



# Habitat for Humanity Pacifica Landing Project Bay Point, CA

County File #SD13-9340, DP13-3027, RZ13-3223, GP13-0001

COUNTY BOARD OF SUPERVISORS

JULY 9, 2019

# Site Information

- ▶ Location: 589 Pacifica Avenue, Bay Point - southeast corner of Driftwood Drive and Pacifica Avenue.
- ▶ Lot size: 2.42 acres
- ▶ General Plan: Single-Family Residential Medium Density (SM)
- ▶ Zoning: Single-Family Residential District (R-10) and General Agricultural District (A-2)
- ▶ Surrounding Area: Mix of single-family and multi-family neighborhoods, Contra Costa Canal Trail, Rio Vista Elementary and open space areas

# Aerial Photo

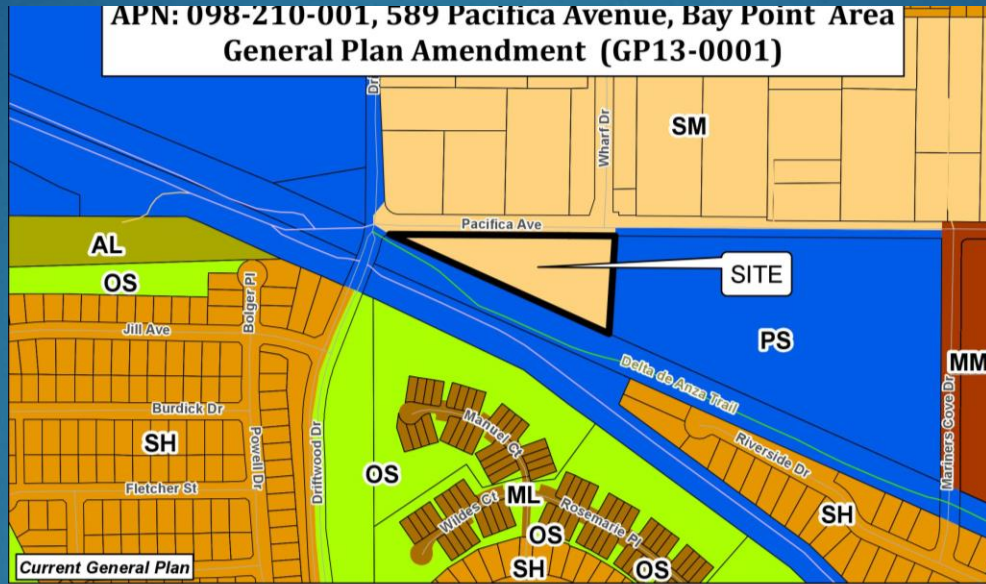
APN: 098-210-001, 589 Pacifica Avenue, Bay Point Area  
General Plan Amendment (GP13-0001)



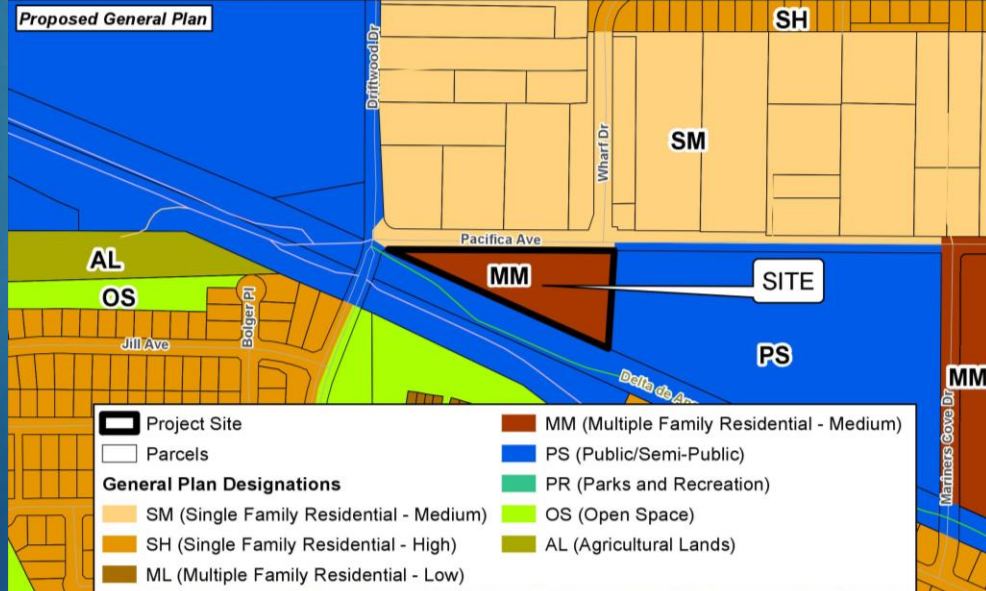


# Existing & Proposed General Plan Designations

(Existing)

