

April 22, 2020

Aruna Bhat, Sean Tully, and Will Nelson
Contra Costa County Conservation & Development Dept.
30 Muir Road, Martinez, CA 94553

Submitted via Email: Aruna.Bhat@dcd.cccounty.us
Sean.Tully@dcd.cccounty.us
Will.Nelson@dcd.cccounty.us

SUBJECT: Initiation of GP Amendment Study - Spieker Senior Continuing Care Community

Dear Aruna, Sean and Will,

This letter serves to formally transmit our attached *Application* on behalf of Spieker Senior Development Partners to Initiate a General Plan Amendment (GPA) Study for their 30.8-acre Property (APN 172-080-007 & 172-150-012) located at the end of Seven Hills Ranch Road in the unincorporated Walnut Creek area (see *Figure 1, Aerial of Project Site*).

The Property is currently designated on the General Plan Land Use Map as “SM” (Single Family Residential Medium Density – see *Figures 2 & 3* attached). Our request is to initiate a study to change the designation to “CC” (Congregate Care/Senior Housing) or an equivalent under Envision Contra Costa 2040 to accommodate a Continuing Care Retirement Community (CCRC). The preliminary concept plans for this CCRC community call for a combination of “independent living”, “assisted living” and “skilled nursing” units, coupled with extensive services and amenities, including housekeeping and landscape maintenance, a clubhouse with food service and entertainment venues, indoor pool and fitness spa, and health care center (see attached *Project Description and Conceptual Plans*).

Unlike a conventional senior housing project, a CCRC is regulated by the State of California Department of Social Services to provide lifetime occupancy and support services, rather than ownership interests. The principals at Spieker Senior Development Partners have been involved in the creation and operation of six such high quality CCRC’s throughout California; closest is the Stoneridge Creek community in Pleasanton. This CCRC community will make a very compatible “infill” neighbor to the surrounding residential and institutional uses, with very low traffic generation, parking demand, and noise. The high quality of facilities and amenities will also integrate well to this site to create an attractive and highly desired community for members of our aging population in central Contra Costa.

This Property is a true “infill” site, situated inside the County Urban Limit Line and surrounded by established urban uses (see *aerial Figure 4*). The GPA would change the land use designation from one such urban use to another, specially selected to accommodate this unique CCRC community. Please note that while the Property is currently zoned as “A-2” (*Figure 5*), it is not suitable for farming or other intensive agricultural uses, as the soils are shallow, overly drained and rocky. It is neither “prime” farmland or “farmland of local or statewide importance”.

Please let us know if you have any questions. We would appreciate this matter being scheduled for review by the Board at the earliest opportunity.

Sincerely,



Richard Loewke, AICP

Attachments

Cc: Troy Bourne, Spieker Senior Development Partners

Spieker Senior Continuing Care Community, Walnut Creek Area

DRAFT Project Description

(Draft 04/20/20)

The Spieker Senior Continuing Care Community (“Project”) includes development of a self-contained continuing care retirement community, or CCRC, offering long-term continuing care contracts that provide for housing, resident services, and nursing care, all on two existing parcels containing approximately 30.8-acres (Project Site), for a resident's lifetime. The CCRC would include two main components: (a) independent living units, for residents capable of residing in the community without daily assistance; and (b) a Health Care Center, for residents requiring daily assistance or daily medical attention. The independent living units would be licensed as a CCRC through the State of California Department of Social Services (DSS) Continuing Care Contracts Branch as a Residential Care Facility for the Elderly (RCFE). The Health Care Center would be licensed to provide assisted living and special care (dementia services) as an RCFE by the DSS and licensed to provide skilled nursing by the California Dept. of Public Health.

The Project Improvements will include two types of independent living buildings. The “apartment” style buildings will consist primarily of 3-story structures, both at grade and over parking; a portion of the apartment buildings in the southwest corner of the Project Site may include 4-story elements where natural grade is lower. Maximum overall height of the apartment buildings will be limited to 40 feet for the 3-story buildings and 50 feet for the 4-story buildings. The “villa” style buildings will be single-story in design and arranged along the perimeter of the Project Site.

