



For Sale

±4.42 Acres of Land Residential Development Opportunity

1027 Pine Hollow Court | Clayton, CA



Call for Offers March 8, 2024

Call Exclusive Agent

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Property Details



APN

119-050-036-1



Lot Size

±4.42 Acres
(±192,535 SF)



Zoning

R-40-H



Median Home Value

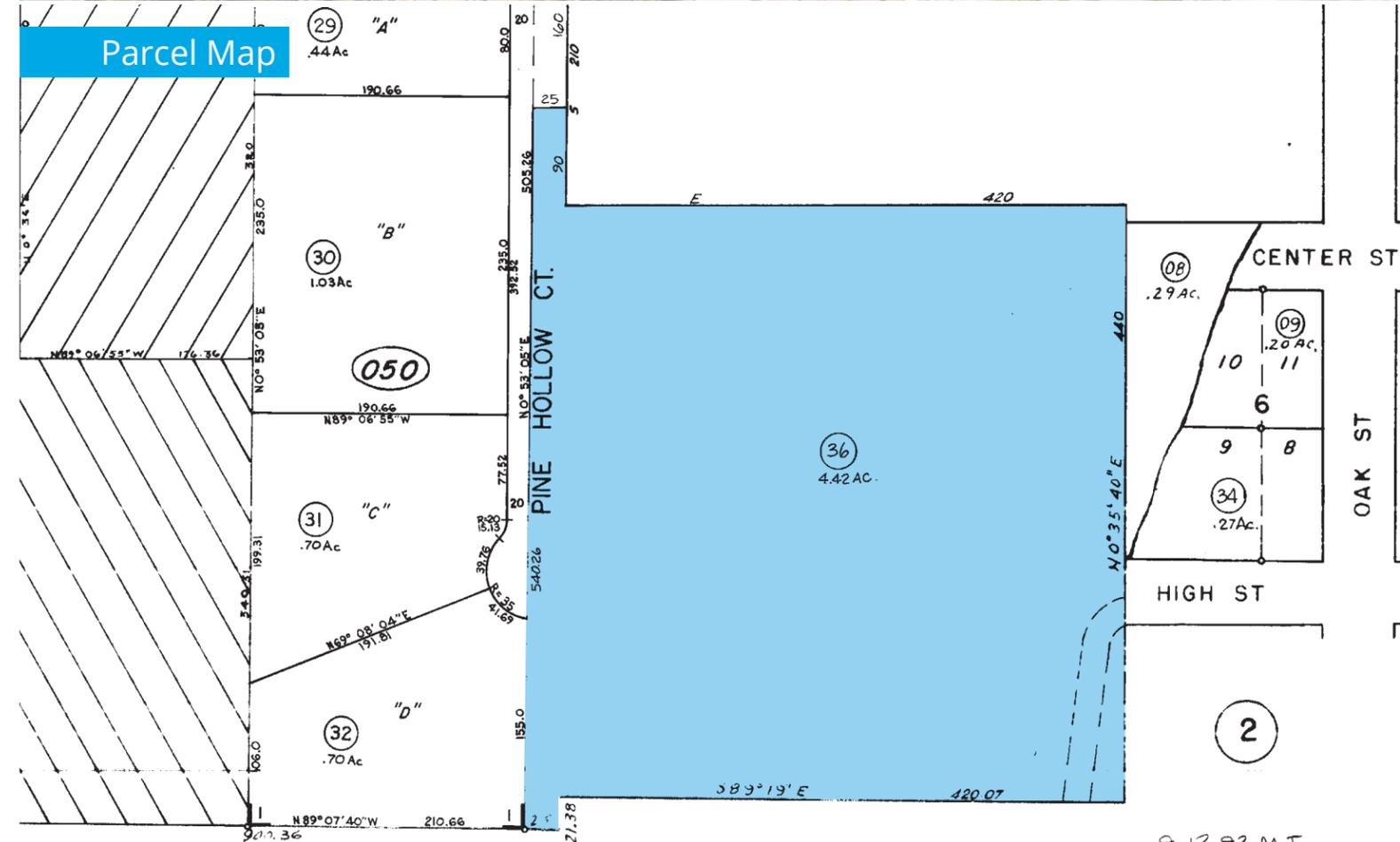
\$887,899

Executive Summary

Nestled in the heart of Clayton, CA, this prime property is owned by Clayton Community Church (CCC), which initially acquired it with the vision of establishing their Church on the premises. The Clayton Planning Commission granted approval on April 27, 2021, for the development of a substantial 14,000 square foot Church building, designed for religious and assembly purposes, complete with classrooms and administrative spaces. Due to the impact of the pandemic, CCC has halted their development plans.

