

RESOLUTION NO. 2014-19

**RECOMMENDING THAT THE DANVILLE TOWN COUNCIL ADOPT A
NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE
AND RECOMMENDING THAT THE TOWN COUNCIL APPROVE
GENERAL PLAN AMENDMENT REQUEST GPA14-01
RELATED TO THE DANVILLE 2014-2022 HOUSING
ELEMENT AS REVIEWED BY HCD**

WHEREAS, the Town of Danville has initiated a General Plan Amendment study (GPA14-01) related to the Draft Danville 2014-2022 Housing Element; and

WHEREAS, approval of General Plan Amendment request GPA14-01 serves to replace the Danville 2007-2014 Housing Element with an updated Housing Element covering the planning period from 2014-2022; and

WHEREAS, every city and county in California must adopt a Housing Element as a part of its General Plan, as outlined in Section 65580 to 65589.9 of the California Government Code; and

WHEREAS, state law requires that the Housing Element be updated every eight years; and

WHEREAS, the purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people, regardless of their income; and

WHEREAS, the adoption of the Danville 2014-2022 Housing Element was determined to be a project under the California Environmental Quality Act (CEQA) and an Initial Study Checklist was prepared for the project; and

WHEREAS, the Initial Study Checklist did not identify any potential significant environmental impacts that would be associated with the adoption of the Draft Danville 2014-2022 Housing Element or the implementation of the goals, policies, or programs set forth in the Housing Element; and

WHEREAS, a Draft Negative Declaration of Environmental Significance has been prepared for the project; and

WHEREAS, a 30-day public review period for the Draft Negative Declaration was provided during the period between November 10, 2014 and December 10, 2014; and

WHEREAS, a Notice of Completion initiating the public review period was hand delivered to the California State Clearinghouse on November 10, 2014; and

WHEREAS, a Notice of Availability providing notification of the public review period and the Planning Commission public hearing was mailed to the Contra Costa County Clerk, Contra Costa and Alameda Counties, the other Tri-Valley region cities, other local agencies and special districts, transportation committees, the Danville Chamber of Commerce, the San Ramon Valley Unified School District, housing developers and advocates, real estate associations, the Building Industry Association of the Bay Area, California Alliance for Jobs, Greenbelt Alliance, and was published in a local newspaper of general circulation; and

WHEREAS, a copy of the Draft Danville 2014-2022 Housing Element was made available for public review at the Danville Town Offices and at the Danville Public Library, and a link to the document was provided on the Town of Danville website; and

WHEREAS, during a special meeting on December 17, 2014, the Danville Planning Commission held a public hearing to consider the Draft Negative Declaration and General Plan Amendment GPA14-01 related to the Draft 2014-2022 Housing Element; and

WHEREAS, a staff report was submitted recommending that the Planning Commission recommend the Town Council adopt the Draft Negative Declaration and approve General Plan Amendment GPA14-01 approving the Draft Housing Element, as reviewed by HCD; and

WHEREAS, after the conclusion of the public hearings on the Draft Negative Declaration and the Draft Housing Element, the Planning Commission determined that the Draft Negative Declaration has been prepared in compliance with CEQA; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the Draft Negative Declaration and the testimony received in writing and at the public hearing prior to making a recommendation on the General Plan Amendment request; and

WHEREAS, the Planning Commission finds that the Draft Negative Declaration reflects the Town's independent judgment and analysis; now, therefore, be it

RESOLVED that the Danville Planning Commission recommends that the Danville Town Council adopt the Negative Declaration of Environmental Significance and approve General Plan Amendment request GPA14-01 related to the Danville 2014-2022 Housing Element as reviewed by HCD, and make the following findings in support of this action:

NEGATIVE DECLARATION

1. On the basis of the whole record before the Planning Commission, including the Initial Study Checklist and comments received, there is no substantial evidence that the project will have a significant effect on the environment and the Negative Declaration reflects the Town's independent judgment and analysis.

GENERAL PLAN AMENDMENT GPA14-01

1. The General Plan Amendment is consistent with the Goals and Policies of the 2030 General Plan, including the following:

Policy 5.03: Through the development and implementation of various housing programs, enable the development of affordable housing at a wide range of densities in a variety of locations.

Policy 5.04: Work with local financial institutions and builders to promote home ownership opportunities for first time buyers.

Policy 5.05: Expand local financial resources for affordable housing, including, where feasible, use of tax increments, grants, and mortgage revenue bonds.

Policy 5.06: Protect the long-term affordability of existing housing units built through the Town's affordable housing programs.

Policy 5.08: Encourage mixed use residential development above ground floor commercial uses as a means of providing affordable housing opportunities within existing commercial areas.

2. The General Plan Amendment will not adversely affect the preservation of present aesthetics and other community qualities.
3. The General Plan Amendment will not adversely affect the Town's ability to maintain high-quality public facilities and services.
4. The General Plan Amendment will not adversely affect the quality of life within existing developed areas of the community.
5. The General Plan Amendment will not adversely affect the harmony between Danville's development and its physical setting.

APPROVED by the Danville Planning Commission at a special meeting on December 17, 2014, by the following vote:

AYES: Bowles, Combs, Graham, Haberl, Heusler, Overcashier, Radich

NOES:

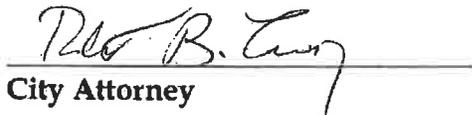
ABSTAINED:

ABSENT: Verriere



Chairman

APPROVED AS TO FORM:



City Attorney



Chief of Planning