

APPENDIX L - TOWN COUNCIL RESOLUTION NO. 135-2009

RESOLUTION NO. 135-2009

APPROVING A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE AND APPROVING GENERAL PLAN AMENDMENT REQUEST GPA 2009-01, THE UPDATE TO THE HOUSING ELEMENT OF THE DANVILLE 2010 GENERAL PLAN

WHEREAS, the Town is required by State Government Code Section 65580-65589.8 to update and adopt its revised Housing Element for the 2007 - 2014 housing element planning period; and

WHEREAS, the Housing Element is required to be consistent with the Town's currently approved General Plan, must satisfy all State regulations, must comply with all California Housing and Community Development Department guidelines, and must include the following components:

- An evaluation of existing housing policies and programs;
- A needs assessment, based on data on demographics and housing conditions;
- An analysis of any obstacles to affordable housing production in the community;
- An inventory of potential sites where housing may be constructed;
- Goals, policies, and implementation measures defining the community's position on various housing issues and setting measurable targets for meeting housing needs; and
- An action plan, identifying the specific steps the community will take to implement its housing policies.

WHEREAS, a draft update of the Housing Element has been prepared and circulated for review, with this process including the requisite 60-day initial review by the Department of Housing and Community Development (HCD), who responded to the draft by way of comments dated September 17, 2009; and

WHEREAS, the draft was subsequently revised to respond to HCD comments; and

WHEREAS, for purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration of Environmental Significance has been prepared indicating that no significant adverse environmental impacts are anticipated to be associated with the adoption of the update of the Housing Element; and

WHEREAS, a Mitigated Negative Declaration of Environmental Significance (MND) was prepared and approved for the Danville 2010 General Plan update; and

WHEREAS, the MND prepared and approved for Danville 2010 General Plan update addressed impacts of future development within the Town, serving to cover many of the anticipated potential impacts resulting from the adoption and implementation of the update of the Housing Element; and

WHEREAS, the Town of Danville has initiated the process to update the Danville 2010 General Plan and, since the update effort is required to serve, in part, as the Danville 2007 - 2014 Housing Element work program for addressing the identified Regional Housing Needs Allocation (RHNA) adequate sites-shortfall, the associated environmental analysis for the General Plan update effort will address the anticipated potential impacts resulting from land use designation changes of Danville properties necessary to provide residential densification the RHNA adequate sites-shortfall; and

WHEREAS, public participation was solicited and encouraged during the Housing Element update process as the Town sought input from the general public and other interested parties on issues concerning housing development in the Town and goals and policies to be incorporated into the update of the Housing Element; and

WHEREAS, Town-wide notification of the Housing Element update efforts was supplied to all Town residents and commercial property owners by way of distribution of general information articles published in Danville's quarterly newsletter; and

WHEREAS, a copy of the draft update of the Housing Element was made available for public review at the Town's website leading up to both the Planning Commission and Town Council public hearings; and

WHEREAS, the Planning Commission did review the draft update of the Housing Element at noticed public hearings on July 28, 2009; and

WHEREAS, the public notice of this action was given in all respects as required by law; and

WHEREAS, the Planning Commission did hear and consider all reports, recommendations, and testimony submitted in writing and presented at the hearing; and

WHEREAS, the Planning Commission approved Resolution No. 2009-26, approving the Negative Declaration of Environmental Significance for the project and recommending the Town Council approve General Plan Amendment request 2009-01, adopting an update of the Housing Element of the Danville 2010 General Plan; and

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WHEREAS, the Town Council did review the draft update of the Housing Element at a noticed public hearing on December 15, 2009; and

WHEREAS, the public notice of this action was given in all respects as required by law; now, therefore, be it

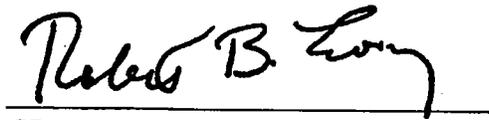
RESOLVED, the Town Council approves Resolution No. 135-2009, adopting a Negative Declaration of Environmental Significance for the project and approving General Plan Amendment request 2009-01, adopting an update of the Housing Element of the Danville 2010 General Plan.

APPROVED by the Danville Town Council at a regular meeting on December 15, 2009, by the following vote:

AYES: Doyle, Stepper, Andersen, Arnerich, Storer
NOES: None
ABSTAINED: None
ABSENT: None


MAYOR

APPROVED AS TO FORM:


CITY ATTORNEY

ATTEST:


CITY CLERK

