



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: September 7, 2021

Subject: General Plan Amendment Authorization for Richmond LAND Eco-Village Project

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 High-Density (SH) to Multiple-Family Residential High-Density (MH) for two parcels located at 1927 and 1932 Giaramita Street in the North Richmond area, Assessor's Parcel Numbers 409-272-009 and 409-292-001. (County File #GP21-0003)

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 the authorization is granted, the project applicant will pay application fees to cover the cost of processing the GPA.

BACKGROUND:

On July 29, 2021, the Department of Conservation and Development received documents from Richmond LAND, a 501(c)(3) community land trust, describing a proposed

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **09/07/2021** ☒ 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: September 7, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Will Nelson, (925)
655-2898

cc:

eco-village project in North Richmond (Attachment A). The subject site is designated SH on the General Plan Land Use Element Map and zoned Planned Unit District (P-1). The applicant requests redesignation of the subject site from SH to MH.

BACKGROUND: (CONT'D)

Attachment B illustrates the existing and proposed General Plan designations and Attachment C illustrates the zoning.

The subject site consists of two parcels totaling 0.83 acres that are across the street from each other on Giaramita Street. The parcels are flat and developed with a total of five duplexes, which are vacant. The parcels are surrounded by small-lot single-family homes to the west, south, and east. To the north is Wildcat Creek, with Verde Elementary School beyond. Attachment D is an aerial photo of the project site and its surroundings.

The project involves development of an eco-village of approximately 22 single-family cottages, each about 360 square feet. The cottages would be offered to residents earning under 60 percent of the area median income. Through the community land trust model, residents would own their homes under 99-year renewable ground leases with Richmond LAND retaining land ownership to ensure long-term affordability and owner occupancy. The village would include shared amenities and communal features, a parklet, public art, and a community garden. The design emphasizes sustainability by incorporating features such as photovoltaic canopies over parking areas, permeable paving, living roofs on certain buildings, a pollinator garden, and rainwater harvesting.

The proposed project is the first of its kind in unincorporated Contra Costa County. It would transform two dilapidated properties into an environmentally-friendly community providing home ownership opportunities for low-income residents. Staff anticipates such projects becoming more prevalent as communities seek creative solutions to the housing crisis and the proposed project could serve as a model for future development. The proposal is also consistent with policies being developed through Envision Contra Costa 2040, namely those emphasizing sustainability and innovative housing types. For these reasons, staff recommends Board authorization to proceed with the GPA process. Staff notes 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 consideration.

CONSEQUENCE OF NEGATIVE ACTION:

If the Board decides not to authorize initiation of the GPA process, then an application to amend the General Plan cannot be filed and the subject site will retain its SH land use designation. The proposed residential project would not be able to proceed.

ATTACHMENTS

Attachment A - Project Description Submitted by Richmond LAND

Attachment B - General Plan Land Use Maps

Attachment C - Zoning Maps

Attachment D - Aerial Photograph of Project Site