

**CITY OF WALNUT CREEK
RESOLUTION NO. 19-63**

**A RESOLUTION OF THE CITY COUNCIL CITY OF WALNUT CREEK
PROVIDING FOR APPROVAL OF A GENERAL PLAN AMENDMENT TO MODIFY
CHAPTER 4 AND THE GENERAL PLAN LAND USE MAP RELATING TO THE
IMPLEMENTATION OF THE NORTH DOWNTOWN SPECIFIC PLAN**

Section 1. Findings.

1. In 2014, the Metropolitan Transportation Commission (MTC) and the Contra Costa Transportation Authority (CCTA) awarded the City of Walnut Creek a \$656,900 grant to prepare a Specific Plan for an area that staff had identified as “North Downtown,” a diverse area of 191 acres adjacent to the Walnut Creek BART station on the west, and extending to the Iron Horse Trail to the east, Parkside Drive to the north, and Civic Drive to the south.
2. From mid-2016 to mid-2018, staff and the consultants conducted an extensive public outreach program, which included meetings with Plan Area stakeholders, three community workshops attended by hundreds of citizens, three online surveys to solicit public input on planning concepts, 11 public meetings of the North Downtown Advisory Committee, and a total of three joint meetings of the Walnut Creek Planning Commission and Transportation Commission, and three City Council meetings. In addition, a project website provided current project information, upcoming events and updates, and a project email list of interested parties including more than 1,700 individuals. The input received through this program informed the creation of an Existing Conditions Report, a Land Use Alternative Analysis, a Land Use Plan, Circulation Plan, Development Standards, Design Guidelines, and ultimately a public draft Specific Plan and Draft Environmental Impact Report (EIR), which were both published June 21, 2018.
3. After the release of the public draft documents, City staff and the consultants conducted meetings with the Arts Commission, PROS Commission, Transportation Commission, Design Review Commission, Planning Commission, and City Council, to receive comments.
4. The public comment period for the Draft EIR (State Clearinghouse Number 2018012020) closed on August 8, 2018, with several comments provided both by members of the public, appointed and elected officials, and public agencies.
5. On August 15, 2018, the Design Review Commission held a public hearing and recommended to the Planning Commission and City Council that the draft design guidelines, as amended and applicable to the Plan Area, be adopted as part of the North Downtown Specific Plan.
6. On April 18, 2019, the revised draft North Downtown Specific Plan and the draft Final EIR (which included responses to all comments received in response to the Draft EIR published in 2018) was published and made available for public review.
7. On May 23, 2019, the Walnut Creek Planning Commission held a public hearing and adopted a resolution recommending to the City Council the adoption of the North Downtown Specific Plan, including the following items: (1) Final Environmental Impact Report (EIR); (2) proposed North Downtown Specific Plan; (3) proposed amendments to the Walnut Creek General Plan; and (4) proposed amendments to the Walnut Creek Zoning Ordinance.

8. On August 6, 2019, the Walnut Creek City Council held a study session to review the final draft North Downtown Specific Plan, Final Draft EIR and proposed amendments to the General Plan and Zoning Ordinance, as well as the recommendation provided by the Planning Commission, and provided input to staff and the consultants in anticipation of adoption in October 2019.
9. The Walnut Creek General Plan expresses the desires of the Walnut Creek community about the City's future physical, social, economic, cultural and environmental character. The North Downtown Specific Plan will provide further clarity and direction in achieving the community's desires, while also providing an important update for the Plan Area in recognition of the changes to these desires that have occurred in the 13 years since the General Plan's adoption.
10. Included in the North Downtown Specific Plan are policies, standards and guidelines to transform the Plan Area and implement the community-supported vision:

“Over the next 30 years, the North Downtown Specific Plan Area will become better connected and integrated with Walnut Creek's Traditional Downtown, the BART station, Civic Park, Iron Horse Trail, surrounding neighborhoods, and the region. It will continue to be an important jobs center and location for automobile sales and services, while also continuing to evolve into a vibrant mixed-use district that integrates housing, retail, restaurant, civic, hospitality, arts and entertainment uses.

