



City of Walnut Creek
Development Review Services
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Growth Management Program

Background: In July 1993 the City Council added growth limitation regulations to the City's General Plan, limiting commercial growth to 75,000 square feet of new floor area per year, metered in two-year increments. These regulations remained in place until the City Council adopted the current General Plan (*General Plan 2025*) in April 2006. The Growth Management Program contained in *General Plan 2025* maintains the same limitation on commercial growth, but added new limitations on residential growth that were tied to the City's Regional Housing Needs Allocation (RHNA). The Growth Limitation Implementation Regulations adopted by the City Council in 1993, and last amended in 2005, expired with the adoption of *General Plan 2025* in 2006; however, the remaining unused commercial floor area allocation from the old growth limitation regulations, as well as the methodology for tracking and issuing commercial floor area allocations, were both carried over into the current Growth Management Program.

Action: The City's Growth Management Program will be implemented as follows¹:

Commercial Development

Commercial development shall be limited to no more than 75,000 square feet of net new floor area per year from 2006 to 2015, metered in two-year increments. Commercial projects that are located within the Shadelands Business Park are exempt from the Growth Management Program².

Each two-year commercial development cycle begins on April 4th of every even-numbered year. Any remaining unallocated floor area shall be carried over and is available for use in the next two-year commercial development cycle. Commercial floor area that is being demolished will be credited towards the total new commercial floor area of the project. If the amount of commercial floor area being demolished exceeds the amount of new commercial floor area being constructed, the difference will be credited to the allocation pool.

An allocation for new commercial development is reserved when a Design Review or Planned Development application is deemed complete by the project planner. Reservations are issued on a first come, first served basis. An allocation reservation is normally valid for a period of up to one year; however, the Planning Manager may grant extensions for larger or more complex projects, or for projects that have received Design Review or Planned Development approval and where the applicant is actively pursuing the issuance of a building permit. The actual allocation is granted, and the net new floor area removed from the allocation pool, upon issuance of a building permit. A building permit cannot be issued without an available allocation. If the building permit is allowed to expire prior to the start of construction, the allocation is revoked and returned to the allocation pool.

¹ These policies are based on the policies and action items of the Growth Management Element contained within *General Plan 2025*.

² The Shadelands Business Park consists of those properties located within the B-P, Business Park District and P-D, Planned Development Districts 1543, 1960, and 1978. This area is generally bounded by the Contra Costa Canal to the north, Oak Grove Road to the east, Ygnacio Valley Road to the south, and to the west by the property lines dividing the properties located on Wimbledon Road and Amberwood Lane from those located on Lennon Lane.

Residential Development

Residential development shall be limited to no more net new dwelling units than the total Regional Housing Needs Allocation (RHNA) for all income levels assigned to the City of Walnut Creek by the Association of Bay Area Governments (ABAG) and the State of California. The following types of dwelling units are exempt from the Growth Management Program:

- Income-restricted dwelling units for Moderate, Low, or Very Low Income Households as defined by Part 1, Article 3 of the Zoning Ordinance
- Second Family Residential Units permitted pursuant to Part 3, Article 5 of the Zoning Ordinance
- Inclusionary Units required pursuant to Part 3, Article 9 of the Zoning Ordinance
- Density Bonus units permitted pursuant to Part 3, Article 10 of the Zoning Ordinance

Dwelling units that are being demolished will be credited towards the number of new dwelling units contained within the project. If the number of dwelling units being demolished exceeds the number of dwelling units being constructed, the difference will be credited to the allocation pool.

An allocation for new residential development is reserved when a Design Review, Planned Development, Vesting Tentative Map, or Vesting Tentative Parcel Map application is deemed complete by the project planner. Reservations are issued on a first come, first served basis. An allocation reservation is normally valid for a period of up to one year; however, the Planning Manager may grant extensions for larger or more complex projects, or for projects which have received planning approval (Design Review, Planned Development, Vesting Tentative Map, or Vesting Tentative Parcel Map) and where the applicant is actively pursuing the issuance of a building permit. A building permit cannot be issued without an available allocation. The actual allocation is granted, and the net new dwelling units removed from the allocation pool, upon issuance of a building permit. If the building permit is allowed to expire prior to the start of construction, the allocation is revoked and returned to the allocation pool.

Any remaining unreserved residential allocation expires at the end of each RHNA cycle.

Community Facilities

Community facilities serving the public and the larger community good, including the following zoning use classifications, are exempt from the Growth Management Program:

- Adult Day Care Facilities
- Child Day Care Facilities
- Clubs and Lodges
- Colleges
- Cultural Institutions
- Emergency Medical Care
- Government Offices
- Heliports, Hospitals
- Housing for the Homeless
- Maintenance & Service Facilities
- Park & Recreation Facilities
- Public Parking Facilities
- Public Safety Facilities
- Public Transit Terminals, including BART stations
- Recycling Facilities
- Religious Assembly
- Residential Care Facilities
- Schools, public or private
- Skilled Nursing Facilities
- Utilities Major and Minor

Remaining allocation balance

Information on the current balance of the commercial and residential allocation pools is available by contacting the Planning Division in person at the address above, by phone at (925) 256-3558, or by e-mail at DutyPlanner@walnut-creek.org.