



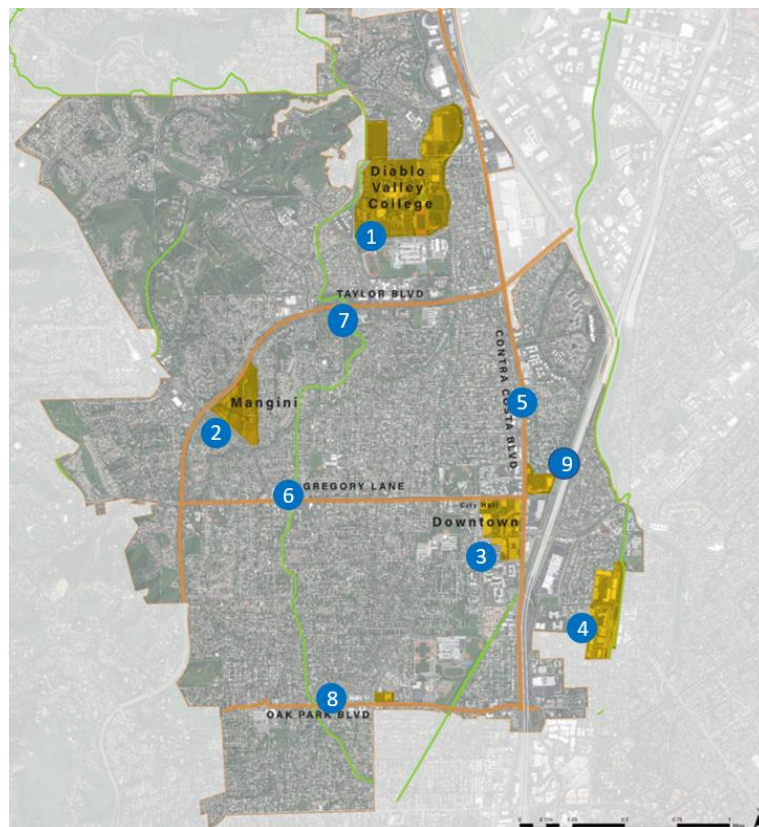
Summary of GPAC Preferred Alternative

On Wednesday, February 5, 2020, the GPAC met to discuss the results of the community feedback received from the Planning and Design Workshops and online engagement. This meeting was a follow-up to the November 19, 2019, GPAC Meeting where the members were briefed on initial feedback from the Workshops earlier in November and where the General Plan Vision Statement and Guiding Principles were finalized.

Following the discussion on community feedback, the Consultant team provided the GPAC with an overview of each of the nine Focus Areas (Figure 1) and the recommended changes to each area by the community. The GPAC analyzed each Focus Area and had a robust discussion on what changes, if any, should occur. The following is an overview of the GPAC direction taken for each Focus Area. Both the existing General Plan Land Use Diagram and GPAC Preferred Land Use Diagram are located at the end of this memo in Figures 2 and 3.

Figure 1: General Plan Focus Areas

1. DVC College Area
2. Taylor/Pleasant Hill (Mangini)
3. Downtown Pleasant Hill
4. Industrial Area off Hookston
5. Contra Costa Boulevard
6. Gregory Lane
7. Taylor Boulevard
8. Oak Park Boulevard
9. Pleasant Hill Plaza





GPAC Direction

Focus Area 1: Diablo Valley College (DVC)

Location: East of Contra Costa Boulevard along Golf Club Drive

The GPAC discussed the area surrounding DVC College and the potential for land use changes. This focus area is primarily built out, except for a vacant shopping center and large empty surface lots across Golf Club Road from DVC college. It was noted that the vacant shopping center is slated for development and is in the building permit review phase for previously approved development. The remaining vacant lots are owned by DVC and are used for overflow parking. The lots are currently not slated for development. Several public comments focused on the potential for student housing. Currently the demand for student housing is not high enough to change land uses surrounding the college to support it. The GPAC discussed the reality that the cost of rental housing is so high, it is likely that students would not be able to afford to live in the housing adjacent to the campus. If housing is desired surrounding the campus, the GPAC believes that process would have to be DVC driven.