“North Downtown will feature well-designed public plazas that attract community members of all ages, encouraging physical activity, civic events, and informal social gathering. Street trees, landscaping, pedestrian-scale lighting and public art will beautify the streets and public spaces. Streets will be designed for all ages, abilities, and modes including pedestrians, bicyclists, transit, and vehicles. Ygnacio Valley Road will continue to be a major vehicular route of regional significance with improved facilities for pedestrians and bicyclists. Enhanced east-west and north-south connections will provide a diverse network of blocks, streets, and pathways, making it easier, safer, and more comfortable for workers, residents, and visitors to get around and through North Downtown.”
11. On October 15, 2019, the Walnut Creek City Council held a public hearing to consider the certification of the Final EIR, adoption of the North Downtown Specific Plan, amendments to the Walnut Creek General Plan, and amendments to Title 10 (Planning and Zoning) of the Walnut Creek Municipal Code.
12. Based on the evidence presented at the public hearing on this item, and on investigations made by the City Council and on its behalf, the Walnut Creek City Council hereby resolves that:
 - a. Pursuant to the California Environmental Quality Act, 14 Cal. Code Regs. section 15025, the City Council has reviewed and considered the EIR prepared for the Draft North Downtown Specific Plan and received public comment;
 - b. The proposed Specific Plan is consistent with the General Plan and the Walnut Creek Municipal Code, both as amended therein;
 - c. The health, safety, welfare, and general prosperity of the residents of the City of Walnut Creek will be served by adoption of the Specific Plan because it will ensure that the North

Downtown area is redeveloped over time in an attractive and consistent manner, which will provide significant residential, commercial, and community opportunities.

Section 2. Decision. Based upon the testimony received and the findings set forth above, the City Council hereby amends Land Use Map and Chapter 4 of the Walnut Creek General Plan (*General Plan 2025*) as follows:

I. CHANGES TO MAPS

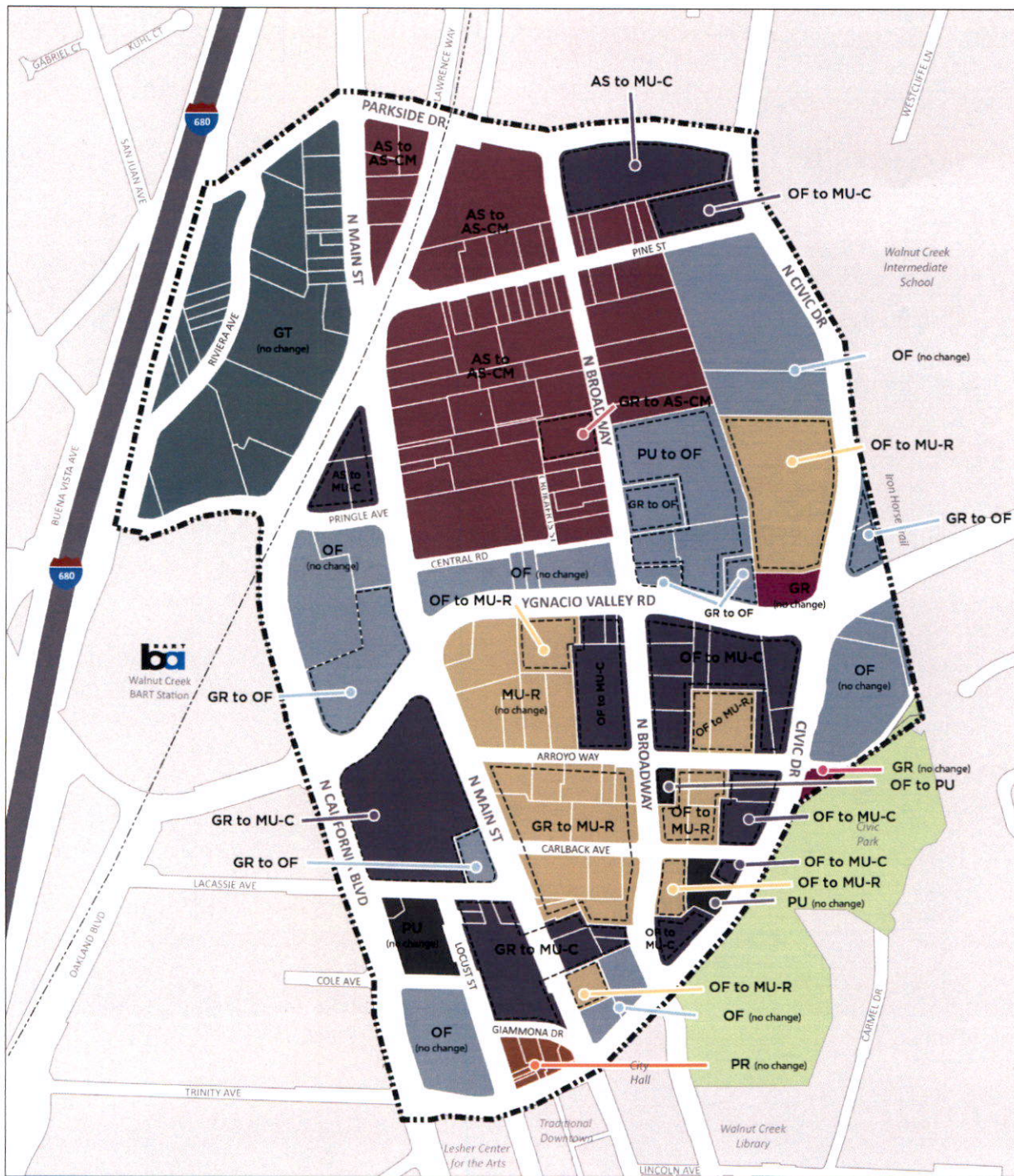
Amend the following figures to include the Plan Area boundaries of the North Downtown Specific Plan:

- Chapter 4, Figure 15. Specific Plan Boundaries
- Chapter 4, Figure 16. Core Area Specific Plan and Redevelopment Areas

Amend the following maps and figures as indicated below and on the following pages:

- Land Use Map
- Chapter 4, Figure 8. Core Area Commercial Floor Area Ratios: Remove all FAR limits within the plan area boundaries of the North Downtown Specific Plan, and replace with a notational reference to Figure 4.1 (Base Intensity and Building Height) and Figure 4.3 (FAR and Height Bonus Potential with Provision of Community Benefits) of the North Downtown Specific Plan.
- Chapter 4, Figure 9. Mixed Use Floor Area Ratios: Remove all FAR limits within the Plan Area boundaries of the North Downtown Specific Plan, and replace with a notational reference to Figure 4.1 (Base Intensity and Building Height) and Figure 4.3 (FAR and Height Bonus Potential with Provision of Community Benefits) of the North Downtown Specific Plan.
- Chapter 4, Figure 10. Core Area Height Limits: Remove all height limits within the Plan Area boundaries of the North Downtown Specific Plan, and replace with a notational reference to Figure 4.1 (Base Intensity and Building Height) and Figure 4.3 (FAR and Height Bonus Potential with Provision of Community Benefits) of the North Downtown Specific Plan.
- Chapter 4, Figure 11. Building Setbacks: Remove all setbacks within the plan area boundaries of the North Downtown Specific Plan, and replace with a notational reference to Figure 4.4 (Building Setbacks) of the North Downtown Specific Plan.

Changes to General Plan Land Use Map



- Auto Sales & Custom Manufacturing (AS-CM)
- Mixed Use - Residential Emphasis (MU-R)
- Office Commercial (O-C)
- Mixed Use - Commercial Emphasis (MU-C)
- Pedestrian Retail (P-R)
- Central Retail (C-R)
- Community Facility (C-F)
- Mixed Use Planned Development (MU-PD)

