



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: June 16, 2020

Subject: General Plan Amendment for Spieker Senior Housing Project

RECOMMENDATION(S):

1. AUTHORIZE initiation of a General Plan Amendment (GPA) process, County File #GP20-0001, to evaluate a proposal to change the General Plan land use designation for two parcels located at 850 Seven Hills Ranch Road in the Walnut Creek area, identified as Assessor's Parcel Nos. 172-080-007 and 172-150-012, from Single-Family Residential Medium Density (SM) to Congregate Care (CC) or a successor land use designation.

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. The project applicant will pay fees to cover the cost of processing the GPA, if authorized.

BACKGROUND:

On April 27, 2020, the Department of Conservation and Development received documents from Mr. Richard Loewke, AICP (applicant), representing Spieker Senior Development

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **06/16/2020** ☒ 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 16, 2020

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

By: Stephanie Mello, Deputy

Contact: (925) 674-7791

cc:

Partners,

BACKGROUND: (CONT'D)

describing a proposed 451-unit continuing care retirement community (CCRC) in the Walnut Creek area (see Attachment A). The subject site is designated SM on the General Plan Land Use Element Map and zoned General Agricultural District (A-2). The applicant proposes a redesignation of the project site from SM to CC and a rezoning from A-2 to Planned Unit District (P-1). Attachment B illustrates the existing and proposed General Plan and zoning designations.

The subject site consists of two irregularly shaped parcels totaling approximately 30.8 acres on the border with the City of Walnut Creek, adjacent to Heather Farm Park. The northern parcel is vacant while the southern parcel is occupied by a single-family residence and associated buildings and structures. Each parcel contains a small hill. The hills are separated by a drainage and what may be a small wetland area. The site contains numerous mature trees, including oaks of significant size. Immediately north of the site is the campus of Seven Hills School. Heather Farm Park is to the east. To the south are single- and multi-family residences. To the west is the Walnut Creek Channel, with single-family residences beyond. Attachment C is an aerial photo of the site and its surroundings.

The project involves development of a self-contained CCRC, offering long-term continuing care contracts that provide for housing, resident services, and nursing care. The CCRC includes 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 through the State of California Department of Social Services (DSS) 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 Department of Public Health.

The project includes three types of residential buildings. Apartment-style independent living buildings, containing 300 total units, would consist primarily of 3-story structures built at grade and over parking. Some apartment buildings in the southwest corner of the site may reach 4 stories where natural grade is lower. Maximum overall height of the apartment buildings would be up to 40 feet for the 3-story buildings and 50 feet for the 4-story buildings. Fifty-one "villa-style" buildings, also providing independent living, would be single-story. The 100-unit Health Care Center (approximately 70,000 square feet), offering skilled nursing, memory care, and assisted living services, would be a two-story building located in the northeast corner of the site.

Other proposed improvements include infrastructure (roads, drainage, etc.), a clubhouse, a recreation building, maintenance buildings, and outdoor amenities to serve the needs of residents. The aggregate total area of all buildings would be approximately 700,000 square feet. Parking would be provided at a ratio of 1.15 spaces per unit, for a total of

519 spaces. Principal access to the entire project would be provided through a proposed extension of Kinross Drive (a public street) at the southeasterly boundary of the site in the City of Walnut Creek. A gated emergency vehicle access (EVA) would be provided at the northerly end of the site to connect the Health Care Center parking lot to North San Carlos Drive.

Staff recommends Board authorization for the applicant to proceed with the GPA process. The subject site is a prime infill opportunity. It is well within the Urban Limit Line, surrounded on all sides by urban uses, and proximate to all necessary infrastructure. The proposed project addresses one of the region's most pressing issues, i.e., the shortage of senior housing. Because the project requires discretionary approval, its potential impacts will be evaluated pursuant to the California Environmental Quality Act.

Staff emphasizes that authorization to proceed does not imply the Board's ultimate endorsement of the application to amend the General Plan, but only that this matter is appropriate for further consideration. Staff also notes that the Envision Contra Costa 2040 General Plan Update may eliminate the CC land use designation. Should that occur while the subject GPA is in process, the application will proceed with whichever successor land use designation is appropriate for the proposed density and use. Finally, should the applicant fail to pursue the project within one year of the authorization to proceed with the GPA, the application will be administratively closed.

CONSEQUENCE OF NEGATIVE ACTION:

If the Board chooses not to authorize initiation of the GPA process, then an application to amend the General Plan cannot be filed and the subject parcels will retain their current land use designation.

ATTACHMENTS

Attachment A - Materials Submitted by Richard Loewke, AICP

Attachment B - General Plan and Zoning Maps

Attachment C - Aerial Map