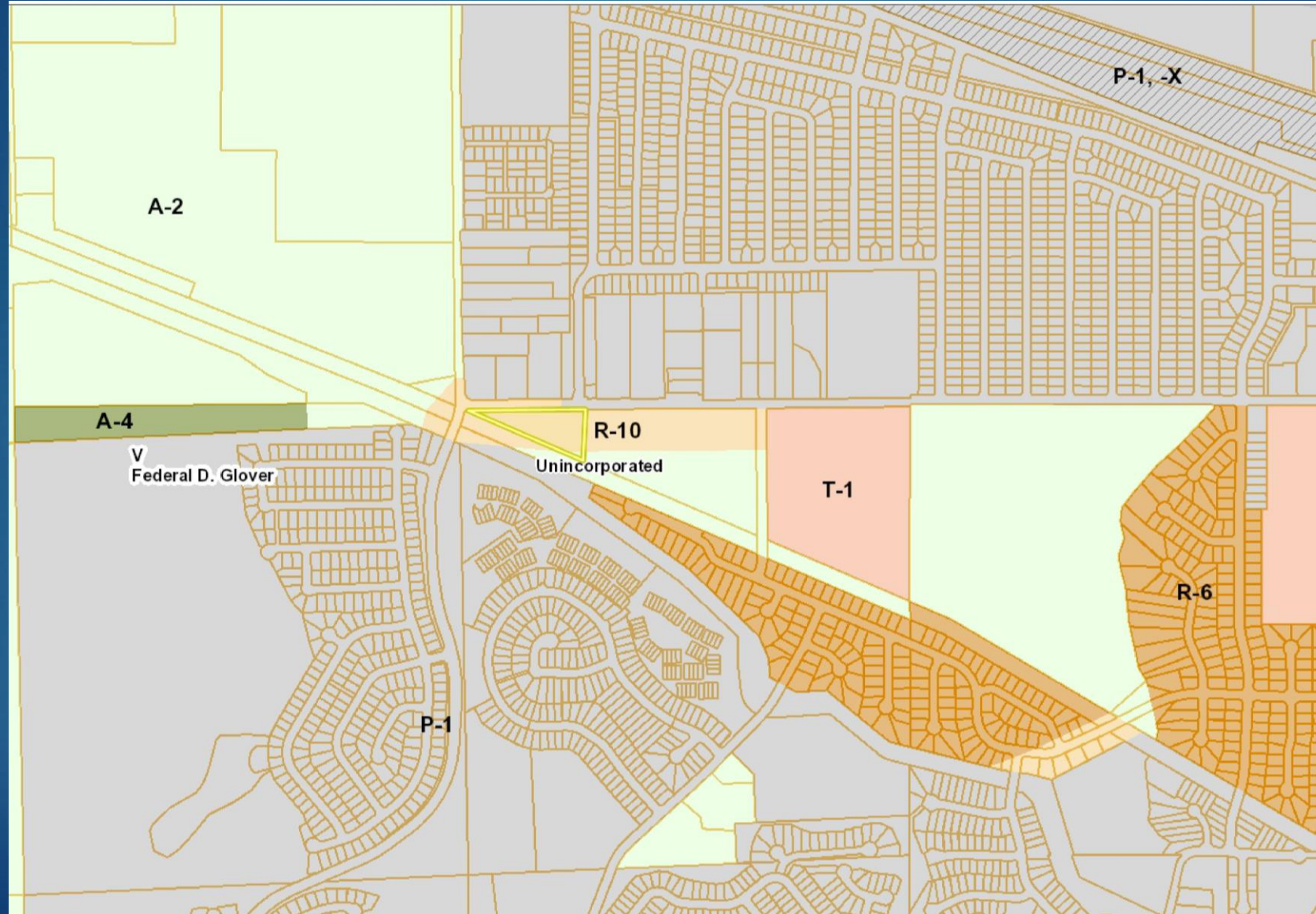


(Proposed)



- Project Site
- Parcels
- General Plan Designations**
- SM (Single Family Residential - Medium)
- SH (Single Family Residential - High)
- ML (Multiple Family Residential - Low)
- MM (Multiple Family Residential - Medium)
- PS (Public/Semi-Public)
- PR (Parks and Recreation)
- OS (Open Space)
- AL (Agricultural Lands)

# Surrounding Zoning Districts





# Project Description

- ▶ General Plan Amendment: Single-Family Residential Medium Density (SM) to Multiple-Family Residential Medium Density (MM).
- ▶ Rezone: Single-Family Residential District (R-10) and General Agricultural District (A-2) to Planned Unit District (P-1).
- ▶ Subdivision: 29 new residential parcels and 6 common space parcels.
- ▶ Development Plan: 29 new townhomes and site improvements.
- ▶ Tree Permit: Removal of 13 code-protected trees.

