



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: May 1, 2018

Subject: General Plan Amendment Request for Contra Costa Centre Multi-Family Project

RECOMMENDATION(S):

1. AUTHORIZE initiation of a General Plan Amendment (GPA) process to consider changing the General Plan land use designation from "Multiple-Family Residential-Very High Density" (MV) to "Multiple-Family Residential-Very High Special Density" (MS) for a group of five parcels totaling 2.48 acres located at the intersection of Del Hombre Lane and Roble Road in the Contra Costa Centre area, Assessor's Parcel Numbers 148-170-001, -022, -037, -041, and -042.

2. ACKNOWLEDGE that granting this authorization does not imply any sort of endorsement for the application to amend the General Plan, but only that the matter is appropriate for consideration.

FISCAL IMPACT:

None. If authorization is granted, the project applicant will pay application fees to cover the cost of processing the GPA.

BACKGROUND:

The Department of Conservation and Development is in receipt of a letter from Mr. Scott

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **05/01/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor

Candace Andersen, District II
Supervisor

Diane Burgis, District III
Supervisor

Karen Mitchoff, District IV
Supervisor

Federal D. Glover, District V
Supervisor

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: May 1, 2018

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

By: June McHuen, Deputy

Contact: (925) 674-7791

cc:

Youdall of The Hanover Company (applicant) requesting a GPA for an assemblage of five parcels located at the intersection of Del Hombre Lane and Roble Road in the Contra Costa Centre area (see Attachment A). The

BACKGROUND: (CONT'D)

subject parcels are designated MV on the General Plan Land Use Element Map and zoned Planned Unit District (P-1) and Single-Family Residential District (R-15). The letter requests that the General Plan land use designation for the parcels be changed from MV to MS to allow development of a multiple-family residential project including up to 297 apartments. If the Board authorizes initiation of the GPA process, the applicant will then file Rezoning and Final Development Plan applications to allow review of the project's design and layout, as well as its potential environmental impacts.

The subject site is essentially square, flat, and occupied by two single-family residences. The site abuts multiple-family residences on its north, east, and south sides. Pleasant Hill/Contra Costa Centre BART Station and the Iron Horse Trail are immediately west. Attachments B and C are, respectively, a map showing the existing and proposed General Plan land use designations and an aerial photo of the site and its surroundings.

The proposed GPA warrants further consideration. The subject site is located directly across from the Pleasant Hill/Contra Costa Centre BART Station and is ideal for high-density, transit-oriented multiple-family housing. Perhaps more importantly, the proposal provides a unique opportunity to consolidate the five small parcels comprising the site into one project, allowing for much more efficient use of the land than could occur if each parcel was developed separately. For these reasons, staff recommends authorization to proceed with the GPA process. Staff emphasizes, however, that authorization to proceed with the GPA process does not imply the Board's support or endorsement for the application to amend the General Plan, but only that this matter is appropriate for further consideration.

Staff notes that if authorized by the Board, the application for a GPA will be administratively closed after one year if the associated Rezoning and Final Development Plan applications have not been submitted.

CONSEQUENCE OF NEGATIVE ACTION:

If the Board does not authorize initiation of the GPA process, then an application to amend the General Plan cannot be filed and the subject site will retain its MV land use designation. The proposed multi-family residential project could not move forward at the density proposed.

ATTACHMENTS

Attachment A - Letter from The Hanover Company Requesting General Plan Amendment Feasibility Study

Attachment B - General Plan Land Use Map

Attachment C - Aerial Photo