2022 GPAC-Preferred Alternative Memo

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This memo provides an overview of GPAC direction through both the Focus Area and Housing Opportunity Sites processes, followed by a summary comparison of buildout potential between the Existing General Plan Land Use diagram and the GPAC-Preferred Land Use diagram.

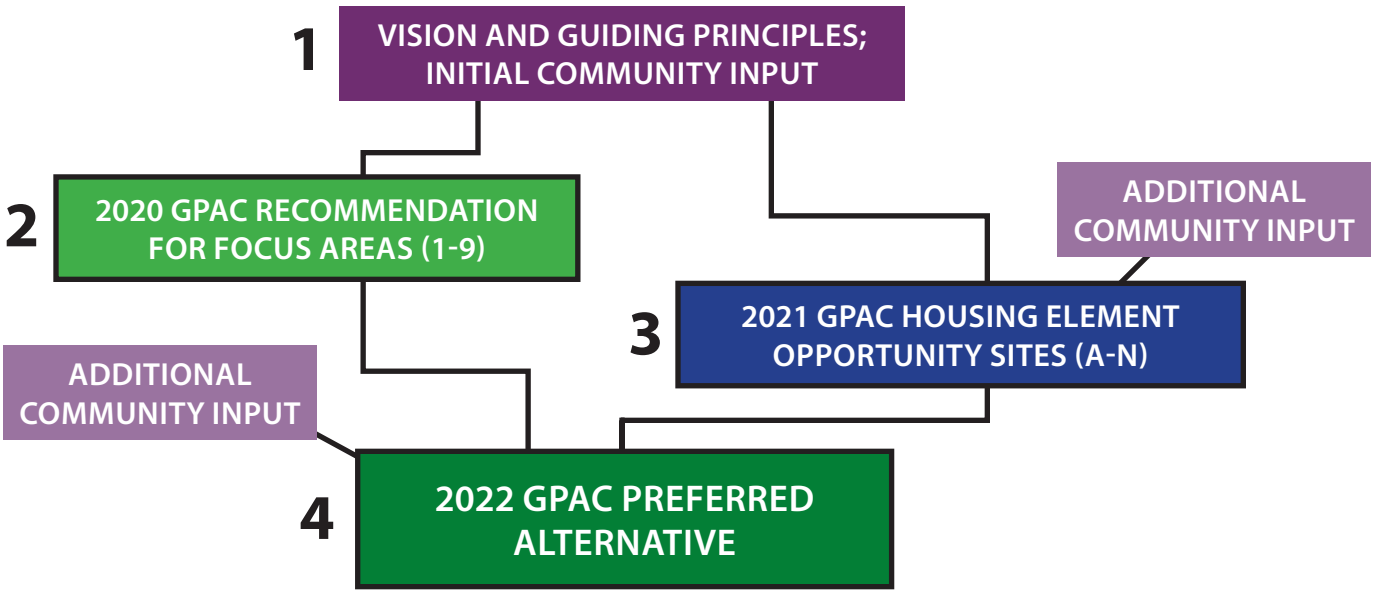
Introduction

On 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 nine Focus Areas and the changes recommended by the community to each area. The GPAC analyzed each Focus Area and had a robust discussion on what changes, if any, should occur, before finalizing a GPAC-Preferred Land Use Alternative consisting of preferred land uses within the final Focus Areas. Figure 1 shows GPAC Focus Areas.

In May 2021, the GPAC began working with staff and the Consultant team to revisit the 2020 GPAC-Preferred Land Use Alternative as part of the Housing Element Update process. At meetings on May 12, 2021 and June 23, 2021, the GPAC reviewed and discussed potential sites for higher density residential land uses, some of which overlap the GPAC Focus Areas. On November 17, 2021, the GPAC recommended that staff carry forward nine Housing Element Opportunity Sites for consideration in conjunction with the changes proposed through the GPAC Focus Areas. The text box on the following pages illustrates the GPAC-Preferred Land Use Process.

In January 2022, the Consultant Team prepared a GPAC Preferred Alternative Memo that summarized GPAC recommendations on both the Focus Areas and Housing Element Opportunity Sites. On January 26, 2022 the GPAC met to discuss the GPAC Preferred Alternative Memo, receive and consider public input, and provide a final recommendation for each Focus Area.



The GPAC-Preferred Alternative Process

2019

General Plan Vision and Guiding Principles Community Design Workshops

1 THE FOCUS AREAS ARE ESTABLISHED THROUGH COMMUNITY DESIGN WORKSHOPS

2020

GPAC Focus Areas (Figure 1)

The GPAC analyzed and discussed nine Focus Areas, considered community input and the City's Vision and Guiding Principles, and recommended preferred land uses within each Focus Area.

2 GPAC REVIEWS COMMUNITY INPUT AND RECOMMENDS PREFERRED LAND USE DESIGNATIONS WITHIN EACH FOCUS AREA

2021

GPAC Housing Element Opportunity Sites

The GPAC refined the recommendation to incorporate housing element objectives. The GPAC analyzed smaller Housing Element Opportunity Sites for pinpointed residential density increases to accommodate the projected housing need. This process is explained beginning on page 18. Housing Element Opportunity Sites are shown in Figure 9.

3 GPAC REVIEWS STATE HOUSING GOALS AND RECOMMENDS SMALLER HOUSING ELEMENT OPPORTUNITY SITES FOR TARGETTED DENSITY INCREASES, SOME OF WHICH LIE WITHIN A FOCUS AREA

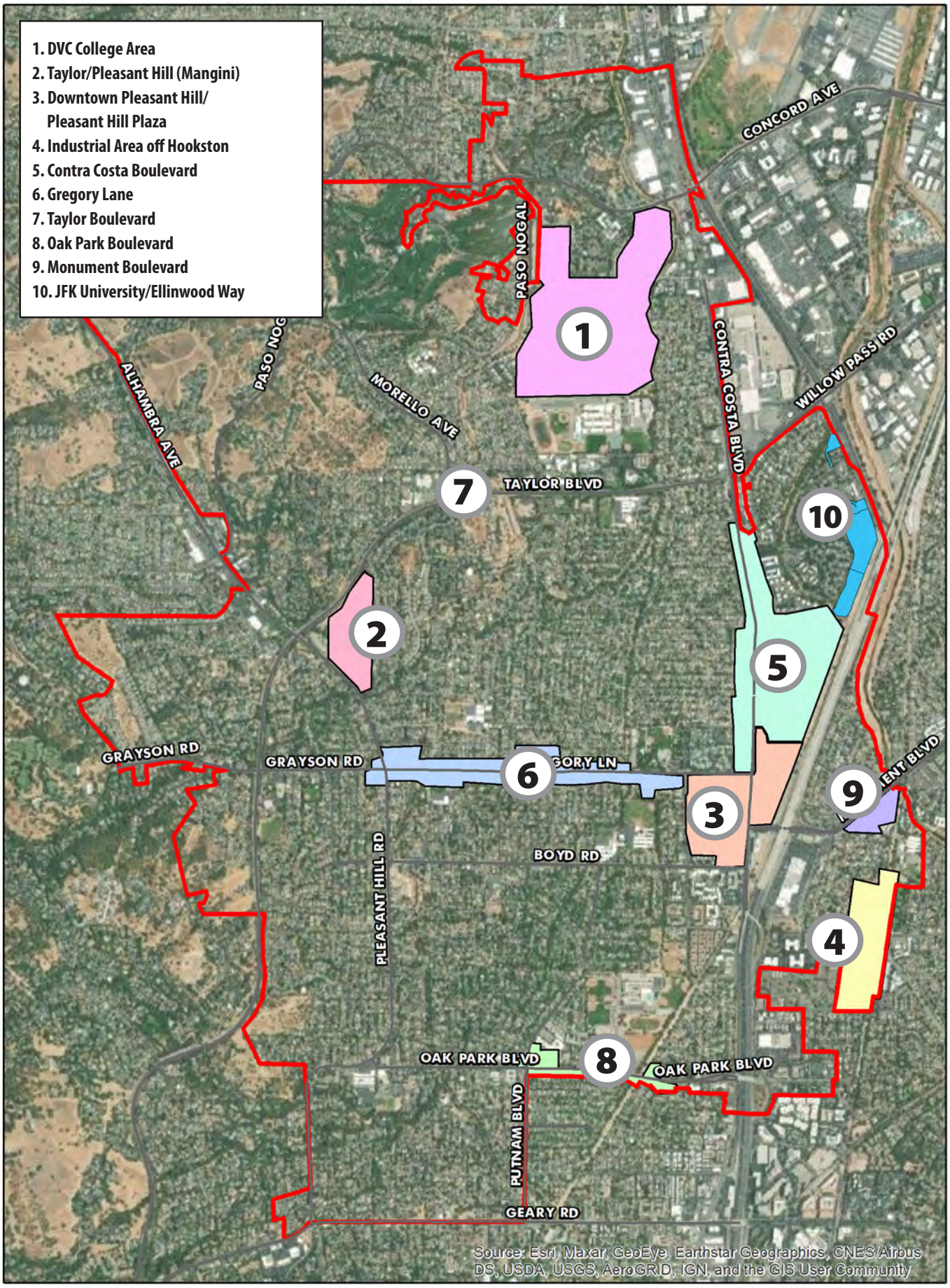
2022

GPAC Focus Area Final Recommendations

In 2022, the GPAC reviewed the 2020 Focus Area recommendation and Housing Element Opportunity Sites, considered public input, and provided final recommendations for each Focus Area. Pages 4-19 summarize the GPAC process for each Focus Area, including initial 2020 recommendation and any modifications recommended in 2021 and 2022.

4 BECAUSE THE HOUSING ELEMENT OPPORTUNTY SITES ALTERED THE ORIGINAL FOCUS AREA RECOMMENDATION, THE GPAC REVISITED THE FOCUS AREAS AND PROVIDED FINAL RECOMMENDATIONS

Figure 1: GPAC-Preferred Focus Areas



GPAC Focus Areas

Focus Area 1: Diablo Valley College (DVC)

Location: East of Contra Costa Boulevard along Golf Club Drive

The GPAC discussed the area surrounding Diablo Valley College and the potential for land use changes. This focus area is primarily built out, except for a portion an existing shopping center and large empty surface lots across Golf Club Road from DVC. The existing shopping center (Diablo Valley Plaza) has been experiencing development, with a portion of the site currently undergoing redevelopment with new commercial tenants. 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 led by DVC.

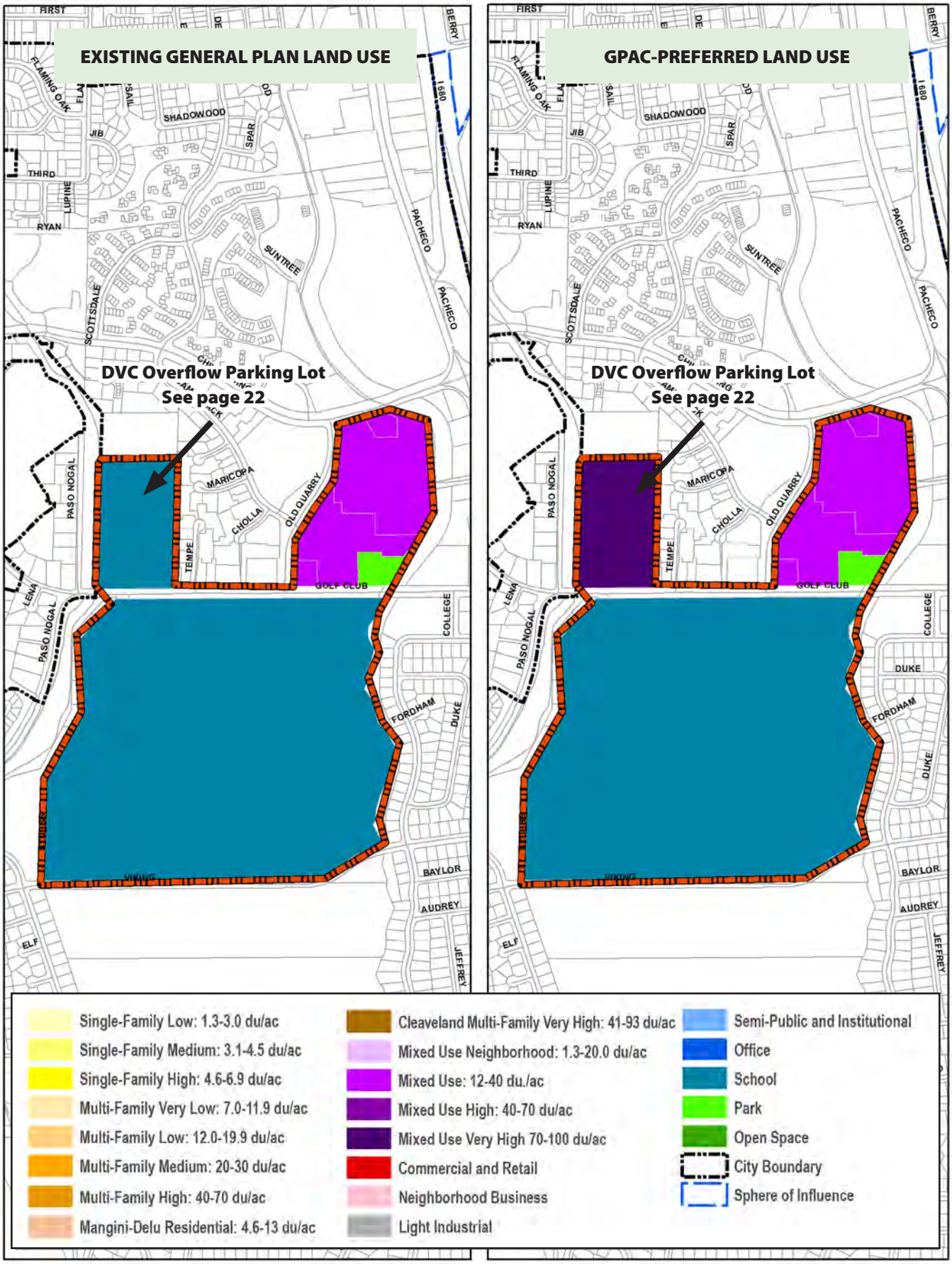
The GPAC was open to developing goals and policies for this Focus Area that would encourage the restoration of the creek corridor, potentially opening access to the creek from adjacent commercial businesses. The goal would be to expand the walking trail, add bike lanes, and more walkable amenities.

2020 GPAC Direction for Focus Area 1:
In 2020, the GPAC recommended to leave Focus Area 1 as is. No changes were proposed to General Plan land use designations in this Focus Area.

2021 GPAC Modifications:
In 2021, the GPAC selected the DVC overflow parking lot on the northwest corner of the Focus Area as a Housing Element Opportunity Site with a GPAC-Preferred land use designation of Mixed Use Very High Density. This designation allows for density of 70-100 dwelling units per acre (du/ac), and is shown on Figure 2. For more information on this, please see page 22.

2022 GPAC Modifications:
No additional modifications recommended.

Figure 2: DVC Focus Area Comparison



Focus Area 2: Taylor/Pleasant Hill (Mangini-Delu)

Location: Intersection of Pleasant Hill Road and Taylor Boulevard

The GPAC discussed the overall vision for Focus Area 2 which includes the Mangini-Delu 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 is presently already designated for Single-Family Medium Density residential, with an underlying 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 (the Winslow Center) 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.

2020 GPAC Direction for Focus Area 2:

In 2020, the GPAC recommended a slight increase in density in the area by re-designating the parcels along Taylor Boulevard and Pleasant Hill Road to Single-Family High Density and Multi-Family Low, while maintain Single-Family Medium Density on parcels adjacent to Apollo Way.

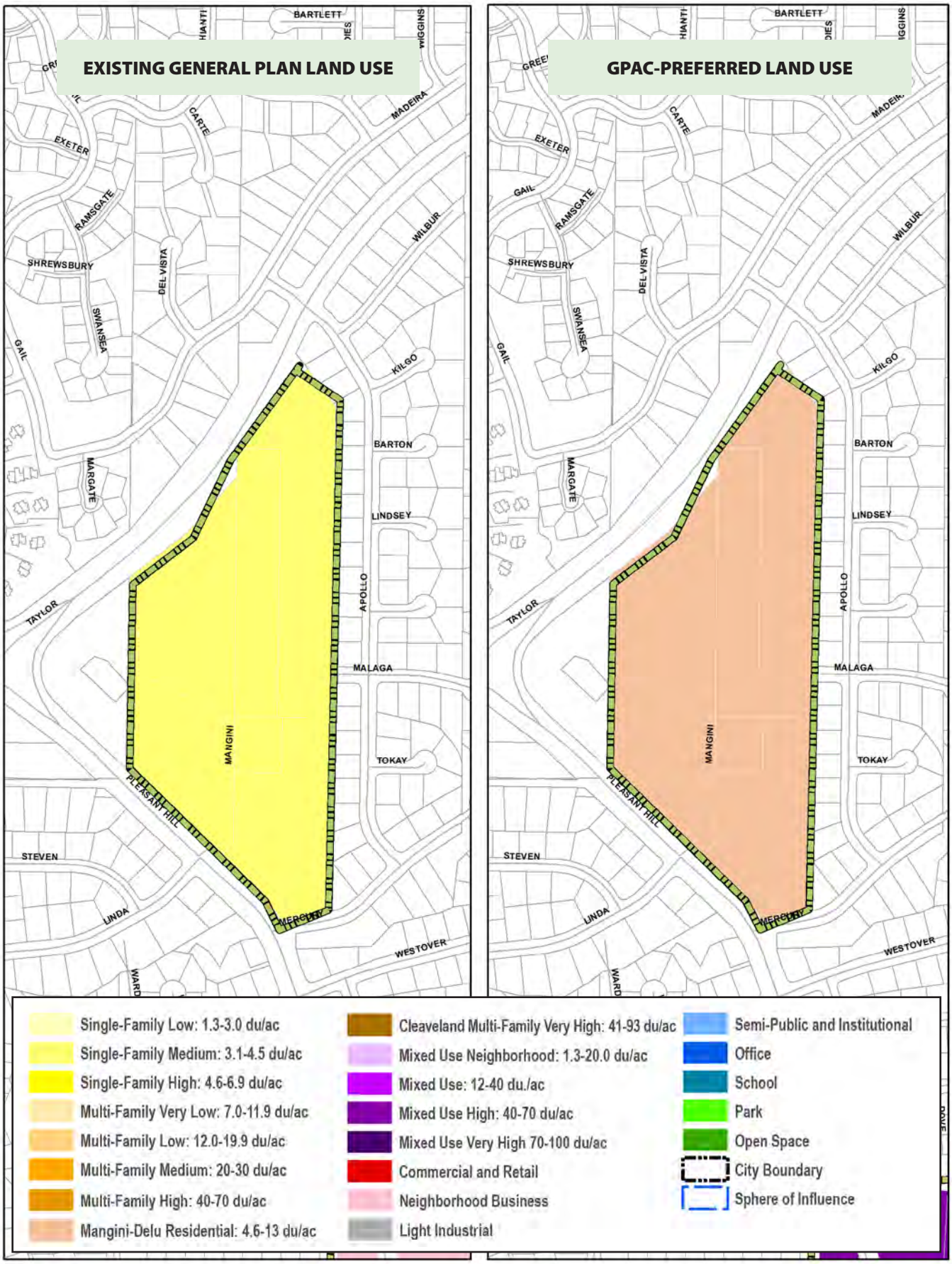
2021 GPAC Modifications:

In 2021, the Focus Area (specifically the Mangini site) was selected as a Housing Element Opportunity Site by the GPAC. The GPAC also recommended additional changes, resulting in the application of a single designation for those parcels along Taylor Boulevard and Pleasant Hill Road, but requiring a cohesive plan for the area that would commit to accommodating the construction of 210 units.

2022 GPAC Modifications:

In 2022, the GPAC recommended that the entire Focus Area be designated with a single land use designation that allows a range in densities appropriate to accommodate the 210 unit goal. With an allowable density range of 4.6 to 13.0 dwelling units per acre, and an assumed realistic density of 9 units per acre, the area can be assumed to accommodate 210 units. These changes are reflected on Figure 3.

Figure 3: Taylor/Pleasant Hill (Mangini) Comparison



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, including office uses. 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 encourage more businesses to relocate downtown.

2020 GPAC Direction for Focus Area 3:

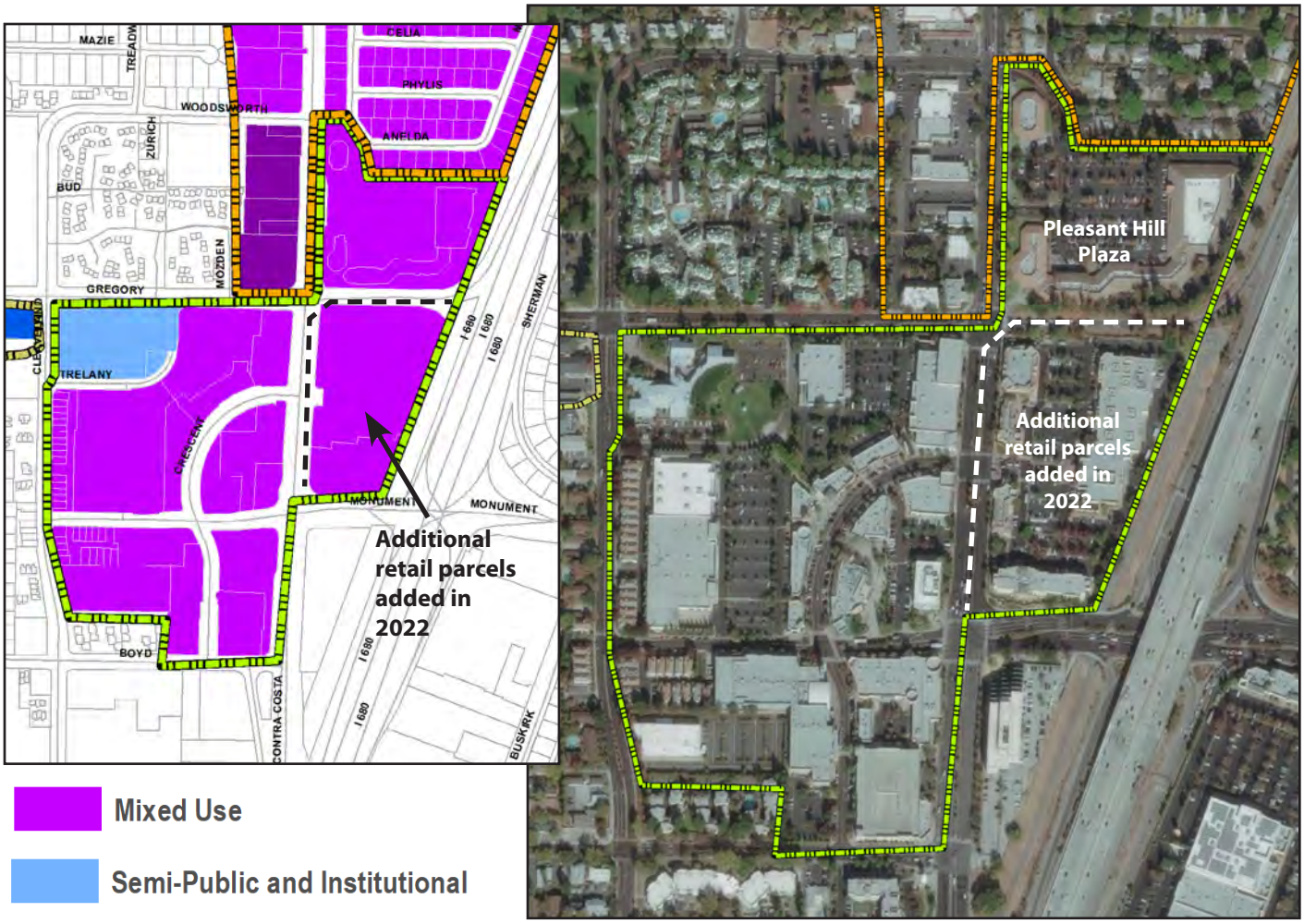
The GPAC recommended that Pleasant Hill Plaza (marked on the map below) be added to the Downtown Focus Area, but ultimately decided to leave the Focus Area unchanged, as no revisions were proposed to General Plan land use designations.

2021 GPAC Modifications:

The GPAC did not suggest any further modifications.

2022 GPAC Modifications:

In 2022, the GPAC recommended that the Focus Area be expanded to include the retail parcels on the southeast corner of the intersection of Contra Costa Boulevard and Gregory Lane. The intent of this change was to tie together the retail centers that anchor the intersection and expand the Downtown boundary. This change is reflected on the images below.



Focus Area 4: Industrial Area off Hookston Road

Location: Adjacent to Estand Way and Vincent Road off 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. GPAC members generally agreed upon that allowing for increased diversity of 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 must be improved, as this is believed to be one of the largest impediments to relocation for tech, biotech, and incubator businesses. 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.

2020 GPAC Direction for Focus Area 4:

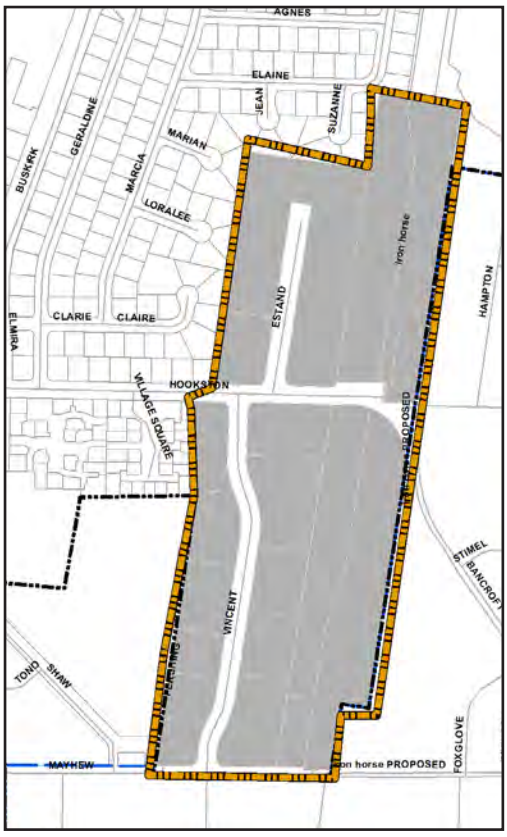
The GPAC recommended to leave Focus Area 4 as is. No changes were proposed to General Plan land use designations. In lieu of land use changes, the GPAC recommended modifications to the land use definition for Light Industrial to allow for more flexible uses including, but not limited to, restaurants, research and development facilities, and biotech.