The GPAC was open to developing goals and policies for this Focus Area that would encourage the restoration of the creek corridor, potentially opening access to the creek from adjacent commercial businesses. The goal would be to expand the walking trail, add bike lanes, and more walkable amenities.

GPAC Direction for Focus Area 1: Leave Focus Area 1 as is. No proposed changes to General Plan land use designations in this Focus Area.

Existing General Plan Land Use Designation	
	School
	Mixed Use
	Park

Focus Area 1: Existing General Plan Map



Focus Area 1: No GPAC Proposed Land Use Changes





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Focus Area 2: Taylor/Pleasant Hill (Mangini)

Location: Intersection of Pleasant Hill Road and Taylor Boulevard

The GPAC discussed the overall vision for Focus Area 2 which includes the Mangini property. Public input received for this focus area was mixed with approximately half requesting the property to remain as open space with a farm, while the other half requested the property be developed with more housing for the community. The GPAC noted that the land as it stands now is already designated for Single-Family Medium Density residential, with an R-10 zoning designation. Members were in favor of keeping the property residential but were open to increasing the allowable density from Single-Family Medium to Single-Family High on the two parcels adjacent to the Parks and Recreation Facility at the intersection and allowing Multi-Family Low along Pleasant Hill Road. This would provide a feathering of density, lessening the impact to adjacent single-family residential on Apollo Way. The GPAC was in favor of creating specific goals and policies for this area that served to protect the creek and encourage the clustering of housing in order to preserve as much of the existing open space as possible if and when the property owner decides to develop the land.

GPAC Direction for Focus Area 2: Slightly increase the density of this area by re-designating the parcels along Taylor Boulevard and Pleasant Hill Road to Single-Family High Density and Multi-Family Low, and maintain the Single-Family Medium Density on parcels adjacent to Apollo Way.

Existing General Plan Land Use Designation	
	Semi-Public and Institutional
	Single-Family Medium Density

Focus Area 2: Existing General Plan Map



Focus Area 2: GPAC Proposed Land Use Changes





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Focus Area 3: Downtown Pleasant Hill

Location: Retail centers adjacent to Contra Costa Boulevard and along Crescent Drive north of Boyd Road and south of Woodsworth Lane

The existing General Plan designation in Downtown Pleasant Hill is Mixed Use. Most public comment for this Focus Area was primarily centered on adding the ability to include housing above existing retail, which has the potential to energize the Downtown and bring in additional foot traffic. The GPAC discussed that because this area is already designated Mixed Use per the existing General Plan, it currently allows housing and the broadest range of commercial uses. The existing Mixed-Use designation also includes office space. The GPAC was open to developing goals and policies for this Focus Area that would encourage a more walkable environment through enhanced pedestrian connections between businesses along Crescent Drive and adjacent retail centers. The GPAC was also open to considering potential policy that encourages the establishment of civic uses such as a City Arts Center which could serve as a potential catalyst to incentivize more business to relocate downtown.

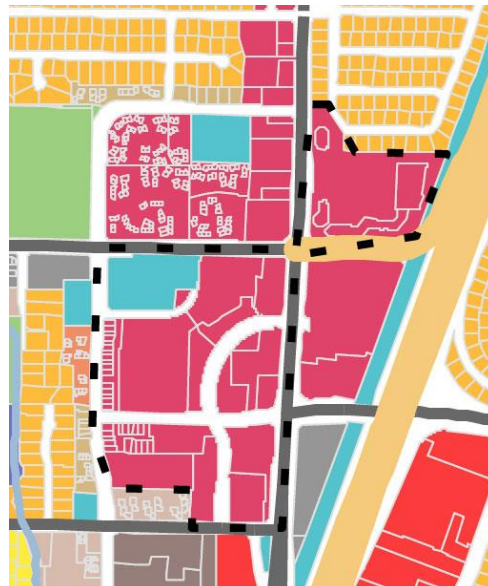
GPAC Direction for Focus Area 3: Leave Focus Area 3 as is. No proposed changes to General Plan land use designations in this Focus Area.

