

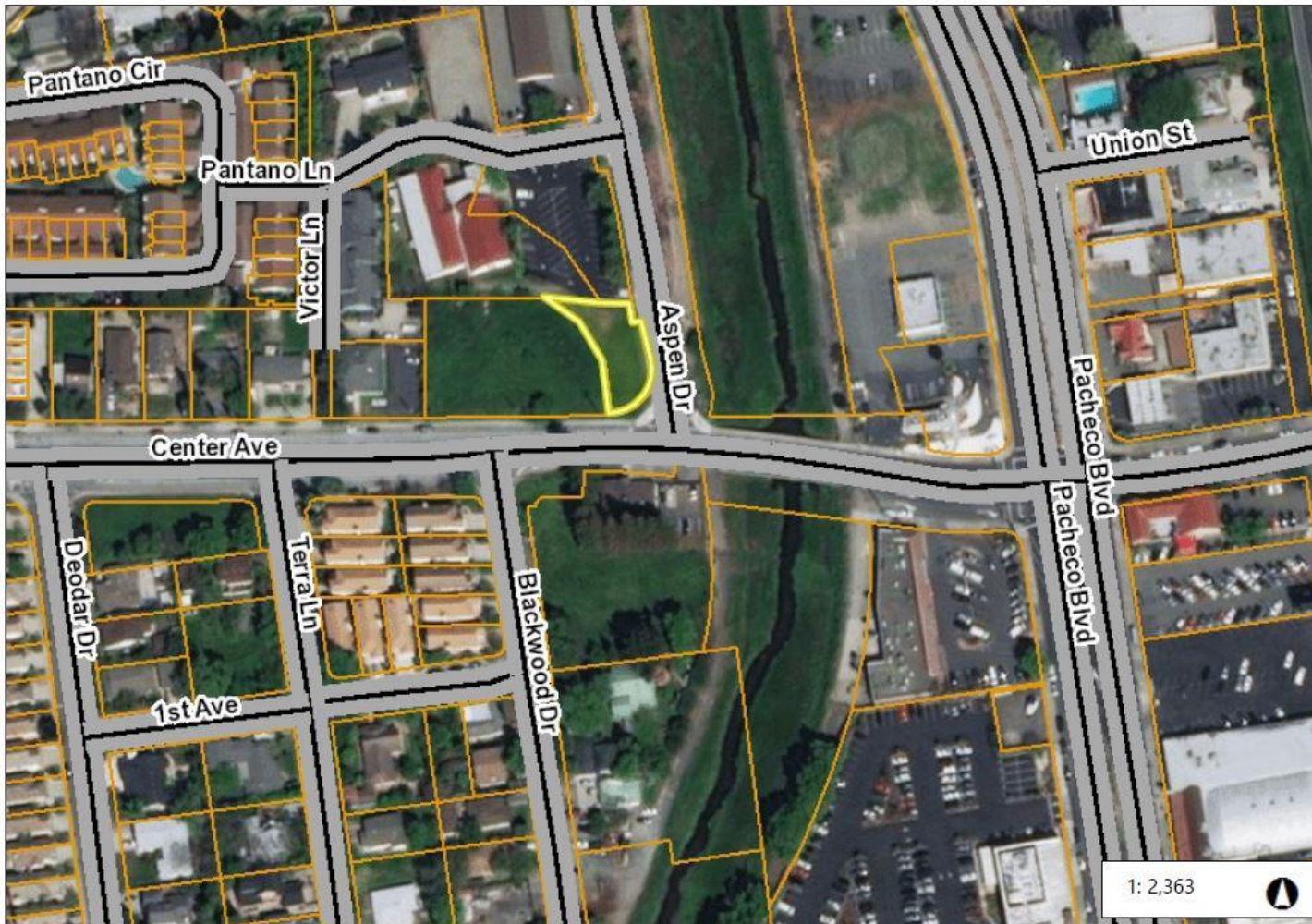
Office Rezone in Pacheco

County File #RZ18-3247.

Contra Costa County Board of Supervisors
August 6, 2019

Vicinity Map – Aerial View

Aerial View



Legend

-  Address Points
-  Streets
-  Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes

Contra Costa County -DOIT GIS

0.1 0 0.04 0.1 Miles

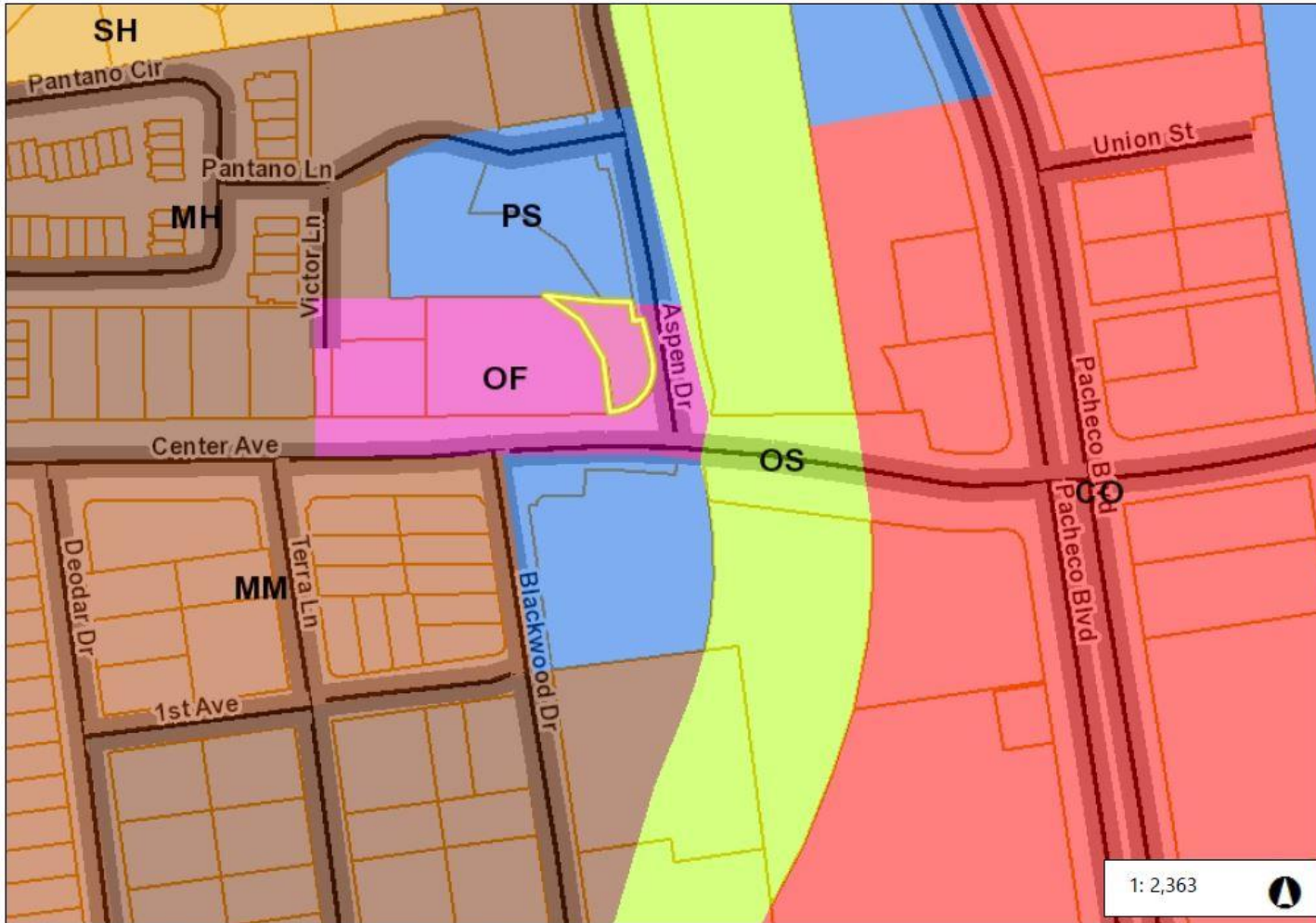
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

General Plan: OF

General Plan: OF



Legend

General Plan

- SV (Single Family Residential - Ver)
- SL (Single Family Residential - Low)
- SM (Single Family Residential - Me)
- SH (Single Family Residential - Hig)
- ML (Multiple Family Residential - Lc)
- MM (Multiple Family Residential - M)
- MH (Multiple Family Residential - H)
- MV (Multiple Family Residential - V)
- MS (Multiple Family Residential - V)
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Star
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed

Notes

Contra Costa County -DOIT GIS

0.1 0 0.04 0.1 Miles

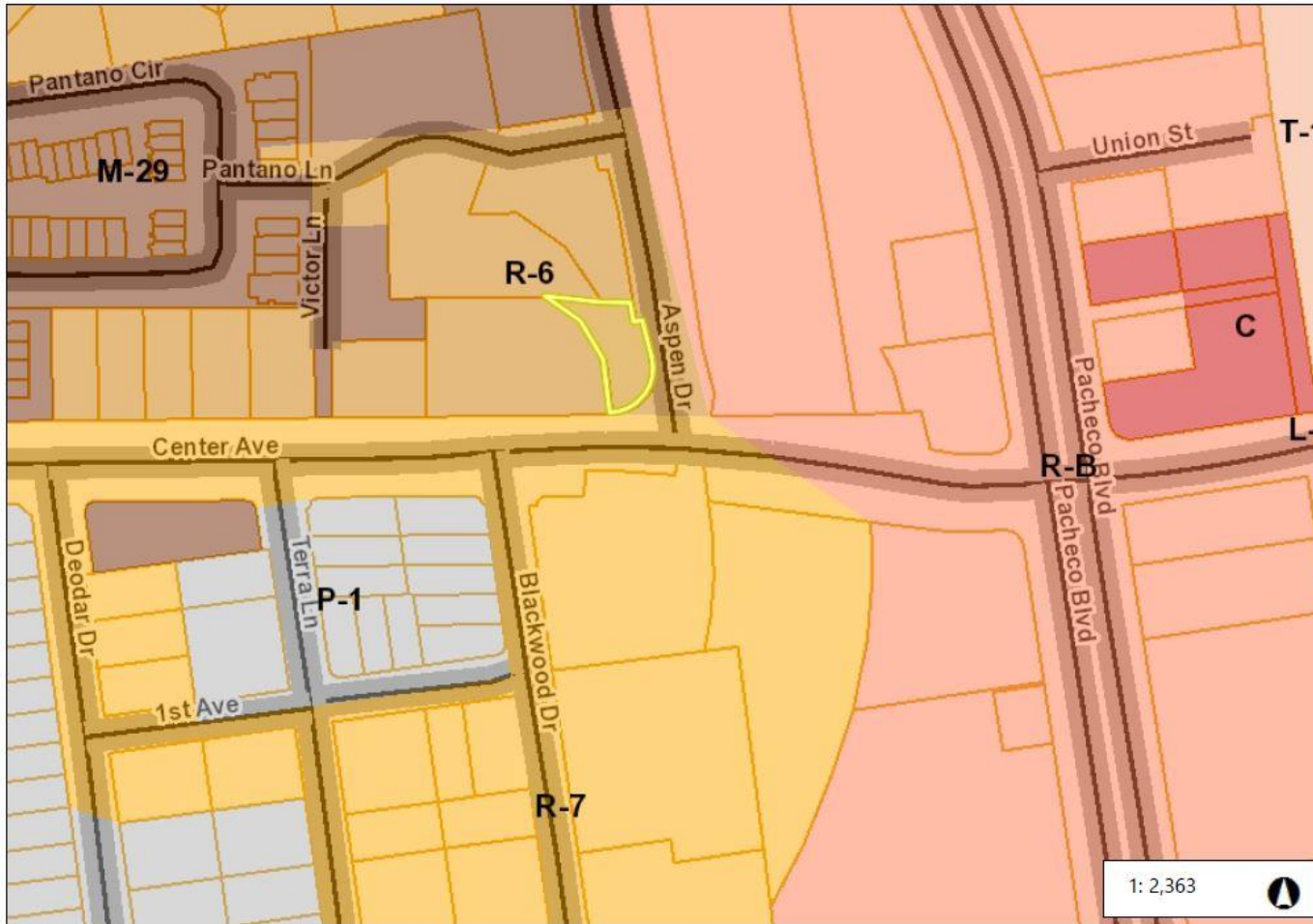
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Zoning: R-6

Zoning Map



Legend

Zoning

- R-6 (Single Family Residential)
- R-6, -FH -UE (Single Family Resid; Urban Farm Animal Exclusion Com)
- R-6 -SD-1 (Single Family Resident Hillside Development Combining Di)
- R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc)
- R-6, -UE (Single Family Residential Exclusion Combining District)
- R-6 -X (Single Family Residential - Combining District)
- R-7 (Single Family Residential)
- R-7 -X (Single Family Residential - Combining District)
- R-10 (Single Family Residential)
- R-10, -UE (Single Family Resident; Exclusion Combining District)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Single Family Resident; Exclusion Combining District)
- R-40 (Single Family Residential)
- R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com)
- R-40, -UE (Single Family Resident; Exclusion Combining District)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)

1: 2,363



Notes

Contra Costa County -DOIT GIS

0.1 0 0.04 0.1 Miles

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Zoning Comparison

	R-6 (Existing)	O-1 (Proposed)	Existing Site Condition	Variance Required
Parcel Area (min)	6,000 s.f.	15,000 s.f.	6,272 s.f.	x
Avg. Width (min)	60 feet	100 feet	101 feet	
Lot Coverage (max)	N/A	35%	26%	
Building Height (max)	35 feet / 2.5 stories	35 feet / 2.5 Stories	25 feet / 2 stories	
Primary/Secondary Setback (min)	20 feet / 15 feet	20 feet / 15 feet	15 feet / 15 feet	x
Off-Street Parking	1 space / 250 sf + 1 space / Doctor/Dentist	1 space / 250 sf	30 spaces	
Side yards (min)	3 feet	15 feet	3 feet	x
Building Size (max)	N/A	15,000 s.f.	3,280 s.f.	
Open Area (min)	N/A	25%	44%	
Development Plan Required?	No	Yes	N/A	

Questions?