

CARNELIAN SENIOR CARE FACILITY

County File #CDLP23-02046

BOARD OF SUPERVISORS

JULY 22, 2025

EVERETT LOUIE, PROJECT PLANNER

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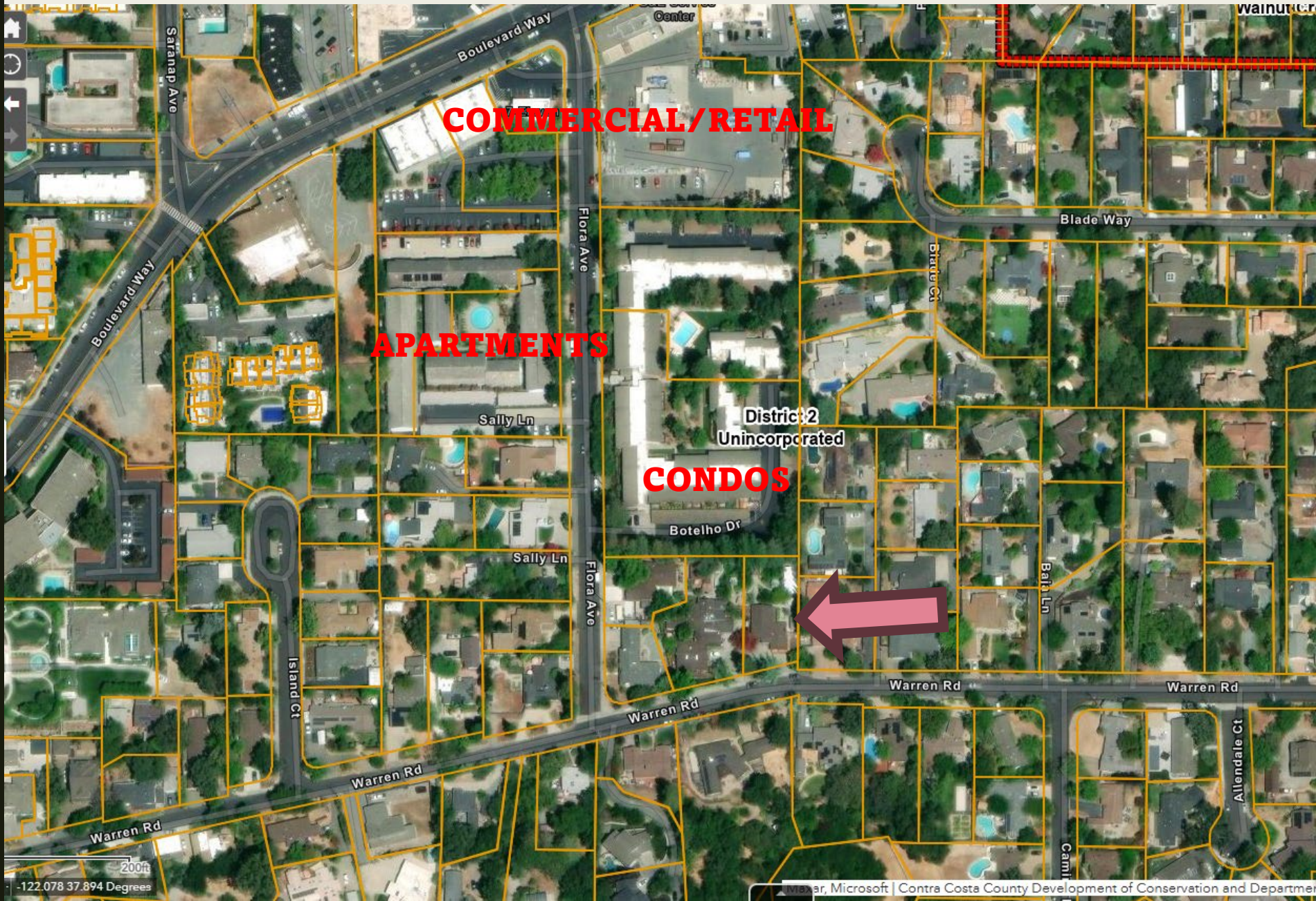


