



**Contra  
Costa  
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: June 26, 2018

Subject: General Plan Amendment Feasibility Study for St. Anne's Village Mixed-Use Project

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**RECOMMENDATION(S):**

1. AUTHORIZE initiation of a General Plan Amendment (GPA) process to consider changing the General Plan land use designation from "Single-Family Residential-Medium Density" (SM) to "Mixed-Use" (MU) for two parcels totaling 9.3 acres located at the intersection of Camino Diablo and Holway Drive in the Byron area, Assessor's Parcel Nos. 003-120-008 and -009.

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 fees to cover the cost of processing the GPA.

**BACKGROUND:**

On May 8, 2018, the Department of Conservation and Development received a letter from Mr. Lance Crannell of SDG Architects, Inc. requesting initiation of a GPA for two parcels

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☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

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Action of Board On: **06/26/2018** ☒ 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: June 26, 2018

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

By: June McHuen, Deputy

Contact: Will Nelson, (925)  
674-7791

cc:

in the Byron area (see Attachment A). The subject parcels are designated SM on the General Plan Land Use Element

## BACKGROUND: (CONT'D)

Map and zoned Single-Family Residential District (R-40). The letter requests a land use designation change from SM to MU to allow development of a mixed-use project including 170 age-restricted apartments, 14 assisted care units, and several neighborhood-serving commercial uses. Attachment B includes representative images of the proposed project. If the Board authorizes initiation of the GPA process, the applicant will also 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 vacant agricultural land located at the northwest corner of the intersection of Camino Diablo and Holway Drive. The site abuts agricultural uses to the north and west and single-family residences to the east and south. Attachments C and D are, respectively, a map showing the existing and proposed General Plan land use designations and an aerial photo of the site and its surroundings.

In staff's opinion the proposed GPA warrants further consideration. While all age groups are affected by the Bay Area's housing shortage, seniors are particularly vulnerable because they often live on fixed incomes and have additional needs. However, relatively few new projects offer housing options and services catering to seniors. The proposed project would potentially provide much-needed senior housing as well as neighborhood-serving commercial uses that would benefit residents of the project and the greater Byron community. 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 filed with DCD.

## 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 SM land use designation. The proposed mixed-use project could not move forward.

## ATTACHMENTS

Attachment A - Letter from SDG Architects Requesting General Plan Amendment

Attachment B - Representative Project Plans

Attachment C - General Plan Land Use Map

Attachment D - Aerial Photo