2021 GPAC Modifications:

The GPAC did not suggest any further modifications.

2022 GPAC Modifications:

The GPAC did not suggest any further modifications.



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, 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 presently allows a mix of uses including commercial and residential uses. Members were in favor of retaining this area for a mix of uses and were open to re-designating properties that are currently not Mixed Use. Most of these parcels are located adjacent to, or fronting upon the street. One area the GPAC is considering re-designating is the East Vivian residential neighborhood. This neighborhood is currently designated Single-Family High Density and has several properties that back up to Contra Costa Boulevard. The GPAC envisioned that this area would be prime for increased mixed-use development in the long-term given 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.

2020 GPAC Direction for Focus Area 5:

In 2020, the GPAC recommended maintaining Focus Area 5 as Mixed Use. Recommended changes include re-designating the southern half of the East Vivian neighborhood extending from Dawn Avenue to Anelda Drive from Single- Family High Density to Mixed Use, and re- designating the Commercial and Retail area at the corner of Ellinwood Drive and Contra Costa Boulevard to Mixed Use to create consistency among all parcels that front the Boulevard.

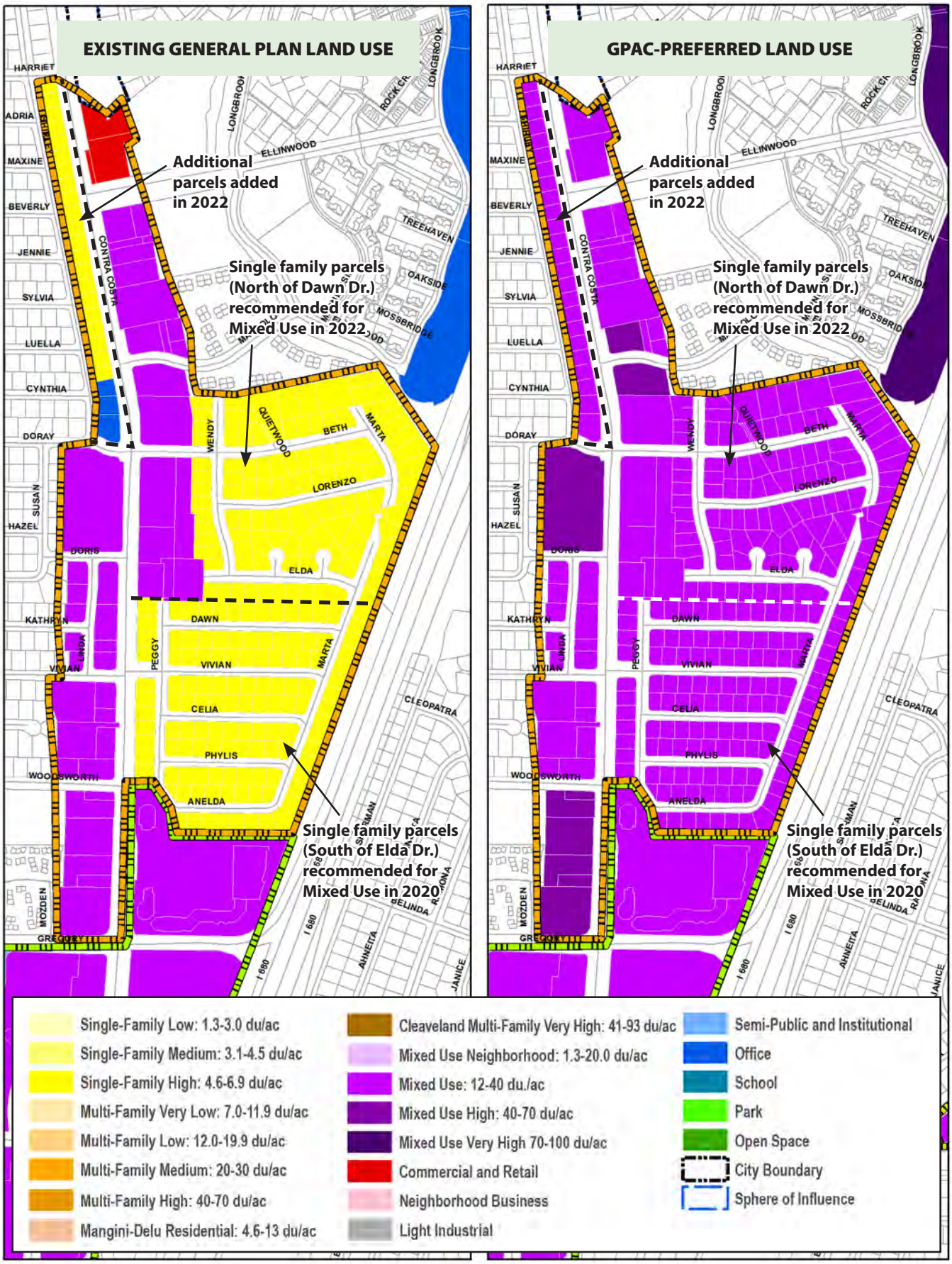
2021 GPAC Modifications:

In 2021 the GPAC chose three areas within the Contra Costa Boulevard Focus Area as Housing Element Opportunity Sites. The GPAC recommended Mixed Use High Density for these parcels, which are shown on Figure 4 on the following page. This revised designation allows for a density of 40-70 du/ac. For more information, please see the Housing Element Opportunity Sites discussion beginning on page 21.

2022 GPAC Modifications:

In 2022, the GPAC recommended that the Focus Area be expanded to include the strip of uses along Shirley Drive, just west of Contra Costa Boulevard. Additionally the GPAC recommended that the single family uses in the Focus Area be redesignated to Mixed Use. The intent of this change was to begin the transition of planning for less single-family residential along Contra Costa Boulevard with a greater emphasis on mixed-use and transit-oriented development. The GPAC felt redesignating the parcels between Shirley Drive and Contra Costa Boulevard was consistent with the redesignating of parcels between Peggy Drive and Contra Costa Boulevard. These changes are reflected in Figure 4.

Figure 4: Contra Costa Boulevard Focus Area Comparison



Focus Area 6: Gregory Lane

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

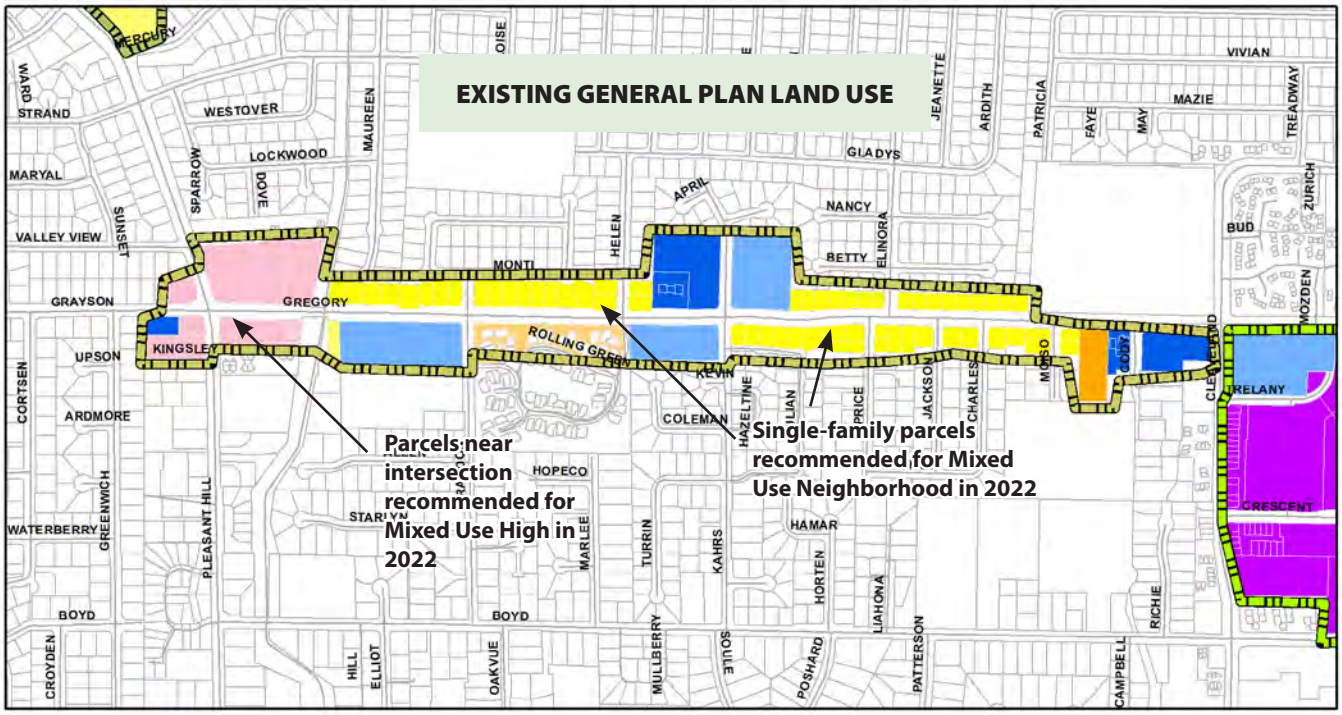
Focus Area 6 which is centered on Gregory Lane was developed out of the Planning and Design Workshops to primarily focus on mobility improvements for pedestrians and cyclists. The GPAC discussed opportunities to slow traffic and incorporate potential bicycle lanes and wider sidewalks, which can be achieved 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 has recently installed 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.

2020 GPAC Direction for Focus Area 6:
In 2020, the GPAC recommended to leave Focus Area 6 as is. No changes were proposed to General Plan land use designations in this Focus Area. In lieu of land use changes, the GPAC recommended complete street upgrades for a safer environment for pedestrians, cyclists, and motorists.

2021 GPAC Modifications: In 2021, parcels at the corner of Pleasant Hill Road and Gregory Lane were recommended for additional density as Mixed Use High Density through the Housing Element Opportunity Site process. This revised designation allows for a density of 40-70du/ac. For more information, please see page 31.

2022 GPAC Modifications:
In 2022, the GPAC recommended that all the parcels at the intersection of Pleasant Hill Road and Gregory Lane be redesignated Mixed Use High Density. Additionally, the GPAC recommended that the single-family uses parcels within the Focus Area be redesignated Mixed Use Neighborhood. Similar to changes along Contra Costa Boulevard, the GPAC felt that Gregory Lane was a similar heavily traveled corridor and that in the long term this area would be best served by mixed-use and transit-oriented development rather than single-family residential. These changes are reflected in Figure 5.

Figure 5: Gregory Lane Focus Area Comparison



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 a critical vehicular corridor and opportunities to widen or add bike lanes are not feasible based on the topography and traffic speeds. 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.

2020 GPAC Direction for Focus Area 7: The GPAC recommended to leave Focus Area 7 as is. No changes were proposed to General Plan land use designations in this Focus Area. In lieu of land use changes, the GPAC recommended policies and programs that focus on expanding pedestrian crossings to enhance safety.

