Reporting and LSM Audit (Detail) Forms for FY 2019-20 and FY 2020-21.

Attachment (K)

13. Other Considerations

Please specify any alternative methods of achieving compliance for any components for the Measure J Growth Management Program

None.

ATTACHMENT (A)

1. ACTION PLANS

1 (a) TRANSPAC Action Plan



CONDITIONS OF COMPLIANCE REPORT FOR 2020 AND 2021

City of Pleasant Hill

Based on the

2017 TRANSPAC ACTION PLAN

Region-wide Goals and Actions

These goals and actions build on TRANSPAC's tenets, focus the direction of the Action Plan and are intended to guide future decisions.

GOAL 1. Maintain existing transportation system and infrastructure

ACTIONS:

- 1-A: Seek funding for the ongoing maintenance and operation of the existing transportation system and infrastructure. Includes all modes.
- 1-B: Support development of pavement management systems and implementation of pavement rehabilitation improvements.

2020-2021: The above actions were performed on a routine basis by the TRANSPAC jurisdictions consistent with the GMP, the adopted Central County Action Plan, and the local General Plan. The MTC Street Saver pavement management system is utilized to support the local streets maintenance program and is regularly updated to comply with the regional funding requirements.

Responsible: TRANSPAC and its jurisdictions

GOAL 2. Support the enhancement and expansion of an efficient transit system

ACTIONS:

- 2-A: Support the development of real-time information and better connectivity for regional transit and local and feeder bus service.
- 2-B: Support the efforts of the Authority to evaluate congestion relief strategies along the I-680 corridor, including transit options and new technologies.
- 2-C: Promote coordination of transfer times among Express bus, feeder bus, BART, and park-and-ride lots.
- 2-D: Support the expansion of BART service and BART station and parking facilities.
- 2-E: Support the construction and maintenance of accessible bus stops, park-and-ride lots, and transit hubs.
- 2-F: Support improvements that increase the efficiency of local transit on Regional Routes.
- 2-G: Support increased access to BART stations for buses and other alternative modes.
- 2-H: Encourage and participate in access and development plans in the immediate vicinity of each BART Station to improve multimodal access and facilities for buses, bicycles and pedestrians.
- 2-I: Support innovative approaches to improve the efficiency and effectiveness of transit services for seniors and disabled persons through the allocation of Central County's Measure J \$10 million for Additional Transportation for Seniors and People with Disabilities. These funds are in addition to Measure J Other Countywide Programs and total \$35 million in Central County.

- 2-J: Support expansion and use of park-and-ride facilities using Express and local buses.
- 2-K: Support the extension of ferry service to and from San Francisco and Contra Costa County.
- 2-L: Implement the recommendation of the Contra Costa Mobility Management Plan, including the establishment of a mobility management center for the County.

2020-2021: Worked with CCTA on the Innovate 680 project, which is proposed to improve the 680 corridor including technology and transit improvements. The City of Pleasant Hill is in compliance with the California Complete Streets Act through a compliant circulation element in the City's General Plan.

Responsible: TRANSPAC and its jurisdictions

GOAL 3. Encourage land use decisions that address the increase in overall traffic demand

ACTIONS:

- 3-A: Continue to support implementation of the Measure J Growth Management Program.
- 3-B: Continue to support higher-density development around transit hubs and downtowns.
- 3-C: Continue to require each jurisdiction to:
 - a. Notice the initiation of the environmental review process for projects generating more than 100 net-new peak-hour vehicle trips.
 - b. For projects that require a General Plan Amendment, identify any conflicts with Action Plan MTsOs and then, if requested, present the analysis results and possible mitigation strategies to TRANSPAC for review and comment.
- 3-D: Include the needs of pedestrians and bicyclists in the design, construction, and maintenance of development projects.
- 3-E: Continue to implement the TRANSPAC Sub-regional Transportation Mitigation Program.

2020-2021: The above actions were performed on a routine basis by the TRANSPAC jurisdictions consistent with the GMP, the adopted Central County Action Plan, and the local General Plans. TRANSPAC agencies are in compliance with the California Complete Streets Act to consider the needs of pedestrians and bicyclists in projects through either adopting a complete streets resolution or through a compliant circulation element included in a General Plan. TRANSPAC agencies supported the CCTA in the development of the updated Countywide Bicycle and Pedestrian Plan. TRANSPAC agencies also have participated in the CCTA GMP task force and planning director meetings.

Responsible: TRANSPAC and its jurisdictions

GOAL 4. Support the use, enhancement, and expansion of low emission technologies

ACTIONS:

- 4-A: Support innovative approaches for the deployment of low emission technologies.
- 4-B: Support the construction of infrastructure needed for the expansion of low emission technologies, such as vehicle charging stations.

2020-2021: Supported an Electric Vehicle Charging/Shared Mobility Readiness Plan adopted by CCTA. Installed 4 vehicle charging stations at the new Pleasant Hill Library.

Responsible: TRANSPAC and its jurisdictions

GOAL 5. Manage arterial traffic flow

ACTIONS:

- 5-A: Seek funding for traffic and transit improvements along Regional Routes and other major streets.
- 5-B: Continue to implement the Central Contra Costa Traffic Management Program.
- 5-C: Where feasible and appropriate, address the needs of pedestrians and bicyclists along and connecting to Regional Routes.

2020-2021: Supported the TRANSPAC sponsored feasibility study to identify bicycle and pedestrian improvements on the Monument Boulevard corridor across I-680. Applied for Measure J Funding for the Contra Costa Boulevard (Harriet Drive to Viking Drive) Project for construction of “complete street” enhancements.

Responsible: TRANSPAC and its jurisdictions

GOAL 6. Support the implementation of Complete Streets, including the improvement of bicycle and pedestrian facilities

ACTIONS:

- 6-A: Support the inclusion of Complete Streets in General Plan updates.
- 6-B: Support the improvement of bicycle and pedestrian facilities on and connecting to Routes of Regional Significance.
- 6-C: Seek funding to provide bicycle parking infrastructure at employment sites and activity centers throughout Central County.
- 6-D: Support development of pedestrian and bicycle plans and safe routes to transit improvements.

2020-2021: Continued to support the TRANSPAC sponsored feasibility study to identify bicycle and pedestrian improvements on the Monument Boulevard corridor across I-680. Draft implementation of the City of Pleasant Hill Bicycle & Pedestrian Master Plan.

Responsible: TRANSPAC and its jurisdictions

GOAL 7. Increase participation in the 511 Contra Costa TDM Program

ACTIONS:

- 7-A: Support the 511 Contra Costa TDM Program to educate and encourage Contra Costa residents, students and commuters to use multimodal alternatives by promoting transit, shuttles, carpooling, vanpooling, walking, bicycling, alternative work schedules, and telecommuting.

The central county cities of Clayton, Concord, Martinez, Pleasant Hill, Walnut Creek, and the unincorporated county are represented by the 511 Contra Costa TDM program. The 511 Contra Costa TDM program provides programs aimed at reducing traffic congestion and improving air quality for all central county jurisdictions. Program staff conduct community and employer-based outreach to encourage and promote the use of alternatives to the single-occupant vehicle. The City of Pleasant

Hill, a member of TRANSPAC, supports the 511 Contra Costa work plan for the countywide program via CCTA's Measure J and Transportation Fund for Clean Air funds.

2020-21:

- *Offered a countywide Commuter Incentive Program called "Drive Less" that provides financial incentives to commuters who try new alternative modes of transportation (carpool, transit, bicycling, vanpooling, and walking);*
- *Provided a Guaranteed Ride Home Program that supports commuters who use a commute alternative;*
- *Offered a countywide Buy-One Get-One Free (BOGO) bus passes for Tri Delta Transit, WestCAT, Fairfield Suisun Transit, and Solano Transit;*
- *Coordinated countywide promotions for National Bike Month / Bike to Wherever Days (there were no in-person Bike to Work Day energizer stations in 2020 or 2021 due to Covid-19);*
- *Offered a Try Transit incentive program that provides loaded Clipper Cards to employees and full-time college students in Contra Costa who pledge to use transit for the commute.*
- *Offered various seasonal trip reduction incentives, which vary from year to year. "Leave the Car at Home Too" was a cash incentive to encourage returning to work via transit or carpool; the program coincided with the June 2021 lifting of California's official Stay-at-Home Order.*

Supportive outreach included:

- *Digital outreach: commuters and residents were encouraged to make active and shared trips via daily reminders from the 511CC Twitter feed, Facebook and Instagram posts, the 511contracosta.org website, and monthly eNewsletters.*
- *A 30-second video promoting 511CC's E-Bike Rebate Program was developed for digital outreach;*

7-B: Develop TDM programs at K-12 schools and colleges to encourage carpooling, transit ridership, walking, and bicycling.

Mandatory school closures due to Covid-19 during the 2020-21 school year restricted delivery of the typical school-based programs offered by 511 Contra Costa's K-12 Safe Routes to Schools Program. Branded as Street Smarts Diablo, the school-based multi-modal bicycle and pedestrian traffic safety education and encouragement program is tailored to the developmental level of students. Program staff typically partner with school districts, principals and staff, parent groups, city staff, local police departments, the CCC Sheriff's office, California Highway Patrol, and elected officials to provide the Safe Routes to School Program for all K-12 public schools in central and east Contra Costa.

2020-21:

- *During the pandemic, at-home community resources and activities were created for use by schools, students, and parents.*

K-12 Typical Actions offered, but temporarily suspended during mandatory periods of Distance Learning, include:

- *Grades K-5: “Mr. Beeps” and “Heads Up!” 30-minute traffic safety assemblies;*
- *Grades K-8: Walk & Roll to School events;*
- *Grades K-8: Bicycle helmet donations for students in need;*
- *Grades 9-12: Teen driver program for high school students and their parents co-led by the California Highway Patrol and Street Smarts Diablo;*
- *Grades 6-12: Online bicycle, pedestrian, and driver safety activities;*
- *Grades K-8: International Walk to School Day promotional materials and activities provided for schools and cities;*
- *Bicycle/pedestrian capacity and access enhancement projects offered at K-12 schools each year;*
- *The Pass2Class transit ticket program provides up to two months of free public bus rides to K-12 students at the beginning of each school year;*
- *Summer Youth Pass offers families a subsidized three-month flash pass for use on all County Connection, Tri Delta Transit, and WestCAT bus routes;*
- *Online Community Resources;*
- *Parking lot banners that promote safe bicycling, walking, and driving;*
- *Participation in community events that promote bicycling, walking, and safety.*

College Activities -

- *Attendance at DVC’s monthly Environmental and Sustainability Club meetings to help develop TDM solutions for faculty and students;*
- *Attendance at DVC’s Earth Day festival to educate students about SOV alternatives to campus;*
- *Provided articles and graphics for the monthly Sustainability Newsletter promoting transit, bicycling, and ridesharing to campus;*
- *Provided updated information for the DVC website about public transportation, carpooling, bicycling, and trip planning;*
- *Provided the Guaranteed Ride Home program for use by college students who use non-SOV modes to attend classes;*
- *Provided the Try Transit incentive program which offers loaded Clipper Cards to full-time college students, faculty, and staff in Contra Costa who pledge to use transit to campus.*

7-C: Promote alternative work opportunities including employer pre-tax benefit programs, compressed work-week schedules, flex schedules, and telework.

2020-2021:

- *Consultations and employer events (events were virtual during the pandemic);*
- *Employers with 50 or more full-time employees within the Bay Area Air Quality Management District (Air District) geographic boundaries were required to register and offer commuter benefits to their employees in order to comply with Air District Regulation 14, Rule 1, also known as the Bay Area Commuter Benefits Program. Employers had to select one of four Commuter Benefit options to offer their employees. 511 Contra Costa continued to help employers in determining the appropriate TDM strategy selection in order to comply with the Regulation;*

- *Monthly employer eNewsletters;*
- *Participation as an auditing partner in the Green Business Program, providing transportation consultations and audits of businesses seeking certification or recertification;*
- *A Work-from-Home / Flexible Work Toolkit was developed for Employers with information, best practices, checklists, policy templates, and customizable survey tools.*

7-D: Encourage commuters to make local trips or trips linked to transit by walking, bicycling, or carpooling instead of driving alone.

2020-2021:

- *Partnership with the East Bay Regional Park District in providing marketing messaging and collateral for the ongoing Share Our Trails safety and etiquette campaign;*
- *Offered the Summer Bike Challenge, a 12-week program that encourages people of all ages to bike to predetermined locations throughout each of the 19 cities of Contra Costa County. The program promotes the use of bicycles to access local points of interest including community, recreation and cultural centers; parks, libraries, shopping districts and schools.*
- *Offered the Winter Walk Challenge, a 12-week program that encourages county residents of all ages to walk to local destinations;*
- *Offered a new E-Bike Rebate Program to provide county residents with post-purchase rebates for new electric bicycles.*

7-E: Promote park-and-ride lot use to potential carpoolers, vanpoolers, and transit riders, including shuttle services, where applicable.

2020-2021:

- *Park & Ride lot locations are indicated on a map located on the [511contracosta.org](https://www.511contracosta.org) website.*

7-F: In cooperation with Central County jurisdictions, develop TDM plans and provide consultations to improve mobility and decrease parking demand for new development and redevelopment.

2020-2021:

- *511CC was not notified of any development plans that required a TDM element.*

7-G: Explore innovative new technologies to improve mobility and reduce SOV trips.

2020-2021:

- *Partnered with the Miles app to reward people for verified transit, carpool, and bicycle trips taken in Contra Costa County.*
- *Promoted the online [Bike Mapper](#) for Contra Costa County bicycle routes and trails;*
- *Promoted Mobile Clipper app on the 511 Contra Costa website, social media, and in a blog post;*

7-H: Seek funding to provide bicycle parking infrastructure at employment sites and activity centers throughout Central County

2020-2021:

- *Each year, 511 Contra Costa uses Measure J/TFCA funds to provide bicycle racks, lockers, cages and/or eLockers at public locations and employment sites;*
- *Provided bike parking consultations for various business owners.*

7-I: Encourage “green” commuting including ZEV and NEV vehicles, clean fuel infrastructure, and car sharing.

2020-2021:

- *511 Contra Costa co-hosted a public EV/E-Bike Ride & Drive Event with Charge Across Town, Ride Panda, and the DVC Sustainability Club at Diablo Valley College*
- *Staff continued to work with the CCTA to study the efficacy of a countywide electric vehicle charging station infrastructure grant;*
- *Staff supported County/CCTA EV Readiness Blueprint Study for future electric vehicle supply equipment (EVSE) support and countywide mapping tool;*
- *Electric vehicle charging station map is included on the 511 Contra Costa website and was continually updated;*
- *511 Contra Costa staff continued to work with employers to fulfill the transportation measures necessary to receive Green Business certification.*

Responsible: 511 Contra Costa, with support of the central county jurisdictions and TRANSPAC

GOAL 8. Work to improve freeway flow

ACTIONS:

- 8-A: Continue to monitor and evaluate operational improvements at freeway interchanges on I-680, SR-242, SR-24, and SR-4.
- 8-B: Support development of operational improvements on mainline SR-4.
- 8-C: Continue to support the completion of the fourth bore of the Caldecott Tunnel (SR-24).
- 8-D: Support the study and implementation of potential regional freeway management strategies.
- 8-E: Consider a multi-agency approach to freeway ramp metering.

2020-2021: *Worked with CCTA on the Innovate 680 project, supported the I-680/SR-4 Interchange Project and continued to receive reports on the operational aspects and policies of the Express Lanes on I-680.*

Responsible: TRANSPAC and its jurisdictions

GOAL 9. Support Use of HOV and Express Lanes

ACTIONS:

- 9-A: Support the completion of a continuous HOV system on I-680.

- 9-B: Support the connection of the SR-4 HOV system to I-680.
- 9-C: Support consistent occupancy requirements for toll-free HOV lanes on the Benicia-Martinez Bridge and I-680.
- 9-D: Support the implementation of Express Lanes on I-680, consistent with the MTC's project.
- 9-E: Support additional incentives for HOV users.
- 9-F: Provide additional park-and-ride lots.

2020-2021: Received reports on the operational aspects and policies of the Express Lanes on I-680 and the construction of the gap closure Express Lane project. Worked with CCTA on the Innovate 680 project.

Responsible: TRANSPAC and its jurisdictions

Actions and Responsibilities for Routes of Regional Significance

TRANSPAC and its jurisdictions have identified specific actions for the Regional Routes. In many cases, these actions and improvements span jurisdictional boundaries. TRANSPAC and its jurisdictions are responsible for the implementation of the actions.

The following section presents a description of each Route of Regional Significance, TRANSPAC's Multimodal Traffic Service Objectives (MTSO's) actions and responsibilities for each route.

Freeways

1. Interstate 680

I-680 is a north-south, eight-to twelve-lane divided freeway. It begins north of the TRANSPAC area at the I-80/Cordelia interchange and travels south through Solano County, entering TRANSPAC's region after it crosses the Benicia-Martinez Bridge. From the bridge, it extends south through the SR-4 and SR-242 interchanges. The I-680/SR-24 interchange is near TRANSPAC's southern boundary in Walnut Creek. I-680 continues south through the Southwest Regional transportation Planning Committee (SWAT) area. I-680 is a major commute route for Solano County and for Central and East Contra Costa County travelers. I-680 provides access to the Walnut Creek, Pleasant Hill and Concord BART stations, the Martinez Intermodal Facility, and the Pacheco Transit Hub (completed in 2014).

MTSO: 4.0 Delay Index

Actions:

- Continue to support investment in and implementation of HOV lanes on I-680.
- Continue to support planned improvements to the I-680/SR-4 interchange and to SR-4.
- Continue to work with Solano County to manage traffic in the I-680 corridor.

Proposed Improvements:

- Southbound HOV Lane Gap Closure from North Main Street to Livorna Road
- Northbound HOV Lane Extension from North Main Street to SR242
- Interchange modifications to I-680/Marina Vista interchange

- Improvements to I-680/SR-4 freeway interchange
- Improvements to SR-4 (see subsequent section on SR-4)

2020-2021: The following actions were taken by TRANSPAC and its jurisdictions: Provided support or CCTA and Caltrans to develop corridor studies and implement improvements on I-680 (see actions listed above under Goals 8 and 9).

2. State Route 242

State Route 242 is a four-mile north-south freeway that connects SR-4 west of Port Chicago Highway to I-680 just south of Willow Pass Road. It contains three lanes in each directions.

MTSO: 3.0 Delay Index

Actions:

- Support the study and design of Clayton Road interchange improvements.

Proposed Improvements:

- Construction and modification of southbound ramps at the Clayton Road interchange
- Construction of northbound Clayton Road on-ramp

2020-2021: The following actions were taken by TRANSPAC and its jurisdictions: N/A

3. State Route 4

State Route 4 is an east-west freeway that runs from East Contra Costa and San Joaquin County to I-80 in West Contra Costa through Central Contra Costa. West of the SR-242 Interchange in Concord, it has four to six lanes; east of the interchange, it has eight to ten lanes, including an HOV lane in each direction. SR-4 provides access to the North Concord/Martinez BART Station, the Martinez Intermodal Facility, and the Pacheco Transit Hub.

MTSO: 5.0 Delay Index

Actions:

- Support project development of SR-4 operational improvements based on the Integrated Corridor Analysis (ICA) study.
- Support improvements to the I-680/SR-4 interchange.

Proposed Improvements:

- Improvements to the I-680/SR-4 interchange including construction of a third lane between Solano Way/Port Chicago Highway to Morello Avenue and direct connectors.
- SR-4 mainline capacity improvements between I-680 and Bailey Road, including extension of eastbound HOV lane upstream to I-680.
- Construction of the Pacheco Transit HUB (project completed in 2014)

Arterials

4. Contra Costa Boulevard

The Contra Costa Boulevard Improvement Project – Viking Drive to Harriet Drive, will construct corridor “complete streets” enhancements. Project improvements will follow previously adopted landscaping, street lighting and bike/pedestrian design templates along Contra Costa Boulevard (CCB).

Actions:

- Construction anticipated to begin Summer 2023

Proposed Improvements:

- Key project improvements include intersection geometry modification (with new traffic signal) at Concord Costa Boulevard /Taylor Boulevard, a new traffic signal at CCB/Alan Drive, new concrete sidewalks, new landscaping along median and sidewalk areas, new bike lanes, pavement rehabilitation and new LED street lighting.

5. Taylor Boulevard/Civic Drive Intersection

The Taylor Boulevard-Civic Drive Intersection & Pathway Improvement Project is part of the approved 5-year project list for the City’s Measure K Pedestrian and Bicycle Improvement Program.

Actions:

- Construction anticipated to begin Summer 2023

Proposed Improvements:

- New traffic signal at Taylor Boulevard & Civic Drive
- New crosswalks and a new sidewalk on Civic Drive between Taylor Boulevard and the Police Department driveway.
- Other enhancements include installation of ADA-compliant curb ramps, LED safety lights, signage and striping.

SUMMARY

The City of Pleasant Hill, along with the TRANSPAC jurisdictions, have maintained compliance with the Measure J Growth Management Program as demonstrated by the steps taken during the reporting period (Calendar Years 2020 & 2021) to implement the actions, programs and measures called for in the adopted 2017 Central County Action Plan for Routes of Regional Significance.

ATTACHMENT (B)

1. ACTION PLANS (1b)

Resolution No. 20-20 (Adopted February 24th, 2020)

Resolution No. 8-21 (Adopted January 25th, 2021)

Resolution No. 23-21 (Adopted March 15th, 2021)

Resolution No. 57-21 (Adopted August 16th, 2021)



RESOLUTION NO. 20 - 20

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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


MATTHEW RINN, Mayor

ATTEST:


CAROL W. WU, City Clerk

APPROVED AS TO FORM:


JANEY E. COLESON, City Attorney

RESOLUTION NO. 8-21

A RESOLUTION OF THE CITY COUNCIL, CITY OF PLEASANT HILL, TO APPROVE A GENERAL PLAN AMENDMENT (PLN 18-0445) AND ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND AN ASSOCIATED MITIGATION MONITORING AND REPORTING PLAN FOR THE 490 GOLF CLUB ROAD PROJECT AT 490 GOLF CLUB ROAD

WHEREAS, the applicant, Choice In Aging/Choice In Learning & Satellite Affordable Housing Association, submitted an application for a General Plan Amendment PLN 18-0445 for a new General Plan land use designation of *Multi-Family Very High Density* (41-73 dwelling units per net acre) for Parcel C only (which would consist of 1.46 acres of the 4-acre project site) from the current *Semi-Public Institutional* General Plan land use designation; and

WHEREAS, as a part of the General Plan Amendment application, a Planned Unit Development District (PUD) Permit PLN 18-0445 is proposed to rezone an approximate four acre (single parcel) project site from the current *R-7 Single Family Residential – High Density* zoning district and includes a PUD Concept Specific Plan for a (1) Choice in Aging (adult day care facility), (2) Choice in Learning (Montessori pre-school facility), (3) 82-unit (4-story) affordable senior housing facility (81 affordable units and one manager unit), and (4) a medical clinic and three-story assisted living facility. The project is located on the north side of Golf Club Road (addressed as 490 Golf Club Road), APN 153-030-004; and

WHEREAS, in accordance with the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., as further governed by the Guidelines to the California Environmental Quality Act, 14 California Code of Regulations §§ 15000, et seq., collectively, CEQA), a Draft Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) was prepared by the City's environmental consultant (Rincon Consultants, Inc.) and circulated for public review between September 10, 2020 and October 13, 2020; and

WHEREAS, the Planning Commission held one study session on the proposed project on November 13, 2018; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing was held by the Planning Commission on December 15, 2020 regarding proposed General Plan Amendment, including the related proposed PUD rezoning, and associated Concept/Specific Plan at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, on December 15, 2020 the Planning Commission of the City of Pleasant Hill adopted Resolution No. 17-20, recommending approval of the General Plan Amendment to the City Council and the associated IS/MND & MMRP, based on the findings contained in said Resolution;

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing was held by the City Council on January 25, 2021 regarding the proposed General Plan Amendment and associated PUD rezoning and Concept/Specific Plan at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, on January 25, 2021 the City Council of the City of Pleasant Hill adopted City Council Resolution No. 8-21, recommending approval of the General Plan Amendment to the City Council and the associated IS/MND & MMRP, based on the findings contained in said Resolution:

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

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

A 1.46-acre portion of the 4-acre project site's General Plan designation will be modified from the existing *Semi-Public Institutional* designation to a new General Plan land use designation of *Multi-Family Very High Density* (41-73 dwelling units per net acre). The new land use designation will allow more intense residential development that could be allowed in appropriate areas of the City and would allow creation of more housing units, and more affordable housing product types, as noted in this application. Development of this density trends to be stacked type of development that is more affordable in its pricing compared to single-family or townhouse style development. In addition, the project would allow for affordable senior housing for the community. Therefore, the Commission has determined that the proposed project associated with the General Plan Amendment is in the best interest of the public.

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

The proposed project is consistent with various General Plan goals, policies and programs as noted below.

Community Development Program 1.2 - Development of the area or property to be re-designated shall not have significant growth inducing impacts or significant traffic or noise impacts on existing residential neighborhoods. Intensification of land use on properties larger than 40,000 square feet and not on Table H22 is presumed to have significant growth inducing impacts unless it is shown that appropriate design and mitigations will minimize impacts on schools, traffic and residential neighborhoods

Development of the site would not have significant growth inducing impacts, such as traffic and noise, on adjacent residential neighborhoods as these issues are addressed in the associated Initial Study/Mitigated Negative Declaration and found to either be a less than significant impact or can be abated by implementing an appropriate mitigation measure. In addition, a traffic study was prepared by the applicant and assessed by a city-chosen environmental consultant (Rincon Consultants, Inc.) to address potential traffic impacts. Lastly, potential impacts on local schools is also addressed in the IS/MND and was found to be a less than significant impact especially since the residential component of the project is limited to one-bedroom senior housing units.

Community Development Goal 2. *Maintain the historic balance among different types and intensities of residential development, commercial retail, office uses, and open space.*

Community Development Policy 2A. *Encourage uses needed by the community at appropriate locations.*

The proposed project would result in residential development with a higher intensity (i.e. density) than other residential development in the immediate surrounding area. However, additional housing is needed throughout the region, as well as within the City, thus, adding residential units, including affordable senior dwelling units, is needed. This new land use designation can be used in other appropriate areas of the City that will assist in providing additional lower cost housing as this level of density results in generally lower cost housing. In addition, in the case of this proposed project at the proposed location, the Planning Commission has determined that the proposed density, amount and even distribution of usable open space, appropriate mass/scale/bulk of buildings, excessive building setbacks, adequate tree screening along all property lines and adequate amount of parking associated with the proposal would result in a project that is compatible with adjacent residential and public institution uses.

Community Development Program 2.2. *When making decisions regarding (1) intensification of residential zoning or land use designations or (2) changes in land use designations from commercial to residential, the City shall only permit such changes when the change in land use is reasonably expected by the City Council to result in (a) effective mitigation of environmental constraints, noise, traffic, and other hazards; (b) excellence of design; (c) compatibility with adjacent development; and (d) at least one of the following: provision of affordable housing pursuant to the policies in the City's Housing Element; provision of parkland or recreation facilities consistent with Community Development Goals 17, 18, and 19.*

Note: On November 5, 2020 the ARC adopted Resolution No. 06-20 recommending approval of the project (to the Planning Commission and City Council) based partly on: (a) *excellence of design* and (b) *compatibility with adjacent development*. In addition, the Planning Commission has determined that the proposed density is compatible with adjacent residential and public institution uses and results in various compatible site features such as increased setbacks, adequate parking and ample usable open space.

