



**Contra  
Costa  
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: February 2, 2021

Subject: 343 Rodeo Avenue General Plan Amendment, County File #GP20-0003

**RECOMMENDATION(S):**

1. AUTHORIZE initiation of a General Plan Amendment (GPA) process to consider changing the General Plan land use designation from "Public and Semi-Public" (PS) to "Multiple-Family Residential-High Density" (MH) for a 5,750 square-foot (0.13-acre) vacant parcel located at 343 Rodeo Avenue in Rodeo, Assessor's Parcel Number 357-081-015. (File #GP20-0003)

2. ACKNOWLEDGE that granting this authorization does not imply any sort of endorsement for the application to amend the General Plan, but only that the matter is appropriate for consideration.

**FISCAL IMPACT:**

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

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **02/02/2021** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor

Candace Andersen, District II  
Supervisor

Diane Burgis, 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: February 2, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Daniel Barrios (925)  
877-8199

cc:

## BACKGROUND:

The subject property was previously owned by the County and was purchased at auction by the current owners. The subject site, along with the adjacent parcel 341 Rodeo Avenue (APN 357-081-036), currently have a Public and Semi-Public (PS) General Plan land use designation. The next four parcels to the north and the four parcels to the south are designated Office (OF), there are five parcels south of those designated Multiple-Family Residential-High Density, and the land to the north and east is designated Downtown/Waterfront Rodeo Mixed-Use (M-2).

The new property owner is interested in developing the subject site in a cohesive nature to the surrounding neighborhood. It is noted that adjacent parcels are developed as single-family residences, a four-plex, offices and commercial shops. Ideally, the applicant would like to develop the property to its maximum potential while still maintaining a cohesive development pattern in the community. As such, the applicant is requesting the Multiple-Family Residential-High Density (MH) land use designation, which has a density range of 22.0 – 29.9 units per net acre. This density translates to a range of three-to-four units on the subject property, at maximum. The MH land use designation is also consistent with the overall residential character of the community, and other examples of MH designations with multi-family development are present nearby. Staff emphasizes that authorization to proceed with the GPA process does not imply the Board's support or endorsement for the application to amend the General Plan, but only that this matter is appropriate for further consideration.

## CONSEQUENCE OF NEGATIVE ACTION:

If the Board does not authorize initiation of the GPA process, then an application to amend the General Plan cannot be filed and the subject site will retain its PS land use designation.

## ATTACHMENTS

GP20-0003 Applicant Narrative

Parcel Map

General Plan Map

Zoning Map

Aerial Photo