Existing General Plan Land Use Designation	
	Semi-Public and Institutional
	Mixed Use

Focus Area 3: Existing General Plan Map



Focus Area 3: No GPAC Proposed Land Use Changes





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Focus Area 4: Industrial Area off of Hookston

Location: Adjacent to Estrand Way and Vincent Road off of Hookston Road

The existing General Plan designation for Focus Area 4 is Light Industrial. All GPAC members recognized that this is the only remaining area in Pleasant Hill with such a designation, and that the designation should be preserved with only minor modifications to allowable uses. It was generally agreed upon by the GPAC that allowing for increased diverse uses will allow the area to flourish, as well as potentially encouraging more amenities for workers in the area. It was noted that for this area to compete for more tech and incubator uses, the infrastructure will need to be improved. It is believed that the existing infrastructure is one of the largest impediments for tech, biotech, and incubator businesses to move into this area. Public comment for this focus area echoed the same sentiments by the GPAC. The public felt that the City should preserve areas in the city for non-retail or service jobs and that allowing for light manufacturing is vital to the local economy and job diversity.

GPAC Direction for Focus Area 4: Leave Focus Area 4 as is. No

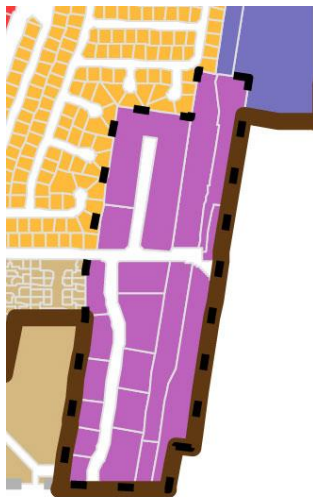
proposed land changes in this Focus Area. In lieu of land use

changes, modify the land use definition for Light Industrial to allow for more flexible uses including but not limited to, restaurants, research and development facilities, and biotech.

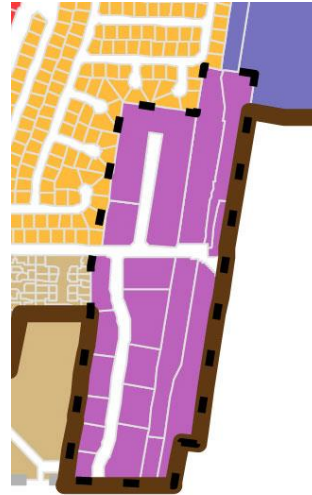
Existing General Plan Land Use Designation

Light Industrial

Focus Area 4: Existing General Plan Map



Focus Area 4: No GPAC Proposed Land Use Changes





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Focus Area 5: Contra Costa Boulevard

Location: Contra Costa Boulevard between Boyd Road and Taylor Boulevard

The GPAC discussed the overall vision for Focus Area 5 which includes a majority of Contra Costa Boulevard which is the primary north-south arterial through the City. Currently the street is primarily commercial and retail uses, with occasional pockets of single-family residential. The GPAC noted that the corridor as it stands now, allows (Mixed Use and Commercial and Retail land use designations) for the broadest commercial uses with the ability to include residential. Members were in favor of retaining this area for Mixed Use and were open to re-designating properties that are currently not Mixed Use. Most of these parcels are located adjacent to or fronting the street. One area the GPAC is considering re-designating is the East Vivian neighborhood. This neighborhood is designated Single-Family High Density and currently has several properties that back up to Contra Costa Boulevard. The GPAC envisioned that this area would be prime for increased mixed-use development long term based on its proximity to both Contra Costa Boulevard and Interstate 680.