2021 GPAC Modifications:
The GPAC did not suggest any further modifications.

2022 GPAC Modifications:
No additional modifications recommended.

Focus Area 8: Oak Park Boulevard

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

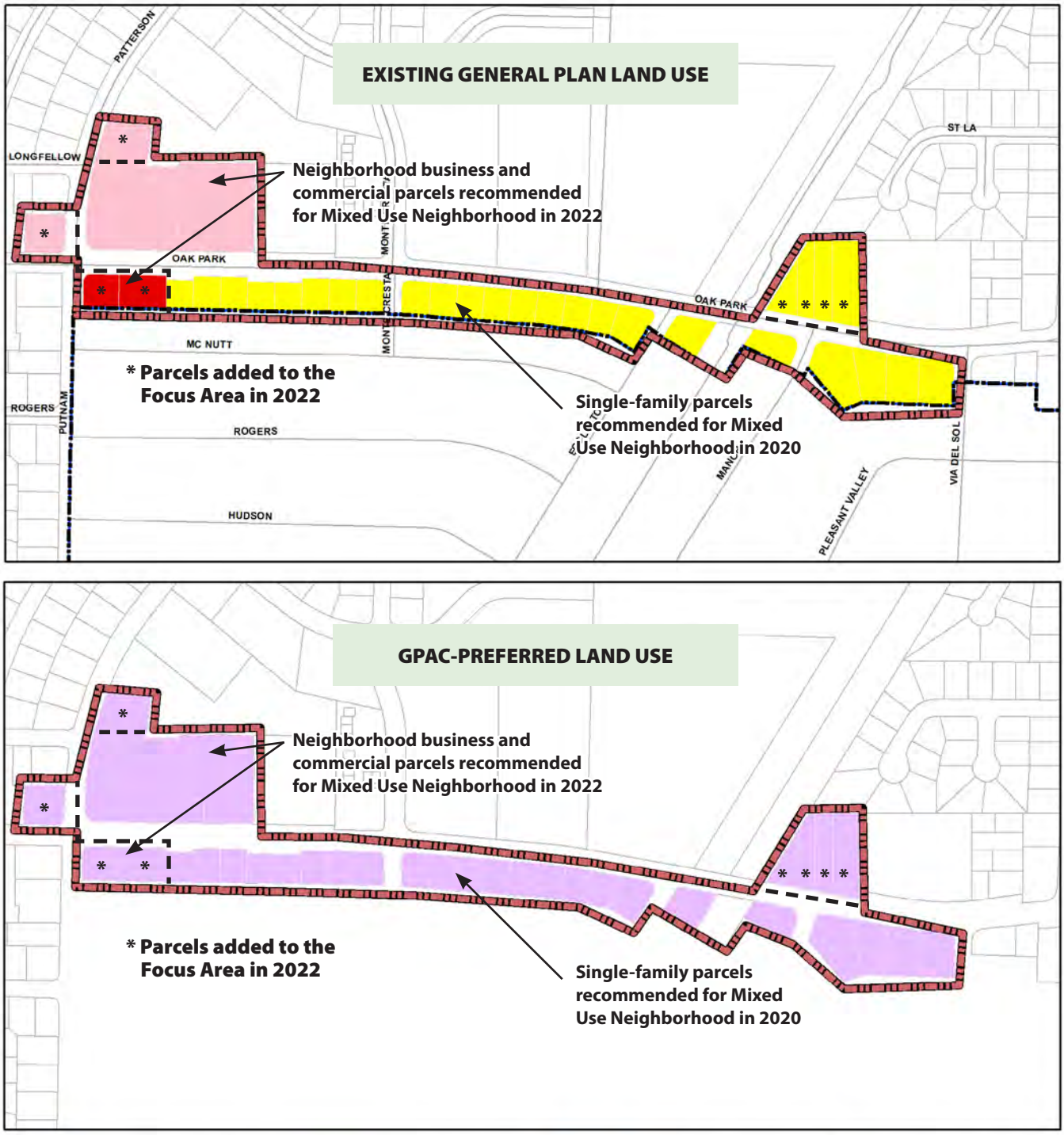
Similar to Focus Areas 6 and 7 (Gregory Lane and Taylor Boulevard), Focus Area 8 which is centered on Oak Park Boulevard was developed out of the Planning and Design Workshops to primarily focus on mobility and safety improvements. The GPAC discussed that Oak Park Boulevard is currently a heavily traveled 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. Further, to help lessen compatibility issues between existing single-family homes and adjacent commercial uses, 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.

2020 GPAC Direction for Focus Area 8: The GPAC recommended to 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 be re-designated to a new General Plan designation called Mixed Use Neighborhood which would allow a maximum of 20 du/ac and the incorporation of both commercial and office uses.

2021 GPAC Modifications:
The GPAC did not suggest any further modifications.

2022 GPAC Modifications:
In 2022, the GPAC recommended that the Focus Area be expanded to include four additional parcels near of Patterson Boulevard and Oak Park Boulevard. Additionally, the GPAC recommended that all commercial and neighborhood business designated parcels be re-designed to Mixed Use Neighborhood to allow for mixed use residential projects in the future.

Figure 6: Oak Park Boulevard Focus Area Comparison



Pleasant Hill Plaza

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

Originally Focus Area 9, the Pleasant Hill Plaza Focus Area 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 this site does not necessarily require any land use changes and should be consolidated into adjacent focus areas (e.g. Focus Area 3: Downtown Pleasant Hill) that emphasize retail center enhancements and overall connectivity and walkability. The public did not have any additional comments for this area.

2020 GPAC Direction for Pleasant Hill Plaza: in 2020,The GPAC recommended that Pleasant Hill Plaza be merged with Focus Area 3 (Downtown Pleasant Hill). No changes to General Plan land use designations were proposed in this area. See page 8 for details on the combined Focus Area.

Focus Area 9: Monument Boulevard

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

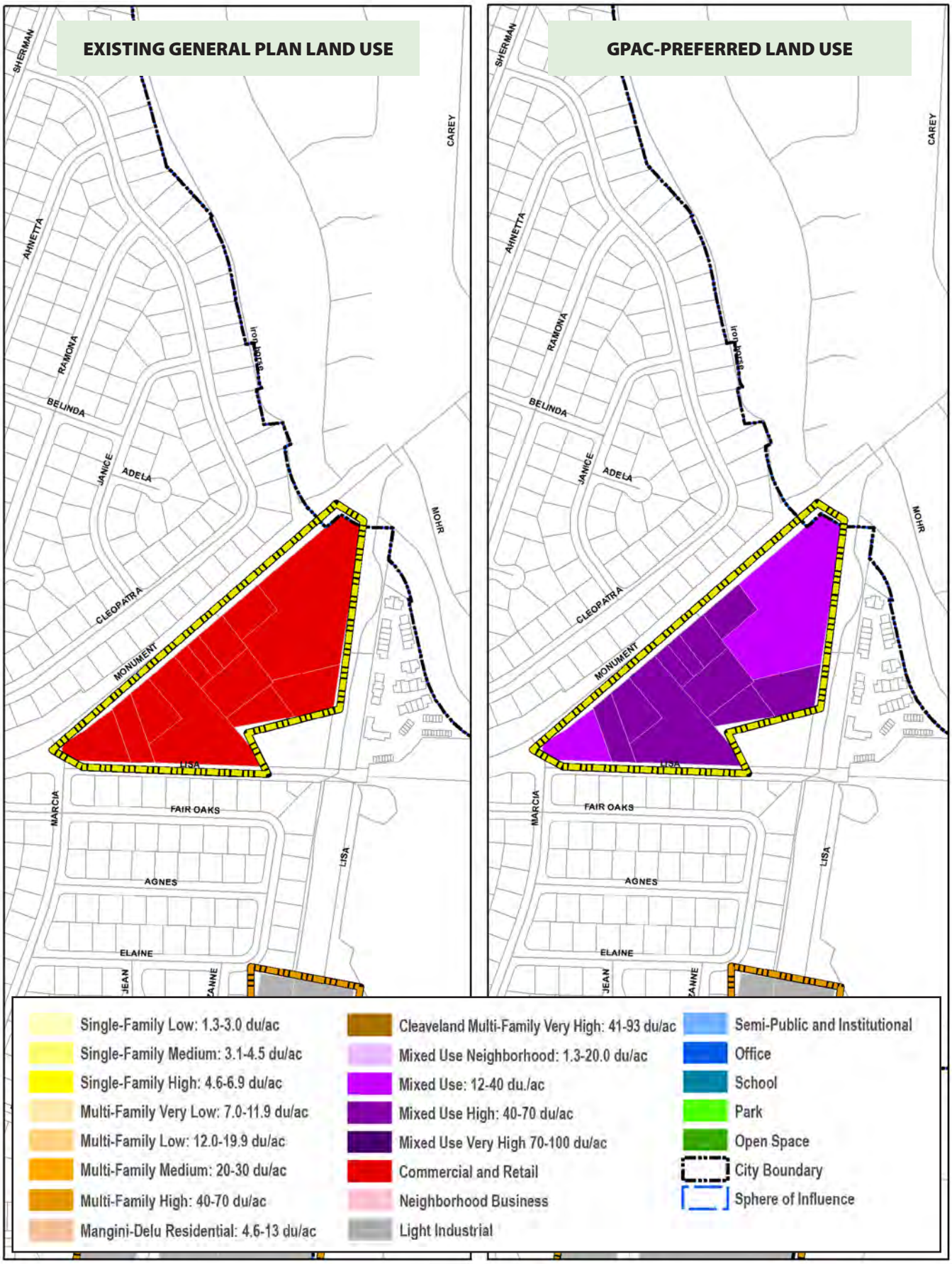
The Monument Boulevard Focus Area includes a series of parcels located at the corner of Monument Boulevard at the intersection of Lisa Lane. This area currently includes a medical business park, gas station, vehicle sales lot, and mobile home park. The GPAC was in favor of re-designating this area from 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.

2020 GPAC Direction for Focus Area 9: In 2020, the GPAC recommended that all parcels in this area be re-designated to Mixed Use and that policies be created to preserve the existing mobile home park.

2021 GPAC Modifications: In 2021, the GPAC included parcels within this Focus Area within a Housing Element Opportunity Site. The GPAC recommended designating these parcels Mixed Use High Density. This revised designation allows a density of 40-70 du/ac. These changes are reflected on Figure 7 on the next page. For more information, please see page 34.

2022 GPAC Modifications:
Although the GPAC did not recommend any additional land use changes, they did request that a new policy focused on traffic circulation around Monument Boulevard be included in the updated Transportation/Circulation Element.

Figure 7: Monument Boulevard Focus Area Comparison



Focus Area 10: JFK University Site and Sites along Ellinwood Way

Location: East of the Intersection of Pleasant Hill Road and Taylor Boulevard

The JFK University site is a 4.87-acre site currently designated Office. The sites along Ellinwood Way comprise approximately 15-acres and are also currently designated Office.

2021 GPAC Direction for the potential site:

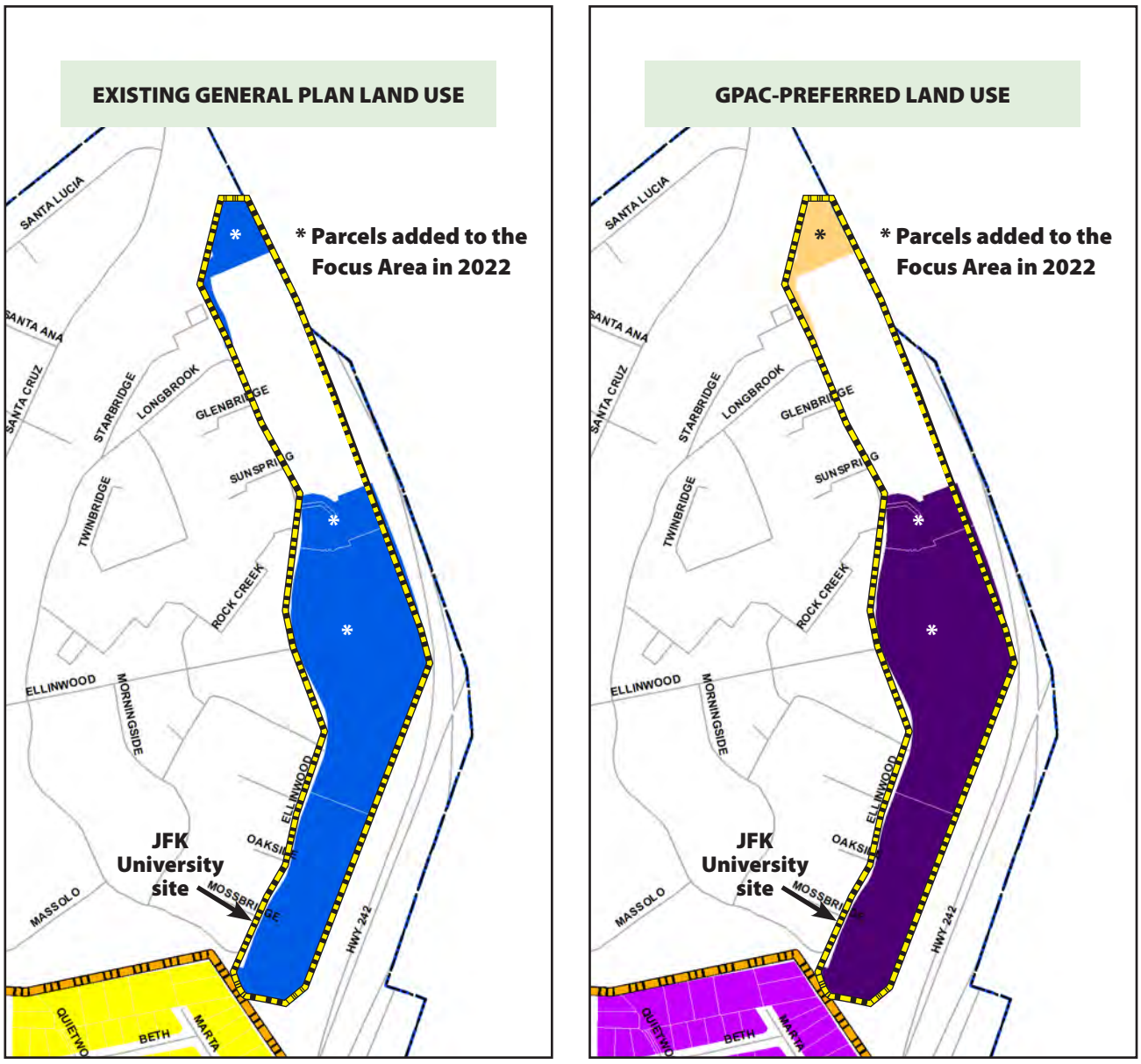
In 2021, the GPAC recommended that the JFK University site be considered as a Housing Element Opportunity Site, designated Mixed Use High Density and that Mixed Use Very High Density be considered at this site if necessary to meet the identified housing need. The GPAC also recommended that the site's proximity to the freeway be considered in all land use decisions. Due to a request from the owner, the site has been removed from the housing element process. However, this site could still be considered by the Planning Commission and City Council as part of the General Plan Land Use Element update.