The Draft Initial Study/Mitigation Negative Declaration includes nine recommended mitigation measures which effectively mitigate any potential environment impacts associated with the project. In addition, the proposed multi-family residential (senior housing) use will be consistent with the proposed Multi-Family Very High Density General Plan designation. The project also complies with applicable affordable housing requirements through provision of 81 affordable senior dwelling units on the project site, that will be deed restricted to affordable to the Low Income level category, helping the City satisfy a portion of the City regional share of affordable housing. Lastly, the project would satisfy Community Development Goals 17, 18 and 19 by providing Parkland Dedication fees in accordance with the City's Subdivision Ordinance (Chapter 17 of the PHMC).

Community Development Goal 3. Generate thriving, attractive and cohesive development at vacant or underutilized sites.

The site consists of an underutilized one-story multi-use building developed approximately 60 years ago. The proposed project would rejuvenate the site with a new residential development, new and expanded adult care and pre-school facilities, in addition to a new medical clinic and assisted living facility. Thus, the proposed project would improve the appearance of the site through site improvements, and by enhancing the site as viewed from the heavily traveled Contra Costa canal corridor. In addition, the Planning Commission has determined that the proposed density, amount and even distribution of usable open space, location of three-story and four-story buildings, appropriate mass/scale/bulk of buildings, excessive building setbacks, adequate tree screening along all property lines and adequate amount of parking associated with the proposal would result in compatibility with adjacent residential public institution uses. As a result, as proposed, the project would be an attractive and cohesive development in association with adjacent land uses. Lastly, the ARC also agreed that the project would generally be cohesive with the existing, surrounding residential development.

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

The proposed General Plan Amendment will allow higher densities in appropriate areas of the City and will likely result in lower cost housing options that are needed throughout the City and the State of California. In addition, the proposed project is providing additional housing opportunities to the residents of Pleasant Hill, including deed restricted low income level senior dwelling units.

Housing Program 1.4. Study suitable sites for rezoning to Multi-family high density and encourage a mix of land uses and residential densities when compatible with the neighborhood and environmental impacts are mitigated.

The proposed General Plan Amendment will allow Multi-Family density at a site that currently does not allow this type of development. In addition, the proposed project is for a single multi-family housing structure to be developed with multi-family very high density standards. The proposed project, as determined by the PC and the ARC, would be compatible with existing surrounding development, largely based on the proposed excessive setbacks and perimeter landscaping.

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

The proposed General Plan Amendment will allow higher densities in appropriate areas of the City and will likely result in different housing options outside of the commonly found single-family residences within the City and lower cost housing options that are needed throughout the City and the State of California. More specifically, this project is proposing 81 affordable senior housing units restricted to a low income level.

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

The proposed project would allow higher densities that generally result in lower housing costs and increases the opportunity for more affordable housing opportunities, the associated project proposes to construct 81 affordable senior dwelling units, to comply with the City's *Inclusionary Housing* ordinance. In addition, the 81 dwelling units will be deed restricted at a low income level.

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

The Planning Commission assessed the proposed project for potential land use related impacts and is recommending mitigation measures to address potential negative effects to public health, safety or welfare. To further assure that potential impacts would be mitigated the multi-family residential development of the site will be required to comply with all building codes, and to be compliant with the regulations of outside agencies including, but not limited to, the Contra Costa County Fire Protection District. In addition, for the associated project, the Commission has determined that the proposed density, the amount and even distribution of usable open space, the number of building stories, the increased building setbacks and the amount of parking associated with the proposed amendment will not be detrimental to the public welfare, particularly related to surrounding uses.

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

Pursuant to the California Environmental Quality Act (CEQA), the City of Pleasant Hill had an Initial Study/Mitigated Negative Declaration prepared for this project which was available for public review from September 10, 2020 through October 13, 2020 and the Final IS/MND prepared for this project is currently available for review at the Planning Division and on the City of Pleasant Hill webpage at www.pleasanthillca.org. The Draft IS/MND identifies potential project issues requiring nine (9) mitigation measures, collectively, in the following areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. After mitigation, the project would not have any significant unavoidable impacts, nor impacts which would be cumulatively considerable.

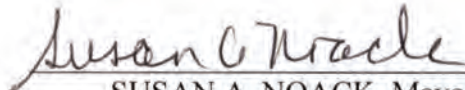
NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council adopts the IS/MND and approves the MMRP for this project, based on the following findings:

1. On the basis of the whole record before it (including the Initial Study and any comments received) that there is no substantial evidence that the project will have a significant effect on the environment and that the IS/MND reflects the independent judgment and analysis of the City.
2. The IS/MND is complete and in compliance with CEQA, the State CEQA Guidelines, and the City's local CEQA Guidelines, and adequately addresses the expected environmental impacts of the proposed project.

3. The IS/MND and all related records of proceedings upon which the decision is based shall be maintained and kept on file by the Zoning Administrator in the City of Pleasant Hill Public Works and Community Development Department in the City of Pleasant Hill City Hall, 100 Gregory Lane, Pleasant Hill, California.
4. Through implementation of mitigation measures via the MMRP and through compliance with applicable laws, ordinances and regulations, there is no substantial evidence supporting a fair argument that the project will have a significant adverse effect on the environment.
5. Pursuant to Title XIV, California Code of Regulations ("CCR"), after considering the record as a whole, including the proposed mitigation measures, the proposed project will not have the potential for any adverse effects on wildlife resources or the habitat upon which the wildlife depends as defined in Fish and Game Code § 711.2.

ADOPTED by the City Council of the City of Pleasant Hill at a regular meeting held on the 25th day of January, 2021, by the following vote:

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


SUSAN A. NOACK, Mayor

ATTEST:


CAROL WU, City Clerk

APPROVED AS TO FORM:


JANET E. COLESON, City Attorney

RESOLUTION NO. 23-21

A RESOLUTION OF THE CITY COUNCIL, CITY OF PLEASANT HILL, APPROVING A
GENERAL PLAN AMENDMENT, DEVELOPMENT PLAN, ARCHITECTURAL REVIEW
PERMIT & TREE REMOVAL PERMIT (PLN 18-0359) FOR THE BLAKE GRIGGS
MULTIFAMILY RESIDENTIAL PROJECT AT 85 CLEVELAND ROAD

WHEREAS, the applicant, Blake Griggs Properties, Inc., submitted a Planned Unit Development District Rezoning and PUD Concept Plan, Downtown Specific Plan Amendment, Development Plan Permit, Architectural Review Permit, and Tree Removal Permit application (PLN 18-0359) for a new 189-unit multifamily residential project at 85 Cleaveland Road, APN 150-210-059 ("the Project"); and

WHEREAS, A General Plan Amendment (PLN 18-0359) proposes to create the *Cleaveland Multifamily Very High Density* Land Use Designation, including conforming changes to the Development Potential table and modify language in the Community Development and Economic Strategy Elements (Attachment 2) and amend the existing General Plan Map (Exhibit A); and

WHEREAS, The applicant also submitted for a Planned Unit Development District (PUD) Permit PLN 18-0359 proposing to rezone an approximate 2.33-acre project site located within the current *PUD Downton Specific Plan (DSP)* zoning district and include a PUD Concept Plan; and

WHEREAS, In addition, the applicant also submitted for a Planned Unit Development District (PUD) Permit PLN 18-0359 which proposes to amend the existing *PUD Downton Specific Plan (DSP)* zoning district to remove the approximately 2.33-acre project site from said PUD; and

WHEREAS, a Development Plan Permit, an Architectural Review Permit and Tree Removal Permit PLN 18-0359 proposes demolition of an existing commercial structure and development of a new multifamily building and associated site improvements to include parking areas, landscape areas and tree removals; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a study session was held by the Architectural Review Commission on December 6, 2018 regarding the proposed PUD rezoning, associated Concept Plan, an Architectural Review Permit and Tree Removal Permit at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, two study sessions were held by the Planning Commission on January 8, 2019 and April 23, 2019 regarding the proposed PUD rezoning, associated Concept Plan, an Architectural Review Permit and Tree Removal Permit at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing was held by the Architectural Review Commission on December 17, 2020 and continued to the January 7, 2021 meeting date regarding the proposed PUD rezoning, associated Concept Plan, amendment to the existing PUD-DSP, an Architectural Review Permit and Tree Removal Permit at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, on January 7, 2021, the Architectural Review Commission adopted Resolution No. 01-21 recommending approval of a Planned Unit Development District, Concept Plan, an Architectural Review Permit and Tree Removal Permit (PLN 18-0359) for the Project; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing was held by the Planning Commission on February 9, 2021 regarding the proposed General Plan Amendment, PUD rezoning, associated Concept Plan, Downtown Specific Plan Amendment, Development Plan, an Architectural Review Permit and Tree Removal Permit at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, at the public hearing of February 9, 2021 the Planning Commission directed staff to prepare a resolution recommending denial of the proposed General Plan Amendment, PUD rezoning, and associated Concept Plan, Downtown Specific Plan Amendment, Development Plan, an Architectural Review Permit and Tree Removal Permit; and

WHEREAS, on February 23, 2021, the Planning Commission adopted Resolution No. 03-21 recommending denial to the City Council of a Planned Unit Development District, Downtown Specific Plan Amendment, Concept Plan, Development Plan, an Architectural Review Permit and Tree Removal Permit (PLN 18-0359) for the Project; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing was held by the City Council on March 15, 2021 regarding the proposed General Plan Amendment, PUD rezoning, associated Concept Plan, Downtown Specific Plan Amendment, Development Plan, an Architectural Review Permit and Tree Removal Permit at which time all interested parties were invited to provide comments on the proposal; and

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

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

The proposed amendment does not have negative effects on the public interest. The amendment includes the Cleaveland Multifamily Very High Density land use designation for increased density (up to 93 DU/net acre) on the project site. The proposed amendment would apply for the subject property that is in an area with a variety of residential types and near the downtown core. The project includes public benefits including nineteen affordable housing units (9 very low and 10 moderate), provide housing opportunities in a walkable neighborhood with nearby shopping and entertainment opportunities bolster economic activity in the downtown, removal of undesirable plant and tree species including but not limited to eucalyptus trees which commonly pose fire danger, provide sidewalk improvements along Cleaveland Road, and provide a \$250,000 contribution towards public improvements. Lastly, the project will improve a site that is underutilized and will improve the landscaping and general appearance of the site.

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

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

- *Community Development Policy 2A – Encourage uses needed by the Community at appropriate locations. The site has been underutilized for many years and is located amongst a variety of residential use types. A project of this type will provide housing opportunities in close proximity to downtown as well as help to achieve the City's affordable housing goal. Higher density housing within a mixed use area within proximity to alternative modes of transportation will reduce reliance on the automobile and result in improved air quality.*
- *Community Development Program 2.2. – When making decisions regarding (1) intensification of residential zoning or land use designations or (2) changes in land use designations from commercial to residential, the City shall only permit such changes when the change in land use is reasonably expected by the City Council to result in (a) effective mitigation of environmental constraints, noise, traffic, and other hazards; (b) excellence of design; (c) compatibility with adjacent development; and (d) at least one of the following: provision of affordable housing pursuant to the policies in the City's Housing Element; provision of parkland or recreation facilities consistent with Community Development Goals 17, 18, and 19. The intensification of zoning for the project area has been reviewed through an EIR process that reviewed noise, traffic and other environmental effects related to the project. The EIR contains a mitigation monitoring and reporting program to ensure impacts to the environment are less than significant, the design has been reviewed and recommended by the ARC that suggested the project was compatible with adjacent development and, the project includes a 10% affordable housing component.*
- *Community Development Goal 3 – Generate thriving, attractive and cohesive development at vacant or underutilized sites. The proposed amendment would create the Cleaveland Multifamily Very High Density land use designation on a currently vacant and underutilized site. The proposed amendment would potentially allow an attractive, thriving residential use where other residential use types currently exist.*
- *Community Development Program 22.3, Continue to enforce the tree protection provisions of the Zoning Ordinance. The proposed project would be required to comply with the applicable tree protection provisions of the Zoning Ordinance.*
- *Economic Strategy Goal 1 – Promote the economic health of the downtown and the city as whole. Creation of the Cleaveland Multifamily Very High Density residential land use designation will provide greater opportunity for residents of the project to provide increased foot-traffic and economic health in the downtown area.*
- *Circulation Goal 5 – Ensure that streets are safe and pedestrian friendly. The applicant will upgrade the sidewalk along Cleaveland Road and eliminate a driveway/curb cut.*

- Growth Management Goal 1 – Support land use patterns that are orderly and make more efficient use of the transportation system. *The proposed multifamily very high density use is located along Cleaveland Road with bus service and is located within a short walk to Contra Costa Boulevard or Gregory Lane which has increased transit services including access to Pleasant Hill BART Station.*
- Growth Management Program 2.7 - Require traffic impact studies (consistent with the CCTA's Technical Procedures) as part of the application review process for development projects estimated to generate more than 100 net new peak hour vehicle trips. *A traffic impact study was conducted as part of this EIR in accordance with applicable thresholds and other requirements.*
- Growth Management Program 17 - 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 the development's occupants and users. *The project applicant would be required to provide the City of Pleasant Hill all applicable development impact fees.*
- Growth Management Program 18 - Approve development projects only after finding that performance standards will be maintained following project occupancy. Project-specific mitigation measures required to maintain standards will be required of the project sponsor. By redeveloping a vacant site within the City's urbanized area, the project promotes the orderly and efficient use of land. *The project would also be required to satisfy all applicable standards and requirements imposed by the City with respect to infrastructure and public services.*
- 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. *The project will have to comply with applicable California Building Standards Code provisions including Condition C. Construction Observation and Settlement Monitoring of the Engineering Conditions of Approval.*
- 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. *The project is required to obtain fire and building department approval prior to issuance of any building permits.*
- 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. *The proposed project would implement applicable storm water pollution prevention measures to protect water quality.*
- Safety and Noise Program 8.2 - Enforce air pollution control measures during construction. *The EIR includes an air quality analysis for construction emissions. Where necessary, mitigation measures are identified to reduce emissions to the extent feasible.*

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

The City Council assessed the proposed project for potential land use related impacts and recommend mitigation measures to address any impacts that may be determined to be detrimental to the public health, safety or welfare. In addition, any resulting project will be required to comply with all City zoning codes, and to be compliant with the regulations of outside agencies including, but not limited to the Contra Costa County Fire Protection District, to further ensure no impacts detrimental to the public's health, safety or welfare. In general, the proposed general plan amendment would add the Cleaveland Multifamily Very High Density land use classification to better address opportunities for higher density residential use applications in the Downtown Area and the proposed use would make conforming changes throughout the General Plan. Lastly, development of the site will result in an increased resident presence in the downtown and boost economic activity for the City as a whole.

