



**Contra  
Costa  
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: October 18, 2016

Subject: Arete, Inc., General Plan Amendment Study Authorization Request

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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 undeveloped property addressed as 214 Center Avenue, Pacheco area, from Office (OF) to Multiple-Family Residential - Medium Density (MM).
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 from Mr. Kirk Shelby of Arete, Inc. (Attachment A), requesting a GPA study involving the vacant property located at 214 Center Avenue in the Pacheco area. The subject parcel is designated OF on the General Plan Land Use Element Map and zoned Single-Family Residential District

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☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

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Action of Board On: **10/18/2016** ☒ 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: October 18, 2016

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

By: June McHuen, Deputy

Contact: Will Nelson, (925)  
674-7791

cc:

(R-6). The General Plan and zoning designations are inconsistent.

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 roughly rectangular and slightly sloping, and contains several trees of unknown species. The site abuts a dentist's office to the west and a church to the north. Across Center Avenue to the south are single-family residences and a fire

## BACKGROUND: (CONT'D)

station. The land directly east is vacant with a flood control channel beyond.

Mr. Shelby's letter explains his client's intent to develop the site with eight or nine townhomes arranged as four duplexes and a possible stand-alone unit. This necessitates the land use designation change from OF, which does not allow residential uses. If the Board authorizes the GPA study, then the applicant will also file applications for a rezoning to Planned Unit District (P-1), major subdivision, and final development plan.

The request for a GPA study to change the land use designation from OF to MM deserves further consideration. The project site is an infill opportunity located close to two freeways and within walking distance of four County Connection routes. The site is also within one mile of Diablo Valley College and several commercial centers. Additionally, approval of the project would remedy the inconsistency between the General Plan and zoning designations. Staff therefore recommends that the GPA study be authorized.

Staff emphasizes that 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 OF land use designation. The existing inconsistency between the zoning and General Plan will remain.

## ATTACHMENTS

Attachment A - Letter from Mr. Kirk Shelby Requesting General Plan Amendment Study

Attachment B - Maps and Aerial Photo