Recently, CCC entered into escrow to acquire St John's Church, an establishment already equipped with Church buildings and classrooms. Faced with the considerable expenses associated with developing a new Church on the 1027 Pine Hollow Ct. site, CCC has made the strategic decision to market and sell the subject property.

Clayton, CA, known for its welcoming community and picturesque surroundings, offers the ideal backdrop for this property. CCC is actively seeking offers from builders and developers, providing time for potential buyers to secure a General Plan Amendment and entitlements from the City of Clayton. This site presents a unique opportunity for residential developers to capitalize on a well-positioned property with development potential and scenic views in a town renowned for its charm and community spirit.

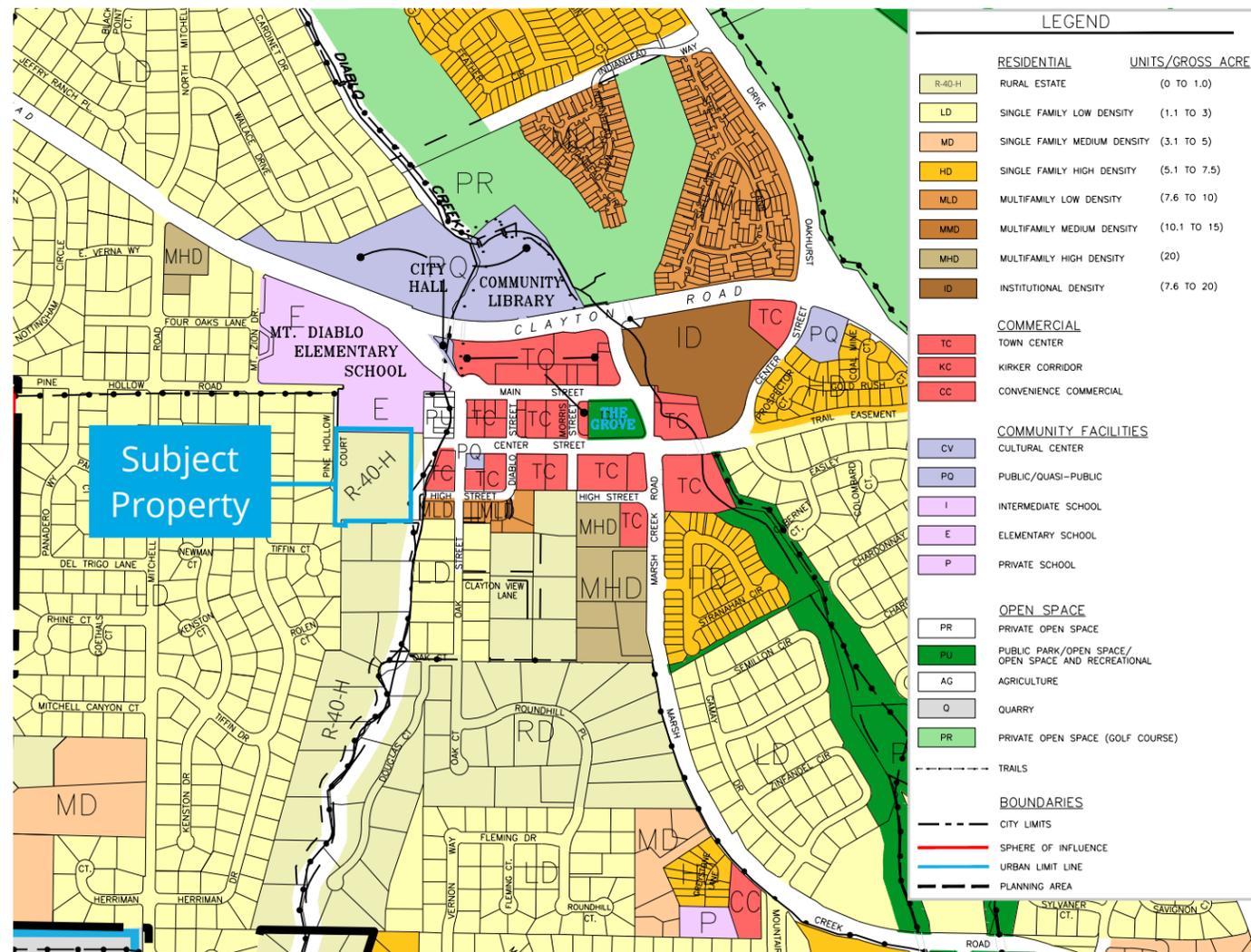


9-13-92 M J

Zoning

Current Zoning for 1027 Pine Hollow Court in Clayton, CA, is R-40-H, which allows 0-1.0 Units / Gross Acre, and the property falls within the area designated as Rural Estate (RD) in the General Plan. In order to increase the allowable units per acre for Residential development on the Subject Properties we believe the Zoning would need to be changed via a General Plan Amendment (GPA). In speaking with Dana Ayres, AICP, Community Development Director for the City of Clayton, she indicated in order to increase the allowable units per acre for Residential development on the Subject Properties the Zoning would need to be changed via a General Plan Amendment (GPA). Per our discussion the GPA will take approximately 9-12+ months. We discussed changing the zoning to accommodate e.g., HD- Single Family High Density which allows 5.1 – 7.5 units per acre or to MLD -Multi Family Low Density which allows 7.6 – 10 units per acre.

[View Details about the Housing Element »](#)



RHNA 2023-2031

Regional Housing Needs Allocation 2023-2031

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low	0-50%	170	30%
Low	>50-80%	97	17%
Moderate	>80-120%	84	15%
Above Moderate	120%+	219	38%
Total	---	570	100%