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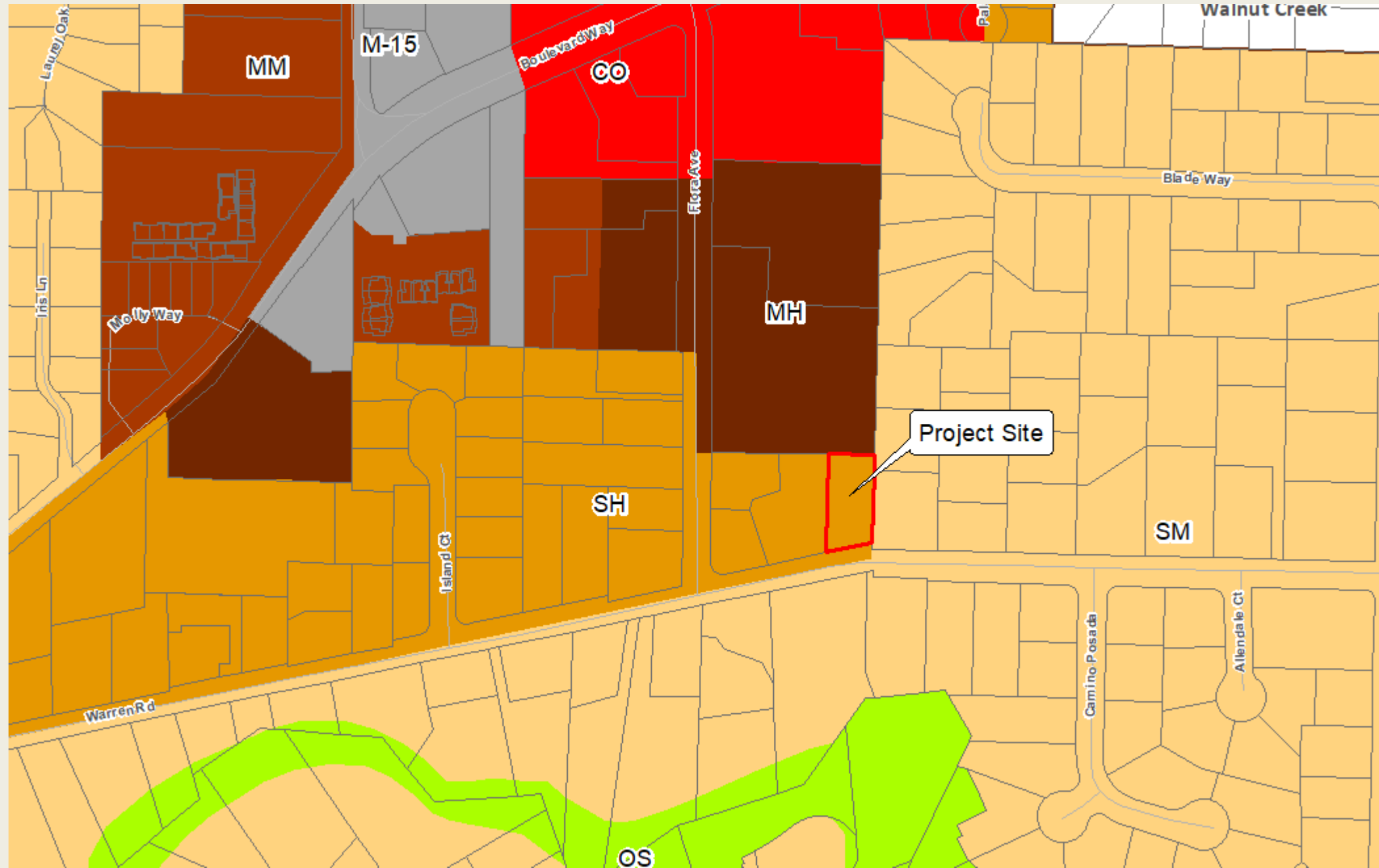
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- October 2, 2023– #CDLP23-02046 was submitted to DCD
- February 3, 2025– Zoning Administrator approved project
- February 6, 2025 – Appeal filed
- April 23, 2025 – County Planning Commission approved project
- April 29, 2025 – Appeal filed

