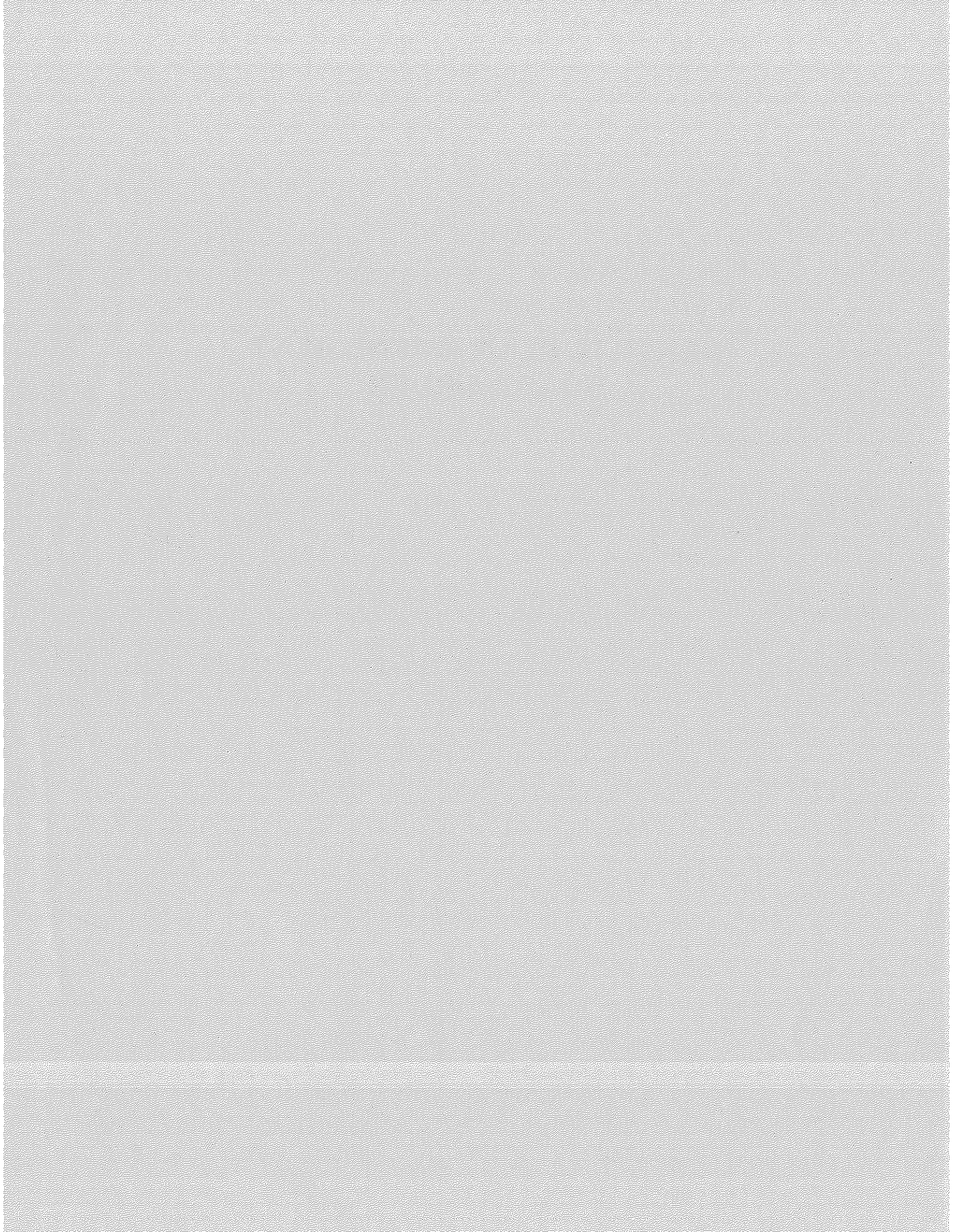
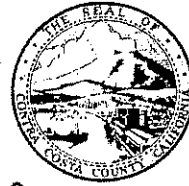