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

Pursuant to the California Environmental Quality Act (CEQA), the City of Pleasant Hill intends to certify an Environmental Impact Report (EIR) for this project. The Draft EIR prepared for this project was available for public review from April 28, 2020 through June 12, 2020 and the Final EIR prepared for this project is currently available for review at the City of Pleasant Hill Planning Division. The Draft and Final EIR identifies potential project issues requiring eleven (11) mitigation measures, collectively, in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, and Transportation. After mitigation, the project would not have any significant unavoidable impacts, nor impacts which would be cumulatively considerable.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Pleasant Hill, in accordance with Chapter 18.90 of the PHMC, approves (the Planning Commission recommended denial) Development Plan Permit PLN 18-0359 based upon the following findings and conditions of approval contained in Exhibit B:

1. The proposed development will not be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity of the proposed development. *The proposed project's environmental impacts have been reviewed and addressed by the project's EIR. Traffic will not have a significant effect on the surrounding area and could result in less trips than other commercial uses. In addition, noise impacts will be minimized through the use of multiple solid walls and the building itself serving a buffer from traffic uses on nearby freeways and roads to the east. The project will incorporate strategies to minimize parking impacts, including incorporating a shuttle for users of the hotel. Therefore, the project will not be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity of the proposed development.*
2. The proposed development will not be injurious or detrimental to adjacent properties or to property in the neighborhood or the City. *As noted previously, the proposed project's environmental impacts have been reviewed and addressed by the project EIR. The project*

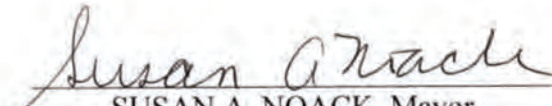
has adequate parking for the proposed use and will incorporate parking strategies, minimizing spill over to adjacent streets and properties. In addition, noise impacts will be minimized through the use of multiple solid walls and the building itself serving a buffer from traffic uses on nearby freeways and roads to the east. Lastly, the building has been moved away from adjacent uses, solid walls and landscaping are proposed on the project perimeter providing increased separation between adjacent uses. Therefore, the project will not be injurious or detrimental to adjacent properties or to property in the neighborhood or the City.

3. The proposed development is consistent with the policies and goals established by the General Plan. The project is consistent with the following General Plan goals, policies and programs: *The proposed project is consistent with the policies and goals established by the General Plan as further described above.*
4. The proposed development is architecturally compatible with other development in the vicinity, both inside and outside the district. *The project's architecture has been reviewed by the Architectural Review Commission to ensure compatibility with surrounding residential properties.*

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Pleasant Hill, in accordance with Chapter 18.115 of the PHMC, approves (the Planning Commission recommended denial) Architectural Review & Tree Removal Permit PLN 18-0359 based upon the findings and conditions of approval of the Architectural Review Commission found in ARC Resolution No. 01-21 and contained in Exhibit B.

ADOPTED by the City Council of the City of Pleasant Hill at a regular meeting held on the 15th day of March, 2021, by the following vote:

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


SUSAN A. NOACK, Mayor

ATTEST:


CAROL WU, City Clerk

APPROVED AS TO FORM:


JANET E. COLESON, City Attorney

RESOLUTION NO. 57-21

A RESOLUTION OF THE CITY COUNCIL, CITY OF PLEASANT HILL, APPROVING A
GENERAL PLAN AMENDMENT, DEVELOPMENT PLAN, MAJOR SUBDIVISION &
ARCHITECTURAL REVIEW PERMIT (PLN 21-0028) FOR THE 401 TAYLOR
BOULEVARD II SMALL-LOT SINGLE FAMILY RESIDENTIAL PROJECT AT 401
TAYLOR BOULEVARD

WHEREAS, the applicant, CDP Pleasant Hill LLC, submitted a General Plan Amendment, Planned Unit Development District Rezoning and Concept Plan, Development Plan, Major Subdivision and Architectural Review Permits application (PLN 21-0028) for a single family home subdivision project at the southwest corner of the intersection at Lucille Lane and Taylor Boulevard (addressed as 401 Taylor Boulevard), APN's 153-050-057 & 058 ("the Project"); and

WHEREAS, A General Plan Amendment (PLN 21-0028) proposes to amend the existing General Plan designation, on the 4.96-acre project site, from the current *Office* General Plan designation to a *Multi-Family Very Low Density* General Plan designation; and

WHEREAS, Planned Unit Development District (PUD) Permit PLN 21-0028 proposes to rezone a 4.96-acre project site from the current *Professional & Administrative Offices* zoning district to *PUD Planned Unit Development* district and include a PUD Concept Plan; and

WHEREAS, Development Plan Permit and Architectural Review Permit PLN 21-0028 proposes demolition of one existing two-story office building and development of 31 small-lot detached single family residential units and associated site improvements to include 16 guest parking areas, private roads, landscape areas and tree removals; and

WHEREAS, in accordance with the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., as further governed by the Guidelines to the California Environmental Quality Act, 14 California Code of Regulations §§ 15000, et seq., collectively, CEQA), a Draft Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) was prepared by the City's environmental consultant (Rincon Consultants, Inc.) and circulated for public review between April 27, 2021 and May 17, 2021; and

WHEREAS, the Architectural Review Commission held a study session on the proposed project on April 1, 2021; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing was held by the Architectural Review Commission on June 3, 2021 regarding the proposed PUD rezoning, associated Concept Plan, and Architectural Review Permit at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, on June 3, 2021, the Architectural Review Commission reviewed the proposed PUD rezoning, associated Concept Plan, and Architectural Review Permit; and received public comment, on Architectural Review Permit and PUD Concept Plan application no. PLN 21-0028; and

WHEREAS, the Architectural Review Commission of the City of Pleasant Hill, in accordance with Section 18.30.060(A) of the PHMC, adopted Architectural Review Commission Resolution No. 2-21 to recommend approval of the Planned Unit Development District rezoning, associated Concept Plan, and Architectural Review Permit PLN 21-0028 to the Planning Commission and City Council based upon specific findings cited in the resolution; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing was held by the Planning Commission on July 13, 2021 regarding the proposed General Plan Amendment, PUD rezoning, associated Concept Plan, Major Subdivision, Development Plan and Architectural Review Permit at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, on July 13, 2021, the Planning Commission adopted Resolution No. 12-21 recommending the City Council's Adoption of the Mitigated Negative Declaration and Adoption of a Mitigation Monitoring and Reporting Program; and

WHEREAS, the IS/MND (and eleven associated mitigation measures) reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, the City has not received any comments or additional information that constituted substantial new information requiring recirculation under Public Resources Code Section 21092.1 and State CEQA Guidelines Section 15088.5; and

WHEREAS, all the requirements of CEQA and the State CEQA Guidelines have been satisfied by the City in the IS/MND, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

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

The project site's General Plan designation will be modified from the existing *Office* designation to *Multi-Family Very Low Density*. The proposed residential land use designation location adjacent to an arterial street on one side, offices to the east and single family to the south is appropriate. In addition, the current *PAO Professional & Administrative Office* zoning district allows for multi-family residential uses providing that appropriate Use Permit findings can be made. Therefore, the General Plan amendment request is consistent with land uses allowed in accordance with the current *PAO* zoning district and/or current *Office* General Plan designation. The General Plan Amendment will allow housing to be constructed at the site that will add housing stock to the City. The associated proposed development project will meet the required on-site inclusionary (affordable) housing minimum requirements, by providing six accessory dwelling units (ADUs), along with an in-lieu fee. The six required ADUs will be deed restricted as low

income housing. The associated proposed development project will also result in the elimination of an existing outdated office building. The project will provide public improvements to Taylor Boulevard and Lucille Lane public right-of-ways and underground existing overhead utilities.

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

The proposed project would not substantively modify the existing provisions of the General Plan, as it is intended solely to change the General Plan designation of one 4.96-acre site in order to develop the site with a single-family residential community by improving a vacant (or soon-to-be vacant) office site. More specifically, the proposed amendments would be consistent with the following goals and policies of the General Plan:

Community Development Goal 2. *Maintain the historic balance among different types and intensities of residential development, commercial retail, office uses, and open space.*

Community Development Policy 2A. *Encourage uses needed by the community at appropriate locations.*

The proposed project would result in residential development with a higher intensity than other residential development in the immediately surrounding area, however, this site is adjacent to a City arterial street, Taylor Boulevard. Thus, having a higher intensity along this busy corridor could be considered appropriate. In addition, additional housing is needed throughout the region, as well as within the City, thus, the project would add residential units to the City housing stock.

Community Development Program 2.2. *When making decisions regarding (1) intensification of residential zoning or land use designations or (2) changes in land use designations from commercial to residential, the City shall only permit such changes when the change in land use is reasonably expected by the City Council to result in (a) effective mitigation of environmental constraints, noise, traffic, and other hazards; (b) excellence of design; (c) compatibility with adjacent development; and (d) at least one of the following: provision of affordable housing pursuant to the policies in the City's Housing Element; provision of parkland or recreation facilities consistent with Community Development Goals 17, 18, and 19.*

Note: On June 3, 2021 the ARC adopted Resolution No. 02-21 and on July 13, 2021 the PC adopted Resolution No. 12-21, both recommending approval of the project (to the City Council) based primarily on items (b) *excellence of design* and (c) *compatibility with adjacent development* above.

The Draft Initial Study/Mitigation Negative Declaration includes eleven recommended mitigation measures which effectively mitigate any potential environment impacts associated with the project. In addition, the current *PAO Professional & Administrative Office* zoning district allows for multi-family residential uses providing that appropriate Use Permit findings can be made. Therefore, the General Plan amendment request is

not inconsistent with land uses allowed in accordance with the current *PAO* zoning district and/or current *Office* General Plan designation. The project also complies with applicable affordable housing requirements through provision of no less than six accessory dwelling units on the project site, that will be deed restricted to the low income affordable category, helping the City satisfy a portion of the City regional share of affordable housing. Lastly, the project would satisfy Community Development Goals 17, 18 and 19 by providing Parkland Dedication fees in accordance with the City's Subdivision Ordinance (Chapter 17 of the PHMC).

Community Development Goal 3. Generate thriving, attractive and cohesive development at vacant or underutilized sites.

The proposed project is updating, improving and better utilizing a large underutilized parcel, with 31 single-family dwelling units, while improving the appearance of the site through high quality housing, landscaping and significantly enhancing the streetscape along the Taylor Boulevard and Lucille Lane public right-of-ways.

Community Development Goal 24. Place utility lines underground.

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

The project does not propose new above ground utilities. In addition, existing above ground utilities will be undergrounded as part of the project as the City recommends, and the applicant is in agreement, that the project will underground existing overhead utility lines at Taylor Boulevard from the westerly end of the project frontage to the west side of the Contra Costa Canal trail, and from the easterly end of the project frontage at Taylor Boulevard to the east side of Lucille Lane.

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

The City-chosen environmental consultant conducted an archaeological archival assessment associated with the generation of the Initial Study/Mitigated Negative Declaration. In addition, no cultural resources were unearthed/observed during the field study. Lastly, in the event that cultural resources are unearthed, the IS/MND's mitigation measure program requires the suspension of work until appropriate mitigation is established by the City in consultation with a qualified archaeologist.

Growth Management Goal 1.3. Ensure development is within the City of Pleasant Hill Urban Limit Line.

The project site is located in the central portion of the city, and thus well within the city's Urban Limit Line.

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

The project can be accommodated by existing services, with acceptable impact levels, including: water supply, sewage disposal, school districts, parks and open space, fire protection, police and storm drainage.

Community Development Goal 3. Generate thriving, attractive and cohesive development at vacant or underutilized sites.

The site consists of an underutilized two-story office building developed almost 50 years ago. As a result, the proposed project would result in a thriving and attractive residential development. The ARC and PC did agree that the project would generally be cohesive with the existing, surrounding residential development.

Growth Management Policy 2B. Require that new development pay its share of costs associated with the overall growth in the region.

Growth Management Policy 2C. Require that all development projects comply with the City's performance standards for fire, police, parks, water, flood control, sanitary sewer, and transportation facilities.

The project can be accommodated by existing services, with acceptable impact levels, including: water supply, sewage disposal, school districts, parks and open space, fire protection, police and storm drainage. In addition, the project is required to pay its share of costs including traffic mitigation fees, park fees, school fees, sewer, water, and drainage fees.

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

The proposed project is providing additional housing opportunities to the residents of Pleasant Hill, including low income level accessory dwelling units.

Housing Program 1.4. Study suitable sites for rezoning to Multi-family high density and encourage a mix of land uses and residential densities when compatible with the neighborhood and environmental impacts are mitigated.

The proposed project is for small-lot single family detached homes developed with multi-family very low density standards. The proposed project, as determined by the ARC, would be compatible with existing, surrounding development, largely based on the proposed setbacks, architectural styles, landscape screening and the largely centralized siting of the homes. More specifically, the project is focusing development in a central location on the property and proposing to provide extended setbacks and generous tree screening to improve compatibility with the surrounding neighborhood.

Housing Program 1.5 Continue to utilize Planned Unit Development zoning.

