

RESOLUTION NO. 35-2015

APPROVING A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE AND APPROVING GENERAL PLAN AMENDMENT REQUEST GPA 14-01, THE UPDATE TO THE HOUSING ELEMENT OF THE DANVILLE 2030 GENERAL PLAN

WHEREAS, the Town of Danville initiated General Plan Amendment request GPA 14-01 (GPA 14-01) related to the Draft Danville 2014-2022 Housing Element, the update to the Housing Element of the Danville 2030 General Plan; and

WHEREAS, approval of GPA 14-01 will serve to replace the Danville 2007-2014 Housing Element with the Danville 2014-2022 Housing Element (Draft Housing Element), with the update 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, approval of GPA 14-01, as it relates to the Draft 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 adverse significant environmental impacts that would be associated with the adoption of the Draft Housing Element or the implementation of the goals, policies, or programs set forth in the Draft Housing Element; and

WHEREAS, a Draft Negative Declaration of Environmental Significance (Draft Negative Declaration) was 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 of the Draft Negative Declaration, initiating the public review period of the Draft Negative Declaration, 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 for the Draft Negative Declaration and the Draft Housing Element 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, copies of the Draft Negative Declaration and the Draft Housing Element were made available for public review at the Danville Town Offices and at the Danville Public Library, with these copies supplemented by provision of a link to the documents on the Town of Danville website to further facilitate the public review of the documents; and

WHEREAS, during a special meeting on December 17, 2014, the Danville Planning Commission conducted a public hearing to consider the Draft Negative Declaration and the Draft Housing Element; and

WHEREAS, a staff report was submitted recommending that the Danville Planning Commission recommend the Town Council approve the Draft Negative Declaration and approve GPA 14-01, adopting the Draft Housing Element as an update to the Danville 2030 General Plan subject to revision as deemed appropriate to respond to the review of the Draft Housing Element by the Department of Housing and Community Development (HCD); and

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

WHEREAS, the Planning Commission approved Resolution No. 2014-19, recommending the Town Council approve the Draft Negative Declaration and approve GPA 14-01, adopting the Draft Housing Element as an update to the Danville 2030 General Plan; and

WHEREAS, HCD reviewed the Draft Housing Element between the period of December 26, 2014 and February 24, 2015, with HCD's review culminating in the issuance of their letter dated February 24, 2015 indicating the Draft Housing Element, with revisions made over the course of the review period, met the statutory requirements of State Housing Element law; and

WHEREAS, a copy of the revised Draft Housing Element was made available for public review, including the provision of an updated link to allow public review of the revised document on the Town of Danville website; and

WHEREAS, the Town Council did review the draft update of the Housing Element at a noticed public hearing on April 7, 2015; and

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

WHEREAS, the public notice included a mailing to all recipients of the notice of public hearing for the December 17, 2014 Planning Commission hearing on the project, advising the recipients of the April 7, 2015 Town Council public hearing and advising them of the availability of the revised Draft Housing Element; now, therefore, be it

RESOLVED, that the Town Council approves Resolution No. 35-2015, adopting a Negative Declaration of Environmental Significance for the project (inclusive of the changes depicted in Appendix F - Part 3 of the Draft Housing Element to reflect the recommendation of the Planning Commission) and approving General Plan Amendment request GPA 14-01, adopting a the Danville 2014-2022 Housing Element as an update of the Housing Element of the Danville 2030 General Plan.

RESOLVED that the Danville Town Council makes the following findings in support of this action:

NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE

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

GENERAL PLAN AMENDMENT REQUEST GPA 14-01

1. The General Plan Amendment request GPA 14-01 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 Town Council at a regular meeting on April 7, 2015, by the following vote:

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



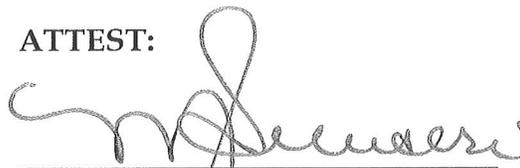
MAYOR

APPROVED AS TO FORM:



CITY ATTORNEY

ATTEST:



CITY CLERK