

PP24-002 Pleasant Hills Golf Course Guiding Principles

October 8, 2024

City Council

Project File No. PP24-002

Project Manager: Michelle Flores, Supervising Planner

Principal Planner: Jerad Ferguson



*Planning, Building and
Code Enforcement*

Policy Background

- February 2018: Council Policy 5-1 “Transportation Analysis Policy” replaced Council Policy 5-3 “Transportation Impact Analysis”.
 - Senate Bill 743 change from Level of Service to Vehicle Miles Traveled (VMT) metric
- December 2021: General Plan Amendments retired Evergreen-East Hills Development Policy from the General Plan.
- December 2022: Council approved modification Council Policy 5-1 allowing a path for market rate residential unable to fully mitigate VMT impacts.
 - Statement of overriding considerations

Criteria for Overriding Considerations

1. Within the Urban Growth Area and Urban Service Area. General Plan land use designation of Private Recreation and Open Space.
2. Demonstrate overriding benefits in accordance with CEQA.
3. Provide significant benefit in the form of affordable housing.
4. Provide significant benefit to neighborhood vibrancy, such as neighborhood-serving commercial.
5. Applicant must conduct a Fiscal and Jobs/Housing Balance Impact Study for City Council.
6. A development permit must be reviewed concurrently with a General Plan Amendment.
7. Utilize recycled water if it is available to the site.
8. Exceeds Parkland Dedication Ordinance/Park Impact Ordinance requirements.
9. Conduct extensive community engagement.

Community Engagement Process

- December 2022: City Council directed staff to return to City Council with recommendations for a public engagement process.
- April 2023: PBCE presented the scope for a City-led community engagement process that would result in a set of guiding principles.
 - Included an outreach approach
 - Draft schedule
 - Budget for a consultant

The final guiding principles would identify key objectives that the community believes a development should achieve.

City-Led Community Engagement

City Council approved with the additions of:

- 1) Directing staff to ensure community engagement includes but is not limited to, hybrid meetings, surveys, and workshops;
- 2) Directing staff to work with the consultant team to complete the summary of the public engagement process and Guiding Principles document for the City Council's consideration no later than summer 2024; and
- 3) Directing staff to publish an information memorandum with a progress update on the community engagement process in early 2024, as well as the CEQA and General Plan and Zoning application review processes for future development of the golf course.

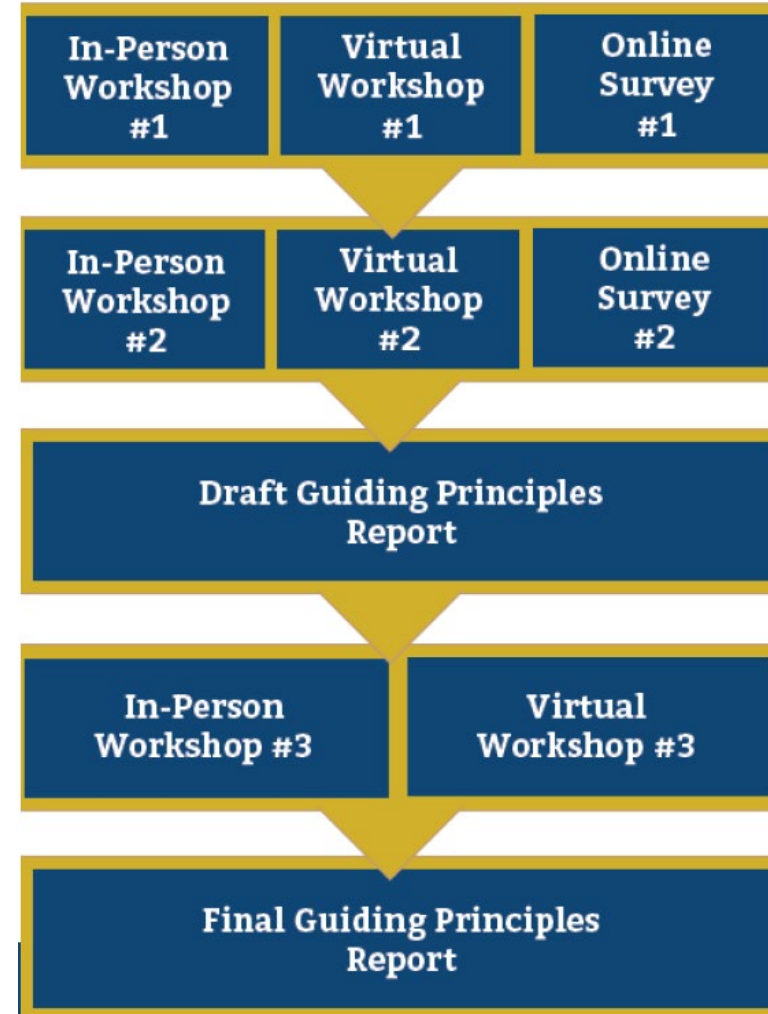
Pleasant Hills Vision

Outreach:

- 3 sets of workshops
- 2 online surveys

Spanish and Vietnamese

- Multilingual materials
- Interpretation services



Pleasant Hills Vision Workshops

Round 1

In-Person Workshop #1	Virtual Workshop #1	Online Survey #1
		
105	75	183
Participants	Participants	Participants

Round 2

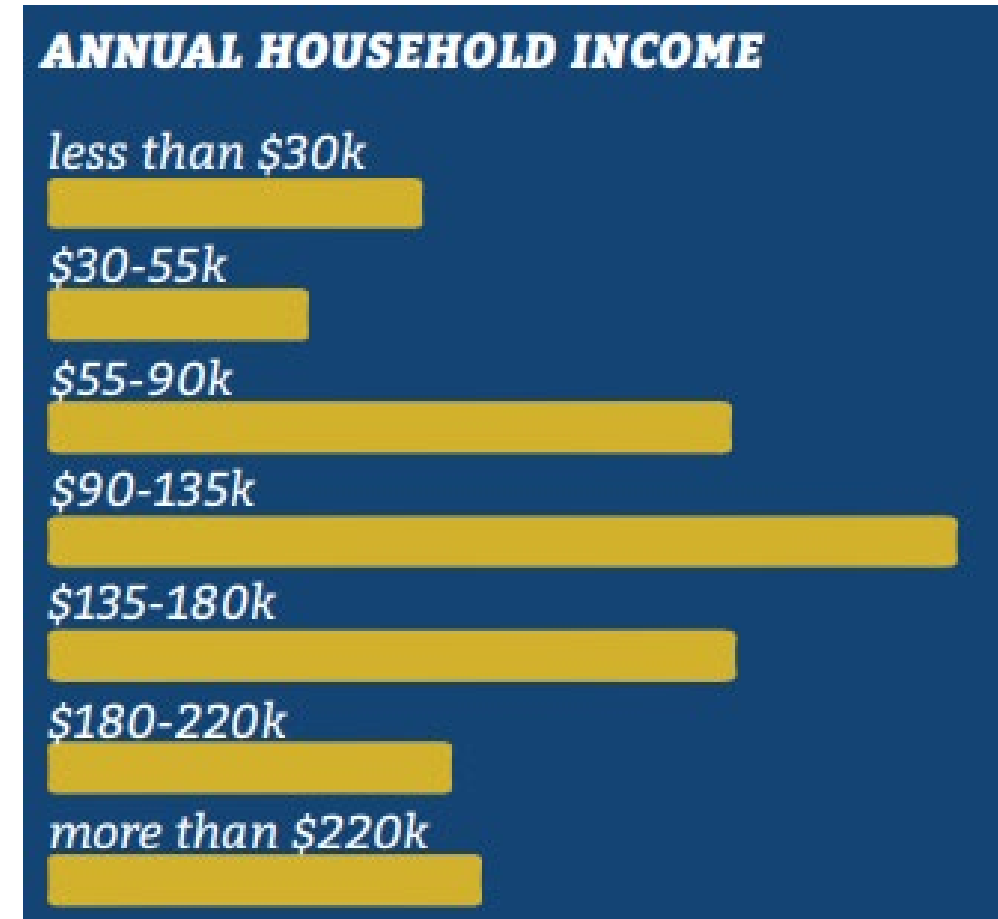
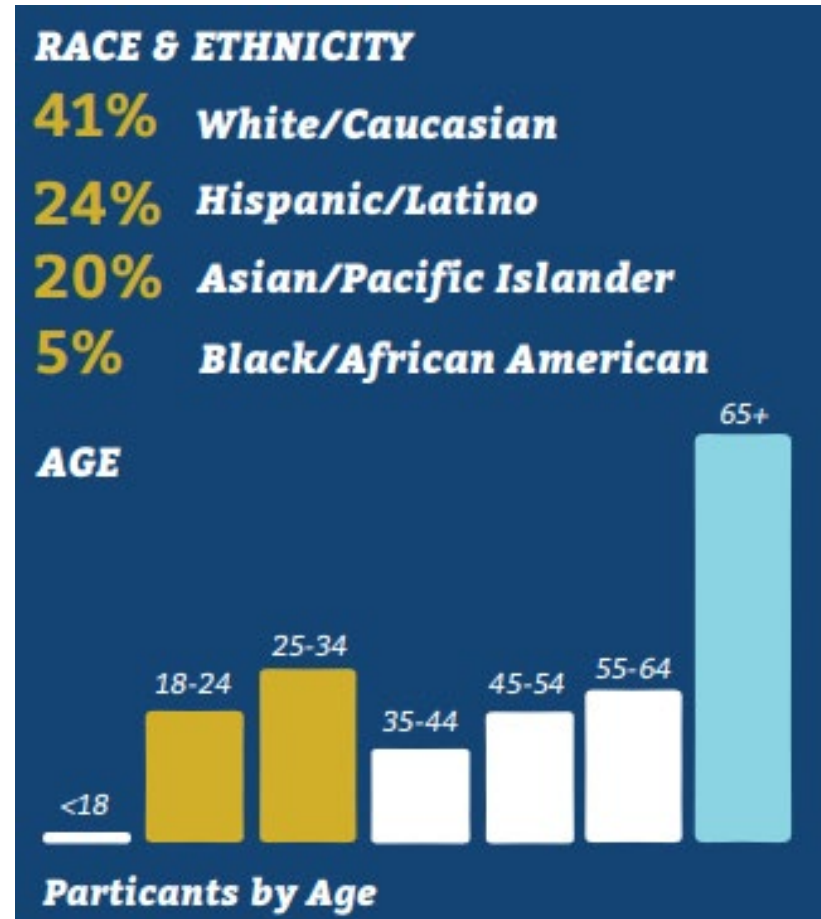
In-Person Workshop #2	Virtual Workshop #2	Online Survey #2
		