The project is proposing a rezoning from a PAO district to a PUD district. PUD's allow for flexible development of large and/or contiguous parcels for a proposed housing development.

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

Affordable housing, at various economic levels, would be achieved by providing: (1) small-lot parcels ranging from approximately 3,105 s.f. to 5,830 s.f., (2) smaller floor plans ranging between approximately 2,316 and 3,015 square feet, and (3) six ADU's, restricted to a low income level.

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.

The proposed project is providing additional affordable housing opportunities, by constructing six accessory dwelling units and paying a fractional unit in-lieu housing fee, to comply with the City's *Inclusionary Housing* ordinance. In addition, the number of ADUs being provided would meet the minimum requirement (six ADUs). Lastly, the minimum required six ADUs will be deed restricted as "low income housing".

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

The City Council has assessed the proposed project for potential land use related impacts and as part of the proposed General Plan Amendment, and has adopted the proposed mitigation measures to address negative effects to public health, safety or welfare. Development of the site will be required to comply with all building codes, and to be compliant with the regulations of outside agencies including, but not limited to the Contra Costa County Fire Protection District. In general, the proposed amendment would not substantively modify the existing provisions of the General Plan, and the associated proposed development project is intended to improve a vacant (or soon-to-be vacant) office site with new residential development which will foster increased economic activities in within the City with the infusion of new residents, which in turn will assist to comply with additional General Plan policies, programs and/or goals.

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

Pursuant to the California Environmental Quality Act (CEQA), the City of Pleasant Hill intends to issue a Mitigated Negative Declaration for this project. The Draft Initial Study and Mitigated Negative Declaration (IS/MND) prepared for this project was available for public review from April 27, 2021 through May 17, 2021 at the Planning Division and on the City of Pleasant Hill webpage at www.pleasanthillca.org. The IS/MND identifies potential project issues requiring eleven mitigation measures, collectively, in the following

areas: Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hazards & Hazardous Materials, and Tribal Cultural Resources. After mitigation, the project would not have any significant unavoidable impacts, nor impacts which would be cumulatively considerable.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Pleasant Hill, in accordance with Chapter 18.90 of the PHMC, approves the Development Plan Permit PLN 21-0028 based upon the following findings and conditions of approval contained in Exhibit A and Concept Plan contained in Attachment 2 of the CC Staff Report:

1. *The proposed development will not be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity of the proposed development.*

The project provides parking that is compliant with City standards for single family residential uses, is compliant ADU parking requirements and includes additional guest parking spaces beyond driveway aprons. Extended setbacks (in addition to existing and new trees) will provide buffering/screening from adjacent residential uses. Furthermore, the proposed single family residential use would be a low noise generator. Lastly, the associated traffic studies (and environmental analysis in the IS/MND) indicate that there will be no significant impact on traffic volumes due to the proposed project.

2. *The proposed development will not be injurious or detrimental to adjacent properties or to property in the neighborhood or the City.*

The proposal will result in a high-quality architectural design with landscaping improvements at a location that is appropriate for single-family residential development, and which is ideally located adjacent to Taylor Boulevard (an expressway, as designated in the city's General Plan) that provides direct access to Interstate 680. The 78 existing trees proposed to remain, in addition to the planting of 145 new trees, will provide an adequate buffer for adjacent residential and office uses. In addition, the ARC recommended approval of the project citing the proposed tree screening. In accordance with the project's associated Initial Study/Mitigated Negative Declaration, the project (with 31 single family units and six ADUs) will generate a total of 337 daily trips in the area, which is a less than significant amount given the available capacity of the surrounding roadways. Multi-Family parking provisions are applied to address the lack of on-street that could normally be used to accommodate guest parking, thus, having designated guest parking will minimize spillover to adjacent streets, or adjacent sites.

3. *The proposed development is consistent with the policies and goals established by the General Plan.*

The project is consistent with the General Plan goals/programs/policies cited in General Plan Amendment Finding No. 2) above.

4. *The proposed development is architecturally compatible with other development in the vicinity, both inside and outside the district.*

The project provides site improvements, site design, architecture (including appropriate scale and massing of the homes), and exterior materials/colors, which make it comparable or surpassing in quality to surrounding uses in the area and the City. In addition, the siting and design of the third-story structures and associated site improvements (proposed density and landscape screening) were recommended for approval by the Architectural Review Commission on June 3, 2021 as associated with the Architectural Review Permit. In addition, the ARC recommended approval of these design aspects of the project as they relate to the PUD Development Concept Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Pleasant Hill, in accordance with Chapter 17.25 of the PHMC, approves Major Subdivision (Vesting Tentative Tract Map) PLN 21-0028 based upon the following findings:

1. *The proposed map is consistent with the general plan or any applicable specific plan, or other applicable provisions of this code.*

The proposed map satisfies the requirements and conditions imposed by the Subdivision Map Act and the City of Pleasant Hill Subdivision Ordinance, because the procedural requirements of the Map Act are being followed. Also, the proposed subdivision is consistent with the General Plan because the proposed development conforms to the requirements of *Multi-Family Very Low Density* General Plan land use designation for the site. No portion of the project site is located in a specific plan zoning district and the project is consistent with the proposed Planned Unit Development District and Concept Plan. Furthermore, the proposed project is consistent with various General Plan goals, policies and programs applicable City-wide, that should be considered in connection with the applicant's request as noted in General Plan Amending Finding No. 2 above.

2. *The site is physically suitable for the type of development.*

The physical characteristics of the project site are suitable for the intended land use because the proposal will result in a clustered single-family residential infill project with uses that are similar to those surrounding the site. In addition, all public services are available and there are no physical constraints. Project development will be centrally concentrated on the site, away from the sloped areas along the perimeters of the site, which will result in a minimized grading plan. Lastly, the site is adjacent to residential uses along approximately 25% of the site's border, and along approximately 75% of the site's border by office complexes or open space, all of which are a compatible uses with that of residential land uses and which is common practice city-wide.

3. *The site is physically suitable for the proposed density of development.*

The site is physically suitable for the proposed density of the development because it would be consistent with the proposed General Plan designation (*Multi-Family Very Low Density*) and proposed *PUD Planned Unit Development* zoning district for the site. The site is currently zoned *PAO Professional & Administrative Offices* and the General Plan designates the site as *Office*. The current zoning allows multi-family development through a use permit, however, the project proposes to rezone to PUD and change the General Plan designation. Thus, the proposed density (7.38 units per net acre) is compliant with the 7-11.9 units per net acre allowed by the proposed *Multi-Family Very Low-Density* General Plan Amendment. In addition, the ARC and PC recommended approval of the proposed density based on the density resulting in: (1) sufficient setbacks, (2) appropriate siting of three-story structures, and (3) increased tree screening.

4. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife to their habitat.*

The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project site does not contain any important natural open space or riparian habitat. In addition, there are no streams on the property, thus, further minimizing impacts to fish and wildlife. The drainage is designed/required to be contained on the property, where two retention basins are designed to collect the majority of the drainage waters. The on-site retention basins will collect the drainage waters to ensure that 100% are collected on-site. An Initial Study/Mitigated Negative Declaration was prepared and concluded with mitigation, no significant environmental impacts will result from the project.

5. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The design of the subdivision and the type of improvements are not likely to cause serious public health problems, because the review process of the subdivision has taken those concerns into consideration and has found the proposal in conformance with the City of Pleasant Hill and other Local, State and Federal rules, policies and procedures. The project will be served by public sewer and water. In addition, public health issues are addressed in the associated Initial Study/Mitigated Negative Declaration and project's associated improvements are not found to pose a public health problem.

6. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

Acquisition of any new easements, if applicable, will be required prior to the acceptance of the Final Map for this project.

7. *The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use.*

The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

1. The project is meeting the City's inclusionary housing provisions as the project is required to provide 6.2 affordable housing units. The project will provide six low income household designated accessory dwelling units and the 0.2 affordable unit shall be provided through the payment of an in-lieu fee (\$54,270.00) to meet the city's minimum 20% inclusionary housing standard which is allowed as the project includes more than 10 residential units.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Pleasant Hill, in accordance with Chapter 18.115 of the PHMC, approves Architectural Review Permit PLN 21-0028 based upon the recommended findings and conditions of approval (Exhibit A) of the Architectural Review and Planning Commissions as noted below:

Architectural Review Permit Findings

1. *Ensure excellence of architectural design.* The project incorporates residential structures that has articulated and varied elevations. The buildings have a covered entry feature that provides visual identification to the main entrance and has architectural features (such as front porches, shutters and a stone wainscot treatment) that improves the architecture of these two and three story buildings. In addition, the buildings use various building materials, and colors, that complement each other and are of high quality and long lasting. The site plan is designed to accommodate a safe vehicle circulation pattern and provides 16 on-street guest parking spaces. Lastly, the proposed landscape plan will include 145 new trees, create new common landscape areas and water retention basins, incorporate large size specimen plantings to include both deciduous and perennial tree species, enhance a Scenic Route area and preserve/enhance the outer sloped open space areas.
2. *Ensure that siting and architectural design of structures, including their materials and colors, are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located.* The project incorporates a color palette that is generally neutral and earth-toned that will allow the project to complement surrounding development. The proposed design/material/color elements will be complementary with surrounding residential/office development as the project incorporates fiber cement board & batten siding, stucco and/or fiber cement lap siding and pitched roofs that can be found within the immediate residential neighborhoods. In addition, some of the buildings include shutters and a stone wainscot treatment that can be found on various buildings within the neighborhood. The project will create a modified drought-tolerant landscape design, to include a mix of deciduous and evergreen trees that will also complement the existing neighborhood. Lastly, the project includes decorative retaining walls, not to exceed 5-feet on the project site (and not to exceed 2.2-feet in height adjacent to the

south property line), which will be significantly screened from public view by the new landscape.

3. *Ensure that plans for the landscaping of open spaces conform with the requirements of this chapter and that they provide visually pleasing settings for structures on the site and on adjoining and nearby sites, and blend harmoniously with the natural landscape.* The proposed landscape plan will complement the new buildings, while providing visual buffering of the buildings from nearby views. The plant palette is complementary and consistent with the remainder of the neighborhood through the use of deciduous and evergreen trees; and incorporated drought-tolerant species. As the surrounding area is built-out and dominated by an urban landscape, the project will continue this type of landscape treatment and be compatible to the surrounding area. Lastly, the proposed landscape plan will include 145 new trees, create new common landscape areas and water retention basins, incorporate large size specimen plantings, enhance a Scenic Route area and preserve/enhance the outer sloped open space areas.
4. *Prevent excessive and unsightly grading of hillsides, and preserve natural landforms and existing vegetation.* The hillside project is proposing to preserve the outer-slope areas, to the greatest extent possible, as common open space in addition to some enhancement through new plantings. Furthermore, the common open space areas and common landscape areas will be owned and maintained by a Home Owners Association. The project does propose to retain existing trees on-site, those proposed to be removed are significantly affected by the redevelopment of the site or in fair/poor health. The plant palette proposed for the property will be complementary to the neighborhood and will include the enhancement (through additional plantings) of a 50-wide Scenic Route area along the Taylor Boulevard public right-of-way.
5. *Ensure compliance with City-wide design guidelines and applicable provisions of the proposed PUD Concept Development Plan.* As noted in the Architectural Review Commission staff report, the project, as modified by the required conditions of approval, is consistent with applicable City-wide design guidelines and provisions of the proposed PUD Concept Development Plan.

ARC Scope of Review

In approving an architectural review permit, the Architectural Review Commission shall review the site plan and physical design of a project; the sign designs and locations; and lighting. In its review, the Architectural Review Commission shall consider the following factors:

- A. *Excellence of design:* The ARC has reviewed the proposed project and has determined that it is in substantial compliance with City-Wide Design Guidelines
- B. *Height, bulk and coverage of buildings:* The proposed project exceeds the allowed number of stories, minimum required yard setbacks and maximum allowed lot coverage for the proposed Multi-Family Residential Very Low Density zoning district.

However, the nature of three-story residential units on small lots, is consistent with other compact residential development throughout the City. In addition, the applicant has incorporated project features to be sensitive to surrounding uses, such as moving the residential structures away from adjacent uses, increased landscaping on all perimeter areas and incorporated architectural features to reduce the mass and scale of the building design.

