

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

Adopted this Resolution on 08/11/2020 by the following vote:

AYE: ☐

NO: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐



Resolution No. 2020/212

IN THE MATTER OF Approving a General Plan Amendment (County File GP #18-0002) for the Del Hombre 284-Unit Apartment Project

WHEREAS, the Contra Costa County Board of Supervisors held a public hearing on August 11, 2020, to consider the Del Hombre 284-Unit Apartment Project, proposed for the unincorporated Walnut Creek area. The Project includes the certification of an EIR and adoption of the mitigation monitoring and reporting program prepared for the Project, a General Plan Amendment (County File #GP18-0002), a rezoning ordinance and variance (County File #RZ18-3245), a minor subdivision (County File #MS18-0010) and a preliminary and final development plan (County File #DP18-3031).

WHEREAS, the General Plan Amendment for the Project reclassifies land from Multiple-Family Residential-Very High (MV) 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. No change to the County Urban Limit Line (ULL) is proposed. No extension of urban services beyond the ULL is proposed. The subject site is located inside the ULL, and therefore may be designated for “urban” or “non-urban” development, as defined in the 2005-2020 Contra Costa County General Plan. The proposed land use designation, Multiple-Family Residential-Very High Special Density (MS), is urban and consistent with the ULL.
- b. Adoption of the proposed General Plan Amendment (GPA) will not violate the 65/35 Land Preservation Standard (the “65/35 Standard”), established 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 designated for development with urban uses and at least 65 percent of the land must be designated for non-urban uses such as agriculture, open space, parks, etc. The existing land use designation for the subject site, Multiple-Family Residential-Very High Density (MV), is an urban designation. As the proposed MS land use designation is also an urban designation, there will be no change in the acreage or percentage of land designated for urban and non-urban uses.
- c. The current iteration of the Contra Costa County Growth Management Program was established by county voters through adoption of Measure J-2004. The project complies with the objectives and requirements of the Growth Management Program and related Contra Costa Transportation Authority (CCTA) resolutions.
- d. The County General Plan comprises an integrated, internally consistent, and compatible statement of policies governing land use in the unincorporated areas of the county. The proposed GPA affects only the Land Use Element Map and involves increasing the maximum allowable density for the subject site from 44.9 to 99.9 units per net acre. This change is consistent and compatible with the General Plan’s policies for the Pleasant Hill/Contra Costa Centre BART Station area, particularly Policy 3-109, which calls for integrating housing into the area and increasing the supply of affordable units (the proposed project provides 284 units, 36 of which [15 percent] would be affordable). Increasing density on an infill site adjacent to a major transit facility is consistent and compatible with the overarching goals and policies of the General Plan related to land use, growth management, transportation, housing, noise, conservation, open space, and safety. In no way does increasing density as proposed interfere with the County’s ability to otherwise implement the General Plan. Adoption of the proposed GPA will not result in an internal inconsistency within the General Plan.

e. Adoption of the proposed GPA is in the public interest. The Bay Area suffers from a severe housing shortage and severe traffic congestion. Adoption of the proposed GPA will more than double the subject site's development potential and allow for 284 multiple-family residential units in various income categories to be constructed directly adjacent to rail and bus transit. Furthermore, the proposed project presents an opportunity to maximize the potential of an underutilized infill site near the Pleasant Hill/Contra Costa Centre BART Station. The subject site currently consists of five small parcels. Combining them into one larger development allows for a more cohesive design approach and significantly increases unit yield.

f. Pursuant to Government Code Section 65358(b), no mandatory element of the General Plan may be amended more than four times per calendar year. The proposed GPA affects the Land Use Element, a mandatory element, and constitutes the second amendment to such element for calendar year 2020.

2. The Board of Supervisors hereby ADOPTS the General Plan Amendment (County File GP#18-0002) to reclassify the Land Use Designation of the subject property from Multiple-Family Residential-Very High (MV) to Multiple-Family Residential-Very High Special (MS), and ADOPTS the General Plan Amendment, County File #GP18-0002, as the second General Plan amendment for calendar year 2020, as permitted by State Planning Law.

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.

Contact: Jennfier Cruz, (925) 674-7790

ATTESTED: August 11, 2020

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

By: , Deputy

cc: