



**Contra  
Costa  
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: June 7, 2022

Subject: Discovery Bay Affordable Apartments GPA Feasibility Study

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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 Commercial (CO) to Mixed Use (MU) for a 6.1-acre portion of a 9.5-acre parcel located at the intersection of Discovery Bay Boulevard and Sand Point Road in the Discovery Bay area, Assessor's Parcel No. 004-182-006. (County File #GP22-0001)

2. ACKNOWLEDGE that granting this authorization does not imply any sort of endorsement for an 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 and associated development applications.

**BACKGROUND:**

On March 9, 2022, the Department of Conservation and Development (DCD) received materials from Anton Development Company describing a proposed 170-unit affordable

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☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

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Action of Board On: **06/07/2022** ☐ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

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 7, 2022

Contact: Will Nelson,  
(925) 655-2898

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

By: , Deputy

cc:

housing project in the Discovery Bay area (Attachment A). The subject site is designated CO on the General Plan Land Use Element Map and zoned Planned Unit District (P-1). The applicant requests adoption of a GPA to redesignate the site from CO to MU with no change to the zoning. Attachment B illustrates the existing and proposed General Plan designations; Attachment C illustrates the existing zoning.

The subject site is a 6.1-acre portion of a 9.5-acre lot located on the northwestern corner of the intersection of Discovery Bay Boulevard and Sand Point Road in central Discovery Bay. DCD is in the process of approving a lot line adjustment to allow detachment of the 6.1-acre portion from the rest of the parcel. The site is flat and vacant except for landscaping, including mature trees, around its periphery. To the north is Discovery Bay Shopping Center (designated CO), to the west is a cluster of attached single-family units (designated Multiple-Family Residential-Low Density), to the south across Sand Point Road is a single-family neighborhood (designated Single-Family Residential-Medium Density), and to the east across Discovery Bay Boulevard are the Discovery Bay Community Center, Town of Discovery Bay Community Services District (CSD) offices (designated Public and Semi-Public), and Delta Community Presbyterian Church (designated Commercial Recreation). Attachment D is an aerial photo of the site and its surroundings.

## BACKGROUND: (CONT'D)

The requested GPA would support development of a 170-unit affordable housing project with a density of up to approximately 34.8 units per net acre. The units would be contained in five three-story buildings generally arranged around the site's perimeter. The site's interior would contain amenities, parking, the leasing office, and two additional units for managers. Parking would also be located along the west property line. The primary access would be from Discovery Bay Boulevard, with secondary access from Sand Point Road. Anton Development Company did not submit proposed building elevations.

For decades the subject site has been part of the Discovery Bay Shopping Center property. Sufficient demand for additional commercial uses at this location hasn't materialized, resulting in other uses being explored. In 2009 the Board authorized initiation of a GPA process to redesignate the entire Discovery Bay Shopping Center site to Mixed Use. That project would have added a community center and 80-100 multi-family units to the shopping center site. In 2017 the Board authorized another GPA process to redesignate the subject site to Multiple-Family Residential-Medium Density in support of a 132-unit project. Neither proposal was seriously pursued following initiation of the GPA process.

Staff recommends authorization of the GPA process for several reasons:

- The County's Regional Housing Needs Allocation (RHNA) for the upcoming 6<sup>th</sup> Housing Cycle is 7,610 units, 58 percent of which must be in the moderate-, low-, or very-low-income categories. State law requires the County to distribute these units throughout its jurisdiction. The proposed project would satisfy approximately 14 percent of the County's 1,194-unit low-income allocation and expand housing opportunities in a community that consists almost exclusively of one housing type (detached single-family).
- The site is within easy walking distance of an elementary school, community center, shopping center, and the Town of Discovery Bay CSD offices. The project is consistent with draft General Plan goals and policies aimed at developing infill sites and creating walkable neighborhoods.
- Being somewhat centrally located between cities in eastern Contra Costa County and western San Joaquin County, the project would provide another housing option for people working in Brentwood (9 miles), Oakley (14 miles), Antioch (19 miles), Stockton (21 miles), and Tracy (22 miles), as well as the two shopping centers within Discovery Bay itself.

Staff recommends that this GPA authorization include direction to the applicant to design the buildings along Discovery Bay Boulevard and Sand Point Road with their front facades facing the streets. This intersection is one the most prominent in the community, and from a streetscape and community-design perspective it is important that the project not "turn its back" on the streets. The project should also be required to include a decorative and welcoming design element at the intersection, such as a fountain, sculpture, landscaped seating area, etc. A design element of this kind is indicated on the proposed site plan.

Staff calls the Board's attention to 48 letters received by DCD in opposition to the proposed project (Attachment E). The general topics of concern relate to increased demand for fire protection and law enforcement services, inadequate water and sewer capacity, inadequate school capacity, increased traffic, and decreased property values. The proposed project is subject to the requirements of the California Environmental Quality Act (CEQA). The CEQA review would address most of these issues (perceived

property value impacts are not a topic covered under CEQA).

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 CO land use designation. The proposed residential project would be unable to proceed.

CLERK'S ADDENDUM

**Speakers: Kevin graves, Town of Discovery Bay; Frank Visintin; Discovery Bay; LeAnne Thomas, Anton Dev Co; Ken Ferrante; Frank Morgan; Nane Not Given; Tera. Written commentary provided by (attached): Teri & Peter Sandholdt, Discovery Bay; Shelby Guardalabene; Jennifer Mossor.**

ATTACHMENTS

Attachment A - Application Materials Submitted by Anton Development Company

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Aerial Photograph of Project Site and Surroundings

Attachment E - Public Comments