- C. *Colors, building materials, and types of building and installations:* The Commission reviewed the proposed colors, building materials and types of buildings and with this approval noted consistency with City-Wide Design Guidelines.
- D. *Physical and architectural relation with existing and proposed structures in the area and to the site's location within the City:* The proposed project's architecture has been reviewed by the ARC for consistency with City-Wide Design Guidelines. In addition, the architecture of the proposed buildings are an improvement from that of the existing development on the property.
- E. *Site layout, orientation and location of buildings, and relationship with property boundaries and open areas:* The project includes residential structures located away from adjacent properties to provide as much privacy and air and light access as possible by being centrally located on the property with significant setback from adjacent residences. The remaining portions of the site is developed with private streets and landscaping (private and common open space areas), with increased landscaping along all perimeters of the property to provide buffering.
- F. *Height, materials, colors and variations in boundary walls, fences, or screen planting:* The ARC reviewed and approved the proposed fences, walls and screening methods for the project, consistent with City-Wide Design Guidelines.
- G. *Location and type of landscaping, including but not limited to setback areas and off-street parking areas:* The ARC reviewed and approved the proposed landscaping consistent with zoning provisions, the PUD Concept Plan and City-Wide Design Guidelines.
- H. *Appropriateness of sign design and exterior lighting standards and devices and other building graphics, pursuant to criteria established in PHMC § 18.60.050 and the sign design guidelines adopted under PHMC § 18.60.090.* Currently, the application does not include signage for the property. If applicable in the future, submittal of signage would be reviewed by the ARC to verify consistency with ordinance, PUD Concept Plan and City-Wide Sign Design Guidelines provisions.
- I. *The extent of grading and its relationship to topography, as related to visual impacts:* The ARC reviewed the proposed grading for the project. As proposed the grading and

topography is minimally modified from the existing condition and has been reviewed to ensure that drainage is not negatively affected.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Pleasant Hill, adopts the Draft Initial Study/Mitigated Negative Declaration, including the Mitigation Monitoring Reporting Program (MMRP), on the basis of the whole record before it that the following findings can be made:

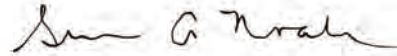
CEQA Findings

1. On the basis of the whole record before it (including the Initial Study and any comments received during the public review process) there is no substantial evidence that the project, with the implementation of mitigation, will have a significant effect on the environment and that the Final Mitigated Negative Declaration reflects the independent judgment and analysis of the City.
2. The Final Mitigated Negative Declaration is complete and in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City's local CEQA Guidelines, and adequately addresses the expected environmental impacts of the proposed project.
3. The Final Initial Study/Mitigated Negative Declaration and all related records of proceedings upon which the decision is based shall be maintained and kept on file by the Zoning Administrator in the City of Pleasant Hill Public Works and Community Development Department in the City of Pleasant Hill City Hall, 100 Gregory Lane, Pleasant Hill, California.
4. Through implementation of mitigation measures and through compliance with applicable laws, ordinances and regulations, there is no substantial evidence supporting a fair argument that the project will have a significant adverse effect on the environment. By providing appropriate measures, in order to mitigate any potential impacts, the project would have a less than significant impact.
5. Pursuant to Title XIV, California Code of Regulations ("CCR"), after considering the record as a whole, including the proposed mitigation measures, the proposed project will not have the potential for any adverse effects on wildlife resources or the habitat upon which the wildlife depends as defined in Fish and Game Code § 711.2.
6. The revisions to the Initial Study and Final Mitigated Negative Declaration reflected in the staff report are minor changes which clarify, amplify and/or make insignificant modifications to the Final Mitigated Negative Declaration and therefore recirculation of the Mitigated Negative Declaration is not required pursuant to Section 15073.5 of the Guidelines for the Implementation of the California Environmental Quality Act.

[Signatures on the Following Page]

ADOPTED by the City Council of the City of Pleasant Hill, on the 16th day of August, 2021, by the following vote:

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



SUSAN A. NOACK, Mayor

ATTEST:

DANIELLE E. HABER, City Clerk



ATTACHMENT (D)

3. ADDRESS HOUSING OPTIONS

2020 Housing Report Resolution No. 19-21

(Adopted March 15th, 2021)

2021 Housing Report Resolution No. 15-22

(Adopted March 7th, 2022)

DRAFT – Bicycle and Pedestrian Master Plan



RESOLUTION NO. 19-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL,
ACCEPTING THE ANNUAL REPORT ON THE CURRENT STATUS OF
IMPLEMENTATION OF THE HOUSING ELEMENT AND GENERAL PLAN

WHEREAS, Section 65400 of the California Government Code requires that each legislative body report annually on the progress of the implementation of the Housing Element and General Plan to the Governor's Office of Planning and Research, and the State Department of Housing and Community Development; and

WHEREAS, an annual report has been prepared and submitted for City Council review summarizing the progress that has been made in implementing the General Plan and Housing Element (the 2020 Annual Report); and

WHEREAS, the 2020 Annual Report includes (1) the status of the General Plan and progress in its implementation; (2) the City's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; (3) with regard to the Housing Element, a section that describes the actions taken by the City towards completion of the programs and status of the City's compliance with the deadlines in the Housing Element, as well as a description of how many units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved meet the standards of Government Code Section 65583.1; and (4) a statement of the degree to which the General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the General Plan; and

WHEREAS, on February 19, 2021, the Planning Commission, as the City planning agency, recommended the City Council accept the annual report of the current status of the implementation of the Housing Element and General Plan; and

WHEREAS, on March 15, 2021, the City Council considered the report at a public meeting where members of the public were allowed to provide oral testimony and written comments; and

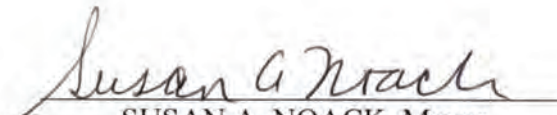
WHEREAS, this annual report is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15262 ("Feasibility and Planning Studies") of the Guidelines for the Implementation of CEQA.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pleasant Hill hereby accepts the attached annual report (Exhibit 1) and directs staff to transmit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

[Signatures on the Following Page]

ADOPTED by the City Council of the City of Pleasant Hill, at a regular meeting held on the 15th day of March, 2021, by the following vote:

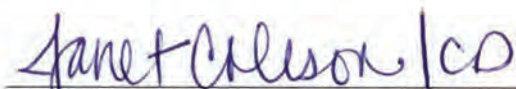
AYES:	Carlson, Flaherty, Harris, Rinn, Noack
NOES:	None
ABSENT:	None
ABSTAIN:	None


SUSAN A. NOACK, Mayor

ATTEST:


CAROL WU, City Clerk

APPROVED AS TO FORM:


JANET E. COLESON, City Attorney

Please Start Here

General Information	
Jurisdiction Name	Pleasant Hill
Reporting Calendar Year	2020
Contact Information	
First Name	Troy
Last Name	Fujimoto
Title	City Planner
Email	tfujimoto@pleasanthillca.org
Phone	9256715224
Mailing Address	
Street Address	100 Gregory Lane
City	Pleasant Hill
Zipcode	94523

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12_28_20

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR>

Submittal Instructions

Please save your file as Jurisdictionname2019 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2019

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System (Preferred) - Please see the link to the online system to the left. This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

[illegible]

Jurisdiction	Pleasant Hill
Reporting Year	2020 (Jan 1 - Dec 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year date. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here.

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	116											116
	Non-Deed Restricted												
Low	Deed Restricted	68											68
	Non-Deed Restricted												
Moderate	Deed Restricted	84											84
	Non-Deed Restricted												
Above Moderate		177	2	6	5	9	14	1				28	58
Total RHNA		448											
Total Units			8	6	7	48	32	16				117	331

Note: units serving extremely low-income households are included in the very low-income permitted units totals.
Cells in grey contain auto-calculation formulas.

Jurisdiction	Pleasant Hill	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		15
Total Units		16

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	5
Total Housing Units Approved:	5
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Pleasant Hill
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ -
--------------------	------

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	21
Above Moderate		40
Total Units		61

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		15
Total Units		16

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		26
Total Units		32

Attachment B
Status of General Plan Activities

The following are highlights of significant recent General Plan implementation actions by the City:

1. Downtown commercial projects, including a color change for the entire downtown area, an amended sign program (excluding for tenant signage), an outdoor gathering area, and a new sign program for the Terraces Office Building. (Community Development [CD] Goal 3, CD Policy 3A, Economic Strategy [ES] Goal 1, 2 & 3, ES Policy 2C, 3C, 3D & 4A).
2. A City Wide Temporary Use Permit to allow outdoor eating throughout the City to address COVID pandemic impacts to eating and drinking establishments (ES Goal 1 & 2).
3. Various retail commercial development projects, including: a new CVS Pharmacy, various gas station improvements, (CD Goal 3 & 4, ES Goal 1, 2, 3 & 4).
4. Various commercial service projects, including a meditation site (CD Goal 3, 4 & 19, ES Goal 2).
5. New office related uses, including a significantly remodeled office building at 1515 Contra Costa Boulevard, an exterior remodel to an office building at 620 Contra Costa Blvd, and an animal clinic. (CD Policy 2A & Goal 3, ES Goal 1, 2).
6. The Oak Park Properties Specific Plan that includes sites for a new Recreation and Park District Facility, new City Library and 34 new single family residences (CD Goal 2, 14, 17, 18 & 19, Housing Element [HE] Goal 1, 2, 3)
7. Various improvements to existing multi-family residential sites (CD Goal 1, HE Goal 5)
8. Facilities for Pleasant Hill Baseball Association at Pleasant Oaks Park (CD Goal 2, 4, 17, 18 & 19).
9. Various wireless telecommunication projects throughout the City which will allow improved wireless phone coverage (ES Goal 3).
10. Residential projects, including various minor subdivisions, multiple single family homes and accessory dwelling units throughout the City (CD Goal 2 & CD Goal 3, HE Program 1.5, HE Program 2.1 & 3.3).
11. Continued the overall update of the City's General Plan.
12. An annual \$235,000 payment from the Redevelopment Agency's Successor Agency to Grayson Creek Apartments (100% affordable), was made in 2020. These payments will continue until 2031 (totaling \$7,820,000) and are included in the Successor Agency's Recognized Obligation Payment Schedule (H Program 3.6).
13. Completed Code Enforcement activity (closed over 170 cases and fielded over 3,000 requests) throughout the City in part to keep up the physical appearance of the City and to ensure neighborhood nuisances are minimized (CD Goal 1).
14. Implemented two new Covid-19 Resource Recovery Grants for Small Businesses impacted by the Covid-19 Pandemic. The Marketing and Advertising Reimbursement Grant has provided assistance to 26 businesses to assist with eligible marketing and advertising

activities. The Outdoor Furniture Grant has provided assistance to 23 businesses to provide outdoor furniture to help businesses either expand operations outdoors or continue business operations outdoors. (ES Goal 3).

15. Continued various cross-marketing and promotional programs with the Downtown property owner to increase awareness of Downtown shopping, dining and special events. Marketing and promotions have been focused on virtual events/offerings during the Shelter In Place orders from Contra Costa County. (ES Goal 2).
16. Continued collaboration with the Chamber of Commerce, Small Business Development Center, and Contra Costa County Workforce Development to provide relevant and timely information during the Covid-19 Pandemic to keep business informed of different levels of Shelter In Place orders as they were implemented by Contra Costa County. (ES Goal 1, 2 & 4).
17. Sponsored virtual events with the Chamber of Commerce and the Pleasant Hill Recreation and Park District that included the Holiday Drive-Thru event held at the Community Center and the Hometown Heroes event held virtually by the Pleasant Hill Chamber of Commerce. (CD Goal 16, ES Goal 1).
18. Continued installation of Contra Costa Boulevard commercial corridor banners to promote dining, shopping and special event opportunities in the City (ES Goal 3).
19. Completed the formation of a Tourism Improvement District with local hotels in March 2017. The PHTID continues to work on implementation and marketing campaigns to increase visibility of Pleasant Hill hotels and encourage more overnight hotel stays. (ES Goal 1, 2 & 4).

More detailed information on Housing Element Programs and related implementation actions is noted Table D, of Exhibit 1. The City continues to actively pursue implementation of the goals, policies, and programs of its 2003 General Plan.

In addition to the examples mentioned above, the following are examples of recent General Plan implementation actions included in the City's Capital Improvement Plan:

1. Pleasant Hill Road Improvement Project, Phase 1 (Gregory Lane To Taylor Boulevard), Project No. 03-19

The Pleasant Hill Road Improvement Project, Phase 1 (Gregory Lane to Taylor Boulevard), was completed in early January 2021 and provided for "Complete Streets" enhancements that improved access and safety for all users (pedestrians, transit riders, bicyclists and motorists) throughout the project corridor, as well as to improve street aesthetics. The project was divided into two phases.

Phase 1: Phase 1 project highlights include: upgraded the traffic signal controller, installed video detection cameras, and modified signal timing at the Gregory/Grayson intersection; installed video detection cameras and pedestrian crossing improvements at the

Westover/Strand intersection; replaced mast arm pole and installed video detection cameras at the Taylor Blvd intersection; replaced and upgraded existing street lights with two new single-arm luminaires, and 15 new dual-arm (LED) luminaires; the reconstruction and upgrade of ADA curb ramps; sidewalks; driveways; and concrete median curbs; new landscape and hardscape, including 46 new trees; and implemented traffic calming measures including four sidewalk bulb-outs, reduced lane widths, and a decrease in the speed limit from 40 mph to 35 mph.

Phase 2: provided for the reconstruction of the pavement section and new thermoplastic striping consistent with the City's draft Master Pedestrian and Bike Plan and was completed in the summer of 2020. (Circulation [C] Goal 1, 2, 6, 7, 8, 9).

2. Oak Park and Monticello Improvement Project

The Oak Park and Monticello Improvement Project, Project No. 02-20, is currently underway and substantially complete as of February 2021. It provides for public roadway and utility infrastructure improvements to service the projects under the Oak Park Properties Specific Plan (new City Library building, Recreation and Park District athletic fields, and housing development at 1750 Oak Park Boulevard), and the existing nearby Pleasant Hill Middle School.

Key project elements include: widening Oak Park Boulevard to accommodate new right and left-turn pockets onto Monticello Avenue; replacement of the traffic signal at the Oak Park Boulevard/Monticello Avenue intersection; installation of a Rectangular Rapid Flashing Beacon (RRFB) for a pedestrian crosswalk on Monticello Avenue; reconstruction of Monticello Avenue; new concrete sidewalks, driveways, and ADA-compliant curb ramps; undergrounding of dry utilities (electric, gas, communications); extension of recycled water and domestic water systems; installation of a new complex storm drain and detention system; ornamental LED street lighting; pavement rehabilitation; traffic signage and striping, new Bicycle lanes and new irrigation and landscaping. (C Goal 1, 2, 6, 7, 8, 9).

3. 2019 Citywide Bridge Repair Project No. 07-19, Federal Project No. Bpmp-5375 (033)

The 2019 Citywide Bridge Repair Project was completed in March 2020 and is part of the City's CIP Bridge Maintenance Program. The City secured federal Highway Bridge Program (HBP) grant funds (\$147,668 and 88.53% reimbursement rate) for the construction of this project. Remaining project matching costs are funded using local funds (Gas Tax).

Caltrans provides the City with bridge reports throughout the year that identify needed bridge repairs. This method provides the City with an efficient means of using existing resources to maintain public bridges without sacrificing safety.