# Variations & Exceptions

- ▶ Variance
  - ▶ Rezoning a 2.42-acre parcel to P-1 (5-acre minimum)
- ▶ Exceptions
  - ▶ 98-6.006 Pavement across intersections
  - ▶ 98-6.012 Minimum length of vertical curves
  - ▶ 82-18.002 Sight obstructions at intersections
  - ▶ 914-2.004 Collect and convey
  - ▶ 914-6.402 Discharge to roadside ditches

# Public Comments (CEQA)

- ▶ CEQA Initial Study public review period: October 16, 2018 – November 7, 2018
- ▶ East Bay Municipal Utility District
  - ▶ Adjacent to Mokelumne Aqueduct – will require review if encroaching.
- ▶ Mr. Arthur Trout & Mrs. Michelle Crawford Trout
  - ▶ The project should reduce its density to meet existing allowed density;
  - ▶ A tree survey should be completed prior to removal, as wildlife utilizes the trees;
  - ▶ The project does not provide sufficient off-street parking;
  - ▶ The internal road does not appear sufficient for emergency services.

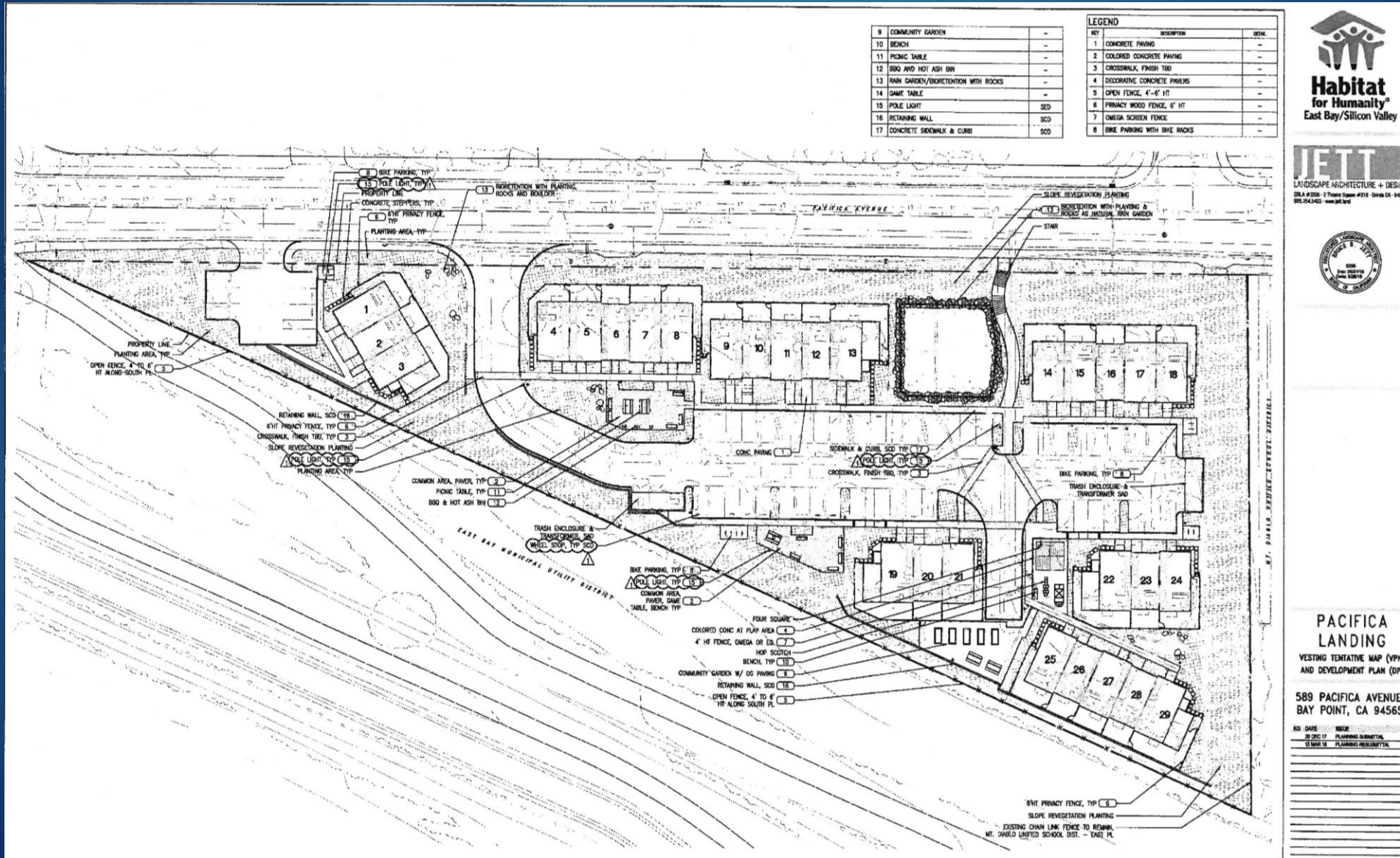


# County Planning Commission

April 24, 2019

- ▶ Public testimony at the hearing raised concerns related to off-street parking, density and building design.
- ▶ The Planning Commission approved the vesting tentative map and associated tree permit, contingent upon the Board's approval of the General Plan Amendment, Rezoning, and Final Development Plan.
- ▶ The Commission recommended approval of the rezoning and the final development plan.
- ▶ The Planning Commission's vote on the proposed General Plan amendment was 3-2 to recommend approval, with two commissioners absent, but did not attain the four affirmative votes required by statute to recommend approval of the General Plan amendment to the Board.

# Site Plan Approved by Planning Commission





# Elevations

**PROPOSED REAR ELEVATION - 5 UNIT BUILDING - A**  
SCALE: 1/8" = 1'-0"

**PROPOSED SIDE ELEVATION - 5 UNIT BUILDING - A**  
SCALE: 1/8" = 1'-0"

**ELEVATION NOTES:**

1. CLAD TO MATCH EXISTING CLADDING
2. FINISH: EXISTING
3. ALL NEW WORK TO BE MATCHED TO EXISTING MATERIALS AND FINISHES
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SAN FRANCISCO, CA 94108  
415.774.1100  
www.gha.com

