



arêtê, inc.
architecture
mark a. meyer, architect gary l. wheeler, architect

September 8, 2016

Mr. John Kopchik, Director
Contra Costa County Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Re: 214 Center Avenue, Pacheco, CA - Feasibility Request for a General Plan Amendment

Dear Mr. Kopchik:

I am submitting this letter on behalf of the owners of subject property. Please accept this letter as a formal request of the Board of Supervisors to authorize a General Plan Amendment Study, by your office, of my client's 0.51 acre property located at 214 Center Avenue, Pacheco, CA. The current land use designation for this parcel in the Contra Costa County General Plan is Office with a nonconforming zoning designation of R6. We respectfully request for a new General Plan land use designation of Multiple Family Residential-Medium Density with an allowable density range from 10 to 20 units per net acre and a corresponding change in zoning to P-1.

The subject parcel is a legal, vacant, irregularly shaped slopping lot that is roughly rectangular in shape. It is located along Center Avenue, in the unincorporated town of Pacheco, that is situated at west of the Grayson Creek bridge, and north of the intersection of Blackwood Drive and Center Avenue. Proceeding west along Center Avenue the topography of the site produces an increasing elevation change from Center Avenue.

The purpose of this request is to allow for the development of 8 to 9 attached town homes for sale in the configuration of 4 duplexes and one stand alone unit. Vehicle access for the units is proposed to be accessed by an internal private drive with one point of access to the property from Center Avenue directly across from the current intersection of Center Avenue and Blackwood Drive. The proposed design would present a strong streetscape with front elevations facing Center Avenue. Pedestrian access to these units would be directly from Center Avenue. Garage vehicular access would be from the internal drive and not from Center Ave.

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The immediate proximity of the project site to the commercial activities of Pacheco to the east and to newly built retail centers and Diablo Valley College suggest that a higher density residential project will be a necessary and economically viable product for future residents.

Based on these location characteristics, we strongly believe that an aesthetically pleasing and properly designed multifamily product in this neighborhood would be a welcome addition and would serve as a good transition density from the commercial retail uses along Contra Costa Boulevard to the east and the lower density residential development that predominates the general vicinity.

Thank you for your consideration. Please contact me if you require any additional information.

Respectfully

A handwritten signature in black ink, appearing to read 'KAS', with a large, stylized flourish extending to the right.

Kirk A. Shelby
Principal Architect
arete, inc.