The five bridges identified by Caltrans as requiring maintenance were Cottonwood Drive at Grayson Creek, Elinora Drive at Grayson Creek, Monument Boulevard at Walnut Creek Flood Control Channel (shared responsibility with the City of Concord), Norse Drive at Contra Costa Canal, and Viking Drive at Grayson Creek. The Caltrans inspection reports noted cracks and spalls on the concrete deck of each bridge and recommended maintenance repairs. Application of methacrylate sealant was used to protect the City's infrastructure and maintain the useful life of our bridges. (C Goal 1), (Safety and Noise [SN] Policy Goal 1).

4. Gregory Lane/Elinora Drive Traffic Signal Installation Project

The Gregory Lane/Elinora Drive Traffic Signal Installation Project was substantially completed in November of 2020. Key project elements include the installation of a new traffic signal at the Gregory Lane/Elinora Drive intersection, addition of a dedicated left-turn lane along the eastbound Gregory Lane approach onto Elinora Drive, installation of new Americans with Disability Act (ADA) compliant curb ramps, striping a new crosswalk at the intersection, installation of a new concrete curb “bump-out” on the south side of the intersection, and installing new safety lighting at the intersection. (C Goal 1, 2, 6, 7, 8, 9).

5. New Pleasant Hill Library Project

With the passage of Measure K in November 2016, the City secured the necessary funding source for various improvements to be made over the next 20 years, along with the construction of a new community library building. In September 2017, City Council selected the firm of Bohlin Cywinski Jackson (BCJ) to oversee architectural and design services for the new library. BCJ is a national, award winning firm with Bay Area offices in San Francisco. Once the design was substantially completed, the project went out to bid and in August of 2020, the City awarded the construction contract to BHM Construction, Inc. The project management is provided by Swinerton Management and Consulting. The \$24 million building at 1700 Oak Park Boulevard will be substantially complete by late winter 2021, with a grand opening in Spring 2022. (CD Goal 4).

6. Annual Creek Maintenance Program

The Annual Creek Maintenance Program is coordinated by the City’s Maintenance Division prior to the Winter Season each year. Through the program, the City notifies over 400 residents to clear debris and vegetation from the creek in or along their property. This will reduce the risk of flooding in these areas during the winter rains (SN Goal 1).

RESOLUTION NO. 15-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL,
ACCEPTING THE ANNUAL REPORT ON THE CURRENT STATUS OF
IMPLEMENTATION OF THE HOUSING ELEMENT AND GENERAL PLAN

WHEREAS, Section 65400 of the California Government Code requires that each legislative body report annually on the progress of the implementation of the Housing Element and General Plan to the Governor's Office of Planning and Research, and the State Department of Housing and Community Development; and

WHEREAS, an annual report has been prepared and submitted for City Council review summarizing the progress that has been made in implementing the General Plan and Housing Element (the 2021 Annual Report); and

WHEREAS, the 2021 Annual Report includes: (1) the status of the General Plan and progress in its implementation; (2) the City's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; (3) with regard to the Housing Element, a section that describes the actions taken by the City towards completion of the programs and status of the City's compliance with the deadlines in the Housing Element, as well as a description of how any units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved meet the standards of Government Code Section 65583.1; and (4) a statement of the degree to which the General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the General Plan; and

WHEREAS, on February 8, 2022, the Planning Commission, as the City planning agency, recommended the City Council accept the annual report of the current status of the implementation of the Housing Element and General Plan; and

WHEREAS, on March 7, 2022, the City Council considered the report at a public meeting where members of the public were allowed to provide oral testimony and written comments; and

WHEREAS, this annual report is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15262 ("Feasibility and Planning Studies") of the Guidelines for the Implementation of CEQA.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pleasant Hill hereby accepts the attached annual report and directs staff to transmit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

[Signatures on the Following Page]

ADOPTED by the City Council of the City of Pleasant Hill, at a regular meeting of the City Council held on the 7th day of March, 2022, by the following vote:

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

ATTEST:

DANIELLE R. HARRIS, City Clerk




MICHAEL G. HARRIS O.D., Mayor

Jurisdiction	Placett HS
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	9th Cycle - 01/01/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §4202)

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted													
Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income						
Prior APN	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFCL, 6, 4.5-A, ADU, MH)	Tenure (R=Resident, O=Owner)	Date Application Submitted (See Instructions)	Very Low-Income (Very Restricted)	Very Low-Income (New Deal Restricted)	Low-Income (New Deal Restricted)	Low-Income (Non-Deed Restricted)	Moderate-Income (Deed Restricted)	Moderate-Income (New Deal Restricted)
							Total Proposed Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to CC 66011.43037 (SB 35 Streamlining)?	Was a Density Bonus requested for this housing development?		
Summary Row: Start Data Entry Below:							0	0	0	0	0	27	38
	170-153-016	1686 Pleasant Hill Road	Juarez Detached ADU	30210116	ADU		O						
	127-141-028	187 Ciccochia Drive	Wong JADU	PLN 21-0189	ADU		O	2/15/2021					
	154-480-002	6200 Block of Alhambra Ave. (no street address)	Sancera Village	PLN 21-0192	SFD		O	2/16/2021					
	154-480-002	6200 Block of Alhambra Ave. (no street address)	Sancera Village	PLN 21-0192	ADU		O	2/16/2021					
	153-050-057	401 Taylor Blvd	401 Taylor Blvd Project II	PLN 21-0028	SFD		O	8/13/2021					
	153-050-057	401 Taylor Blvd	401 Taylor Blvd Project II	PLN 21-0028	ADU		O	8/13/2021					
	154-310-048-0	583 Golf club Rd	Hu ADU	PLN 20-0399	ADU		O	10/27/2020					
	150-122-001-4	113 Vivan Dr	Hu66 ADU	PLN 21-0017	ADU		O	1/6/2021					
	153-072-036-4	153-072-036-4	1880 Lucile Ln	Bayview ADU	PLN 21-0016	ADU	O	1/6/2021					
	153-161-010-1	153-161-010-1	1681 Mary Dr	Sanches ADU	PLN 21-0068	ADU	O	2/18/2021					
	170-142-029-6	170-142-029-6	2988 Dorothy Dr	Smart ADU	PLN 21-0108	ADU	O						
	153-153-009-3	153-153-009-3	1865 Merian Dr	Nesrabath ADU	PLN 21-0224	ADU	O	3/15/2021					
	170-025-010-6	170-025-010-6	2611 Rainbow Ln	Shreshant ADU	PLN 21-0209	ADU	O	4/28/2021					
	127-141-028-2	127-141-028-2	187 Ciccochia Cr	Wong ADU	PLN 21-0356	ADU	O	5/17/2021					
	148-245-008-1	148-245-008-1	205 Amato Dr	Mr ADU	PLN 21-0318	ADU	O	8/3/2021					
	148-245-008-1	148-245-008-1	205 Amato Dr	Hu66 ADU	PLN 21-0431	ADU	O	8/3/2021					
	170-010-015-7	170-010-015-7	51 El Rancho Dr	Scott ADU	PLN 21-0489	ADU	O	11/2/2021					
	170-340-021-6	163 Bella Ave	Kamru New Single Family Home	PLN 21-0380	SFA		O						
	154-794-003	201 Elmwood	Leaf	PLN 21-0038	ADU		R	9/3/2021					
	127-093-001	1943 Pagan Dr	Josephine B	PLN 21-0154	ADU		R	1/1/2021					
	156-350-025	178 Whetson Hill Dr	Kate	PLN 21-0136	ADU		R	3/15/2021					
	150-131-028	367 Betty Lane	McPadden	PLN21-0196	ADU		R	4/27/2021					
	127-152-004	34 Phyllis Dr	Vassini	PLN 21-0250	ADU		R	5/26/2021					

Jurisdiction	Pleasant Hill
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/01/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by
Very Low	Deed Restricted	118	-	-	-	-	-	-	-	-	-	-	118
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	69	-	-	-	-	-	-	-	-	-	-	69
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate Above Moderate	Deed Restricted	84	-	-	-	-	-	-	-	-	-	48	36
	Non-Deed Restricted		2	-	2	9	14	1	20	-	-		
Total RHNA		448	6	6	5	39	18	15	16	-	-	105	72
Total Units			8	6	7	48	32	16	36	-	-	153	295

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to

Jurisdiction	Pleasant Hill	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	20
Above Moderate		16
Total Units		36

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	1	16	3
SFD	31	0	0
2 to 4	0	0	0
5 +	0	0	0
ADU	32	20	6
MH	0	0	0
Total	64	36	9

Housing Applications Summary	
Total Housing Applications Submitted:	32
Number of Proposed Units in All Applications Received:	73
Total Housing Units Approved:	65
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Pleasant Hill
Reporting Year	2021 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$		Total award amount is auto-populated based on amounts entered in rows 25-26.
--------------------	----	--	--

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	9
	Non-Deed Restricted	0
Low	Deed Restricted	6
	Non-Deed Restricted	0
Moderate	Deed Restricted	10
	Non-Deed Restricted	27
Above Moderate		202
Total Units		254

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	20
Above Moderate		16
Total Units		36

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		3
Total Units		9

Attachment B

Status of General Plan Activities

The following are highlights of significant recent General Plan implementation actions by the City:

1. Downtown commercial projects reviewed and approved, including a new restaurant (Crescent Bistro), and provided feedback for future improvements to Downtown Pleasant Hill East Plaza area. (Community Development [CD] Goal 3, CD Policy 3A, Economic Strategy [ES] Goal 1, 2 & 3, ES Policy 2C, 3C, 3D & 4A).
2. Various retail commercial development projects were reviewed and approved, including: a new Starbucks restaurant with Drive-Thru, an Animal Day Care (with associated animal uses) facility, a private studio for golf lessons, and an automobile sales business. (CD Goal 3, ES Goal 1, 2, 3 & 4).
3. Various retail commercial improvements, including Harbor Freight, a Chevron Gas Station, and Wisegirl Restaurant (CD Goal 3, ES Goal 1, 2, 3 & 4)
4. Various commercial service projects were approved, including a fitness facility (CD Goal 3, 4 & 19, ES Goal 2).
5. A community care facility that relocated the same facility from one location in the City to a new location (CD Goal 4, 15
6. The City approved new office-related uses at 555 Contra Costa Boulevard. (CD Policy 2A & Goal 3, ES Goal 1, 2).
7. The City approved various improvements to existing multi-family residential sites (CD Goal 1, Housing Element [HE] Goal 5)
8. The City approved various improvements to single-family sites throughout the City (CD Goal 1).
9. The City approved various new child day care facilities throughout the City of Pleasant Hill (CD Goal 2).
10. The City approved various wireless telecommunication projects throughout the City, which will improve wireless phone coverage (ES Goal 3).
11. The City approved various residential projects including the project at 85 Cleaveland Road, which includes 189 residential units; a small-lot single-family residential project at 401 Taylor Boulevard that included 31 units; various minor subdivisions, multiple single-family homes and accessory dwelling units throughout the City (CD Goal 2 & CD Goal 3, HE Program 1.5, HE Program 2.1 & 3.3).
12. The City continued the overall update of the City's General Plan and started the Housing Element component of the General Plan.
13. The City approved miscellaneous zoning ordinance amendments that modified existing parking, definitions, nonconforming provisions, additional site development regulations, resident and non-residential zoning district provisions, and accessory dwelling units (CD Goal 1 & 2).

14. The City adopted an emergency ordinance related to recently passed State legislation, specifically Senate Bill 9 (urban lot splits and two-unit projects).
15. The City started the process to adopt Residential Objective Design Standards that would apply Citywide (CD Goal 1).
16. An annual \$235,000 payment from the Redevelopment Agency's Successor Agency to Grayson Creek Apartments (100% affordable), was made in 2021. These payments will continue until 2031 (totaling \$7,820,000) and are included in the Successor Agency's Recognized Obligation Payment Schedule (HE Program 3.6).
17. The City completed Code Enforcement activity (closed over 183 cases and fielded over 2,600 requests) throughout the City in part to keep up the physical appearance of the City and to ensure neighborhood nuisances are minimized (CD Goal 1).
18. The City implemented two new Covid-19 Resource Recovery Grants for Small Businesses impacted by the Covid-19 Pandemic. A Marketing and Advertising Reimbursement Grant to assist with eligible marketing and advertising activities, and an Outdoor Furniture Grant to help businesses either expand operations outdoors or continue business operations outdoors. (ES Goal 1, 2, & 3).
19. The City supported small businesses by allocating \$500,000 for additional business grants and other programs that will benefit the City's local merchants. This Small Business Economic Stimulus initiative is being funded by American Rescue Plan Act funds. The initiative is now in the planning stages and will include a City-sponsored Shop Card Program that will benefit merchants by creating "shop local" opportunities with an added "bonus" for the Shop Card purchasers. The Shop Cards will be redeemable at participating Pleasant Hill retail stores, restaurants, and personal care service business. Also part of the initiative will be a Website Technical Assistance Grant program, which will provide grants of up to \$5,000 to Pleasant Hill retail store, restaurant, and personal care service business owners. The grants will provide pro bono technical support from private consultants to help with adding online ordering functionality, Social Media strategies, and Business Profile Video production. (ES Goal 1, 2, & 3).
20. Continued various cross-marketing and promotional programs with the Downtown property owner to increase awareness of Downtown and downtown businesses. For example, the City helped promote the Downtown Holiday Tree Lighting Event in December. (ES Goal 1 & 2).
21. The City continues to collaborate with the Chamber of Commerce, Small Business Development Center, Contra Costa County Workforce Development to provide relevant and timely information during the Covid-19 Pandemic to keep business informed of different levels of Shelter-In-Place orders as they were implemented by Contra Costa County. (ES Goal 1, 2 & 4).
22. The City has sponsored virtual events with the Chamber of Commerce and the Pleasant Hill Recreation and Park District that included the Holiday Drive-Thru event held at the

Community Center and the Hometown Heroes event held virtually by the Pleasant Hill Chamber of Commerce. (CD Goal 16, ES Goal 1).