Public comment on this focus area included the concern of re-designating the East Vivian neighborhood, since many felt mixed use might be too intense for the area and that the change could be too drastic in the short-term. One suggestion was to allow mixed use but limit the height of buildings to reduce compatibility impacts. The General Plan currently notes that mixed use projects are subject to review under Planned Unit Development (PUD) zoning districts that currently limits project sizes to a minimum of one acre for commercial projects and two acres for residential projects. This should be carried forward and will require future parcel consolidation which is unlikely to occur over the next 20 years.



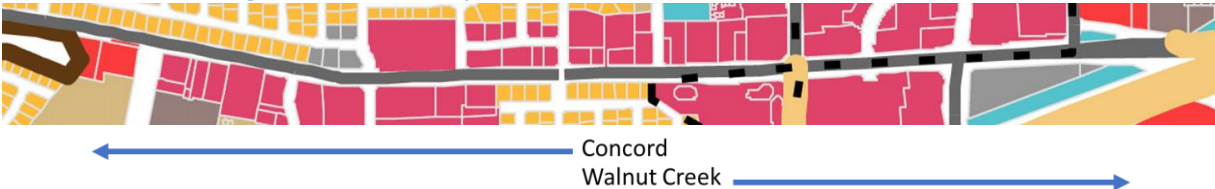
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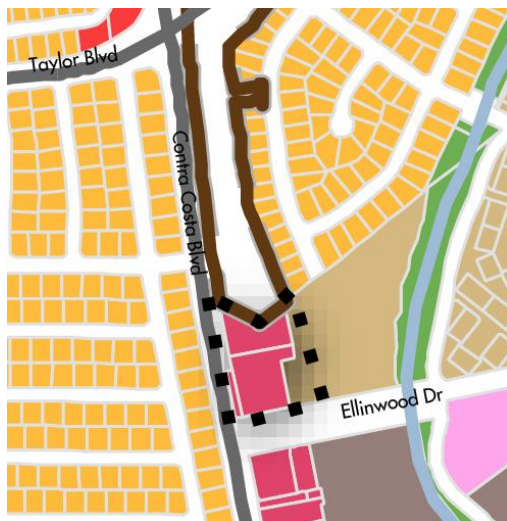
GPAC Direction for Focus Area 5: Maintain Focus Area 5 as Mixed Use. Re-designate the southern half of the East Vivian neighborhood extending from Dawn Avenue to Anelda Drive from Single-Family High Density to Mixed Use. Also re-designate the Commercial and Retail area at the corner of Ellinwood Drive and Contra Costa Boulevard to Mixed Use to create consistency between all parcels that front the Boulevard.

Existing General Plan Land Use Designation	
	Commercial and Retail
	Mixed Use
	Single-Family High Density
	Office
	Semi-Public and Institutional

Focus Area 5: Existing General Plan Map



Focus Area 5: GPAC Proposed Land Use Changes





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Focus Area 6: Gregory Lane

Location: Gregory Lane between Contra Costa Boulevard and Pleasant Hill Road

Focus Area 6 which is centered on Gregory Lane was developed out of the Planning and Design Workshops to primarily focus on mobility improvements for pedestrians and cyclists. The GPAC discussed that one of the only ways to reduce traffic speeds is to institute a road diet that forces speed reduction and opens right-of-way for potential bicycle lanes and wider sidewalks. This can be achieved through the creation of goals and policies that direct transportation and safety upgrades to this corridor. It was noted that to slow the speed and increase pedestrian crossing safety, the City will be installing a street signal at the intersection of Elinora and Gregory. Public comment was in support of the GPAC direction and favored the potential addition of bike lanes along Gregory Lane.

GPAC Direction for Focus Area 6: Leave Focus Area 6 as is. No proposed changes to General Plan land use designations in this Focus Area.