Change Area

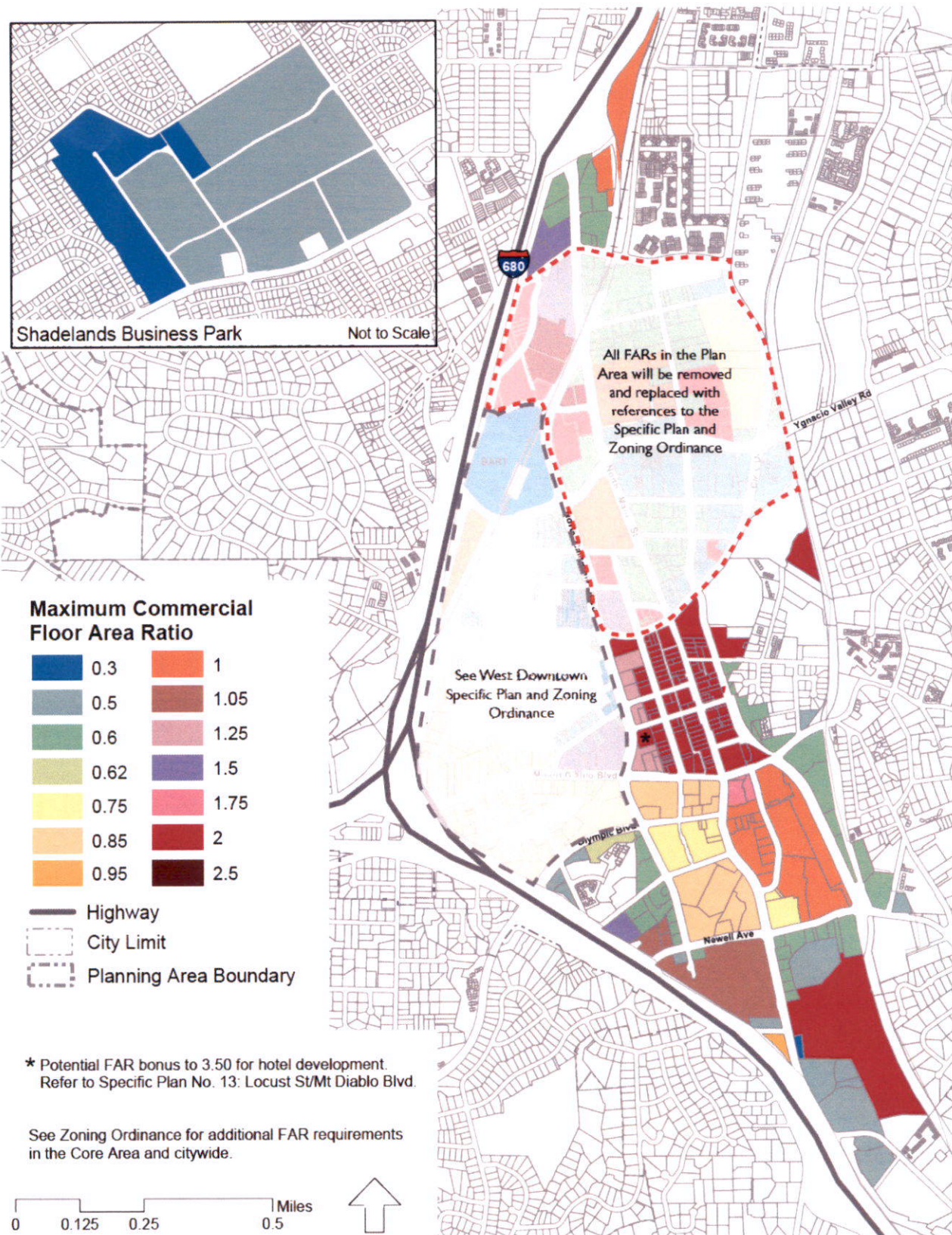


Plan Boundary BART Rail

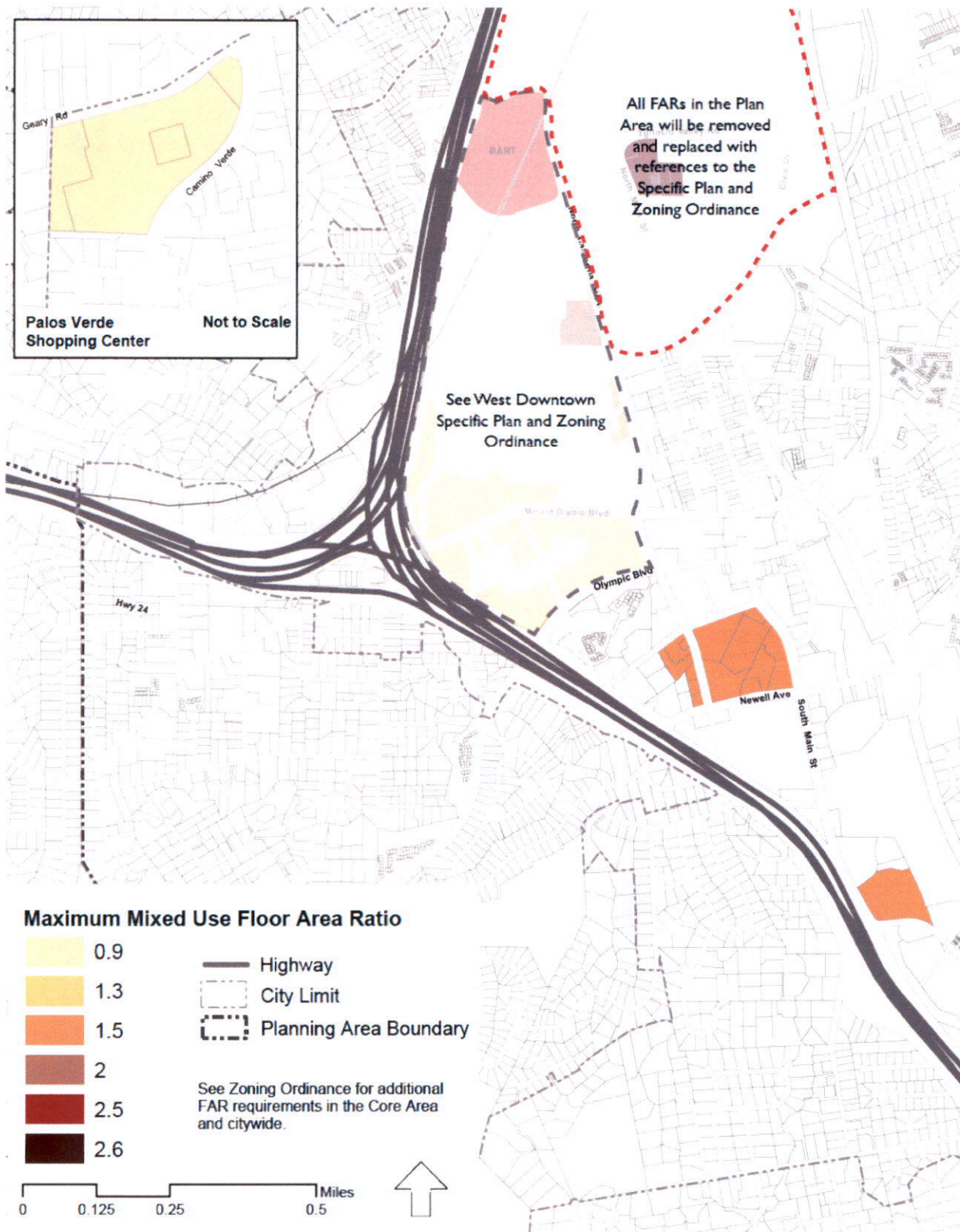
Data Sources: City of Walnut Creek GIS data, Contra Costa County GIS data, 2015 ESRI, USGS