2022 GPAC Direction for the potential site:

In 2022, the GPAC recommended that the JFK site be re-designated Mixed Use Very High Density as part of the General Plan Update. At this time, the GPAC also recommended that the office uses along Ellinwood Way, just north of JFK University, be re-designated to Mixed Use Very High Density. Finally the GPAC recommended that the office use at the north end of Ellinwood Way, be re-designated to Multi-Family Low Density. The intent of redesignating the properties adjacent to Ellinwood Way was to create more capacity for future higher-density residential where there was already existing infrastructure in place. Currently these properties are low-rise to mid-rise office complexes which have the onsite capacity for residential and the associated parking. This redesignation also is consistent with the surrounding development which consists of multi-family townhomes, apartments, and hotels. These changes are reflected in Figure 8.

During GPAC meetings in 2021, the JFK University Site was presented as Housing Element Opportunity Site E. Although the site will not be recommended for rezoning in the housing element, it may still be considered for re-designation within the General Plan Land Use Element update. The GPAC has recommended the site, as well as additional parcels along Ellinwood Way for re-designation.

Figure 8: JFK University Site and Sites along Ellinwood Way



Minor Clean-Up Modifications

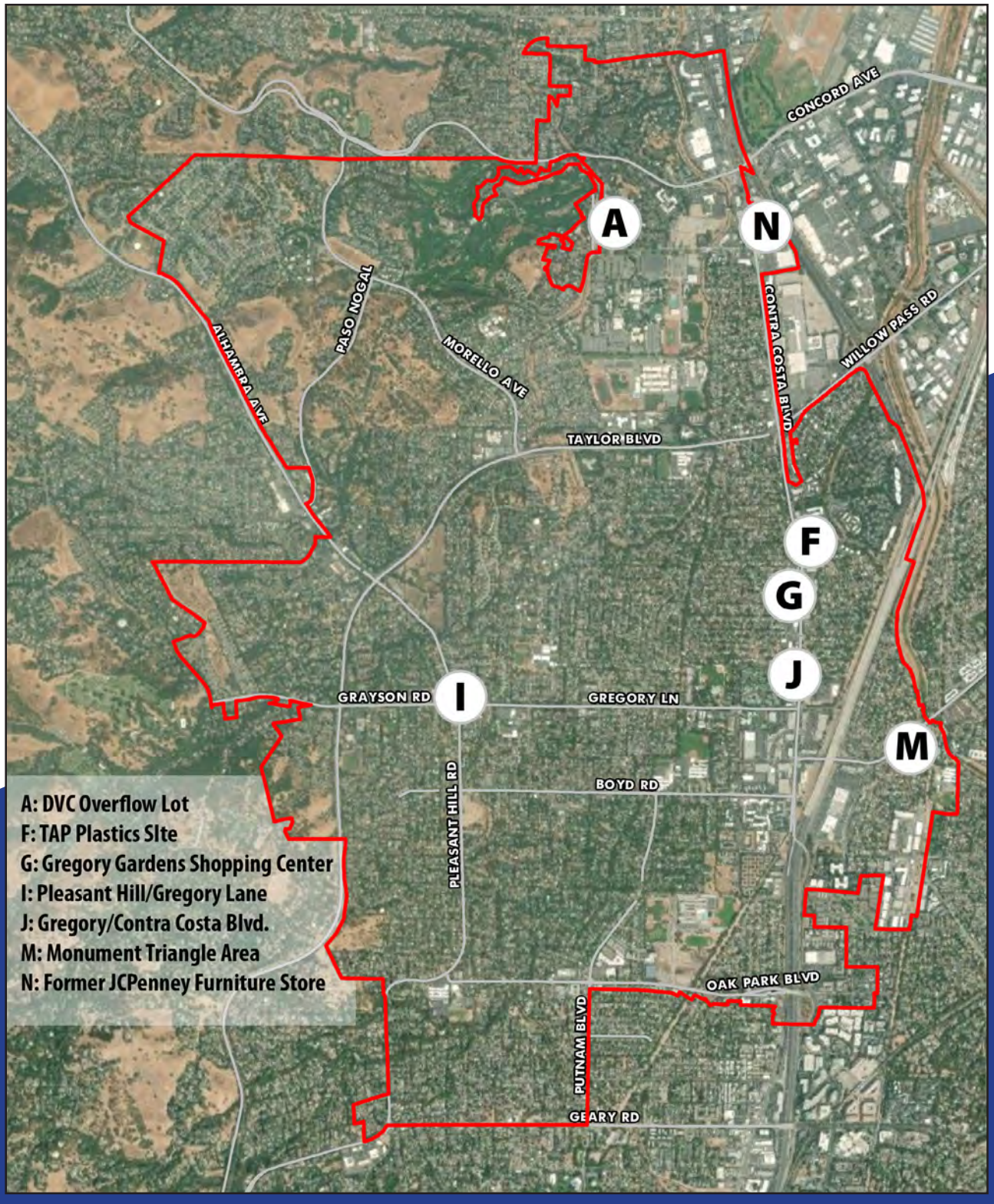
As part of the review of the General Plan Land Use map, staff identified, and the Planning Commission recommended, additional "clean-up" sites for modifications to existing land use designations. The sites are summarized below:

- 1791 Shirley Avenue (APN 153-223-012) – This site currently has a single-family residence, yet has an Office designation. The GPAC recommended this site to have a mixed use designation, thus, if this land use designation is recommended, then this will bring make the site consistent with the proposed changes to the land use designation of single family properties to the north.
- 700 Ellinwood Way (APN 127-180-058 & 055) – This property currently has a hotel and has a split land use designation, Office designation to the north and Commercial and Retail to the south, both containing a single hotel use. With the hotel use in place, the Commercial and Retail with a Tourist Commercial Overlay designation may be more appropriate.
- 650 Ellinwood Way (APN 127-210-031) – This site currently has an Office designation. The site has a multiple story hotel on the site, thus, a change to Commercial and Retail with a Tourist Commercial Overlay designation may be more appropriate.
- 3220 Buskirk Avenue (APN 148-100-045) – This site currently has a Commercial and Retail land use designation. However, due to a multi-story hotel on the property, applying the Tourist Commercial Overlay designation would be consistent with recent action by the City.

GPAC Housing Element Opportunity Sites

At meetings on May 12, 2021 and June 23, 2021, the GPAC reviewed and discussed potential sites for higher density residential land uses with sufficient capacity to meet the State-mandated housing goals. On November 17, 2021, the GPAC recommended that staff carry forward eight Housing Opportunity Sites for consideration in addition to the changes recommended in the previously discussed Focus Areas. In 2022, the Mangini-Delu site was removed from the housing opportunity sites list in order to give the City time to implement a master plan requirement for the area. This section summarizes each of the seven Housing Element Opportunity Sites, which are identified in Figure 9.

Figure 9: Housing Element Opportunity Sites



Housing Element Opportunity Site A: DVC Overflow Parking Lot

Location: North of Golf Club Road near Paso Nogal Road.

The DVC Overflow Parking Lot Opportunity Site is an 11-acre site currently designated School and zoned for single-family residential.

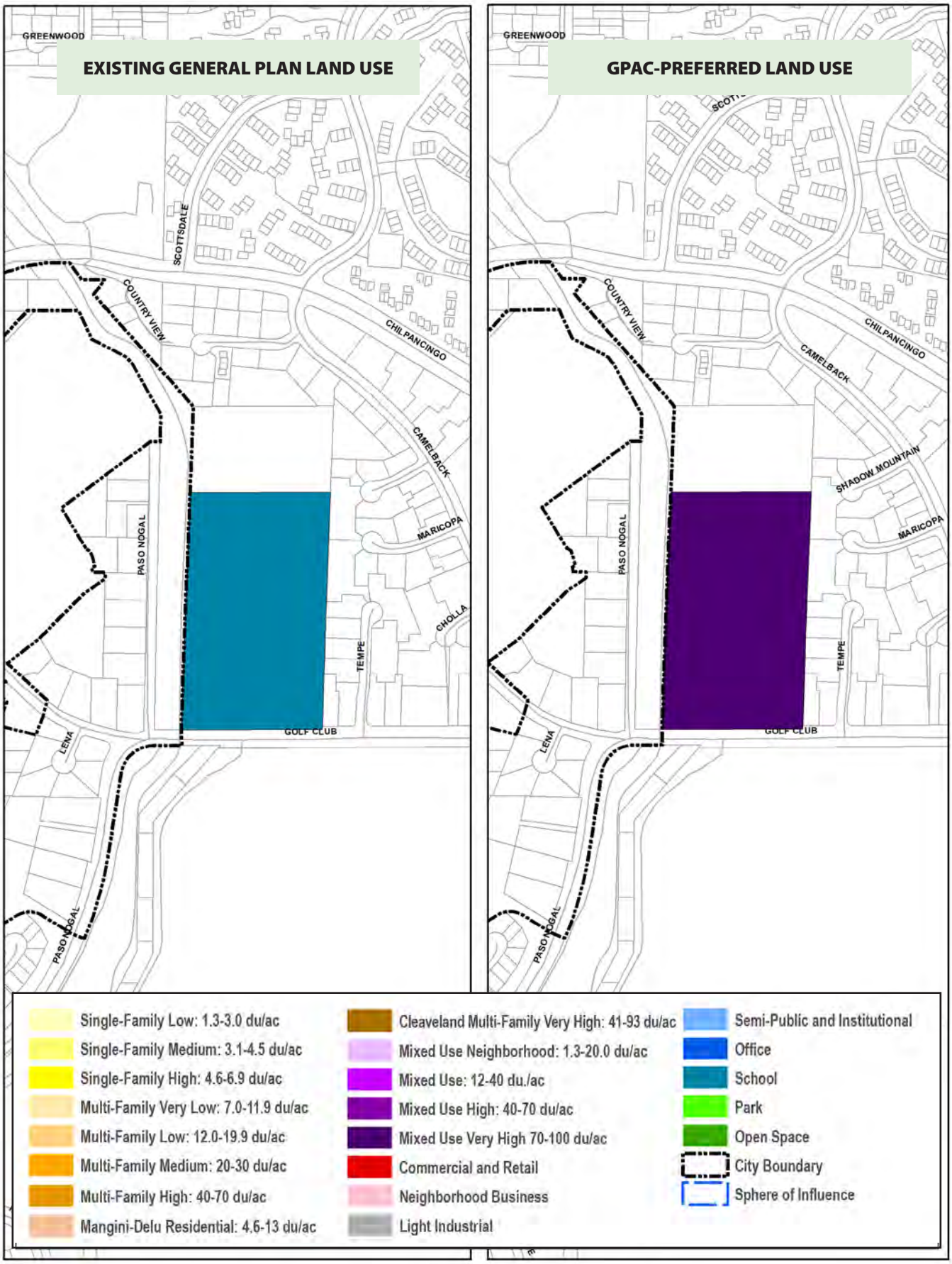
GPAC Direction for Housing Element Opportunity Site A:

The GPAC recommended that the density on the Opportunity Site be increased to Mixed Use Very High Density, which can accommodate 70-100 dwelling units/acre (du/ac).

Progress Toward State-Mandated Housing Goals:

Assuming five acres of redevelopment at Mixed Use Very High Density, the site can accommodate 350 units of the lower income housing need.

Figure 10: DVC Overflow Parking Lot Housing Element Opportunity Site Comparison



Housing Element Opportunity Site F: TAP Plastics Site

Location: Along Contra Costa Boulevard and Massolo Drive, just north of Beth Drive.

The TAP Plastics Opportunity Site is a 1.53-acre site currently designated Mixed Use.

GPAC Direction for Housing Element Opportunity Site F:
The GPAC recommended that Mixed Use High Density be considered for this Opportunity Site. The GPAC also recommended that the site be extended north to include Tap Plastics, but that the parcel including Ace Hardware be removed (based on owner request).

Progress Toward State-Mandated Housing Goals:
At Mixed Use High Density (40-70 du/ac) the Opportunity Site can accommodate 53 lower income units.

