



AGENDA REPORT

Community Development

DATE:	October 18, 2022
TO:	Mayor Butt and Members of the City Council
FROM:	Lina Velasco, Director of Community Development Hector Lopez, Senior Planner
Subject:	Rezoning for a 135-unit mixed-use affordable and supportive housing development
FINANCIAL IMPACT:	There is no cost to the general fund associated with adoption of this ordinance. If approved, the development would be subject to payment of development impact fees, and likely increase property tax valuation for the subject site.
PREVIOUS COUNCIL ACTION:	October 4, 2022
STATEMENT OF THE ISSUE:	On October 4, 2022, the City Council adopted a Resolution adopting an Addendum to the General Plan Environmental Impact Report (EIR) and approving a General Plan Amendment to change the land use designation from Public, Cultural, and Institutional to Medium Intensity Mixed-Use (Commercial Emphasis), Major Design Review, and Density Bonus for the purpose of requesting waivers for open space, off-street parking, and building height, and Introduced an Ordinance approving a Rezone from PCI (Public, Cultural, and Institutional) to CM-3 (Commercial Mixed-Use) for construction of a new 5-story building and the conversion of a former medical building for a 135-unit affordable housing and supportive housing development with a 10,000 square foot of commercial (“Project”) on a 2.84-acre site at 100 38th Street (“subject site”) in the Park

	Plaza neighborhood. This is the second reading for the Rezoning Ordinance.
RECOMMENDED ACTION:	ADOPT an ordinance (second reading) approving a Zoning Map Amendment to rezone the project site at 100 38 th Street from PCI, Public, Cultural, and Institutional to CM-3, Commercial Mixed-Use for a mixed-use 135-unit affordable and supportive housing development – Community Development Department (Lina Velasco 510-620-6706).

BACKGROUND:

The 2.84-acre site is owned by Contra Costa County and is located at 100 38th Street, with frontage on Bissell Avenue (“Project site”). As shown in the figure below, the Project site is improved with a two-story building with surface parking along the east and rear of the building. The existing 77,000 square foot building was previously used as the West County Health Center and has been vacant for several years since it was relocated to the City of San Pablo. The Project site is bounded by the Contra Costa County Superior Courthouse on the west, a single-story commercial building on the east, BART tracks on the south, and Bissell Avenue along the north.



PROPOSAL:

As part of the project Eden Housing Inc., the applicant, requested a General Plan Amendment to modify the land use classification of the Project site from Public, Cultural,

and Institutional to Medium Intensity Mixed Use (Commercial Emphasis), a Zoning Map Amendment to rezone the project site from PCI (Public, Cultural, and Institutional) to CM-3 Commercial Mixed-Use, Major Design Review, and a Density Bonus for the purpose of obtaining waivers for a 135-unit mixed-use affordable and supportive housing development with 10,000 square feet of commercial space (the “Project”).

On October 4, 2022, the City Council adopted a Resolution adopting an Addendum to the General Plan Environmental Impact Report (EIR) and approving a General Plan Amendment to change the land use designation from Public, Cultural, and Institutional to Medium Intensity Mixed-Use (Commercial Emphasis), Major Design Review, and Density Bonus for the purpose of requesting waivers for open space, off-street parking, and building height, and introduced an Ordinance approving a Rezone from PCI (Public, Cultural, and Institutional) to CM-3 (Commercial Mixed-Use) for construction of a new 5-story building and the conversion of a former medical building for a 135-unit affordable housing and supportive housing development with a 10,000 square foot of commercial (“Project”) on a 2.84-acre site at 100 38th Street (“subject site”) in the Park Plaza neighborhood.

Project Overview

The Project is comprised of two buildings and site improvements. The existing building (Building A) is proposed to be renovated to include 59 new supportive housing units, and underground parking at the basement level. The units would range in size from studios to two-bedroom units and 58 of the 59 units (one manager unit) would be affordable to incomes between 20-40% of the Area Median Income (AMI) for Contra Costa County (CCC). The Housing Authority of Contra Costa County has also committed 26 project-based vouchers to these supportive housing units to target the deepest affordability levels. The Project also includes the construction of a five-story, 92,000 square foot building (Building B) that includes 76 affordable family-sized units. The units would range in size from studios to 3-bedroom units and 75 of the 76 units (one manager unit) would be affordable to incomes less than 60% of the AMI for CCC. The ground floor would include approximately 10,000 square feet of commercial space, and common spaces for residents. The new building is proposed east of the existing building and access to the site would be via a new driveway between the two buildings. Both buildings would have solar photovoltaic (PV) panels on the roof and would be all electric buildings. The site improvements include surface parking, landscaping, lighting, and two play areas, one for the family units, and the other for the commercial space proposed to be occupied by the YMCA.

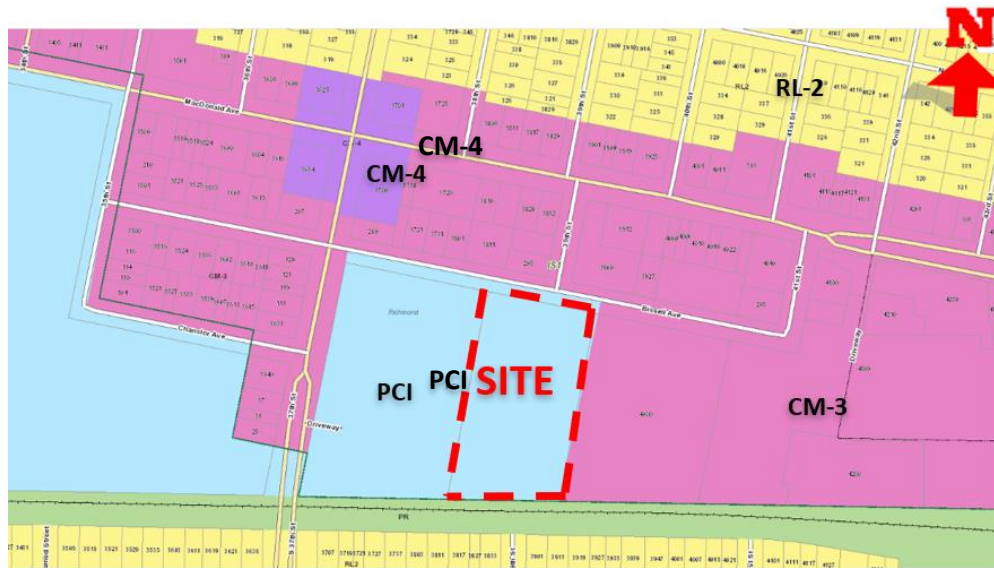
DISCUSSION:

Under the General Plan and the Zoning Ordinance, the Project site was designated as Public, Cultural, and Institutional (PCI). This land use classification includes public, semi-public and educational uses such as civic facilities, community centers, libraries, museums, national park facilities, hospitals, and schools. Residential uses are not permitted in this land use classification and zoning district; therefore, a General Plan

Amendment and Rezoning are needed to allow a mixed-use project.

The applicant seeks a Zoning Map Amendment to rezone the project site from PCI (Public, Cultural, and Institutional) to CM-3, Commercial Mixed-Use (see Exhibit A of Attachment 1).

As shown in the zoning figure below, the Project site is zoned PCI; however, the adjacent properties to the north and east are zoned CM-3. The proposed land use classification and zoning designation sought by the applicant is consistent with the surrounding properties and would not be deemed spot zoning.



General Plan Consistency

The Project is consistent with the General Plan vision, which identifies Macdonald Avenue and the surrounding properties as an active, pedestrian-friendly, mixed-use corridor, including commercial, residential, and open space that serves the entire community.

The following list highlights a selection of the General Plan goals and policies that the Project supports or accomplishes:

- The Project would encourage the sensitive integration of built and natural environment to develop a high-quality experience. (Goal LU 4).
- The Project would meet future housing needs within City limits through redevelopment of a vacant property with mixed-use construction offering a range of housing types. (Goal LU6, Policy LU6.1).
- The project would help promote a balanced supply of housing types, densities, and prices to meet the needs of all income groups (Goal H-1) and promote the expansion of housing opportunities for all special needs groups, including

female-headed households, persons with disabilities, large families, and homeless individuals and families. (Goal H-3).

- The Project achieves a higher standard for housing design, exceeds current green building standards, and pedestrian friendly design. (Policy LU 6.5 & Goal CF3).
- The Project would include new, sustainable technology, including electric vehicle chargers and solar panels. (Goal CR 5).
- The Project would promote sustainable development patterns by creating a mixed-use community, retrofitting existing buildings, and constructing streetscape improvements. (Goal EC 4).

ENVIRONMENTAL REVIEW:

On October 4, 2022, the City Council adopted a Resolution adopting an Addendum to the General Plan Final EIR. An Environmental Initial Study/Consistency Checklist, prepared by First Carbon Solutions, dated July 13, 2022, found that the proposed project is in conformance with the analysis and conclusions of the General Plan FEIR (State Clearinghouse No. 2008-022018). The General Plan FEIR adequately anticipated and described the impacts of the proposed project, and an Addendum to the General Plan EIR was prepared. Certain mitigation measures identified in the General Plan FEIR are required to be incorporated into the project to ensure any potentially significant impacts are reduced to less than significant levels.

CONCLUSION:

The proposed development will further the objectives of the General Plan 2030 to generate jobs and economic activity within the City of Richmond while also meeting the City's goal in achieving its Regional Housing Needs Allocation. The proposed project is compatible with the surrounding area and is consistent with the Commercial Mixed-Use General Plan land use classification.

DOCUMENTS ATTACHED:

Attachment 1: Draft Ordinance for Rezoning
Exhibit A: Zoning Map Existing/Proposed