Changes to General Plan Figure 4.8

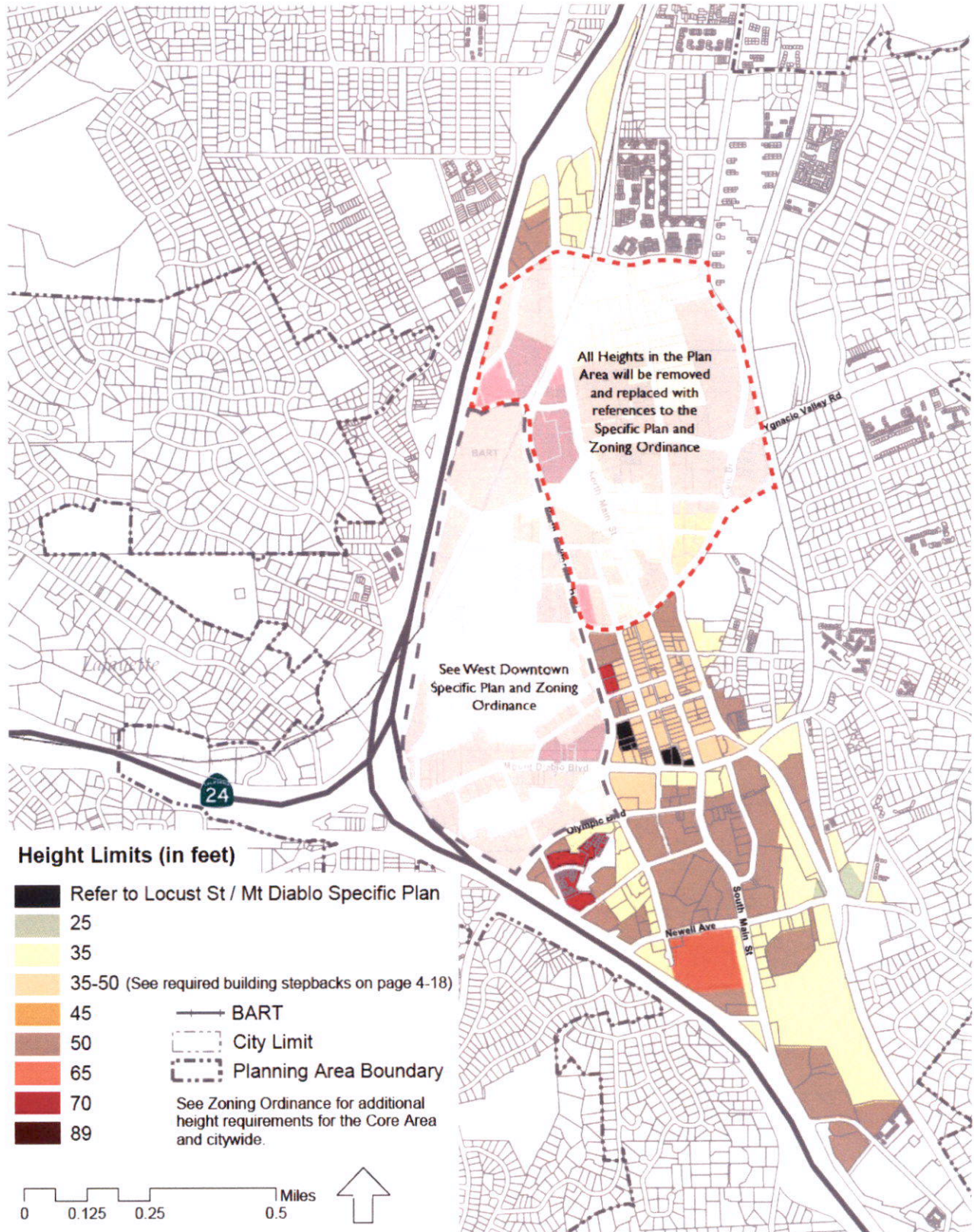
(Core Area Commercial Floor Area Ratios)



