



ENVISION CONTRA COSTA 2040

Comprehensive Zoning Code Update

Board of Supervisors Meeting

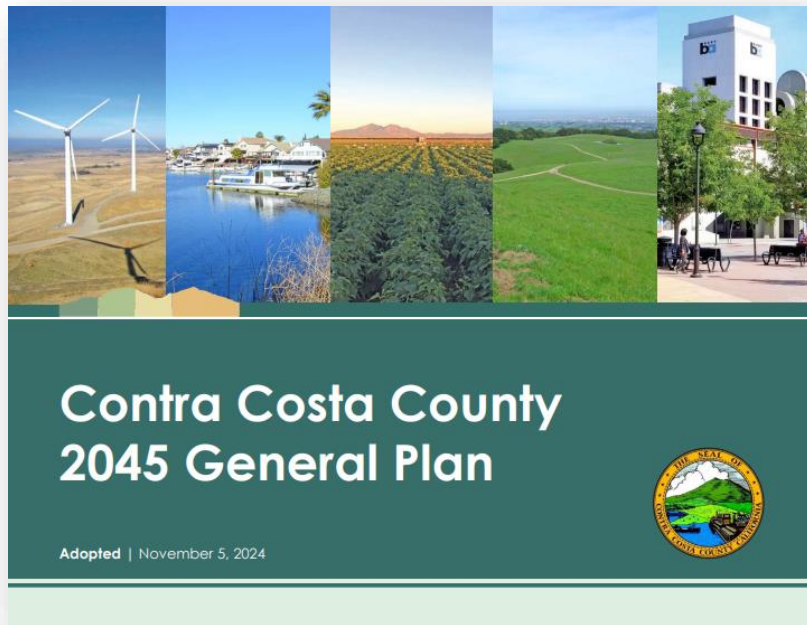
Agenda

1. Background Information
2. Outreach Plan
3. Zoning Code Organization
4. Specific Plans and Areawide P-1s
5. Next Steps

Background Information

2045 General Plan

- » Adopted: November 5, 2024
- » Guides development and growth through 2045
- » Identifies goals, policies, and actions
- » Incorporates four themes:
 - Environmental Justice
 - Community Health
 - Economic Development
 - Sustainability



What is Zoning?

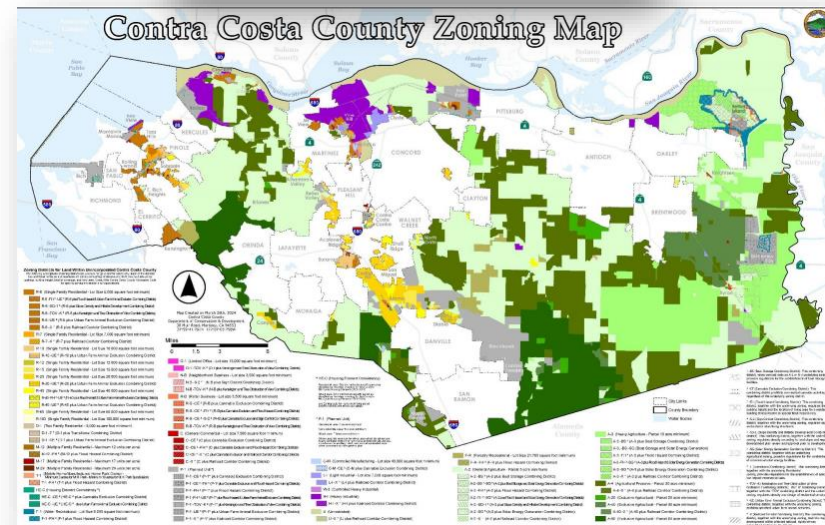
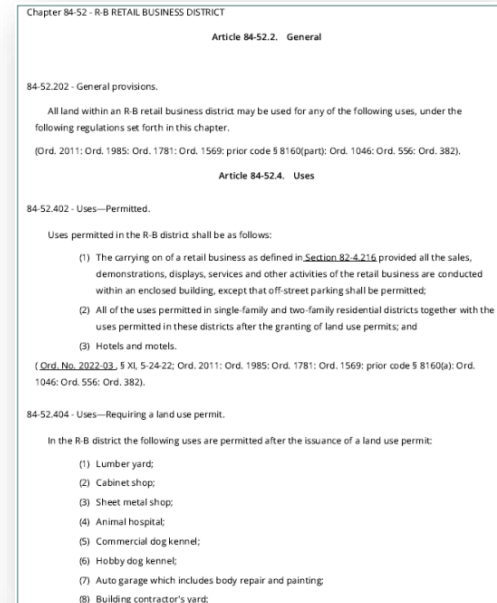
» Zoning Code (Primarily Title 8)