The Improvements also include a Clubhouse, Recreation Building, Maintenance Buildings, a Health Care Center, and outdoor amenities to serve the needs of residents. Site grading and improvements, and construction of all buildings will be commenced in a single “phase”, with the Health Care Center being completed by 12-18 months following the other buildings, based on the additional time required for the California Office of Statewide Health Planning and Development (OSHPD¹) permitting, inspection, and documentation. Principal access to the Project Site, including the Health Care Center, will come from an extension of Kinross Drive (a public street) along the southeasterly boundary of the Site in the City of Walnut Creek. A gated emergency access (EVA) will be provided to connect the Health Care Center parking lot to North San Carlos Drive at the northerly end of the Site.

The aggregate total area of all buildings will be approximately 700,000 square feet. Following is a summary of the Project Improvements:

¹ <https://oshpd.ca.gov/>

1. **Independent Living Units:** Approximately 351 total units, including:
 - a. ***Villa Residences:*** Approximately 51 single-story units of from 1,500 to 2,500 square feet in size with an aggregate gross floor area of approximately 100,000 square feet.
 - b. ***Courtyard Apartments:*** Approximately 300 units of from 1- to 3-bedrooms (132 1-bedroom, 150 2-bedroom, and 18 3-bedroom), and from 650 to 2,400 square feet, arranged in buildings of 3-4 stories both at grade and over parking, with a maximum of 40 feet in total height, and with an aggregate gross floor area of approximately 510,000 square feet (including the Clubhouse and Recreation Building).
2. **Health Care Center Units:** Approximately 100 total units, including:
3. **Health Care Center:** Houses a total of approximately 100 units of from 300-500 square feet, with an aggregate floor area of approximately 70,000 square feet. The building will be one- and two stories in height, with Skilled Nursing housed within a one-story area, and Assisted Living/Memory Care (north end of building) in a two-story area. The Center will be accessible to Independent Living residents and the general public via the internal community roadway. Services will be available to the CCRC residents on a priority basis, and to non-residents as space permits. The Health Care Center Units include the following approximate totals:
 - a. ***Skilled Nursing:*** 50 units
 - b. ***Memory Care:*** 20 units
 - c. ***Assisted Living:*** 30 units
4. **Parking:** To be provided at the ratio of 1.15 space for each of the approximate total of 451 "units" (350 + 100), in the form of both garage and surface parking (519 spaces).
5. **Clubhouse:** Two-stories, housing community administrative offices, restaurants, library, lounges, movie theater, card and billiard rooms, a computer center, and a mail room.
6. **Recreation Building:** Three-stories, including an exercise and fitness center, a community pool, a health spa and beauty salon, and an art studio.
7. **Maintenance Buildings:** One- and two-stories, with an aggregate area of approximately 20,000 square feet, housing the community's maintenance department, a commercial laundry unit, and a control center for the community's high-efficiency heating, ventilation, and air conditioning (HVAC) network and other utility systems.



Project Data

Unit Summary:	
RLU Apartments	± 300 Units
RLU Villas	± 51 Units
<hr/>	
Total Independent Living Units	± 351 Units
Assisted Living Units	± 30 Units
Memory Care Units	± 20 Units
Skilled Nursing Beds	± 50 Units
<hr/>	
Total Health Center Units	± 100 Units

Parking Summary:

Proposed Parking	± 520 Spaces
	1.15 Space per Unit

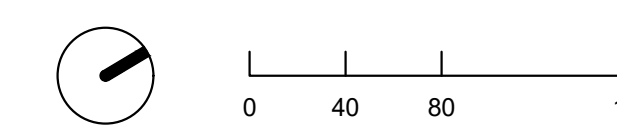


Architecture + Planning
888.456.5849
ktgy.com

Spieker Senior
Development
Partners

SPIEKER WALNUT CREEK
WALNUT CREEK, CA # 2019-1168

CONCEPTUAL DESIGN
APRIL 1ST, 2020



SITE PLAN

A1.0



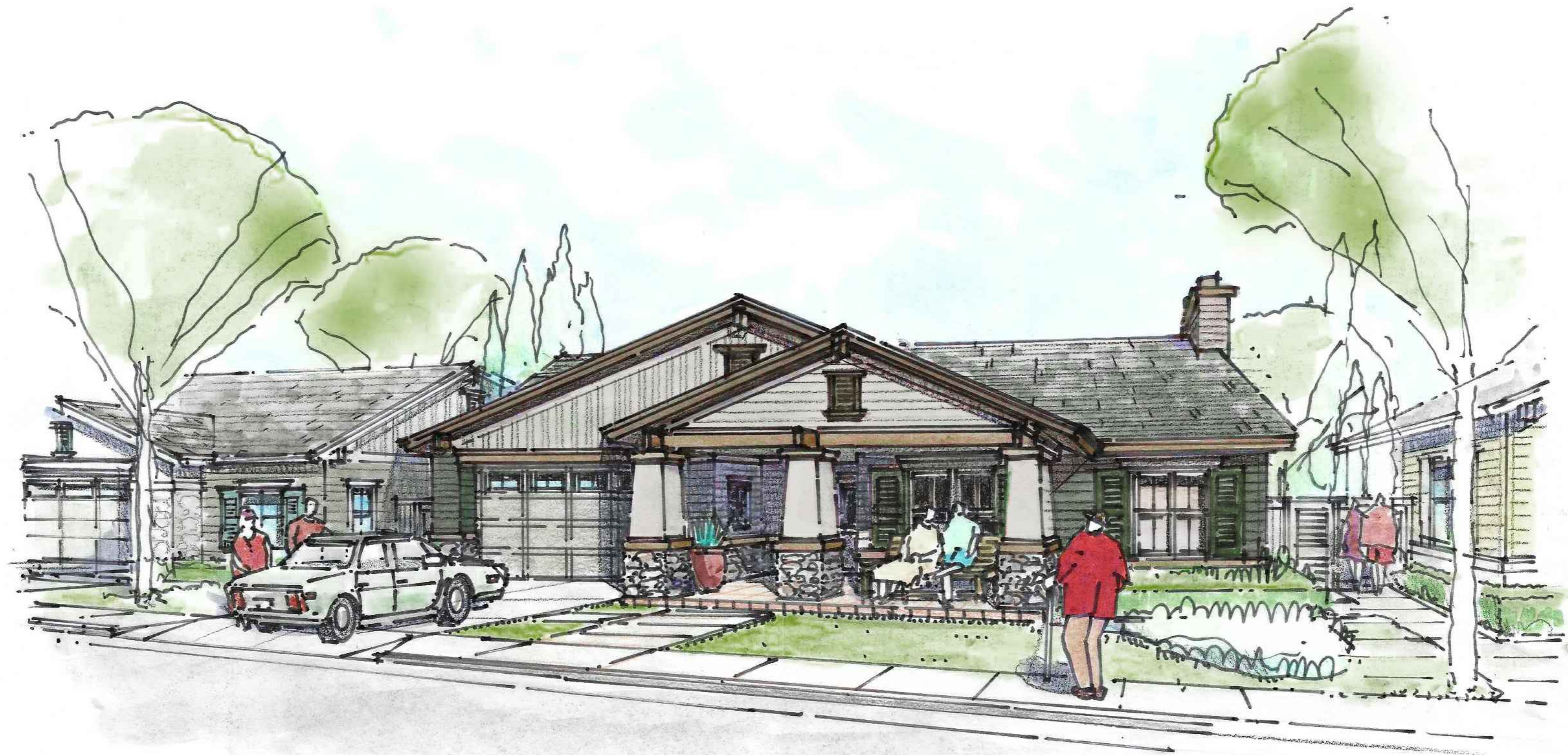


FIGURE 1 - PROJECT SITE



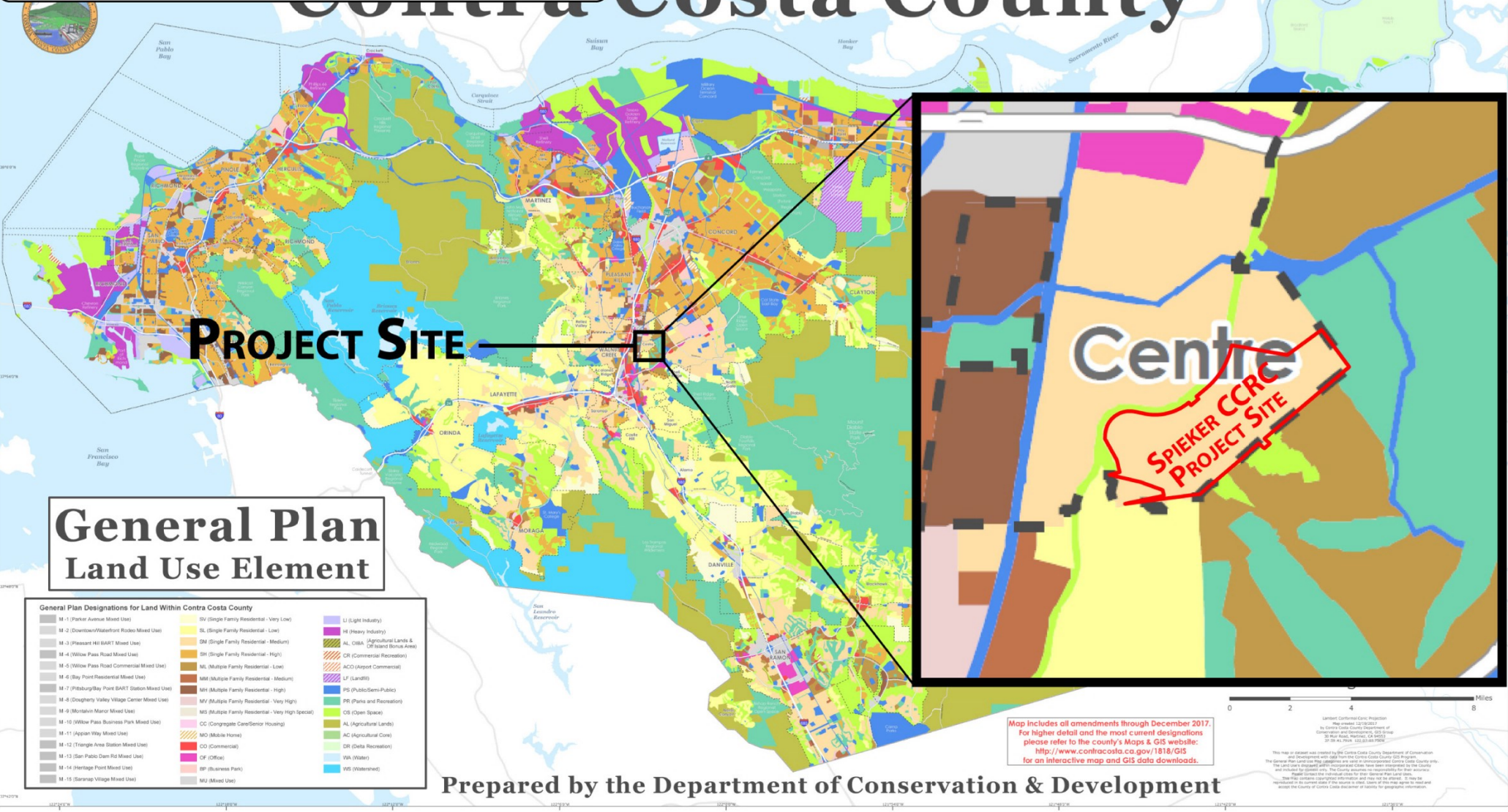
APN #172-080-007
& #172-150-012

APPROXIMATE
PUBLIC ROW

Lowwke Planning Associates, Inc. 1907 Vintage Circle Brentwood, CA 94513 www.Lowwke.com		
NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
UNINCORPORATED WALNUT CREEK CONTRA COSTA COUNTY		
0 40' 200' 400'		
Date 4/03/20		
Sheet 1 of 1 Sheets		

FIGURE 2 - CURRENT LAND USE MAP LOCATION