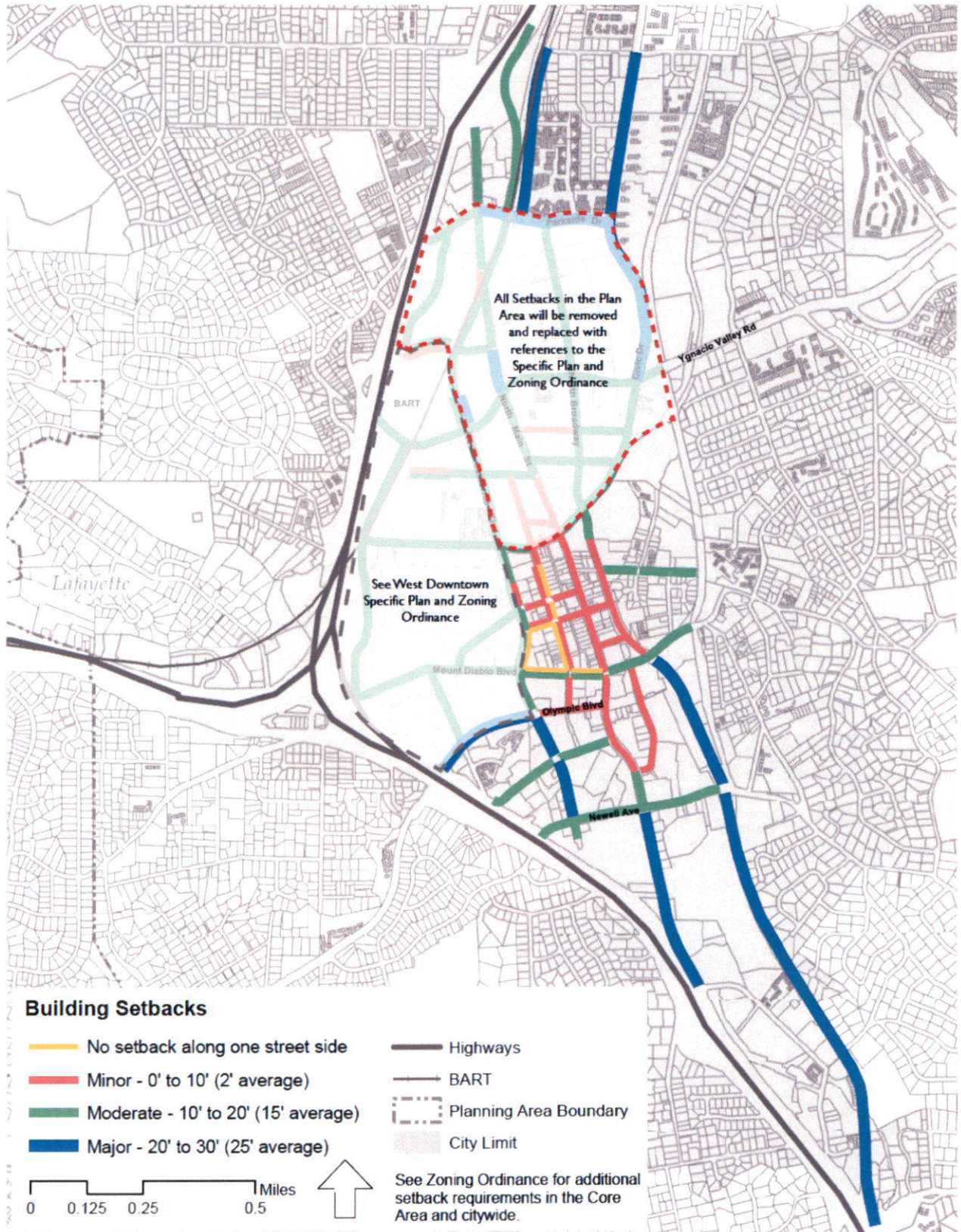
Changes to General Plan Figure 4.9 (Mixed Use Floor Area Ratios)



Changes to General Plan Figure 4.10 (Height Limits)



Changes to General Plan Figure 4.11 (Setbacks)



II: Amend Language Regarding Sidewalk Width

Amend the second paragraph in the left column on page 4-18 as follows (changes are indicated in ~~strikeout~~ and underline):

Except where otherwise specified by the West Downtown or North Downtown Specific Plans, the required minimum dedicated sidewalk width in the Core Area is 10 feet. In the Core Area where more than a minor (0-10 foot) building setback is required, the additional setback area may be provided as additional sidewalk width, pedestrian plazas, or landscaping. The actual design and use of the additional setback area will be determined on a case-by-case basis as new developments are proposed.

III. Modify the General Plan Land Use Categories

Amend the description of the Mixed Use – Residential Emphasis (MU-R) land use category contained in Chapter 4 as follows (changes are indicated in ~~strikeout~~ and underline):

Mixed Use–Residential Emphasis (MU-R), FAR 1.5 to ~~2.6~~2.8. Intended to encourage a combination of ground floor retail with office and/or residential uses above the ground floor. However, residential must be the primary use, with commercial uses allowed only to a maximum FAR of 0.3. The allowable FAR of ~~1.5-2.6~~ 2.8 can translate to a population of approximately 47.9 to ~~79.5~~159 persons per net acre.

Amend the description of the Mixed Use – Commercial Emphasis (MU-C) land use category contained in Chapter 4 as follows (changes are indicated in ~~strikeout~~ and underline):

Mixed Use – Commercial Emphasis (MU-C), FAR 1.0 to ~~3.0~~4.5. Intended to encourage a combination of commercial and residential uses. Commercial (office or retail) must be the primary use. The allowable FAR of 1.0 to ~~3.0~~4.5 can translate to a population of approximately 22.4 to ~~52.5~~139.9 persons per acre. This type of development and density is encouraged around the west Mt. Diablo Blvd. corridor, ~~and~~ in the Newell Ave./S. California Blvd. area, and near the Walnut Creek BART station, for example.