**A3.3**

**PROPOSED FRONT ELEVATION - 5 UNIT BUILDING - B**  
SCALE: 1/8" = 1'-0"

**PROPOSED SIDE ELEVATION - 5 UNIT BUILDING - B**  
SCALE: 1/8" = 1'-0"

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**A3.4**

**PROPOSED FRONT ELEVATION - TRIPLEX**  
SCALE: 1/8" = 1'-0"

**PROPOSED SIDE ELEVATION - TRIPLEX**  
SCALE: 1/8" = 1'-0"

**PROPOSED REAR ELEVATION - TRIPLEX**  
SCALE: 1/8" = 1'-0"

**PROPOSED SIDE ELEVATION - TRIPLEX**  
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**A3.5**

**PROPOSED REAR ELEVATION - 5 UNIT BUILDING - B**  
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**PROPOSED SIDE ELEVATION - 5 UNIT BUILDING - B**  
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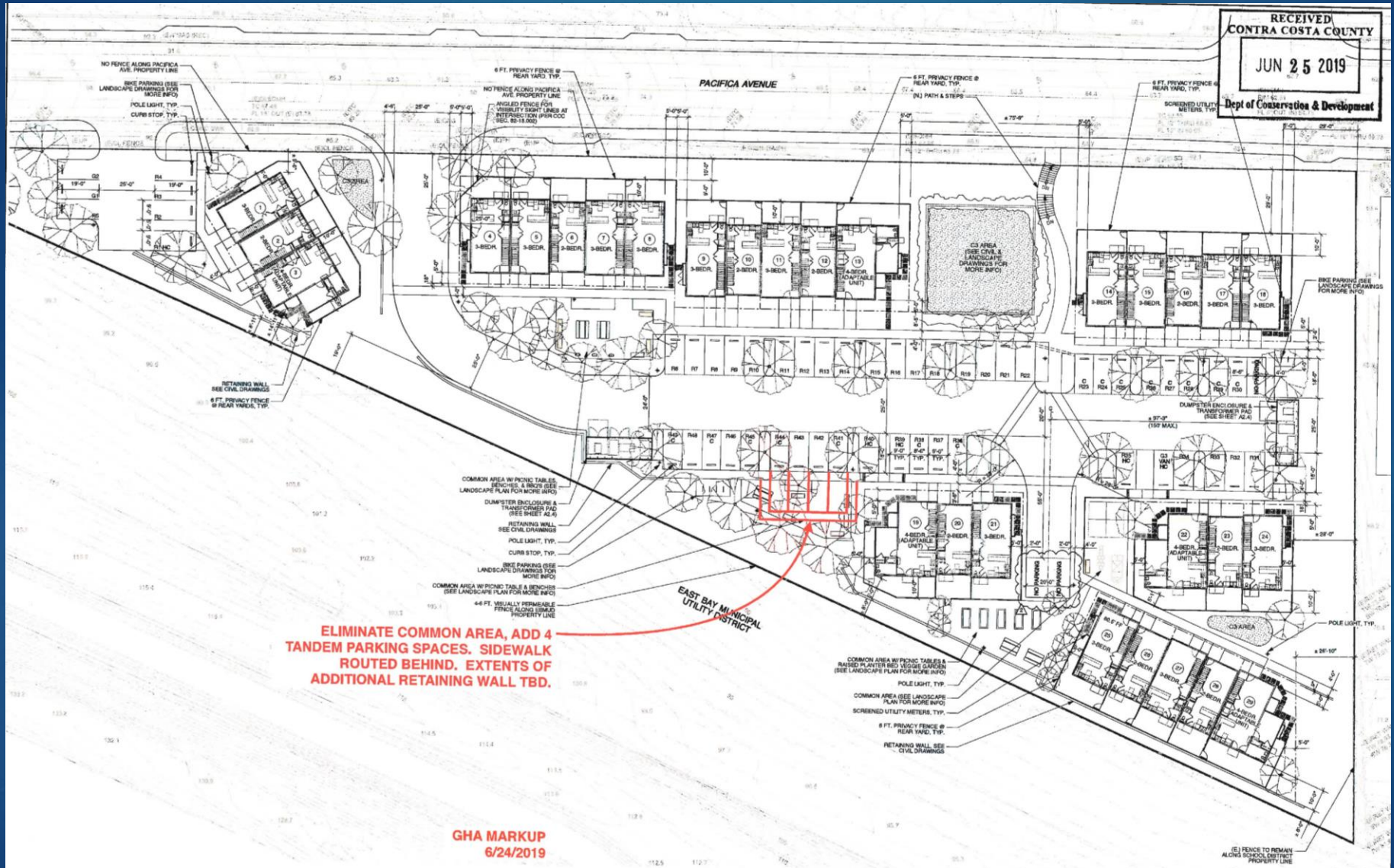
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**A3.5**



# Revised Off-Street Parking Plan



GHA MARKUP  
6/24/2019

# Staff Analysis

## ▶ CEQA

- ▶ Impacts identified in the areas of Air Quality, Cultural Resources, Noise, and Tribal Cultural Resources.
- ▶ Mitigation measures proposed to reduce these impacts to less than significant levels.

## ▶ General Plan

- ▶ Proposed MM designation is appropriate for the proposed project and the pattern of development in the surrounding area.
- ▶ Meets General Plan policies regarding density, infill development, alternative transportation, regional housing needs, and affordable housing.

## ▶ Zoning

- ▶ Proposed P-1 provides comparable development standards to M-17 and Bay Point P-1 regarding height, setbacks and parking.



# Staff Analysis

## ▶ Off-Street Parking

- ▶ Affordable housing projects typically have less demand for parking than market-rate projects
- ▶ Habitat for Humanity typically finds 1.6-1.8 spaces per unit to be the parking demand for their projects.
- ▶ New total of 51 off-street parking spaces for proposed dwelling units (1.76 spaces per unit) and 7 guest parking spaces (0.24 spaces per unit)
- ▶ Comparatively, the Bay Point P-1 and M-17 district would require 58 spaces for the residences (2.0 spaces per unit) and 7.25 spaces for guests (0.25 spaces per unit)
- ▶ According to Figure 5-3 of the Transportation and Circulation Element, the subject property is located within a Transit Corridor and within Local Transit Service Area
- ▶ Bus stop adjacent to the property with access to public transit, such as other bus lines and BART



# Staff Recommendation

- ▶ ADOPT the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP);
- ▶ APPROVE the proposed General Plan Amendment (County File #GP13-0001);
- ▶ APPROVE the proposed Rezoning (County File #RZ13-3223);
- ▶ APPROVE the Pacifica Landing final development plan.



Questions?