

RESOLUTION NO. 13-2017

RESOLUTION OF THE COUNTY PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, RECOMMENDATION ON THE COUNTY INITIATED ZONING TEXT AMENDMENT TO AMEND CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE, RELATING TO ACCESSORY DWELLING UNITS. PROPOSED MODIFICATIONS WOULD PERMIT LARGER ADUS TO BE ESTABLISHED ON LARGER LOTS AND ALSO AMEND THE ADU PERMIT REVIEW PROCEDURES IN CHAPTER 84-74 OF THE CONTRA COSTA COUNTY ORDINANCE CODE RELATING TO THE KENSINGTON (-K) COMBINING DISTRICT. THIS ZONING TEXT AMENDMENT APPLIES TO AREAS WITHIN UNINCORPORATED CONTRA COSTA COUNTY (COUNTY FILE: ZT16-0004).

WHEREAS, on May 23, 2017, the County Board of Supervisors adopted Ordinance No. 2017-11, Accessory Dwelling Unit Ordinance, and became effective on June 23, 2017; and

Whereas, on May 23, 2017, the Board of Supervisors directed staff to return to the Board for a discussion on how to permit larger ADUs on larger lots; and

Whereas, on August 15, 2017, staff presented discussion before the Board related to larger ADUs on larger lots, and staff also presented options for amending the permitting process in Kensington; and

Whereas, on August 15, 2017, the Board of Supervisors accepted staff's recommendations to allow larger ADUs on larger lots and to amend the permitting process in Kensington, and directed staff to return to the County Planning Commission; and

WHEREAS, after notice having been lawfully given, a public hearing on the proposed ordinance was scheduled before the County Planning Commission on Wednesday, September 27, 2017, where all persons interested therein might appear and be heard; and

WHEREAS, on September 27, 2017, the County Planning Commission approved the Ordinance, as recommend by staff; and

NOW, THEREFORE, BE IT RESOLVED, that the County Planning Commission:

1. FINDS that the proposed text amendment to the County Ordinance is covered by a CEQA Statutory Exemption Section 15282(h) which exempts the adoption of ordinances pertaining to residential second units and it also exempt under

the general rule of applicability, Section 15061(b)(3), that CEQA only applies to projects which have the potential for causing a significant effect on the environment, and that this CEQA exemption is adequate and complete, has been prepared in compliance with the California Environmental Quality Act and the State and County CEQA Guidelines, and reflects the County's independent judgement and analysis; and

2. FINDS that the proposed zoning text amendment (County File: ZT16-0004) is consistent with the General Plan of Contra Costa County; and
3. RECOMMENDS to the Board of Supervisors approval of the ordinance to amend Chapter 82-24 and modify **Section 84-74.604 and Section 84-74.606** within unincorporated areas of Contra Costa County.

This Resolution was approved upon motion of the County Planning Commission on Wednesday, September 27, 2017 by the following vote:

AYES: Clark, Terrell, Buskirk, and Wright

NOES: None

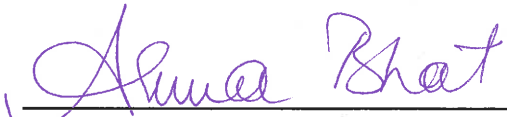
ABSENT: Allen, Steel, Swenson

ABSTAIN: None

RICHARD CLARK

Acting Chair of the County Planning Commission
County of Contra Costa, State of California

ATTEST


ARUNA BHAT, Secretary
County Planning Commission
County of Contra Costa