**GENERAL PLAN AMENDMENT  
BOARD ORDER**





TO: BOARD OF SUPERVISORS  
FROM: DENNIS M. BARRY, AICP  
COMMUNITY DEVELOPMENT DIRECTOR  
DATE: JANUARY 10, 2006



C. 82

Contra  
Costa  
County

06-11 AM 10:24

SUBJECT: AUTHORIZATION FOR GENERAL PLAN AMENDMENT STUDY, 401 COLUSA AVENUE, KENSINGTON AREA, TO REDESIGNATE THE SITE FROM COMMERCIAL (CO) TO MIXED USE (M- \_\_ ) (COUNTY FILE: GP#05-0006) (DISTRICT I)

**SPECIFIC REQUEST(S) OR RECOMMENDATION(S) & BACKGROUND AND JUSTIFICATION**

RECOMMENDATIONS

1. AUTHORIZE a General Plan Amendment study for Assessor Parcel No. 571-311-001 located at 401 Colusa Avenue in the Kensington area to consider change in General Plan land use designation from Commercial (CO) to Mixed Use (M - \_\_ ).
2. ACKNOWLEDGE that granting authorization for this request does not imply any support for the application to amend the General Plan, but only that this matter is appropriate for study.

CONTINUED ON ATTACHMENT:  YES  NO SIGNATURE Dennis M. Barry

RECOMMENDATION OF COUNTY ADMINISTRATOR  RECOMMENDATION OF BOARD COMMITTEE  
 APPROVE  OTHER

SIGNATURE(S): Julie Area

ACTION OF BOARD ON January 10, 2006 APPROVED AS RECOMMENDED  OTHER

VOTE OF SUPERVISORS  
 UNANIMOUS (ABSENT None)  
AYES: \_\_\_\_\_ NOES: \_\_\_\_\_  
ABSENT: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

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

Contact: P. Roche, CDD-AP (925) 335-1242  
cc: CDD  
Public Works Dept.  
CAO  
County Counsel  
Chair, Kensington MAC  
Andrew Woolman, Woolman Architecture  
The Circle Partnership

ATTESTED January 10, 2006  
JOHN SWEETEN, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR

BY [Signature], DEPUTY

## FISCAL IMPACT

None. If authorization is granted the applicant shall pay fees to cover the cost for a General Plan Amendment study.

## BACKGROUND/REASONS FOR RECOMMENDATION

The Community Development Department is in receipt of a request from Andrew Woolman, Woolman Architecture, on behalf of the Circle Partnership, the owners of Assessor Parcel No. 571-311-001, which is a vacant parcel located at 401 Colusa Avenue in the Kensington area, which seeks a General Plan Amendment Study to consider a change in the land use designation for this site from Commercial (CO) to Mixed Use (M - \_\_\_). The applicant's development objective is to secure approval for three residences above 2160 gross square feet of retail space on the subject site.

The subject site is a very small parcel that makes up a commercial area around the Colusa Circle in Kensington. The parcel is one of several parcels in the Colusa Circle that were designated Commercial (CO) under the General Plan and form a P-1: Planned Unit District. These parcels were once under common ownership and the County approved a Development Plan under this arrangement. They were established under the P-1 in the early 1980's for the purpose of a coordinated development program in which there would be shared parking arrangements through construction of two parking garages, one sited on 411 Colusa Avenue and the other on 401 Colusa Avenue. 401 Colusa Avenue was approved under a Development Plan as a 3-story night club/restaurant. Since the 1980's, however, the various parcels making up the P-1 have come under separate ownership, and current development proposals are no longer adhering to the previously approved Development Plan.

Assessor Parcel No. 571-311-001, which is the subject of the General Plan Amendment study request, is now owned by a new ownership group called the Circle Partnership. This new ownership group desires to develop a mix of retail and residential uses on the site. The subject site is depicted in the map attached as Exhibit B. The Kensington Municipal Advisory Committee is aware of the new ownership group's desires for a new development concept and the need for a General Plan Amendment study.

Staff believes the request for a General Plan Amendment study is reasonable and recommends that it be authorized with the understanding that the provision for adequate parking related to both the residential and retail elements would need to be considered and satisfactorily resolved through the study process. Authorization for this study does not imply any support for the application to amend the General Plan, but only that this matter is appropriate for study.

### Attachments (2)

Exhibit A: 12/1/2005 Letter from Andrew Woolman, Woolman Architecture

Exhibit B: Map of the Subject Site, including current General Plan/Zoning designations and proposed General Plan designation