

**THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA**  
**and for Special Districts, Agencies and Authorities Governed by the Board**

Adopted this Resolution on 11/19/2019 by the following vote:

**AYE:** ☐

**NO:** ☐

**ABSENT:** ☐

**ABSTAIN:** ☐

**RECUSE:** ☐



**Resolution No. 2019/633**

Approving a General Plan Amendment (County File #GP18-0007) for the Rodeo Senior Housing Successor Site General Plan Amendment.

WHEREAS, the Contra Costa County Board of Supervisors held a public hearing on November 12, 2019, to consider the Rodeo Senior Housing Successor Site General Plan Amendment ("Project"), proposed for the Rodeo area. The Project includes the adoption of a mitigated negative declaration and mitigation monitoring program and a General Plan Amendment (County File #GP18-0007).

WHEREAS, the General Plan Amendment for the Project reclassifies land from Commercial ("CO") to Multiple-Family Residential Very High – Special ("MS").

WHEREAS, a resolution is required under Government Code Section 65356 to amend a general plan.

NOW, THEREFORE, the Contra Costa County Board of Supervisors resolves as follows:

1. The Board of Supervisors makes the following General Plan Amendment Findings:

a) Would adoption of the proposed General Plan Amendment be consistent with the provisions of the County's Urban Limit Line?

Adoption of the proposed General Plan Amendment ("GPA") would be consistent with the provisions of the Urban Limit Line ("ULL"). The subject site is located inside the ULL, and therefore may be developed with "urban" or "non-urban" uses, as defined in the 2005-2020 Contra Costa County General Plan. The proposed land use designation, Multiple-Family Residential Very High-Special ("MS"), is urban. No changes to the ULL boundary are proposed and the project does not involve extension of urban services beyond the ULL.

b) Would adoption of the proposed General Plan Amendment result in a violation of the County's 65/35 Land Preservation Standard?

Adoption of the proposed GPA will not result in a violation of the 65/35 Land Preservation Standard (the "65/35 Standard"), originally approved by County voters through adoption of Measure C-1990 and reaffirmed through adoption of Measure L-2006. Under the 65/35 Standard, no more than 35 percent of the land in the county may be developed with urban uses and at least 65 percent of the land must be preserved for non-urban uses such as agriculture, open space, parks, wetlands, etc. The existing land use designation for the subject site, Commercial ("CO"), is an urban land use designation. No non-urban land use designations are present on-site. As the proposed MS land use designation is also an urban designation, there will be no change in the percentage of land devoted to urban and non-urban uses.

c) Would adoption of the proposed General Plan Amendment be consistent with the provisions of Measure J-2004, the Contra Costa Growth Management Program, and related Contra Costa Transportation Authority resolutions?

The project complies with the objectives and requirements of Measure J-2004, the Contra Costa Growth Management Program, and related Contra Costa Transportation Authority ("CCTA") resolutions. Adoption of the proposed GPA would change the subject site's maximum development potential from Commercial (0.1-1.0 Floor Area Ratio and 40% lot coverage) to 45-99.9 multiple-family residential units per net acre. The project would allow for future development of additional senior housing, similar to the use of the adjacent site. Implementing this use would result in traffic generation below the Measure J threshold for studying the proposed GPA's potential impacts on Routes of Regional Significance.

d) Would adoption of the proposed General Plan Amendment cause the General Plan to become internally inconsistent, in violation of Government Code Section 65300.5?

Adoption of the proposed GPA will not cause the General Plan to become internally inconsistent. The General Plan

comprises an integrated, internally consistent, and compatible statement of policies governing development in the unincorporated areas. Although the proposed GPA involves a change in land use intensity at the subject site, the MS designation is consistent with the policies for the Rodeo Area, amongst others, and the site will remain consistent with the local land use context.

e) Would adoption of the proposed General Plan Amendment be in the public interest, as required under Government Code Section 65358(a)?

The General Plan contains policies related to providing an adequate supply of housing and encouraging infill development on under-utilized sites within urbanized areas where necessary utilities are already installed. It is in the public interest to adopt the proposed GPA because the project is consistent with these policies and will increase the supply of affordable housing units. According to the Contra Costa Count 2017 General Plan Annual Progress Report (submitted to Board of Supervisors on March 27, 2018), only 3 permits were issued in 2017 for units which would be affordable to very low- or low-income households (income at 51 to 80 percent of the area median income [“AMI”] for Contra Costa County). While the County is well on its way toward meeting its total RHNA share, 84.2 percent of new housing production has been in the above-moderate income category and less than 1 percent has been in the very-low and low-income categories. The proposed project will allow for the construction of additional very low income housing units (30% to 50% of area median income), similar to what was approved on the adjacent senior housing site.

f) Would adoption of the proposed General Plan Amendment result in an exceedance of the annual limit on amendments specified under Government Code Section 65358(b)?

The mandatory elements of the General Plan may be amended up to four times each calendar year. The proposed GPA would be the second for 2019.

2. The Board of Supervisors hereby ADOPTS the General Plan Amendment (County File #GP13-0001) to reclassify the Land Use Designation of the subject property from Single Family Residential-Medium Density (SM) to Multiple Family Residential-Medium Density, and ADOPTS the General Plan Amendment, County File #GP13-0001, as the second General Plan Amendment for calendar year 2019, as permitted by State Planning Law.

**Contact: Jamar Stamps, AICP (925)  
674-7832**

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

**ATTESTED: November 19, 2019**

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: , Deputy

**cc:**