Contra Costa County



General Plan Land Use Element

General Plan Designations for Land Within Contra Costa County		
M -1 (Parker Avenue Mixed Use)	SV (Single Family Residential - Very Low)	LI (Light Industry)
M -2 (Downtown/Waterfront Robco Mixed Use)	SL (Single Family Residential - Low)	HI (Heavy Industry)
M -3 (Pleasant Hill BART Mixed Use)	SM (Single Family Residential - Medium)	AL OBA (Agricultural Lands & Off-Road Bicycle Area)
M -4 (Willow Pass Road Mixed Use)	SH (Single Family Residential - High)	CR (Commercial Recreation)
M -5 (Willow Pass Road Commercial Mixed Use)	ML (Multiple Family Residential - Low)	ACO (Airport Commercial)
M -6 (Bay Point Residential Mixed Use)	MM (Multiple Family Residential - Medium)	LF (Landfill)
M -7 (Pittsburg/Bay Point BART Station Mixed Use)	MH (Multiple Family Residential - High)	PS (Public/Semi-Public)
M -8 (Dougherty Valley Village Center Mixed Use)	MV (Multiple Family Residential - Very High)	PR (Parks and Recreation)
M -9 (Montevine Manor Mixed Use)	CC (Congregate Care/Senior Housing)	OS (Open Space)
M -10 (Willow Pass Business Park Mixed Use)	MO (Mobile Home)	AL (Agricultural Lands)
M -11 (Appian Way Mixed Use)	CD (Commercial)	AC (Agricultural Cows)
M -12 (Triunfo Area Station Mixed Use)	CF (Office)	DR (Delta Recreation)
M -13 (San Pablo Dam Rd Mixed Use)	BP (Business Park)	WA (Water)
M -14 (Heritage Point Mixed Use)	MU (Mixed Use)	WS (Watershed)
M -15 (Starship Village Mixed Use)		

