



CLASSIC BOAT WORKS
1535 DISCOVERY BAY BLVD
DISCOVERY BAY, CA 94505
(925)451-2318, email: classic_boatworks@yahoo.com

May 19, 2021

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

RE: General Plan Amendment for Parcel # (APN) 008-200-010-0
1535 Discovery Bay Blvd, Discovery Bay, CA 94505

Dear Mr. Kopchik,

Please accept this letter as a formal request of the Board of Supervisors for a General Plan Amendment (GPA) for Parcel # 008-200-010-0. We are requesting a change in the land use designation from Public/Semi-Public (PS) to Commercial land use designation (CO).

The subject property is located at 1535 Discovery Bay Blvd, in the center of the Town of Discovery Bay. It sits adjacent to the community center and is located across the street from the Discovery Bay Shopping Center. The site was previously owned and operated by the Contra Costa County Fire Protection District. It was the location for Fire Station # 58. The station closed in July 2010 and has been either vacant or used by the Parks & Recreation Department as storage since that time.

The Town of Discovery Bay is a community that is surrounded by water and is highly regarded as a boating community. Over that last several years, numerous boat repair shops have gone out of business in the area. That decline is not proportionate to the numbers of boaters in the community. We would like to expand our existing boat repair service shop to this location. We currently operate out of a location on Brentwood Blvd in nearby Brentwood. We already service a number of Discovery Bay residents at our current location but being able to provide this much needed service in their own backyard would be beneficial to the community. In addition, we have and continue to work with Nor Cal Mastercraft which is located just down the street from the firehouse in Discovery Bay. We assist them by providing service on boat models that are out of warranty.

The building itself contains two large bays in the garage area that housed the fire engines. This type of building is ideal for performing boat repair and is not likely to be able to be used by any other type of business in its current classification. The property has a small interior office area that we would like to use to sell boat parts and accessories to the local boaters and fishermen. The site also has a large, paved parking lot as well as back yard. The paved area is ideal for housing boats that are in service or storage.

We are a small family-owned veteran-based business. We seek to provide a service that is both needed and wanted by the residents of Discovery Bay and the surrounding areas. The proximity to the water

makes it an advantageous and convenient repair location for the community. Our main focus is to be an asset to the community and its residents. We have already resounding positive feedback from the locals regarding our intentions with the property.

We do not plan to alter the exterior of the building, other than to install a fence to protect the side yard area. We respect the fact that this was a firehouse, and we plan to honor that and keep that history alive. There are memorial plaques on the property that we plan to leave in place. In addition, we plan to design a shadow box in the engine bay area to commemorate all of the hard work performed by the firefighters at this station.

Thank you for your consideration. If you require any additional information, please contact me so that I can answer any of your questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'K. Luke', with a long horizontal flourish extending to the right.

Kenneth Luke
Owner
Classic Boat Works