Amend the description of the Mixed Use – Golden Triangle (MU-GT) land use category contained in Chapter 4 as follows (changes are indicated in ~~strikeout~~ and underline):

Mixed Use – Golden Triangle (MU-GT), FAR 1.5 to ~~2.5~~4.5. Intended to encourage a combination of ground-floor retail, high-intensity office and/or high-density residential development near the Walnut Creek BART station. The appropriate density for new residential projects will be determined with the approval of a Planned Development Permit. The FAR associated with this district is applied to commercial (office or retail) development only. (See Figure 1.)

Amend the description of the Pedestrian Retail (PR) land use category contained in Chapter 4 as follows (changes are indicated in ~~strikeout~~ and underline):

Pedestrian Retail (PR), FAR 0.75 to ~~2.0~~2.8. Intended to provide for a range of retail and personal service uses that are accessed by pedestrians. This type of development will occur where central parking lots and on-street parking are available. With minor exceptions, ground floor uses should be retail, with non-retail uses only on the second floor or above. Typical uses include salons, spas, bookstores, clothing stores, framing galleries, gourmet food shops, greeting card stores, restaurants, and travel agencies.

Amend the description of the General Retail (GR) land use category contained in Chapter 4 as follows (changes are indicated in ~~strikeout~~ and underline):

General Retail (GR), FAR 0.3 to ~~1.0~~2.8. Intended for one-stop-shop businesses that rely on customers arriving by auto and provide on-site parking. Uses include discount merchandise stores, financial institutions, hardware stores, hotels, nurseries, restaurants, and shopping centers. Ground floor retail is encouraged; offices may be allowed on the second floor or above.

Rename and amend the description of the Auto Sales and Service (AS) land use category contained in Chapter 4 as follows (changes are indicated in ~~strikeout~~ and underline):

~~Auto Sales and Service~~ **Automobile Sales/Service and Custom Manufacturing (AS-CM)**, FAR 0.1 to ~~1.0~~2.8. Primarily intended for auto dealers, auto service and repair, and other auto-related and auto-oriented retail sales, as well as custom manufacturing uses within the North Downtown Specific Plan area. Businesses not associated with auto sales, service, or repair, or with custom manufacturing, are allowed only if they demonstrate their presence will have no adverse effect on the long term viability of the ~~auto sales and service~~ Automobile Sales/Service and Custom Manufacturing district. The AS-CM category also supports "Makers' Row," a unique industrial artisan district envisioned by the North Downtown Specific Plan.

Amend the description of the Office (OF) land use category contained in Chapter 4 as follows (changes are indicated in ~~strikeout~~ and underline):

Office (OF), FAR 0.5 to ~~3.0~~4.5. Primarily high quality administrative, professional, and general business offices that meet local and regional office space demands. Cultural facilities, restaurants, and retail stores are encouraged on the ground floor.

Amend the description of the Public/Semi public (PU) land use category contained in Chapter 4 as follows (changes are indicated in ~~strikeout~~ and underline):

Public/Semi public (PU), FAR 0.1 to ~~2.0~~2.8, determined on a case-by-case basis. This category encompasses facilities serving the public and the larger community good, including BART stations, the civic center, fire stations, government buildings, libraries, public utility stations and yards (but not their offices), public schools, and large, privately owned community- serving recreational facilities.

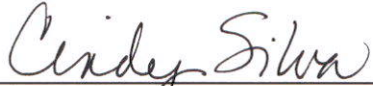
Section 3. Effective Date. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Walnut Creek at a regular meeting thereof held on the 15th day of October 2019 by the following called vote:

AYES: Councilmembers: Wedel, Francois, Wilk, Haskew, Mayor Silva

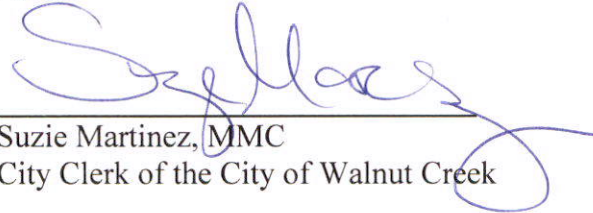
NOES: Councilmembers: None

ABSENT: Councilmembers: None



Cindy Silva
Mayor of the City of Walnut Creek

Attest:



Suzie Martinez, MMC
City Clerk of the City of Walnut Creek

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