Existing General Plan Land Use Designation	
	Single-Family Medium Density
	Single-Family High Density
	Multi-Family Medium Density
	Mixed Use
	Neighborhood Business
	Open Space
	Office
	Park
	Semi-Public and Institutional

Focus Area 6: Existing General Plan Map



Focus Areas 6: No GPAC Proposed Land Use Changes





Focus Area 7: Taylor Boulevard

Location: Taylor Boulevard between Contra Costa Boulevard and the City Limits of Lafayette

Similar to Focus Area 6 (Gregory Lane), Focus Area 7 which is centered on Taylor Boulevard was developed out of the Planning and Design Workshops to primarily focus on mobility and safety improvements. The GPAC discussed that Taylor Boulevard is meant to serve as an expressway and opportunities to widen or add bike lanes is not feasible based on the topography. The GPAC was interested in creating new policies that would encourage safer pedestrian crossings at existing intersections such as Pleasant Hill Road and Grayson Road.

GPAC Direction for Focus Area 7: Leave Focus Area 7 as is. No proposed changes to General Plan land use designations in this Focus Area.

Focus Area 8: Oak Park Boulevard

Location: Oak Park Boulevard between Patterson Boulevard and North Main Street

Similar to Focus Areas 6 and 7 (Gregory Lane and Taylor Boulevard), Focus Area 8 which is centered on Oak Park Boulevard was developed out of the Planning and Design Workshops to primarily focus on mobility and safety improvements. The GPAC discussed that Oak Park Boulevard is currently a heavily traveled corridor that tends to experience increased congestion due to narrow lanes and several popular businesses that front the street. These businesses regularly have overflow parking which creates traffic and parking management issues. The GPAC recognized that in order to improve this area the General Plan should include new goals and policies that are directly focused on improving traffic flow, circulation, and parking demand. This could include an eventual widening of the corridor. To enhance major corridors to support high intensity uses over the next 20 years, the GPAC recommended re-designating parcels on the south side of Oak Park Boulevard east of the intersection of Patterson Boulevard to a new Mixed-Use Neighborhood Designation. This could eventually help lessen compatibility issues between existing single-family homes and adjacent commercial uses.

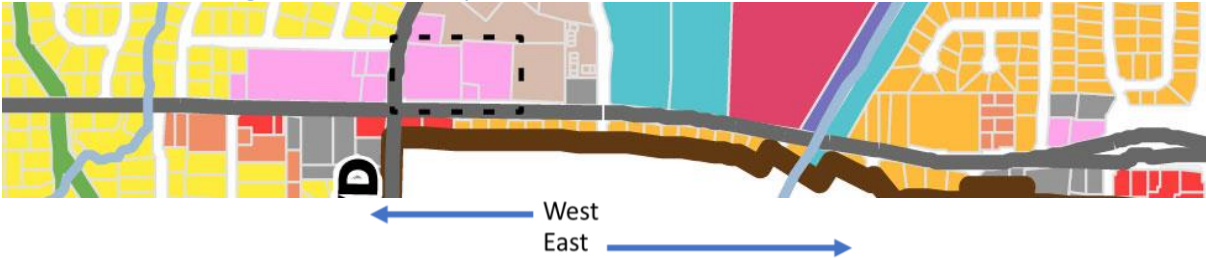
GPAC Direction for Focus Area 8: Re-designate properties that are currently Single-Family High Density on the south side of Oak Park Boulevard east of the intersection of Oak Park Boulevard and Patterson Boulevard. These properties would re-designated to a new General Plan designation called Mixed Use Neighborhood which would allow a maximum of 20 du/ac, along with the ability to incorporate both commercial and office uses.



