



Contra  
Costa  
County

To: Board of Supervisors  
From: John Kopchik, Director, Conservation & Development Department  
Date: April 12, 2016  
Subject: KOMAC Electric, Inc., General Plan Amendment Study

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**RECOMMENDATION(S):**

1. AUTHORIZE a General Plan Amendment (GPA) study to consider changing the General Plan land use designation for the 0.73-acre parcel located immediately north of the San Pablo Avenue/Crestwood Drive intersection in the San Pablo Area, Assessor's Parcel No. 185-220-023, from Multiple-Family Residential - High Density (MH) to Commercial (CO).
2. ACKNOWLEDGE that granting authorization for this request does not imply any sort of endorsement for the application to amend the General Plan, but only that the matter is appropriate for study.

**FISCAL IMPACT:**

None. If authorization is granted, the applicant will pay fees to cover the cost of processing the GPA study.

**BACKGROUND:**

The Department of Conservation and Development is in receipt of a letter (**Attachment A**) from Mr. Jack MacDonald of KOMAC Electric, Inc., requesting a GPA study involving the vacant property located immediately northeast of the San Pablo Avenue/Crestwood Drive

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☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

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Action of Board On: **04/12/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Mary N. Piepho, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

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.

ATTESTED: April 12, 2016

David Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Will Nelson (925)  
674-7791

cc:

intersection in the San Pablo area. The subject parcel is currently designated MH on the Land Use Element Map, Contra Costa County General Plan (2005-2020), and zoned Retail Business (R-B) District.

## BACKGROUND: (CONT'D)

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Attached for the Board's consideration under **Attachment B** are maps and aerial photos of the site and its surroundings, showing the existing and proposed General Plan land use designations. The subject site is triangular, with the northwest side fronting San Pablo Avenue for approximately 280 feet, the northeast side abutting the rear of a single-family residential neighborhood, and the south side abutting the rear of a multiple-family residential development. Across San Pablo Avenue are single-family residences. The site contains several mature trees of unknown species and the topography is similar to a knoll or mound.

Mr. MacDonald's letter explains his intent to develop the site with a small two-story building containing three retail units on the lower floor and one office unit on the second floor. This necessitates the land use designation change from MH, which does not allow commercial uses. If the Board authorizes the GPA study, then the applicant will also file an application for a final development plan and possibly a land use permit, depending on the uses ultimately proposed.

Staff views the request for a GPA study to change the land use designation from MH to CO as reasonable. The project site is an infill opportunity in an area where there are numerous residences and no major retail centers. Neighborhood-serving retail/service uses of the kind envisioned for the proposed project (eateries, dry cleaners, salons, etc.) would be valuable additions to the area, adding convenience for residents and potentially reducing vehicle miles traveled overall. Additionally, the site's General Plan and zoning designations currently are inconsistent and redesignating the site to CO would remedy the inconsistency. Therefore, staff recommends that the General Plan Amendment study be authorized.

Authorization for this study does not imply support or endorsement for the application to amend the General Plan, but only that this matter is appropriate for study.

## CONSEQUENCE OF NEGATIVE ACTION:

If the Board does not authorize the GPA study, then an application to amend the General Plan cannot be filed and the site will retain its MH land use designation. The proposed commercial project could not move forward.

## ATTACHMENTS

Attachment A - GPA Request Letter from J. MacDonald

Attachment B- GP16-0003 Map and Aerial Photo