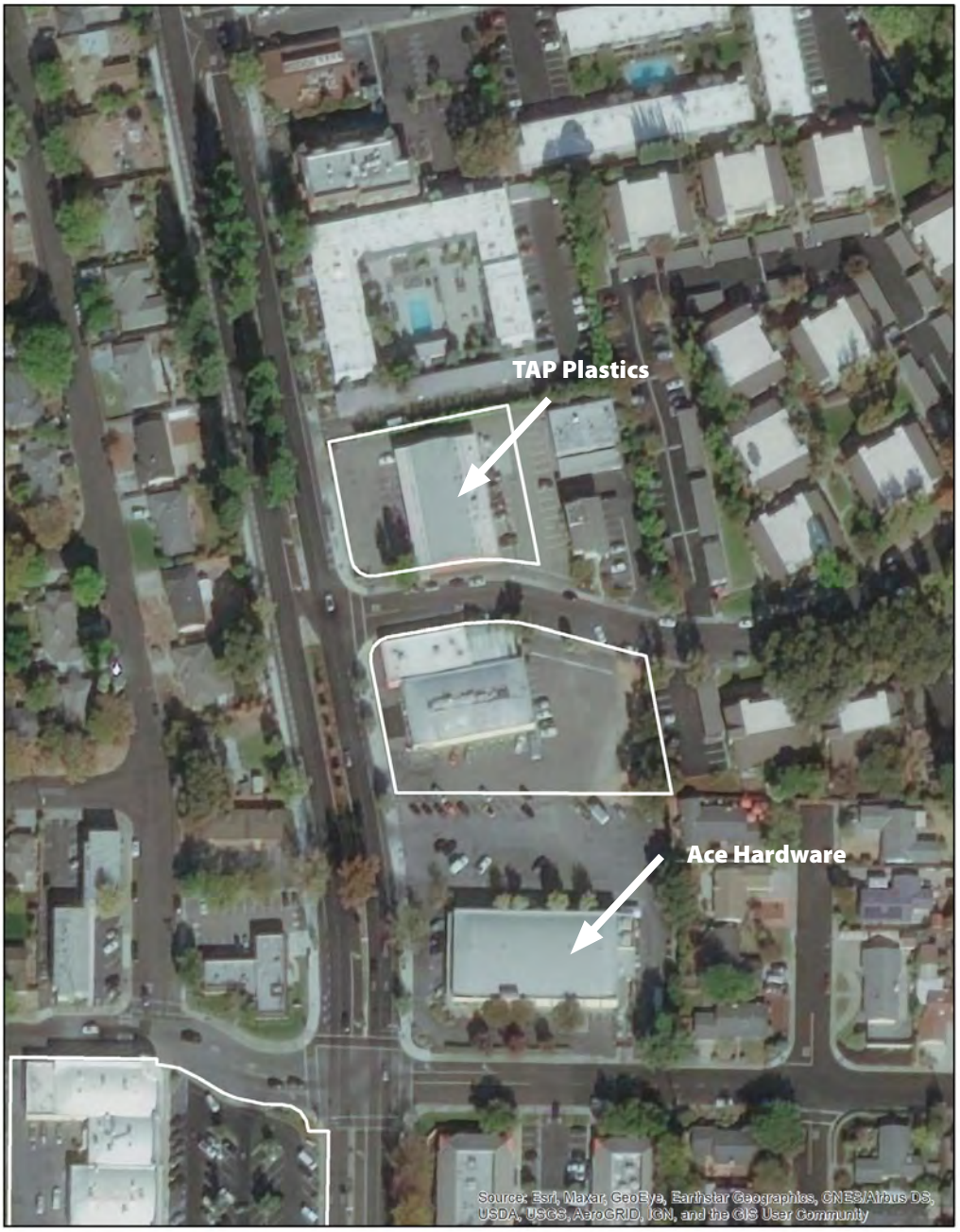


Figure 12: TAP Plastics Housing Element Opportunity Site Comparison

Housing Element Opportunity Site G: Gregory Gardens

Location: Along Contra Costa Boulevard between Doray Drive and Doris Drive.

The Gregory Gardens Opportunity Site is a 3.59-acre site is currently designated Mixed Use. The Opportunity Site is a shallow site and is currently occupied by various active commercial uses.

GPAC Direction for Housing Element Opportunity Site G:
The GPAC recommended Mixed Use High Density in this Opportunity Site.

Progress Toward State-Mandated Housing Goals:
At Mixed Use High Density (40-70 du/ac) the Opportunity Site can accommodate 126 lower income units.

Figure 13: Gregory Gardens Housing Element Opportunity Site Comparison

Housing Element Opportunity Site I: Pleasant Hill Road/ Gregory Lane

Location: The intersection of Pleasant Hill Road and Gregory Lane.

The Gregory Gardens Opportunity Site is a 3.64-acre site currently designated Neighborhood Business and occupied by retail, service, and restaurant uses. The Opportunity Area initially included a total of 4.93 acres; however Walgreens, 7-11, and 607 Gregory Lane were removed based on owner requests. These parcels are identified in Figure 14.

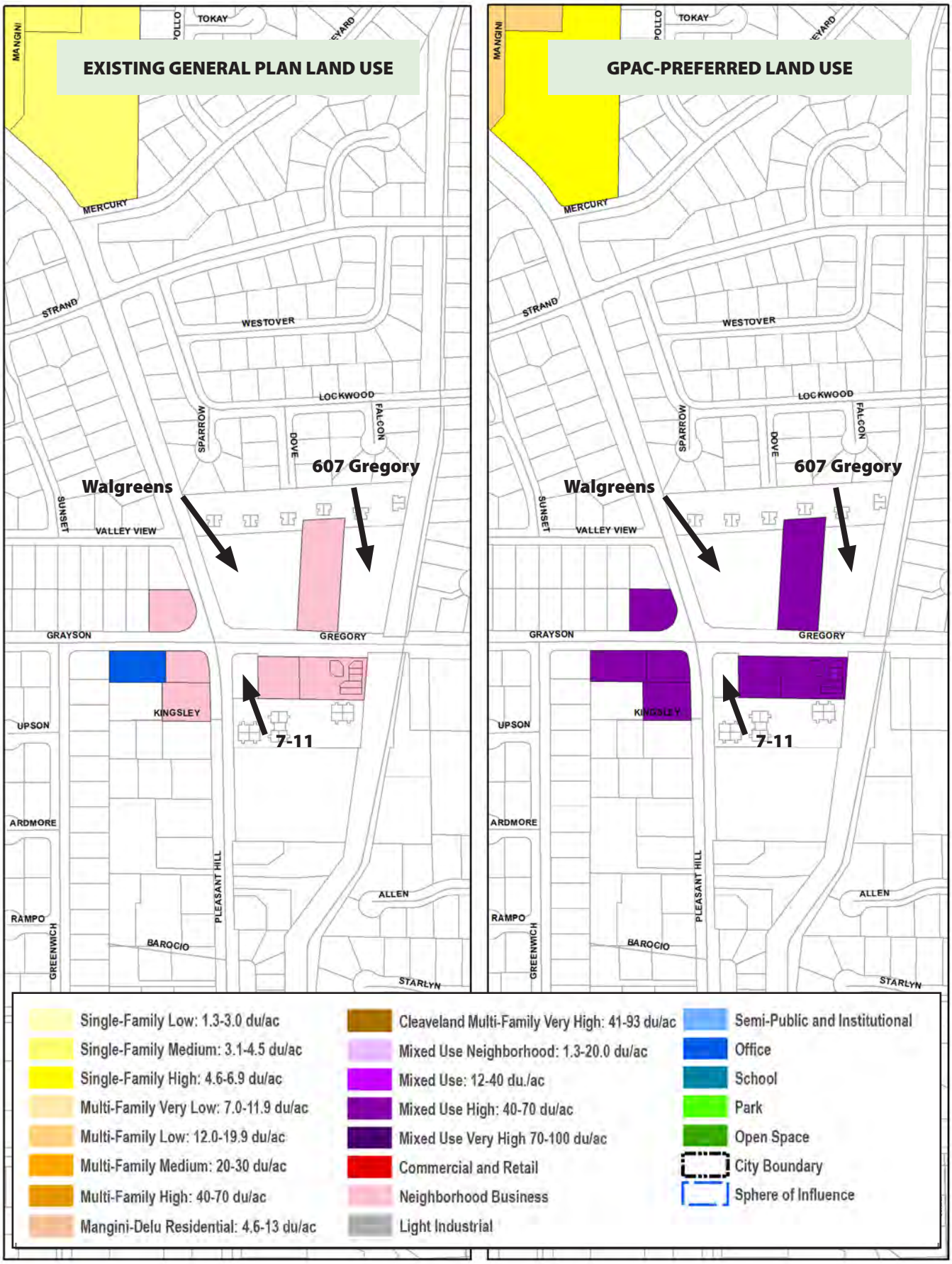
GPAC Direction for Housing Element Opportunity Site I:

The GPAC recommended Mixed Use High Density for this Opportunity Site and that the site be expanded to include the parcels on the southwest corner of the intersection.

Progress Toward State-Mandated Housing Goals:

At Mixed Use High Density (40-70 du/ac) the Opportunity Site can accommodate 127 lower income units.

Figure 14: Pleasant Hill Road/Gregory Lane Opportunity Site Comparison



Housing Element Opportunity Site J: Contra Costa Boulevard/Gregory Lane

Location: Parcels along the west side of Contra Costa Boulevard between Gregory Lane and Vivian Drive.

The Contra Costa Boulevard/Gregory Lane Opportunity Site is a 7.07-acre site currently designated Mixed Use and occupied by retail, service, and restaurant uses. 1817 Contra Cosa Boulevard was removed based on owner requests.

GPAC Direction for Housing Element Opportunity Site J:

The GPAC recommended that the original site be expanded north to Vivian Drive, as shown in Figure 15. The GPAC also recommended that the Mixed Use High Density designation be considered for this Opportunity Site, primarily in the southern portion of the expanded site.

Progress Toward State-Mandated Housing Goals:

With a combination of Mixed Use (12-40 du/ac) and Mixed Use High Density (40-70 du/ac) the Opportunity Site can accommodate 146 lower income units and 57 moderate income units.

Figure 15: Contra Costa Boulevard/Gregory Lane Opportunity Site Comparison

Housing Element Opportunity Site M: Monument Triangle

Location: Parcels south of Monument between Lisa Lane and the Park Royale Mobile Home Park.

The Monument Triangle Opportunity Site is a 4.55-acre site currently designated Commercial and occupied by restaurant and commercial uses.

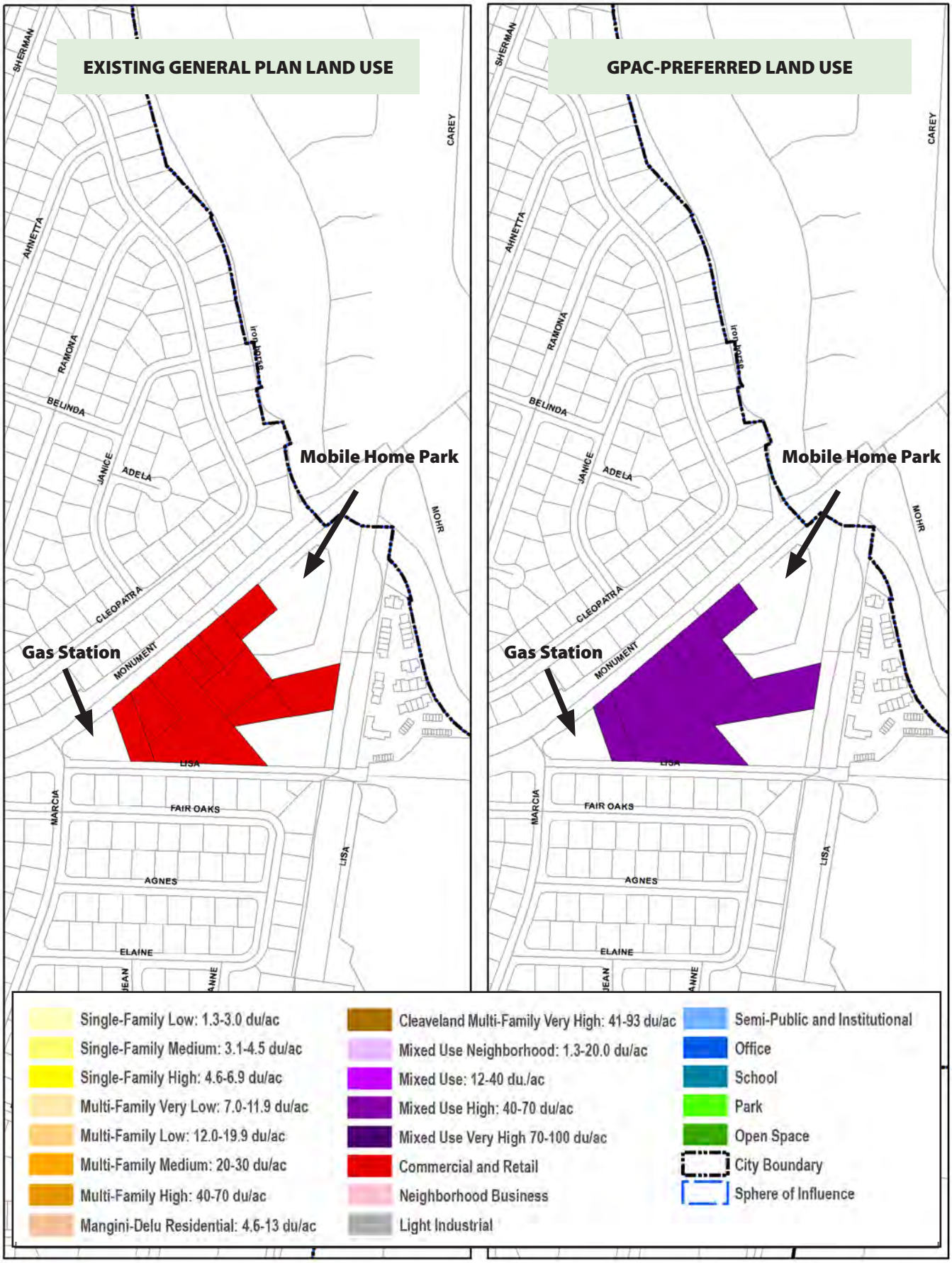
GPAC Direction for Housing Element Opportunity Site M:

The GPAC recommended Mixed Use High Density for this Opportunity Site, but removed the gas station (due to feasibility concerns) and the mobile home park (due to complicated requirements for changing a mobile home park use).