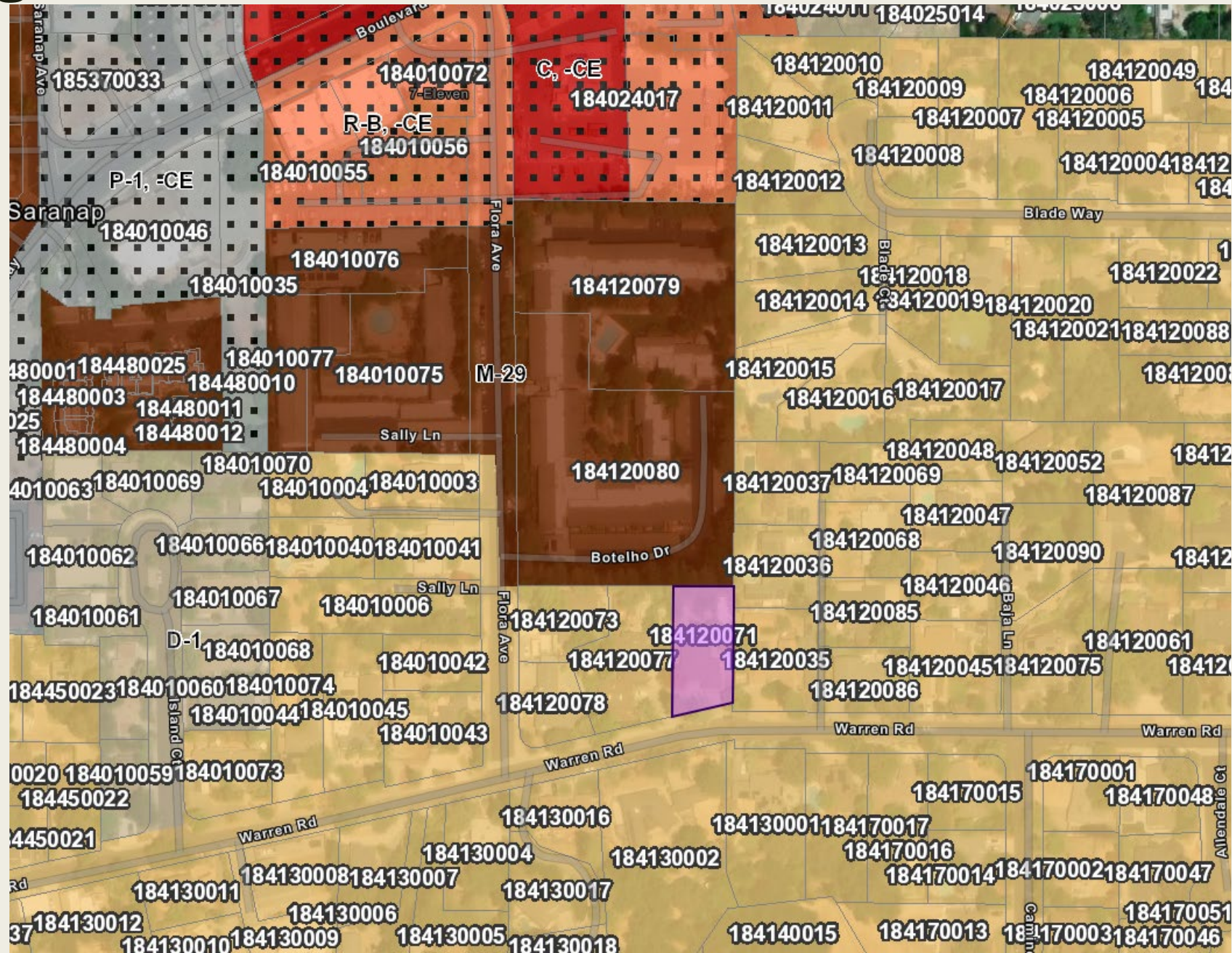
AERIAL VIEW



General Plan: SINGLE-FAMILY RESIDENTIAL-HIGH DENSITY (SH)



Zoning: R-10 SINGLE-FAMILY RESIDENTIAL DISTRICT



SITE PHOTOS- FRONT





SITE PHOTO- REAR

General Plan Analysis

- Deemed Complete under
2005-2020 General Plan - SH

Primary land uses permitted in this designation include detached single-family homes and accessory buildings and structures. Secondary uses generally considered to be compatible with low density homes may be allowed, including home occupations, small residential care and childcare facilities, churches and other similar places of worship, accessory dwelling units, and other uses and structures incidental to the primary uses.

- New General Plan – RH

RESIDENTIAL HIGH DENSITY | RH

Appropriate for higher-density, multiple-family development. Typically includes condominiums, apartments, and assisted living facilities. Also includes limited nonresidential uses that serve and support nearby homes.

Consistent Zoning: HE-C Potentially Consistent Zoning: P-1

BOTH GENERAL PLANS ALLOW RESIDENTIAL CARE FACILITIES

Project Description

- Residential Care Facility for the Elderly for up to 18 persons
- Approximately 2,665-square-foot, two-story addition
- Confirms to R-10 Standards
 - *First Floor - 22' aggregate, 10'-5 ½"min * at closest side yard and 12'-3 ½" side yard towards the south.*
 - *Second Floor – 26' aggregate, 14'-5 ½"min**
 - *41' front where 20' is required*
 - *15' rear where 15' is required*
 - *Height is 25' when viewed from natural grade. 27'-6" from finished grade and is 2 story where 35' and 2 ½ story is maximum. (PC added COA to address height)*
 - *6 parking required, 6 parking provided*
- Variance for a 14'-6" driveway aisle width (where 25' is the minimum)
- Variance for a 7'-2" driveway aisle intersection (where 18' is the minimum)

Planning Commission Modifications

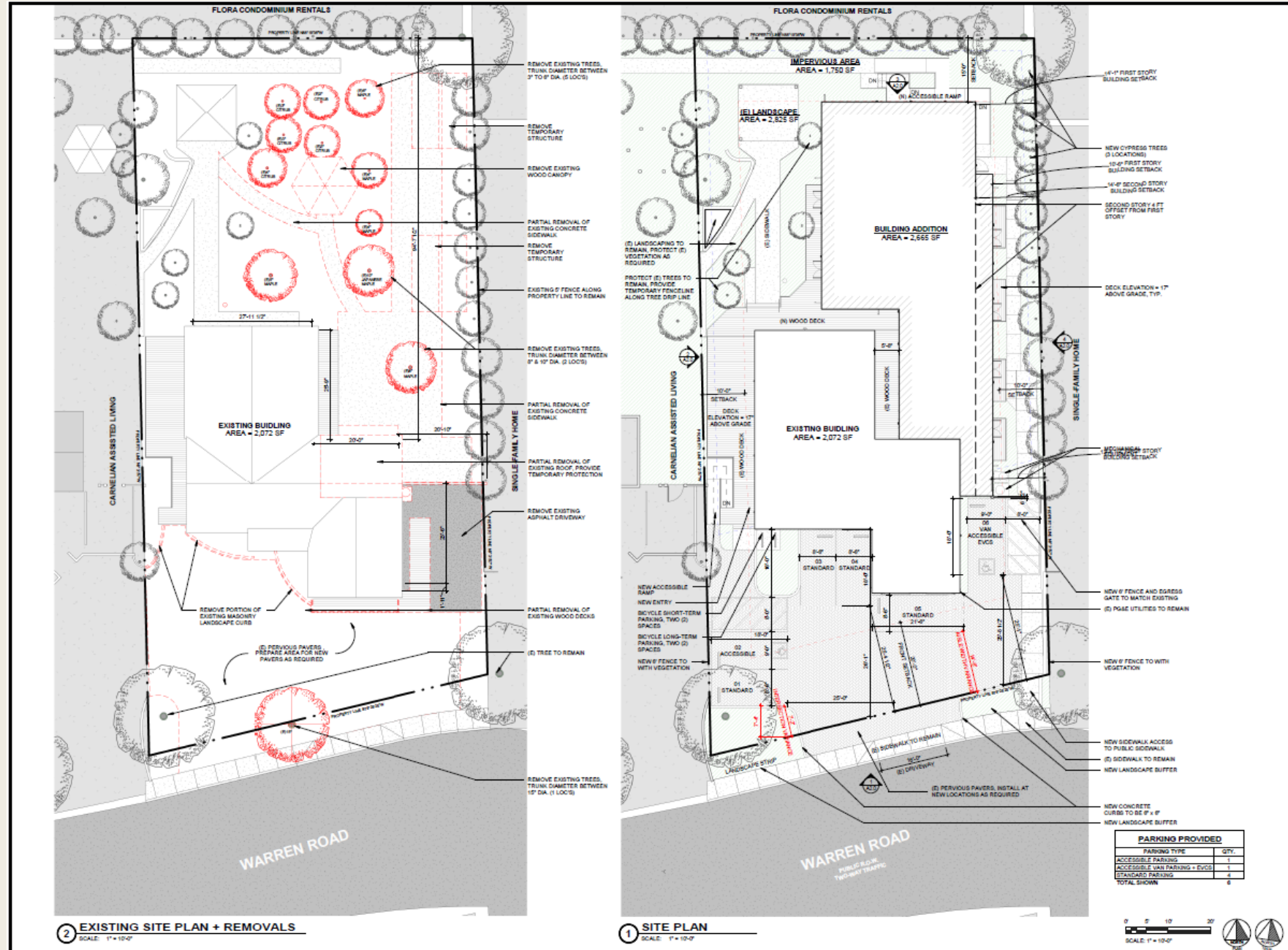
- The Planning Commission approved the project with the following changes:
- COA 11 – Lowered overall building height to 24' besides elevator shaft
- COA 14 – Submit exterior lighting plan and all lighting shall be downcast
- COA 16 – Screening Landscaping along the eastern property line
- COA 18 – Building façade to be stucco and a two-color scheme



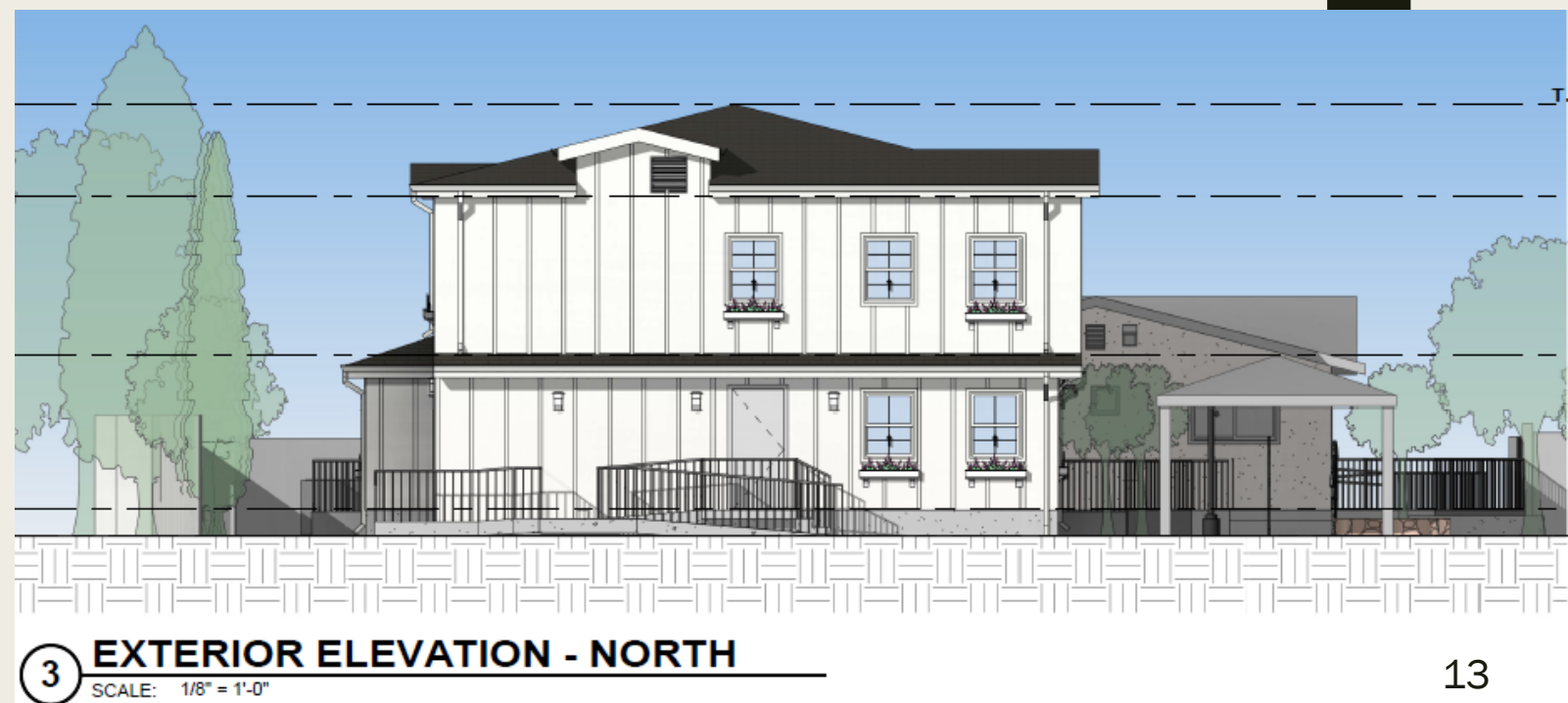
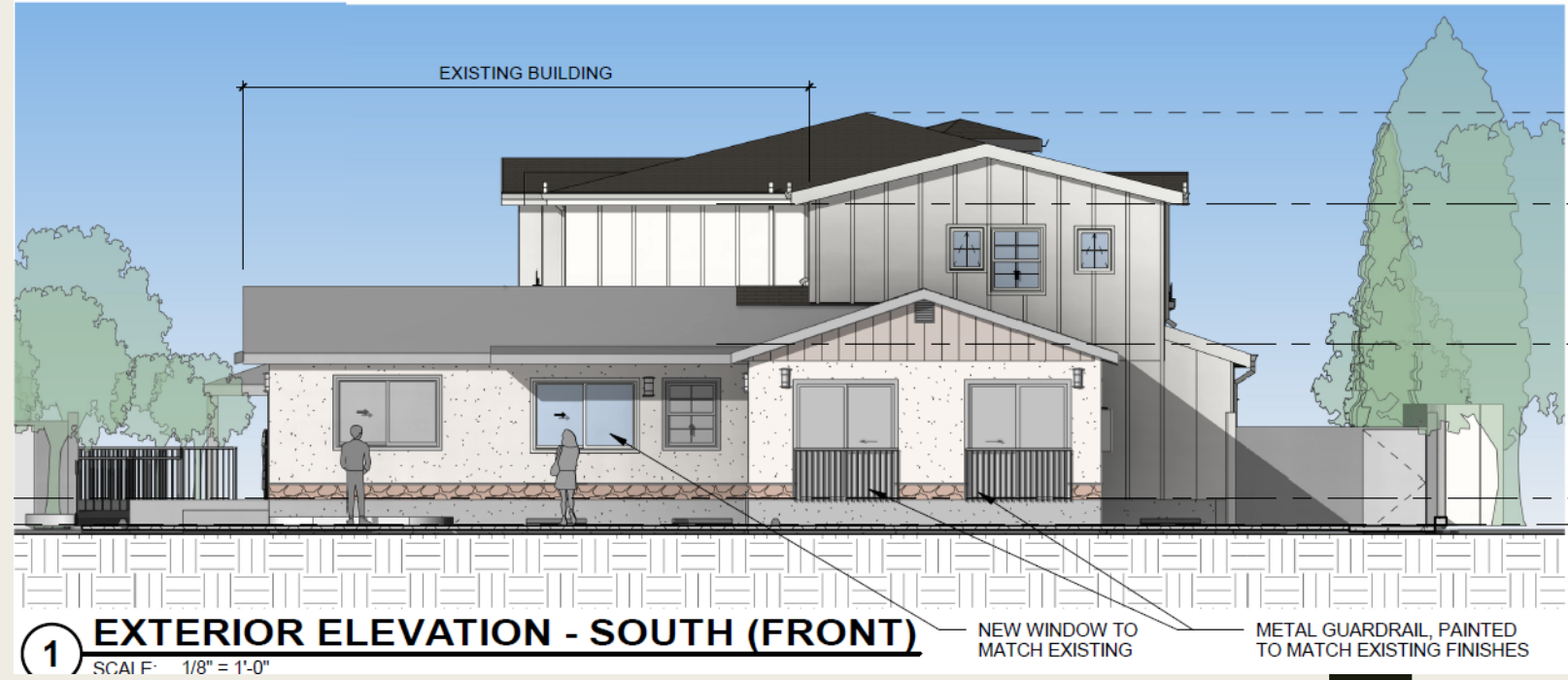
PROJECT DRAWINGS