Prepared by the Department of Conservation & Development

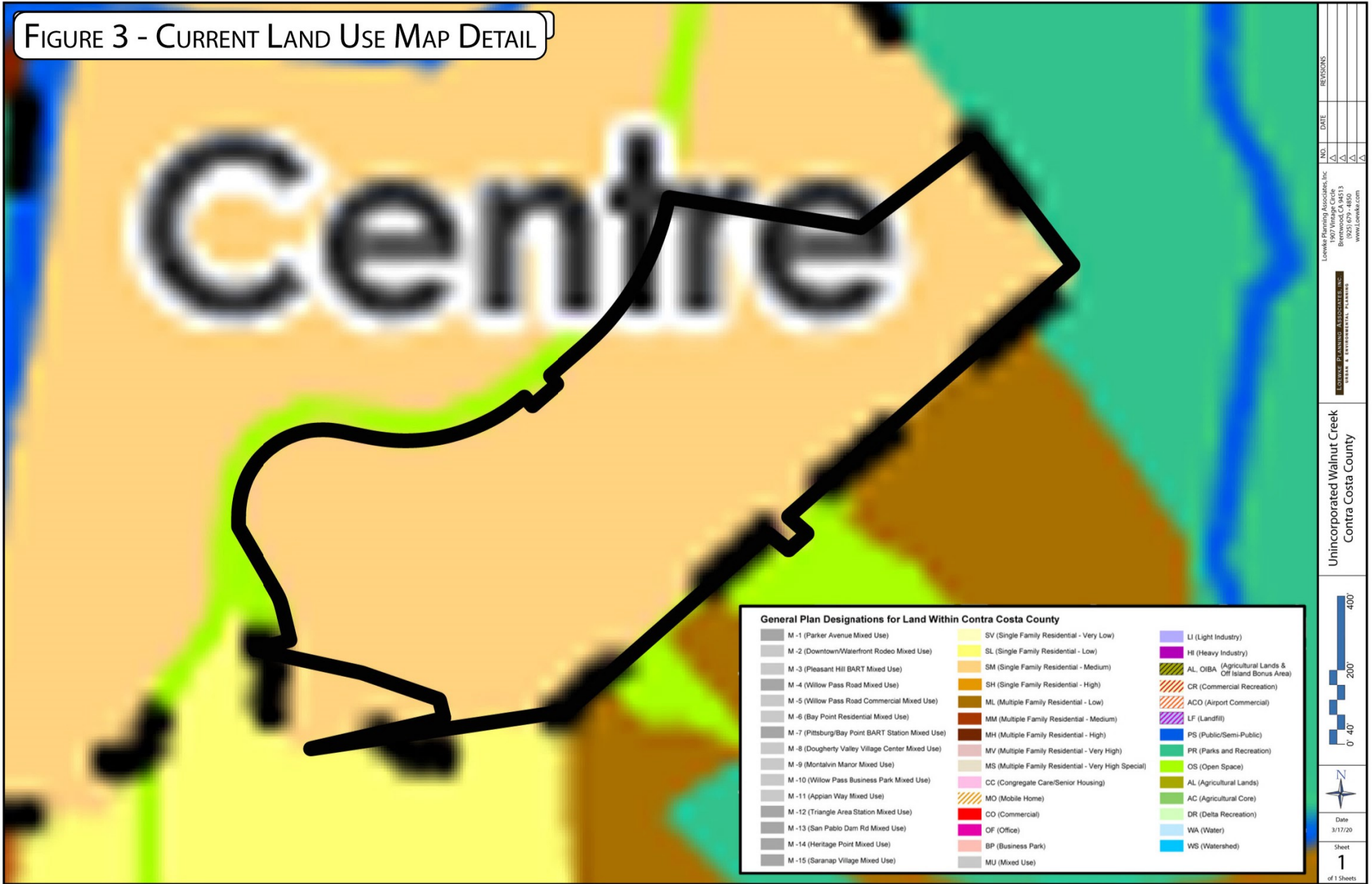
Map includes all amendments through December 2017. For higher detail and the most current designations please refer to the county's Maps & GIS website: <http://www.contracosta.ca.gov/1818/GIS> for an interactive map and GIS data downloads.

Scale: 0 2 4 8 Miles

Copyright Contra Costa Registrar
 4500 The Meadows, 2015 Contra Costa
 4500 The Meadows, 2015 Contra Costa
 Department of Conservation and Development, GIS Group
 2015 Contra Costa Registrar, 04/0003
 2015 Contra Costa Registrar, 04/0003

This map is obtained from the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. The General Plan Land Use Designations are used in conjunction with the County's land use designations. The Contra Costa Registrar has been authorized by the County and the Registrar to provide this information for use in the County's GIS system. This map is provided as a service to the public and is not intended to be used for any other purpose. The Contra Costa Registrar is not responsible for any errors or omissions in this map. The Contra Costa Registrar is not responsible for any errors or omissions in this map. The Contra Costa Registrar is not responsible for any errors or omissions in this map.

