

ANTON DISCOVERY BAY

Date: March 4, 2022

To: Contra Costa County, Board of Supervisors

From: Le Anne Thomas

Subject: Anton Discovery Bay, General Plan Amendment Request

1700 Discovery Bay Blvd, Discovery Bay, CA 94505 (Contra Costa County)

PROJECT OVERVIEW

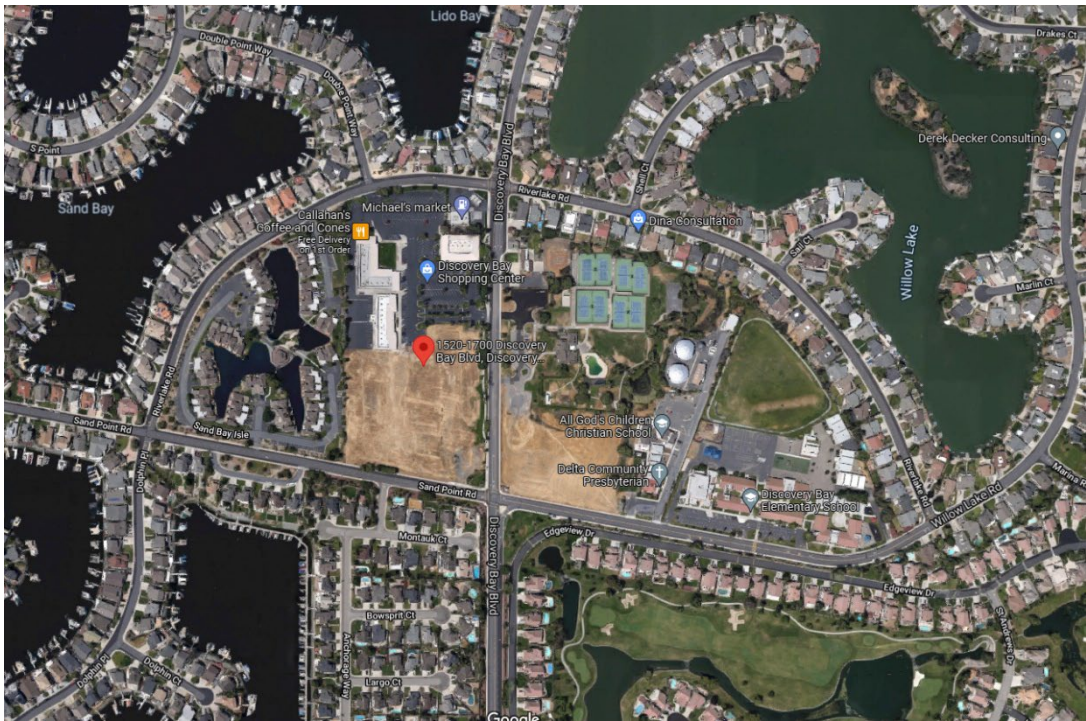
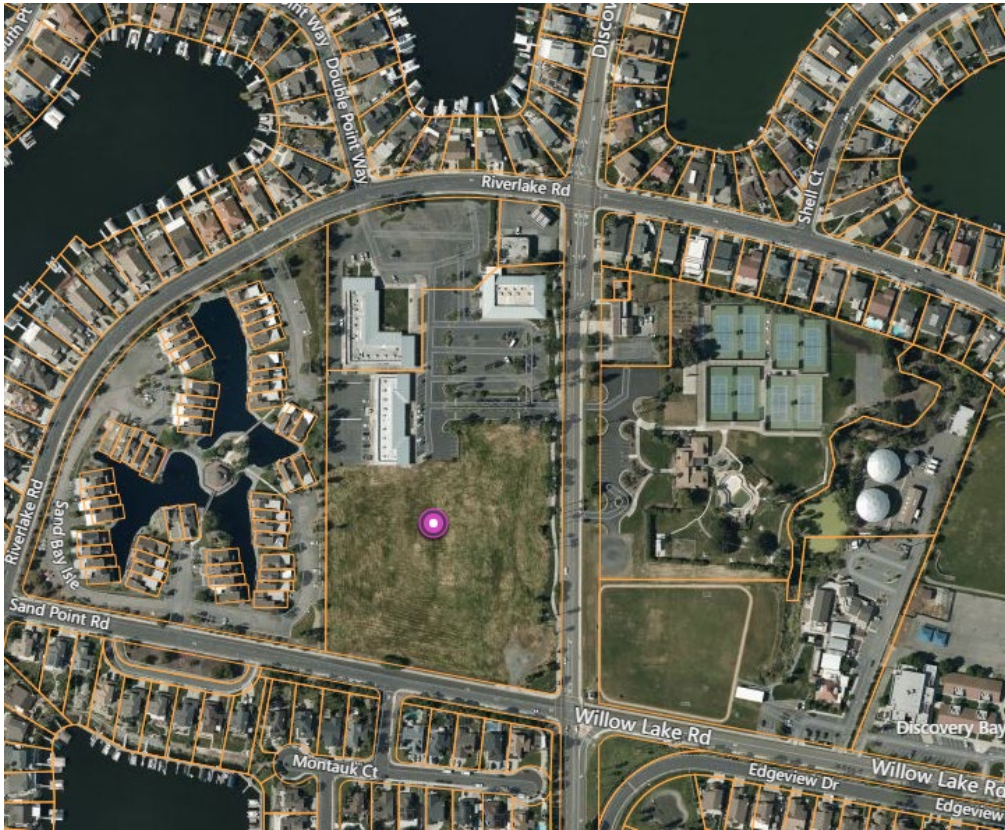
This is a request for Contra Costa County to initiate a feasibility study of a potential General Plan Amendment that would permit a change of zoning and General Plan designation from Commercial to Mixed-Use. This change would allow Anton to build 170 workforce housing apartment units that are financed through the State’s Low Income Housing Tax Credit program. These homes would be made available to families making up to 80% of the Area Median Income (\$109,600 for a family of four).

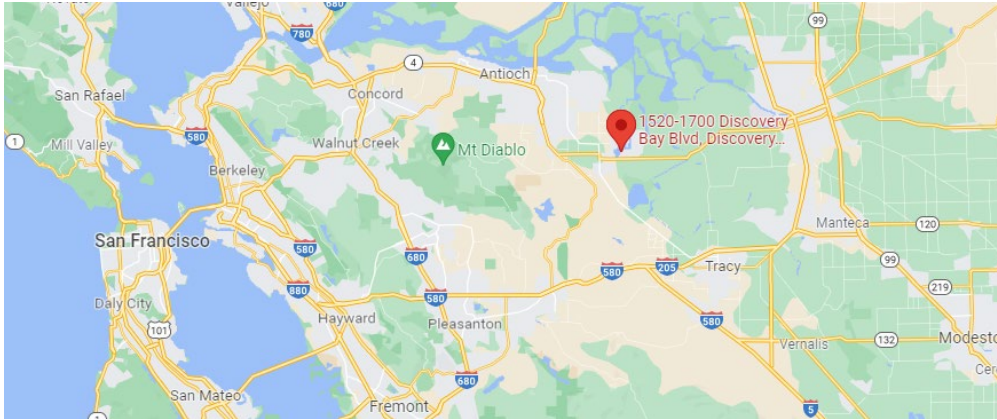
Section 6932. 2021 Income Limits

Number of Persons in Household:		1	2	3	4	5	6	7	8
Contra Costa County Area Median Income: \$125,600	Acutely Low	13200	15100	16950	18850	20350	21850	23350	24900
	Extremely Low	28800	32900	37000	41100	44400	47700	51000	54300
	Very Low Income	47950	54800	61650	68500	74000	79500	84950	90450
	Low Income	76750	87700	98650	109600	118400	127150	135950	144700
	Median Income	87900	100500	113050	125600	135650	145700	155750	165800
	Moderate Income	105500	120550	135650	150700	162750	174800	186850	198900

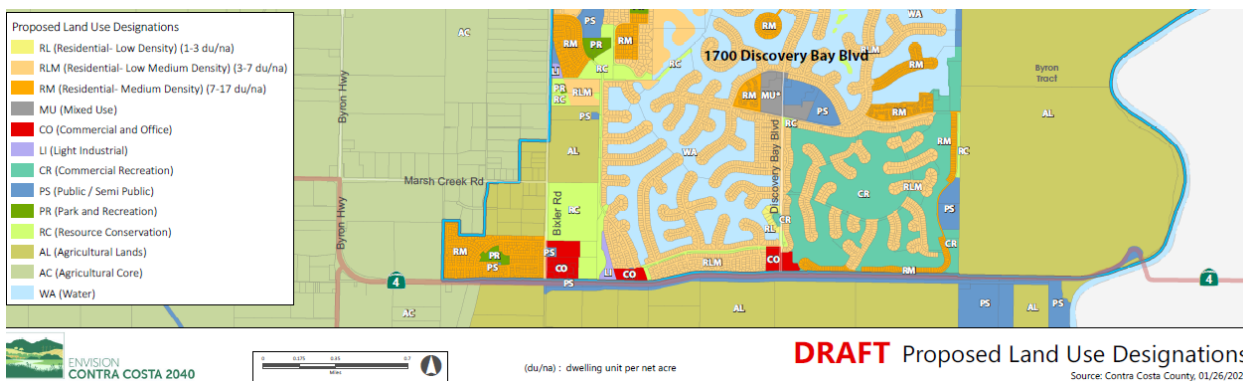
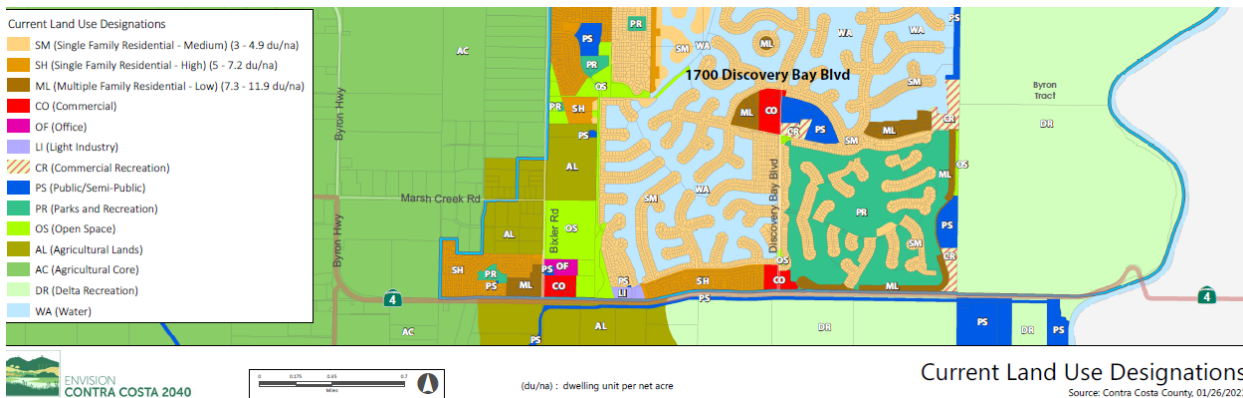
The subject site is 6.1 acres of vacant land that is currently part of a larger 9.5 acre shopping center. The owner is currently in process of doing a lot line adjust to separate the existing shopping center from the vacant land so it can be developed.

The property is bound by Discovery Bay Boulevard which is a major thoroughfare in Discovery Bay. The site provides a great location for affordable housing for Bay Area commuters. The property is less than 1 mile to Highway 4 and 16 miles to Antioch BART. The site is approximately 60 miles from the Bay Area jobs in Oakland, San Francisco and San Jose. Discovery Bay elementary school is across the street from the property.





The 2023 draft General Plan has already identified this site for Mixed Use, so this request is in line with the County’s efforts to find suitable sites that can support additional housing development. Due to the need and current housing crisis in California, we are requesting a Rezone along with a General Plan Amendment at this time, rather than wait for the County’s General Plan Amendment and Rezone process.