Progress Toward State-Mandated Housing Goals:

At Mixed Use High Density (40-70 du/ac) the Opportunity Site can accommodate 159 lower income units.

Figure 16: Monument Triangle Opportunity Site Comparison



Housing Element Opportunity Site N: Former JC Penny

Location: Two parcels along Pacheco Boulevard near Golf Club Road.

The Former JC Penny Opportunity Site is a 6.64-acre site currently designated Commercial and occupied by a vacant retail structure, a restaurant, and parking. Since the restaurant locations are unlikely to redevelop in the planning period, the Opportunity Site assumes development of only five acres of the site.

GPAC Direction for Housing Element Opportunity Site M:

Consider Mixed Use High Density for this Opportunity Site. Exclude the restaurant uses at the northwest corner from site calculations.

Progress Toward State-Mandated Housing Goals:

Assuming five acres of development at Mixed Use High Density (40-70 du/ac) the Opportunity Site can accommodate 175 lower income units.

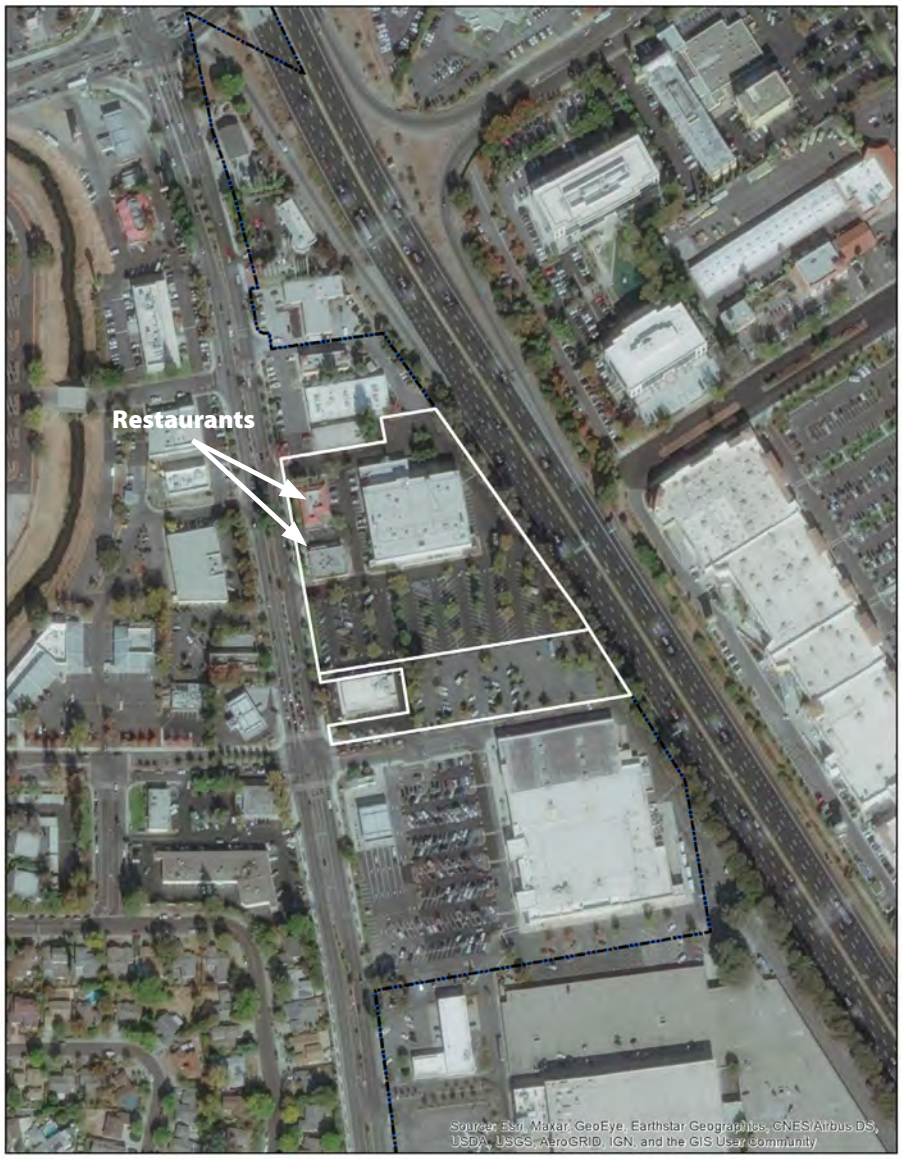
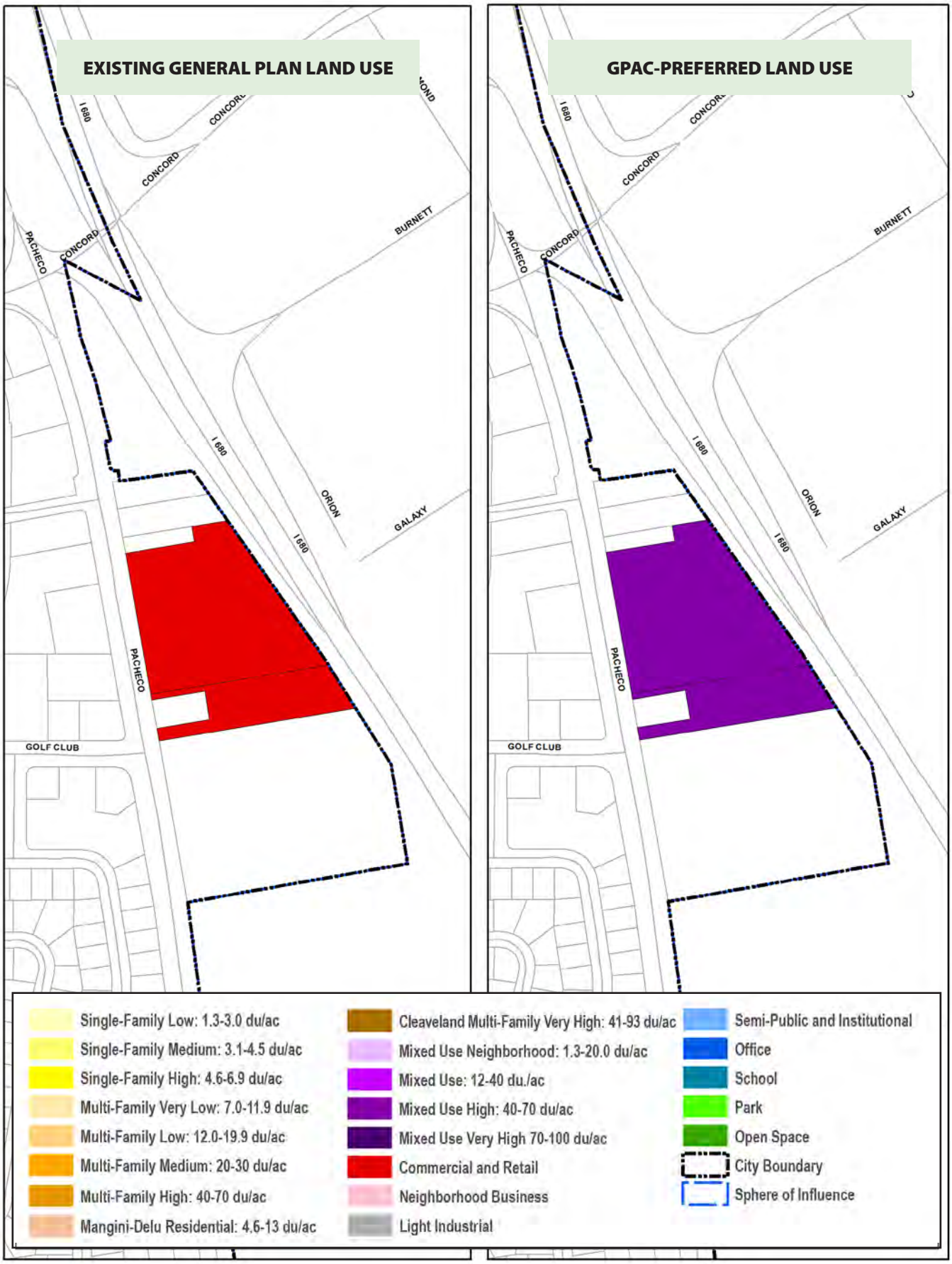


Figure 17: Former JC Penny Opportunity Site Comparison



Buildout Potential Comparison | 2022 GPAC Preferred Alternative

Potential Housing Unit Capacity

Table 1 compares housing unit potential under the GPAC-Preferred Land Use Alternative to the State-mandated housing goals contained in the Regional Housing Needs Allocation (RHNA). The GPAC-Preferred Alternative creates the capacity for an additional 1,193 units that can be counted toward State-mandated goals for housing unit capacity.

Table 1: Potential Housing Capacity Vs. RHNA Goal

	Lower		Moderate	Above Moderate	Total
	Very Low	Low			
State Housing Goal (Regional Housing Needs Allocation (RHNA)	566	326	254	657	1,803
	892				
2021 Alternative Total	1,218		355	963	2,272
GPAC Sites	1,136		57	0	1,193
Vacant Sites	0		10	105	115
Assumed Redevelopment of Mixed Use Sites	0		0	249	249
Assumed ADUs	0		288	32	320
Pending and Approved Projects Estimate	82		0	313	395
Difference	326		101	42	469
Difference as %	137%		140%	106%	126%

Potential Non-Residential Square Footage

Table 2 compares maximum non-residential square footage potential under the Existing General Plan and the GPAC-Preferred Land Use Alternative. As shown the GPAC-Preferred Alternative creates the potential for an additional 362,020 sq.ft. of retail space, 162,040 sq.ft. of service commercial space. Conversely, the GPAC-Preferred Alternative reduces the square footage potential in the Other category by recommended re-designation of the DVC overflow parking lot from School to Mixed Use Very High.

Table 2: Maximum Non-Residential Square Footage Potential

		Non-Residential Square Footage						
	Total Acres	Retail	Service	Agricul-ture	Manufac-turing	Wholesale	Other	TOTAL
GPAC-Preferred Alternative	4,812	3,408,420	4,167,310	-	181,600	-	9,403,200	17,160,530
Existing General Plan	4,812	3,046,400	4,005,270	-	181,600	-	9,796,790	17,030,060
Difference	-	362,020	162,040	-	-	-	(393,590)	130,470
Difference as Percent	-	11.9%	4.0%	0.0%	0.0%	0.0%	-4.0%	0.8%

Potential Population

Table 3 compares maximum population potential under the Existing General Plan and the GPAC-Preferred Land Use Alternative. This data is based on maximum allowable density at full buildout of the General Plan. This is not a population projection, but a tool to compare the maximum potential change under the GPAC-Preferred Land Use. While the GPAC-Preferred Alternative creates a slight reduction in potential in single-family designations (-1.4 percent change), it creates the potential capacity an additional 12,086 residents in multifamily housing opportunities at full buildout. In total the recommended changes represent a 14.9 percent increase over the maximum potential under the existing General Plan.

Table 3: Maximum Population Potential

		Population		
	Total Acres	Single Family	Multi-family	TOTAL
GPAC-Preferred Alternative	4,812	42,285	46,064	88,349
Existing General Plan	4,812	42,906	33,978	76,884
Difference	-	(621)	12,086	11,465
Difference as Percent	-	-1.4%	35.6%	14.9%

Why are these totals so high?
This table compares the maximum potential buildout of each alternative if every parcel were to be built-out at the maximum allowed density. This is not an evaluation of reality of the built environment in Pleasant Hill.

Employment Potential

Table 4 compares employment potential under the Existing General Plan and the GPAC-Preferred Land Use Alternative. As shown the GPAC-Preferred Alternative creates the potential for an additional 1,129 retail jobs and 1,569 service jobs. Conversely, the GPAC-Preferred Alternative reduces total employment in the Other category. This change is also caused by re-designating the DVC overflow parking lot from School to Mixed Use Very High Density.

Table 4: Employment Potential

		Employment Potential						
	Total Acres	Retail	Service	Agriculture	Manufac-turing	Wholesale	Other	TOTAL
GPAC-Preferred Alternative	4,812	10,647	9,814	-	-	-	3,043	23,504
Existing General Plan	4,812	9,518	8,245	-	-	-	3,482	21,245
Difference	-	1,129	1,569	-	-	-	(439)	2,259
Difference as Percent	-	11.9%	19.0%	0.0%	0.0%	0.0%	-12.6%	10.6%

Land Use Diagrams

Figures 18 and 19 compare the Existing General Plan Land Uses and the GPAC-Preferred Land Uses within the Focus Areas and Housing Element Opportunity Sites. Because the GPAC recommendations are limited to the Focus Areas and Housing Opportunity Sites, only these areas are shown on the diagrams.

Figure 20 shows the Citywide GPAC-Preferred Land Use Diagram.

Figure 18: Existing Land Uses in Focus Areas and Housing Element Opportunity Sites

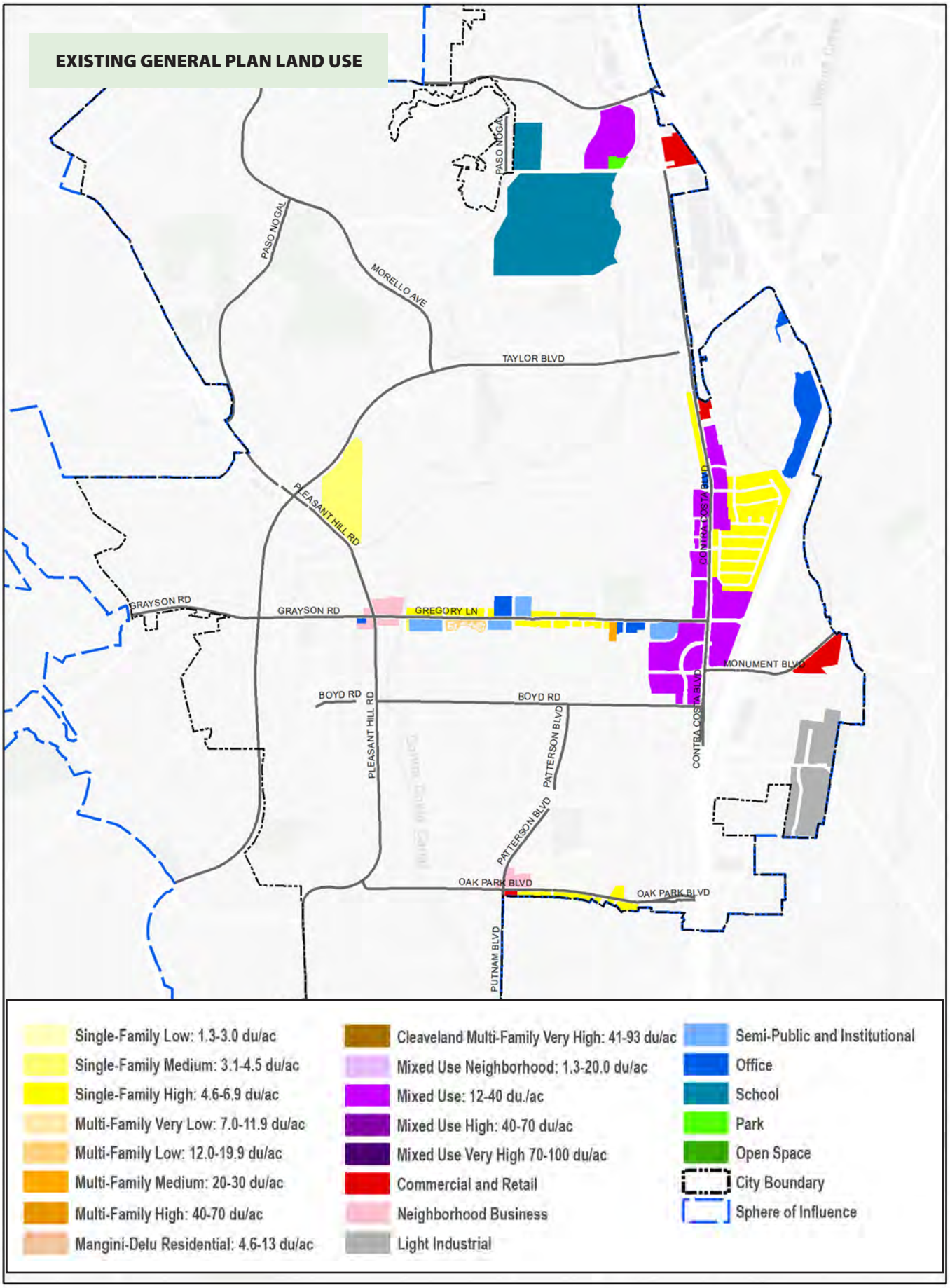


Figure 19: 2022 GPAC-Preferred Land Uses in Focus Areas and Housing Element Opportunity Sites

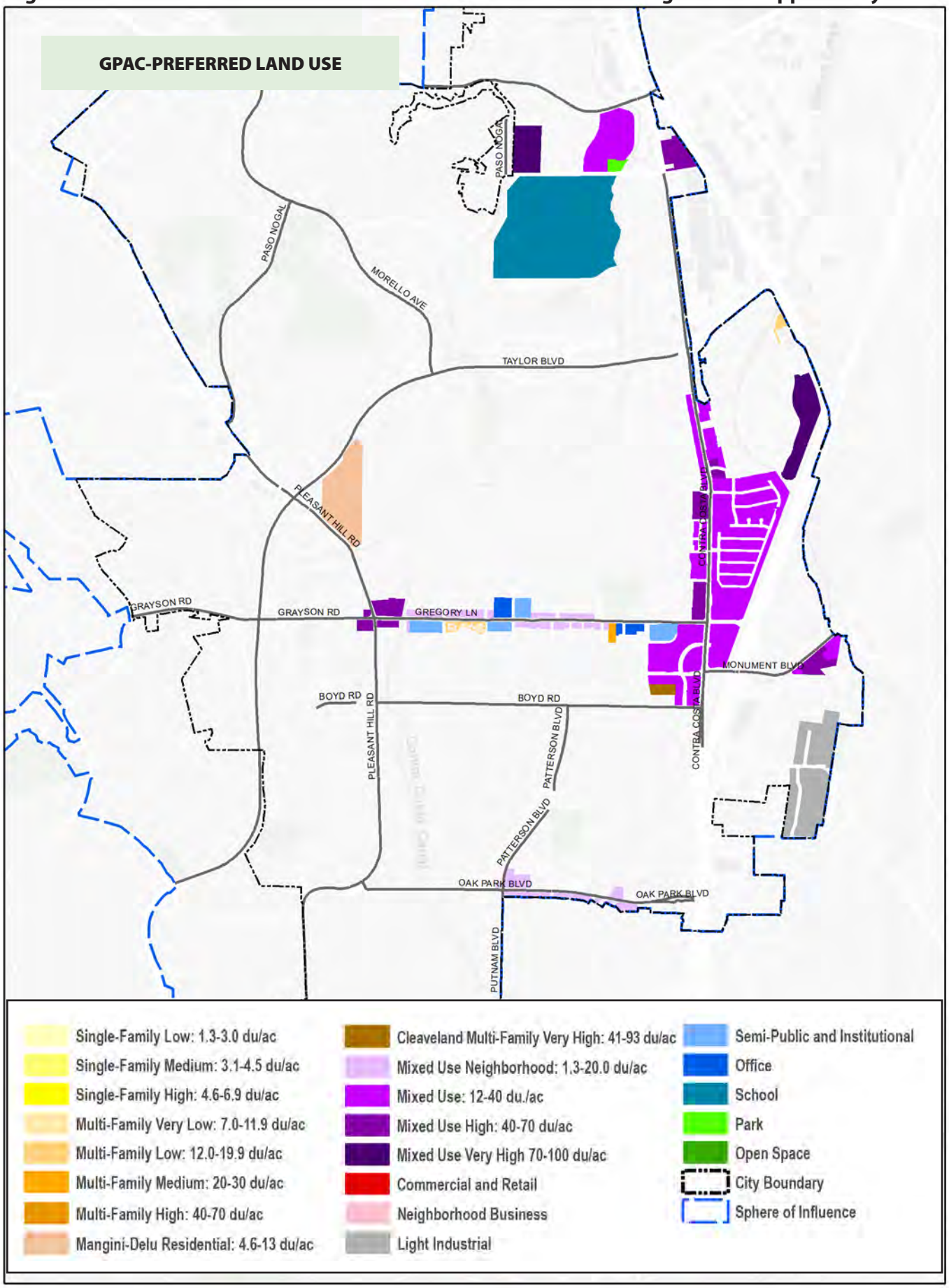
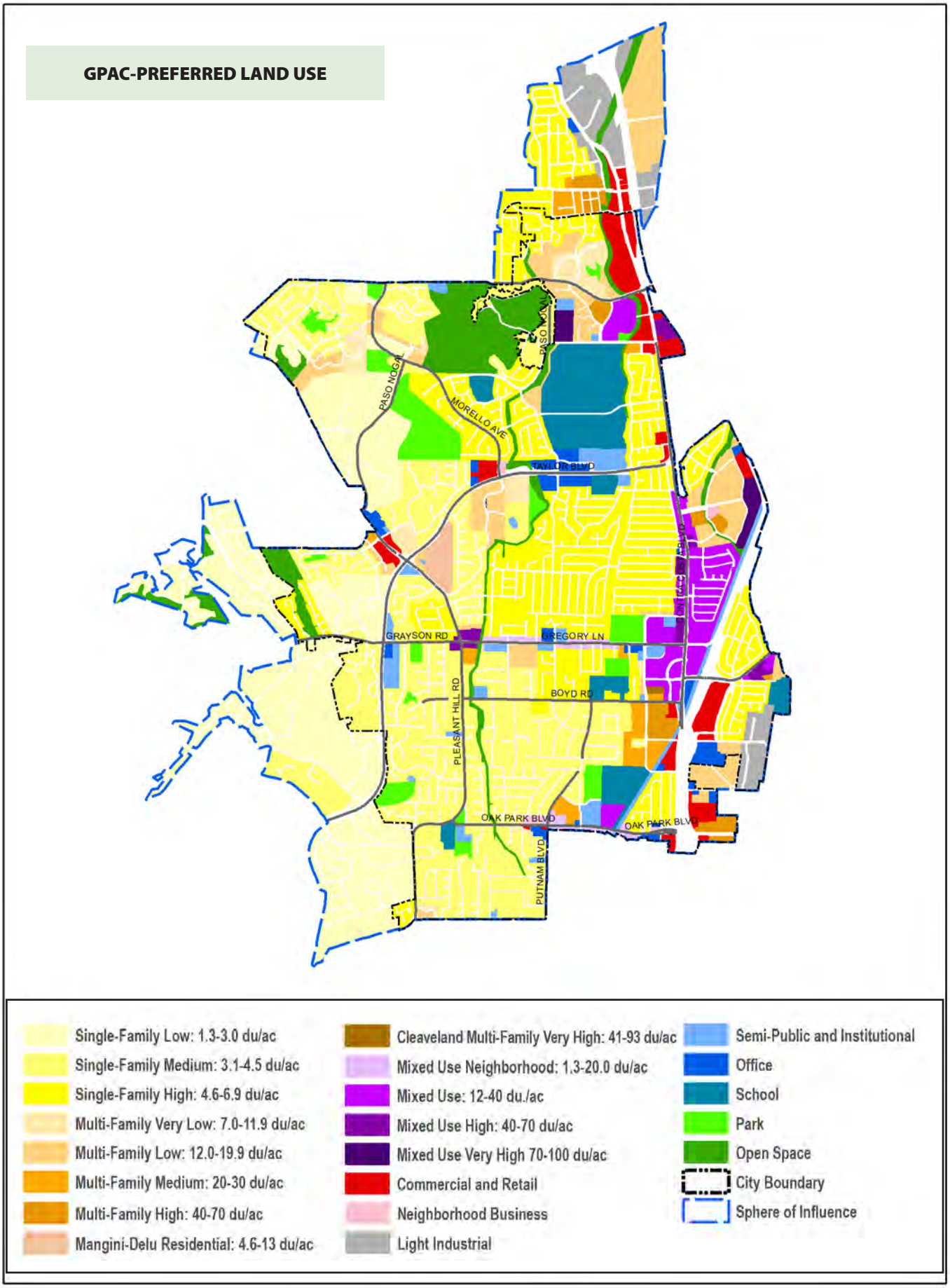



Figure 20: 2022 GPAC-Preferred Land Use