The City of Clayton has been allocated a Regional Housing Needs Assessment (RHNA) target of 570 new housing units, distributed among four income categories: very low, low, moderate, and above moderate. The inventory of sites to accommodate this RHNA consists of vacant properties zoned for residential use, developed properties that have potential to be redeveloped at higher residential densities, mixed-use properties in the Town Center, properties owned by religious institutions that have surplus parking areas capable of supporting residential development, and accessory dwelling units (ADUs). As of 2022, General Plan land use policy and zoning do not have capacity sufficient to support this level of development; therefore, General Plan and zoning amendments are required to accommodate the RHNA. Program D below identifies the amendments the City will undertake to ensure that land use policies and regulations can support the RHNA.

[View Details about Clayton's RHNA »](#)

Approved Projects

Project	Project Status	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate- Income (80-120% AMI)	Above Moderate- Income (+120% AMI)	Total
Diablo Meadows	Approved		3*	1**	17	21
Oak Creek Canyon	Approved		1		6	7
The Olivia on Marsh Creek	Approved	7			74	81
Approved Projects Total		7	4	1	97	109

*One ADU will be deed restricted; the other two are affordable by design

**Deed restricted as affordable

Current Projects

Diablo Meadows | Completed



The project consists of subdivision of the site and development of 18 single-family residential units and three accessory dwelling units (ADUs) on 18 residential lots on the northern portion of an 8.68-acre subject property. Five additional parcels will be used for stormwater retention or maintained as open space, and a street right-of-way. Access to the site will be provided by a proposed private street connected to Mitchell Canyon Road, which will terminate in a turnaround. Approximately 4.36 acres of the project site will be preserved as open space. The City Council approved the development on February 2, 2021, and approved rezoning of the site from R-15 (Single-Family Residential) to PD (Planned Development) District on February 16, 2021.