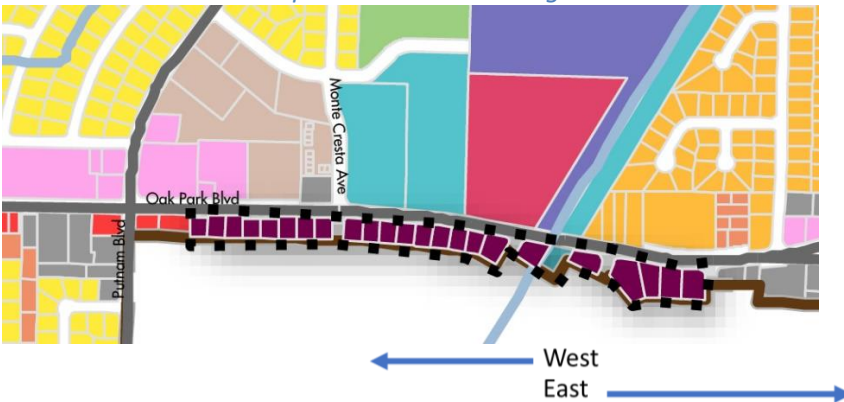
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Focus Area 8: Existing General Plan Map



Focus Areas 8: GPAC Proposed Land Use Changes



Focus Area 9: Pleasant Hill Plaza

Location: Corner of Contra Costa Boulevard and Gregory Lane adjacent to Interstate 680

Focus Area 9 is the site of the existing Pleasant Hill Plaza shopping center which includes Safeway, Nations, and Starbucks. This site was developed out of the Planning and Design Workshops to primarily focus on potential improvements to existing shopping and retail centers on Contra Costa Boulevard. The GPAC recognized that that this site does not necessarily require any land use changes and should be consolidated into adjacent focus areas (Focus Area 3: Downtown Pleasant Hill) that focus on retail center enhancements and overall connectivity and walkability. The public did not have any additional comments for this area.

GPAC Direction for Focus Area 9: Merge Focus Area 9 with Focus Area 3 (Downtown Pleasant Hill). No proposed changes to General Plan land use designations in this Focus Area.



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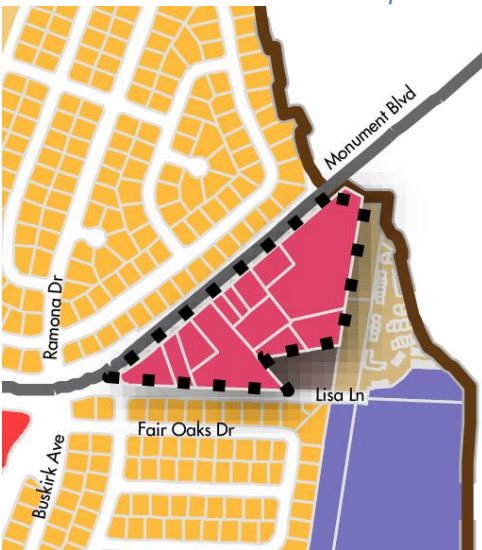
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Additional GPAC Identified Focus Area

At the conclusion of the GPAC Meeting, the Committee recommended one additional location for potential land use changes that was not originally identified as a Focus Area. This additional area includes a series of parcels located at the corner of Monument Boulevard at the intersection of Lisa Lane. This area currently includes a medical business park, gas station, vehicle sales lot, and mobile home park. The GPAC was in favor of re-designating this area from Commercial and Retail to Mixed-Use to encourage additional retail, office, and housing development. The GPAC also recognized that this area should also include policies that protect and preserve the existing mobile home park that is located south of Mohr Lane.

GPAC Direction for Additional Focus Area: Re-designate all parcels in this area to Mixed Use and create policies to preserve the existing mobile home park.