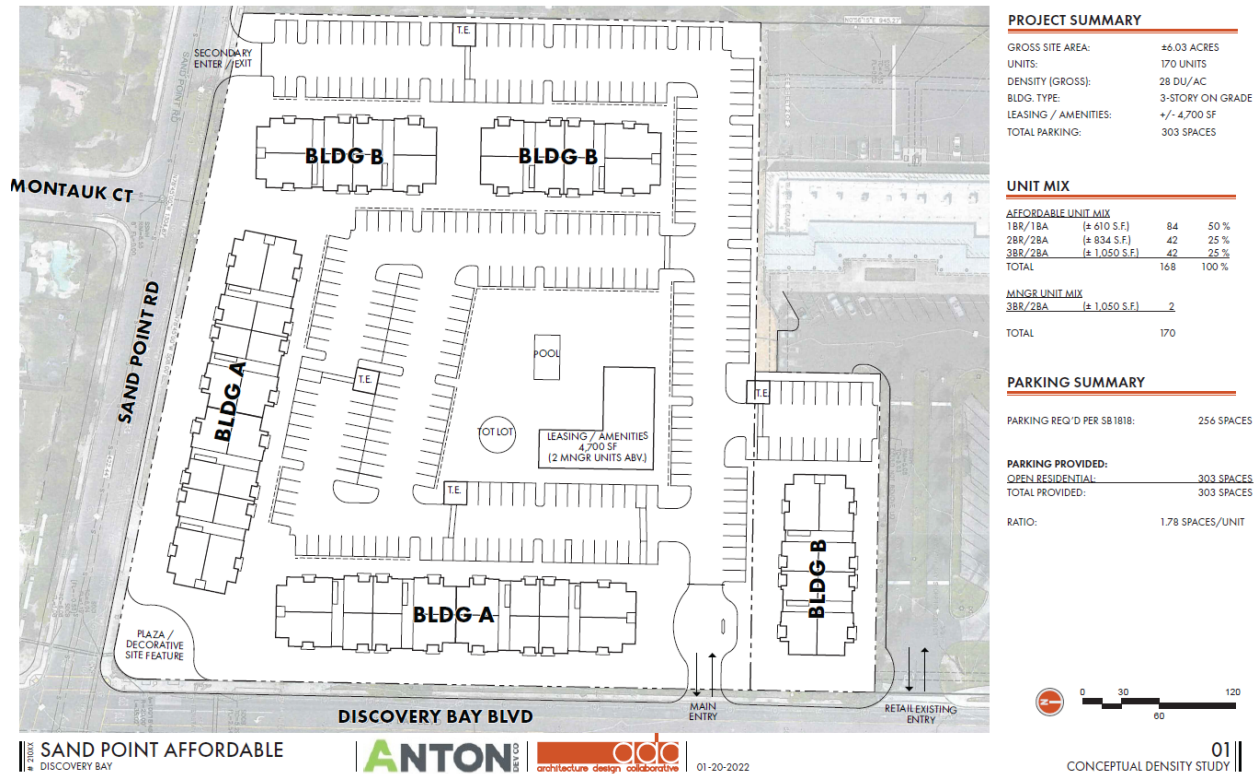


The 2023-2031 projected Housing Element Update, requires the Unincorporated Cities in the County to plan to accommodate the development of at least 7,610 housing units. Unincorporated Contra Costa County’s previous RHNA obligation for the 2014-2022 period required to plan for 1,361 units. Unincorporated Contra Costa County’s RHNA for the 2023-2031 projection period includes 2,072 units for very low-income households, 1,194 units for low-income households, 1,211 units for moderate-income households, and 3,133 units for above moderate income households. This development would fulfil 14.5% of the County’s low-income RHNA goals.

There have been no specific site plan entitlements approved to date and the property is not in a specific plan. Surrounding uses include retail tenants such as a nail salon, real estate brokerage, gas station, and restaurants. Single family backyards to the South, existing multifamily townhomes to the East and the Discovery Bay Community Center to the West. There is a larger neighborhood shopping center within 2 miles of this site. The major tenants include Safeway, Starbucks, CVS, restaurants and a gas station.

The site benefits from easy access to the Bay Area jobs as well as the desirable Liberty Union Unified School district, located in Brentwood (a top ranked public high school in CA). Low supply of by-right zoned large parcels and Discovery Bay's history of mostly single family residential development has limited growth / development throughout the City. The dynamics of this community with a high quality of life, high median income (\$130,000), and a constrained land supply all create challenges to satisfying local housing demand and support 100% affordable housing.

All buildings will be three-story walk-up in order to minimize the impact to the area. Leasing and amenity spaces along with an outdoor amenity area which will include a pool, spa, tot lot and open landscaped areas will be located within the interior of the site. The project anticipates having 303 parking stalls, which equates to a 1.78 ratio per unit. If additional parking is needed, we can explore an access agreement on the Hoffman adjacent shopping center.



Anton DevCo respectfully requests the Board of Supervisors to let us know if they would support our rezone and General Plan amendment request before we submit our formal entitlement application. We look forward to working with you.

Best Regards,



Le Anne Thomas, CCIM

Acquisitions Manager



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