Site Plan:

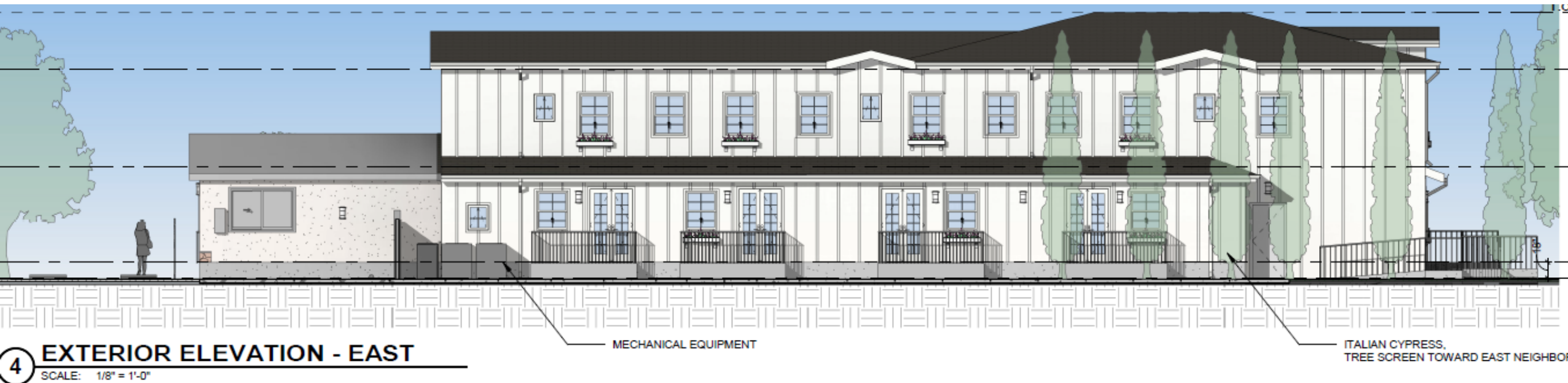


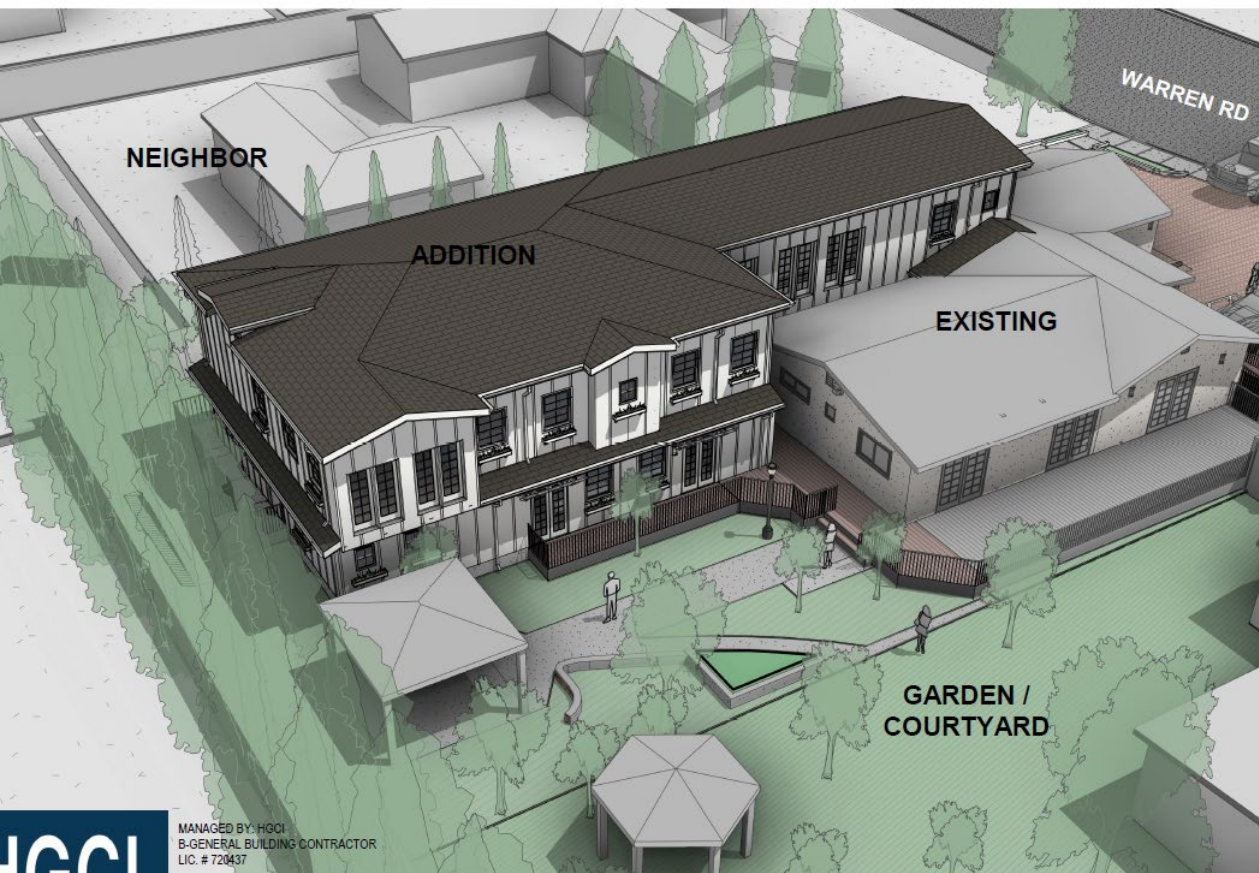
ELEVATIONS:



Elevations:

14





COURTYARD EYE-LEVEL VIEW
CARNELIAN ASSISTED LIVING

JOB NO. 23004
DRAWN BY JFW
DATE 10/11/2024
SK3
SHEET 3 OF 7

RENDERINGS



VIEW FROM EAST NEIGHBOR
CARNELIAN ASSISTED LIVING

JOB NO. 23004
DRAWN BY JFW
DATE 10/11/2024
SK5
SHEET 5 OF 7

California Environmental Quality Act (CEQA)

The proposed project is exempt under CEQA Guidelines Section 15301(e)(2), Addition to Existing Structure

- Negligible or no expansion of use
- Additions of no more than 10,000 Square Feet
- Adequately served by public services
- Not in an environmentally sensitive site

Appeal Points (summary)

As the basis for their appeal, the appellants mentioned various concerns such as:

- *Deceptive and Misleading Application*
- *Not complementary to neighborhood nor is neighborhood transitional*
- *Project should be single-story or relocated*
- *Land use permit findings cannot be made*
- *Lack of legal basis for the granting of a variance*

Appeal Points

Deceptive and
Misleading Application

Not complementary to
neighborhood nor is
neighborhood
transitional

Project should be single-
story or relocated

- The project is to expand an existing building on one APN. The other Carnelian facilities each have their own separate Land Use Permit approvals. Staff reviews only what is proposed on the project APN.
- Senior Care Facilities are compatible with Single-Family zoning districts. Project is of compatible size and location. Development pattern of area is transitional.
- The applicant is required to submit plans for review and approval of the Fire District. Fire Inspector letter stating “no blatant issues with access”

Appeal Points

Land use permit findings
cannot be made

Lack of Legal Basis for
Grant of Variance

- Zoning Administrator and County Planning Commission approved the project based on the Land Use Permit findings.
- Staff has made the appropriate Variance findings in support

Staff Conclusion

- The project is consistent with the applicable policies/standards of:
 - *County General Plan*
 - *Zoning Consistency*
 - *Appropriateness of the neighborhood*
- The project applicant redesigned the project to address neighborhood concerns.
- The project provides the Walnut Creek neighborhood with more assisted living housing opportunities, employment and provides a needed service for the Community.

Staff Recommendation

Staff recommends that the Board of Supervisors:

- DENY the appeal by Joshua Eckhaus and Jennifer Ostrander
- APPROVE the land use permit to allow the operation of residential care facility for the elderly for up to 18 residents



QUESTIONS?