73	35	156
Participants	Participants	Participants

Round 3

In-Person Workshop #3	Virtual Workshop #3
	
70	28
Participants	Participants



Pleasant Hills Vision Workshops



Pleasant Hills Guiding Principles

Residential



Nonresidential



Open Space & Amenities



Transportation & Urban Design



**Sustainability, Green Building,
& Community Programs**



Residential



Density

Include a thoughtful mix of density throughout the site, prioritizing low-density and mid-density developments. Higher density development, particularly for senior and assisted living facilities, might also be incorporated to address regional and local housing needs.



Affordable Housing

Exceed the on-site affordability required by the City's Inclusionary Housing Ordinance.



Tenure

Consider providing a mix of for-sale and rental units for market-rate units. Affordable units must include both for-sale and rental units.



Site Design

Locate lower densities (i.e., single-family residences) adjacent to existing single-family residences and multifamily residences toward the center of the site and the corner of Tully Road and South White Road.

Nonresidential



Local Serving Community Hub

Ensure that any nonresidential development contributes to a vibrant and local-serving community hub with small shops, restaurants, community spaces, and a mid-size grocery store. Avoid large retail, office buildings, and hotels.



Traffic Impacts

Nonresidential uses that generate significant traffic should not be considered. Minimize retail uses along Tully and White Road to prevent traffic congestion and maintain community character.

Open Space and Amenities



Plazas

Organize development around one or more public plazas or other urban open spaces.



Open Space

Prioritize the inclusion of well-maintained, accessible open spaces that focus on natural landscaping and are integrated throughout the entire site, including along the site's perimeters adjacent to existing single-family homes.



Community gathering spaces

Include a diverse range of community gathering spaces that cater to varying activities and age groups. These should be open and welcoming to both the site's residents and the broader neighborhood.

Transportation



Multimodal Design

Provide a multimodal design to improve accessibility and improve traffic flow.



Connections to Lake Cunningham

Provide connections from the project to the entrance of Lake Cunningham Regional Park.



Transportation Demand Management

Consider providing the following as part of the project's Transportation Demand Management Plan: bike network improvements, pedestrian network improvements, bike parking facilities, bike share stations, car share stations, transit subsidies, private shuttle/transit service, and vanpool incentives.

Transportation



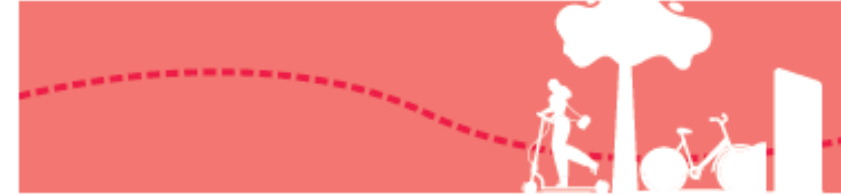
Roadway Improvements

Ensure that the project's required transportation improvements develop multimodal arterial streets and intersections serving the site, with particular attention to access to Highway 101 and Interstate 680.



Parking

Ensure adequate and strategically placed parking to support both residential and commercial uses, while considering future transportation trends such as rideshare and autonomous vehicles. Parking design should balance the needs of vehicle owners with the goal of promoting multimodal transportation options. Avoid over- or under-supply of parking by carefully planning parking ratios per dwelling unit and commercial space.



Centralized Location for Transportation

Provide transit resources (bike share, car share, public transit stops, shuttles, etc.) in a designated area.

City's Priorities

- Project will be reviewed for conformance with the City's goals and policies:
 - General Plan
 - Environmental review
 - Development review partners
- Two key overriding consideration items:
 - Fiscal impact study and density
 - On-site affordable housing

Next Steps

Submit a project

- Annexation application
- Concurrent development permit

Project Review

- Fiscal impact study
- On-site affordable housing
- Commercial
- Recycled water
- Parks
- Environmental review
- Guiding Principles

Public hearings

- Continued community outreach
- Demonstrate overriding benefits in accordance with CEQA.

Recommendation

City Council accept the Guiding Principles as recommendations from the community.