23. The City continues to install Contra Costa Boulevard commercial corridor banners to promote dining, shopping and special event opportunities in the City (ES Goal 1 & 3).
24. The City completed the extension of the Pleasant Hill Tourism Improvement District (“Stay Pleasant Hill”) for five additional years. By renewing Stay Pleasant Hill, the City is now guaranteed a revenue stream for the marketing and promotion of the City’s hotels and attractions until 2027. Approximately \$700,000 will be generated annually for this purpose from a small assessment paid by Pleasant Hill hotel guests. Stay Pleasant Hill will continue to work on implementation and marketing campaigns to increase visibility of Pleasant Hill hotels and encourage more overnight hotel stays. In addition to increasing hotel usage, Stay Pleasant Hill also gives a boost to all of the City’s businesses by bringing additional visitors into the City to shop and eat at all of our local businesses, and by providing free marketing for many of our establishments. (ES Goal 1, 2, 4 & 5).

More detailed information on Housing Element Programs and related implementation actions is noted in Exhibit 1 of Attachment A. The City continues to actively pursue implementation of the goals, policies, and programs of its 2003 General Plan.

In addition to the examples mentioned above, the following are examples of recent General Plan implementation actions included in the City’s Capital Improvement Plan:

1. Pleasant Hill Road Improvement Project, Phase 1 (Gregory Lane To Taylor Boulevard), Project No. 03-19

The Pleasant Hill Road Improvement Project, Phase 1 (Gregory Lane to Taylor Boulevard), was completed in early January 2021 and provided for “Complete Streets” enhancements that improved access and safety for all users (pedestrians, transit riders, bicyclists and motorists) throughout the project corridor, as well as to improve street aesthetics. The project was divided into two phases.

Phase 1: Project highlights include: upgrade to the traffic signal controller (completed in 2021), installation of video detection cameras, and modification to signal timing at the Gregory/Grayson intersection; installation of video detection cameras and pedestrian crossing improvements at the Westover/Strand intersection; replacement of mast arm pole and installation of video detection cameras at the Taylor Blvd intersection; replacement and upgraded existing street lights with two new single-arm luminaires, and 15 new dual-arm (LED) luminaires; the reconstruction and upgrade of ADA curb ramps, sidewalks, driveways, and concrete median curbs; installation of new landscape and hardscape including 46 new trees; and implementation of traffic calming measures, including four sidewalk bulb-outs, reduced lane widths, and decrease speed limit from 40 mph to 35 mph.

Phase 2: Provided for the reconstruction of the pavement section and new thermoplastic striping consistent with the City’s draft Master Pedestrian and Bike Plan, all completed in the summer of 2020. (Circulation [C] Goal 1, 2, 6, 7, 8, 9).

2. Oak Park and Monticello Improvement Project

The Oak Park and Monticello Improvement Project, Project No. 02-20, is currently underway and substantially complete as of June 2021. The overhead utilities lines and PG&E poles are expected to be removed by March 2022. The project provides for public roadway and utility infrastructure improvements to service the projects under the Oak Park Properties Specific Plan (new City Library building, Recreation and Park District athletic fields, and housing development at 1750 Oak Park Boulevard), and the existing nearby Pleasant Hill Middle School.

Key project elements include: widening Oak Park Boulevard to accommodate new right and left-turn pockets onto Monticello Avenue; replacement of the traffic signal at the Oak Park Boulevard/Monticello Avenue intersection; installation of a Rectangular Rapid Flashing Beacon (RRFB) for a pedestrian crosswalk on Monticello Avenue; reconstruction of Monticello Avenue; installation of new concrete sidewalks, driveways, and ADA-compliant curb ramps; undergrounding of dry utilities (electric, gas, communications); extending recycled water and domestic water systems; installation of a new complex storm drain and detention system; installation of ornamental LED street lighting; rehabilitation of pavement; installation of traffic signage and striping and new bicycle lanes and new irrigation and landscaping. (C Goal 1, 2, 6, 7, 8, 9).

3. 2019 Citywide Bridge Repair Project No. 07-19, Federal Project No. Bpmp-5375 (033)

The 2019 Citywide Bridge Repair Project was completed in March 2020 and is part of the City's CIP Bridge Maintenance Program. Engineering staff successfully secured federal Highway Bridge Program (HBP) grant funds (88.53% reimbursement rate) for the construction of this project. Remaining project matching costs are funded using local funds (Gas Tax). Caltrans provides the City throughout the year with the bridge reports that identify needed bridge repairs. This method provides the City with an efficient means of using existing resources to maintain public bridges without sacrificing safety.

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The Gregory Lane/Elinora Drive Traffic Signal Installation Project was completed in December 2020. Key project elements include: installation of a new traffic signal at the Gregory Lane/Elinora Drive intersection; addition of a dedicated left-turn lane along the eastbound Gregory Lane approach onto Elinora Drive; installation of new Americans with Disability Act (ADA) compliant curb ramps, striping a new crosswalk at the intersection; installation of a new concrete curb "bump-out" on the south side of the intersection, and new safety lighting at the intersection. (C Goal 1, 2, 6, 7, 8, 9).

5. New Pleasant Hill Library Project

The New Pleasant Hill Library Project is currently underway and will provide a new state-of-the-art home for the first new facility in over a half century. With the passage of Measure K in November 2016, the City secured the necessary funding source for various improvements to be made over the next 20 years, along with the construction of the new library building. In September 2017, City Council selected the firm of Bohlin Cywinski Jackson (BCJ) to oversee architectural and design services for the new Pleasant Hill Community Library. BCJ is a national, award-winning firm with offices in San Francisco. Once the design was substantially completed, the project went out to bid and in August of 2020, the City awarded the construction contract to BHM Construction, Inc. The project management is provided by Swinerton Management and Consulting. The \$24 million building at 1700 Oak Park Boulevard will be substantially complete by late winter 2022, with a grand opening in Spring/Summer 2022. (CD Goal 4)

6. Annual Creek Maintenance Program

The Annual Creek Maintenance Program is coordinated by the City's Maintenance Division prior to the Winter Season each year. Through the program, the City notifies over 400 residents to clear debris and vegetation from the creek in or along their property. This will reduce the risk of flooding in these areas during the winter rains (SN Goal 1).



CONTRA COSTA
**transportation
authority**



CITY OF PLEASANT HILL

Your MEASURE J Tax Dollars At Work

Coming Soon:

**PLEASANT HILL RD IMPROVEMENT PROJECT
PHASE 1 (GREGORY LN TO TAYLOR BLVD)**

ACTUAL SIZE: 4'X 4'
PMS 287U (BLUE)/BLACK

**TWO (2) 4'X4' PROJECT INFORMATION SIGNS ARE REQUIRED.
FONT IS GILL SANS ULTRA. COLORS ARE BLACK, BLUE PMS 287,
AND GREEN.**

ATTACHMENT (J)

11. MAINTENANCE OF EFFORT (MoE)

Maintenance of Effort Expenditures - FY 2019-2020

Maintenance of Effort Expenditures - FY 2020-2021



City of Pleasant Hill
MOE Compliance Calculations
For FY 2019/20

Measure C MOE =

\$624,952.00

	Audited 6/30/2020	MEASURE C	
		Applicable to MOE	
		%	\$
General Fund 01			
Public Wks Eng Dept Exp (01-5300-xxxx)	\$933,915.44	25%	\$233,478.86
Public Wks Maintenance Dept Exp (01-5400-xxxx)	\$2,321,210.76	20%	\$464,242.15
Street/Road Projects			
Sidewalk Repair Pgm (01-5307-xxxx)		100%	0
Golf Club Road Bridge Replacment (01-5513-xxxx)		100%	0
So PH Basin (01-5325-xxxx)		100%	0
PH Road Retaining Wall (01-5342-xxxx)		100%	0
Contrib to CIP_Sidewalks (01-5341-9001)		100%	0
Contrib to CIP_Pothole Repair (01-5390-9001)		100%	0
Contrib to CIP_Taylor Pavement Overlay (01-5444-9001)		100%	0
Contrib to CIP_Wendell Storm Drain (01-5515-9001)		100%	0
Contrib to CIP_Street Resurfacing (01-5364-9001)	\$206,203.40	100%	\$206,203.40
Contrib toward L&L Dist 20 Exp (01-546x-9001)	\$97,946.00	100%	\$97,946.00
Contrib toward L&L Dist 22 Exp (01-547x-9001)	\$5,801.00	100%	\$5,801.00
Bedroom Tax Fund 10:			
ADA Improvement Plan Contribution	0	100%	0
Traffic Safety Fund 11:			
Street-related expenditures		100%	
Landscaping and Lighting Assmt Districts:			
AD 20 (Fund 18): Total Exp less Fund 01 Contrib above	\$455,087.00		\$455,087.00
AD 22 (Fund 32): Total Exp less Fund 01 Contrib above	\$42,027.09		\$42,027.09
Totals	\$4,062,190.69		\$1,504,785.50

City of Pleasant Hill
MOE Compliance Calculations
For FY 2020/21

Measure C MOE =

\$624,952.00

	Audited 6/30/2021	MEASURE C	
		Applicable to MOE	
		%	\$
General Fund 01			
Public Wks Eng Dept Exp (01-5300-xxxx)	\$769,734.81	25%	\$192,433.70
Public Wks Maintenance Dept Exp (01-5400-xxxx)	\$2,145,348.30	20%	\$429,069.66
Street/Road Projects			
Sidewalk Repair Pgm (01-5307-xxxx)		100%	0
Golf Club Road Bridge Replacment (01-5513-xxxx)		100%	0
So PH Basin (01-5325-xxxx)		100%	0
PH Road Retaining Wall (01-5342-xxxx)		100%	0
Contrib to CIP_Sidewalks (01-5341-9001)		100%	0
Contrib to CIP_Pothole Repair (01-5390-9001)		100%	0
Contrib to CIP_Taylor Pavement Overlay (01-5444-9001)		100%	0
Contrib to CIP_Wendell Storm Drain (01-5515-9001)		100%	0
Contrib to CIP_Street Resurfacing (01-5364-9001)	\$0.00	100%	\$0.00
Contrib toward L&L Dist 20 Exp (01-546x-9001)	\$97,946.00	100%	\$97,946.00
Contrib toward L&L Dist 22 Exp (01-547x-9001)	\$4,692.00	100%	\$4,692.00
Bedroom Tax Fund 10:			
ADA Improvement Plan Contribution	0	100%	0
Traffic Safety Fund 11:			
Street-related expenditures			
Landscaping and Lighting Assmt Districts:			
AD 20 (Fund 18): Total Exp less Fund 01 Contrib above	\$442,504.98		\$442,504.98
AD 22 (Fund 32): Total Exp less Fund 01 Contrib above	\$65,693.93		\$65,693.93
Totals	<u>\$3,525,920.02</u>		<u>\$1,232,340.27</u>

ATTACHMENT (K)

12. SUBMITTAL OF LSM REPORTING FORM & AUDIT REPORTING FORM

LSM Reporting Form & Audit Reporting Form FY 2019-2020

LSM Reporting Form & Audit Reporting Form FY 2020-2021





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ANNUAL REPORTING FORM
for MEASURE J LOCAL STREET MAINTENANCE AND IMPROVEMENTS (LSM) FUNDS
(18% LSM FUNDS & 2.09% ADDITIONAL FUNDS)
FOR ELIGIBLE EXPENDITURES DURING FISCAL YEAR 2019-20

Jurisdiction: City of Pleasant Hill

If you have any questions regarding this form, please contact Matt Kelly at CCTA, mkelly@ccta.net.
Please return the form to CCTA, along with the LSM Audit Reporting Form spreadsheet, Attn: Jackie Reyes (at address listed below or jreyes@ccta.net)

	Total for FY 2019-20
Starting Balance as of July 1, 2019	1,072,442
18% + 2.09% Funds Received during FY 2019-20 (actual, not accrued)	1,444,196
LSM Eligible Expenditures (Please describe all expenditures in excess of \$10,000 on the LSM Audit Reporting spreadsheet)	
Local Street and Roads	4,078,337
Growth Management Planning and Compliance	32,927
Transit Capital and Operations	
Trails	
Parking Facilities	
Transportation Demand Management/Transportation Systems Management	
Total LSM Expenditures during FY 2019-20	4,111,264
MSR J approved grant	740,706
Transfers From other Funds	1,341,356
Funds Remaining	487,436
Interest Earned	43,092
Ending Balance as of June 30, 2020	530,528

Form prepared by: Mary McCarthy Phone: 925-671-5231
Title: Finance Manager Email: mmccarthy@pleasanthillca.org
Date: 12-21-2021



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ANNUAL REPORTING FORM
for MEASURE J LOCAL STREET MAINTENANCE AND IMPROVEMENTS (LSM) FUNDS
(18% LSM FUNDS & 2.09% ADDITIONAL FUNDS)
FOR ELIGIBLE EXPENDITURES DURING FISCAL YEAR 2020-21

Jurisdiction: City of Pleasant Hill

If you have any questions regarding this form, please contact Matt Kelly at CCTA, mkelly@ccta.net.
Please return the form to CCTA, along with the LSM Audit Reporting Form spreadsheet, Attn: Jackie Reyes (at address listed below or jreyes@ccta.net)

	Total for FY 2020-21
Starting Balance as of July 1, 2020	530,528
18% + 2.09% Funds Received during FY 2020-21 (actual, not accrued)	0
LSM Eligible Expenditures (Please describe all expenditures in excess of \$10,000 on the LSM Audit Reporting spreadsheet)	
Local Street and Roads	1,111,232
Growth Management Planning and Compliance	30,726
Transit Capital and Operations	
Trails	
Parking Facilities	
Transportation Demand Management/Transportation Systems Management	
Total LSM Expenditures during FY 2020-21	1,141,958
OBAG Grant	1,038,616
Funds Remaining <u>MSJ Program 28A Central</u>	54,404
Interest Earned	1,858
Ending Balance as of June 30, 2021	483,448

Form prepared by: Mary McCarthy

Phone: 925-671-5231

Email: mmccarthy@pleasanthillca.org

Title: Finance Manager

Date: 12-22-2021

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