[View Details »](#)

Oak Creek Canyon | Approved



The proposed project consists of a six-lot subdivision for six single-family homes on a vacant 9-acres of land. The project is located north of Marsh Creek Road, near the intersection of Diablo Parkway. The requested approvals are an Initial Study/Mitigated Negative Declaration, General Plan Map Amendment, Marsh Creek Road Specific Plan Map Amendment, Zoning Map Amendment, Vesting Tentative Map, Development Plan Review Permit, and a Tree Removal Permit.

[View Details »](#)

The Olivia on Marsh Creek | Under Construction



The Olivia on Marsh Creek Housing Project is three, three-story buildings consisting of 81 senior rental units located at 6170 High Street and 6450 and 6490 Marsh Creek Road.

[View Details »](#)

LCA Yield Study



EXISTING GENERAL PLAN: RD RURAL ESTATE
 PROPOSED GENERAL PLAN: MD SINGLE FAMILY MEDIUM DENSITY
 EXISTING ZONING: R-40-H
 PROPOSED ZONING: PLANNED DEVELOPMENT

GROSS SITE AREA: 4.42 ACRES±
 RESIDENTIAL LOTS: 22 LOTS
 DENSITY: 4.98 DU/ACRE

CONCEPTUAL SITE PLAN
22 RESIDENTIAL LOTS



1027 PINE HOLLOW COURT
 CONCEPTUAL LAND PLAN
 CLAYTON, CALIFORNIA

SCALE: 1" = 30'-0"
 DATE: 11/18/2023
 REVISIONS:
 PROJECT NO:
 SHEET: 01



EXISTING GENERAL PLAN: RD RURAL ESTATE
 PROPOSED GENERAL PLAN: MLD MULTIFAMILY LOW DENSITY
 EXISTING ZONING: R-40-H
 PROPOSED ZONING: PLANNED DEVELOPMENT

GROSS SITE AREA: 4.42 ACRES±
 SINGLE FAMILY LOTS: 10 LOTS
 ATTACHED TOWNHOMES: 34 UNITS
 TOTAL UNITS: 44 UNITS
 DENSITY: 9.95 DU/ACRE

CONCEPTUAL SITE PLAN
**10 RESIDENTIAL LOTS
 34 TOWNHOMES**



1027 PINE HOLLOW COURT
 CONCEPTUAL LAND PLAN
 CLAYTON, CALIFORNIA

SCALE: 1" = 30'-0"
 DATE: 11/18/2023
 REVISIONS:
 PROJECT NO:
 SHEET: 02

Location Overview

Clayton, California is a suburban community located in the San Francisco Bay Area. The city has been incorporated since 1964 and offers families high-quality public schools, low crime rates, and numerous parks and trails for pedestrians, equestrians and bicyclists. Clayton has been listed three times running as one of CNN's Money Magazines "Top 100 Places to Live in the Nation" for small cities.

Clayton | California Rankings ([niche.com](https://www.niche.com))