FIGURE 3 - CURRENT LAND USE MAP DETAIL



General Plan Designations for Land Within Contra Costa County

M -1 (Parker Avenue Mixed Use)	SV (Single Family Residential - Very Low)	LI (Light Industry)
M -2 (Downtown/Waterfront Rodeo Mixed Use)	SL (Single Family Residential - Low)	HI (Heavy Industry)
M -3 (Pleasant Hill BART Mixed Use)	SM (Single Family Residential - Medium)	AL, OIBA (Agricultural Lands & Off Island Bonus Area)
M -4 (Willow Pass Road Mixed Use)	SH (Single Family Residential - High)	CR (Commercial Recreation)
M -5 (Willow Pass Road Commercial Mixed Use)	ML (Multiple Family Residential - Low)	ACD (Airport Commercial)
M -6 (Bay Point Residential Mixed Use)	MM (Multiple Family Residential - Medium)	LF (Landfill)
M -7 (Pittsburg/Bay Point BART Station Mixed Use)	MH (Multiple Family Residential - High)	PS (Public/Semi-Public)
M -8 (Dougherty Valley Village Center Mixed Use)	MV (Multiple Family Residential - Very High)	PR (Parks and Recreation)
M -9 (Montalvin Manor Mixed Use)	MS (Multiple Family Residential - Very High Special)	OS (Open Space)
M -10 (Willow Pass Business Park Mixed Use)	CC (Congregate Care/Senior Housing)	AL (Agricultural Lands)
M -11 (Appian Way Mixed Use)	MO (Mobile Home)	AC (Agricultural Core)
M -12 (Triangle Area Station Mixed Use)	CO (Commercial)	DR (Delta Recreation)
M -13 (San Pablo Dam Rd Mixed Use)	OF (Office)	WA (Water)
M -14 (Heritage Point Mixed Use)	BP (Business Park)	WS (Watershed)
M -15 (Saranap Village Mixed Use)	MU (Mixed Use)	

Unincorporated Walnut Creek
 Contra Costa County

Date: 3/17/20
 Sheet: 1 of 1 Sheets

REVISIONS
 NO. DATE

Lovelace Planning Associates, Inc.
 1907 Vintage Circle
 Brentwood, CA 94513
 www.lovelace.com

SEAN M. ENVIRONMENTAL PLANNING

SCALE: 1" = 400'