Additional Focus Area: GPAC Proposed Land Use Changes

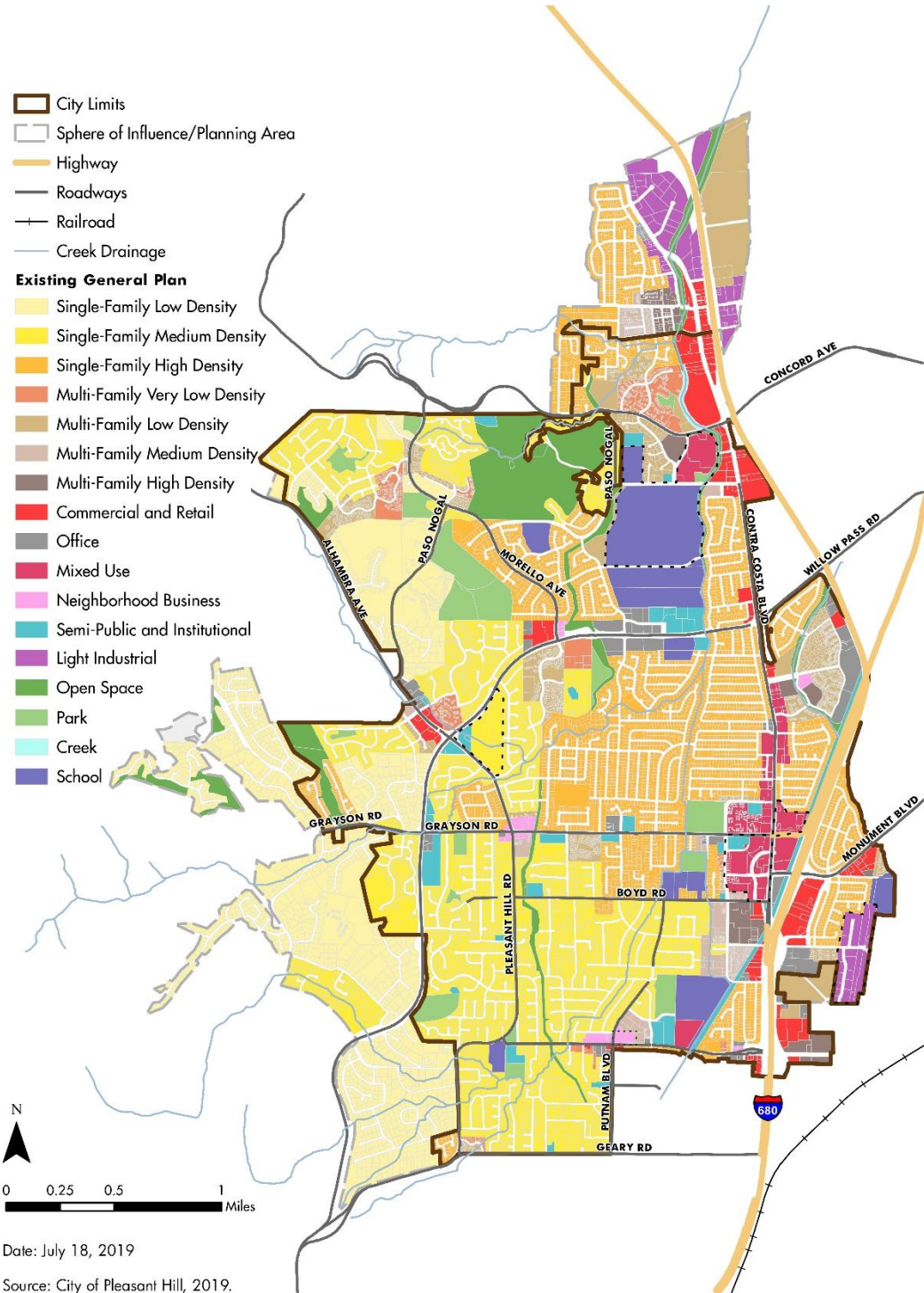




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Figure 2: Existing General Plan Land Use Diagram





GPAC Preferred Alternative

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Figure 3: GPAC Preferred Land Use Diagram

Areas proposed for land use change by the GPAC are located within the red circled areas.

Figure: GPAC Preferred Land Use