#365 / 1,735

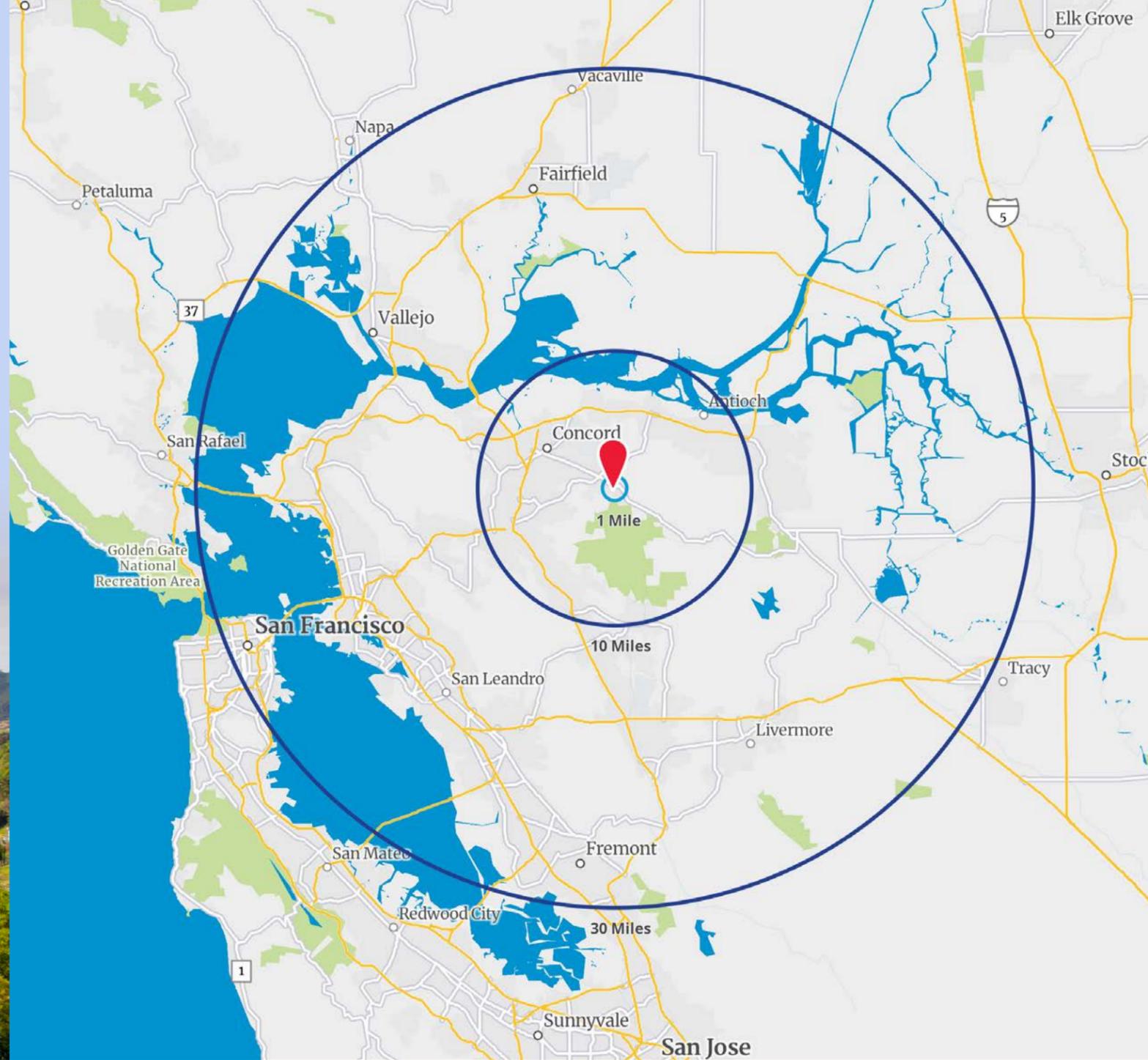
Best Places to Raise a Family in California

#164 / 528

Best Suburbs to Live in California

#299 / 822

Places with the Best Public Schools in California



Demographics 1 mile radius



8,864

Total Population



3,217

Households



2.8

Avg household size



91.8%

Owner occupied housing units



\$887,899

Median home value



\$160,385

Median household income



\$78,228

Per capita income



48.7

Median Age



79%

White Collar Employees



56%

Bachelor's/graduate/prof degree

Location Overview

Notable Schools

Clayton Valley Charter HS
1101 Alberta Way, Concord
CSR Rank #9
1.68 Mi From Subject Site

California State University, East Bay
4700 Ygnacio Valley Road, Concord
2.80 Mi From Subject Site

Mt Diablo Elementary
5880 Mount Zion Drive, Clayton
CSR Rank #9
0 Mi From Subject Site

1027 Pine Hollow Court

Diablo View Middle School
300 Diablo View Lane, Clayton
CSR Rank #8
0.44 Mi From Subject Site

The **California School Ratings Rank** is determined by a school's testing percentile in comparison to other schools in California of the same type (i.e. elementary/middle/high). **1 is the worst, 10 is the best.** A similar number of schools occupy each rank. * This rank is derived from the 2016 California Assessment of Student Performance and Progress (CAASPP).



Mt. Diablo

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