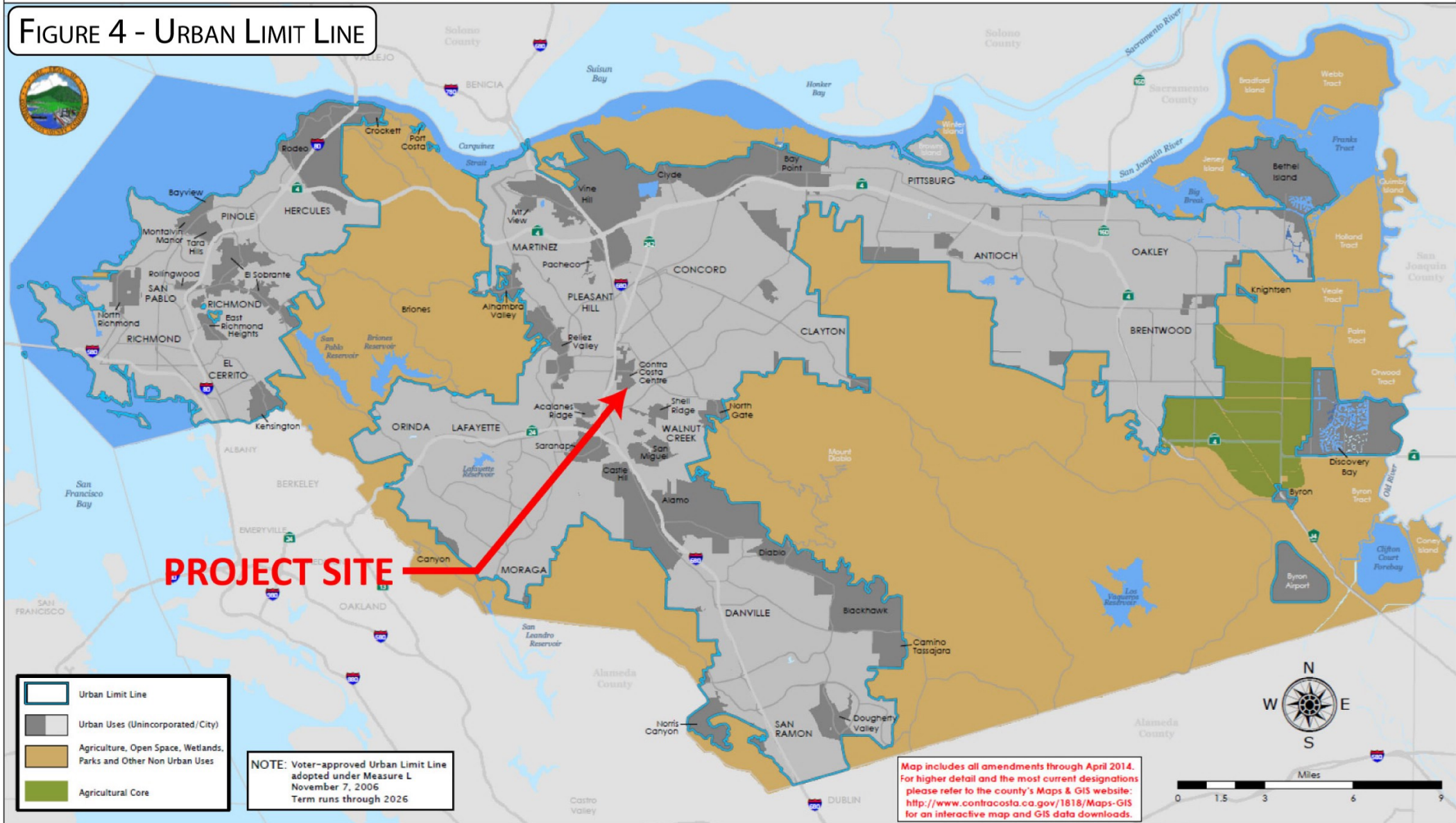
0 40' 200' 400'

N

CONTRA COSTA COUNTY

Urban Limit Line

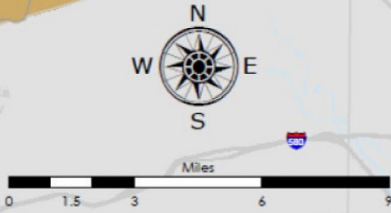
FIGURE 4 - URBAN LIMIT LINE



- Urban Limit Line
- Urban Uses (Unincorporated/City)
- Agriculture, Open Space, Wetlands, Parks and Other Non Urban Uses
- Agricultural Core

NOTE: Voter-approved Urban Limit Line adopted under Measure L November 7, 2006 Term runs through 2026

Map includes all amendments through April 2014. For higher detail and the most current designations please refer to the county's Maps & GIS website: <http://www.contracosta.ca.gov/1818/Maps-GIS> for an interactive map and GIS data downloads.



The map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. The voter approved urban limit line is valid for unincorporated Contra Costa County and those cities that adopted it. Some cities have adopted their own voter approved urban growth boundaries. Please contact the individual cities for their urban growth boundaries. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to hold and accept the County of Contra Costa disclaimer of liability for geographic information.

FIGURE 5 - ZONING MAP

- Zoom to full extent**
Zoom the map to the full extent of the layer.
- Zoom to visible scale**
Zoom the map to a scale where the layer is visible.
- Turn on/off layer visualizations**
Create and view custom layer visualizations such as heat maps, clustering, and layer styles.
- Toggle labels**
Turn the layer's labels on or off.
- Customize labels**
Toggle and customize the layer's labels.