- Regulates how property can be developed and used

» Zoning Map

- Shows how land is divided into different zoning districts

» Implements the General Plan



General Plan and Zoning Code Relationship



General Plan



Zoning Code

2045 General Plan:

- Sets long-range vision and policies
- Guides decisions about zoning, development, and other land use or regulatory matters
- Includes actions that call for changes to the Zoning Code

Zoning Code:

- Primary implementation tool of the General Plan
- State law requires consistency with the General Plan

Comprehensive Zoning Code Update

- » **Zoning Update Report**
 - CPC review: May 2024
 - BOS review: June 2024
- » **Initiated comprehensive Zoning Code update in August 2024**
- » **First comprehensive update since 1947**
- » **Project Phases:**
 - Phase 1: draft development
 - Phase 2: public review
 - Phase 3: adoption



Comprehensive Zoning Code Update Goals

- » Align regulations and procedures with the 2045 General Plan goals, policies, and actions.
- » Ensure that the Code is accessible and easy to use.
- » Establish a clear and transparent planning review process that enables fair, predictable review, protection of the public interest, and effective public involvement, as appropriate.
- » Support zoning regulations that reflect existing development patterns or provide visionary regulations where appropriate.

Outreach Plan

Zoning Code Update Outreach Plan

- » Guides engagement with public, key stakeholders, MACs, Planning Commission, and Board
- » Builds on community input from 2045 General Plan
- » Identifies outreach objectives, methods, and logistics
- » Living document to allow for refinement



Outreach Activities

» Decision Makers & Advisory Bodies:

- Board of Supervisors Meetings
- County Planning Commission Meetings
- Municipal Advisory Council Meetings

» Community:

- Community Workshop/Open House
- Stakeholder Meetings
- Surveys

» Marketing & Materials:

- Webpage updates
- Eblast announcements, social media postings, and news releases
- Informational/educational materials

Summary Outreach by Phase

		1	2	3
Steps		<ul style="list-style-type: none"> ▪ Zoning code development 	<ul style="list-style-type: none"> ▪ Public review of zoning code 	<ul style="list-style-type: none"> ▪ Zoning code adoption
Focus of Outreach		<ul style="list-style-type: none"> ▪ Raise awareness of zoning code update process, purpose, and progress ▪ Seek feedback from key stakeholders on elements of zoning code update 	<ul style="list-style-type: none"> ▪ Publicize opportunities for public involvement and input ▪ Educate on proposed significant changes to zoning code ▪ Solicit substantive comments on draft zoning code 	<ul style="list-style-type: none"> ▪ Communicate how comments were incorporated ▪ Facilitate adoption of final zoning code
Target Groups	Countywide Public		✓	✓
	Key Stakeholders	✓	✓	✓
	Municipal Advisory Councils	✓	✓	
	County Planning Commission	✓	✓	✓
	Board of Supervisors	✓	✓	✓

Zoning Code Organization

Zoning Code Organization

» Issues Identified with Current Code:

- Need update to improve consistency with new General Plan
- Unintuitive organization and piecemeal formatting
- Permit requirements spread between Title 2 (Administration) and Title 8 (Zoning)

» Key Proposed Updates

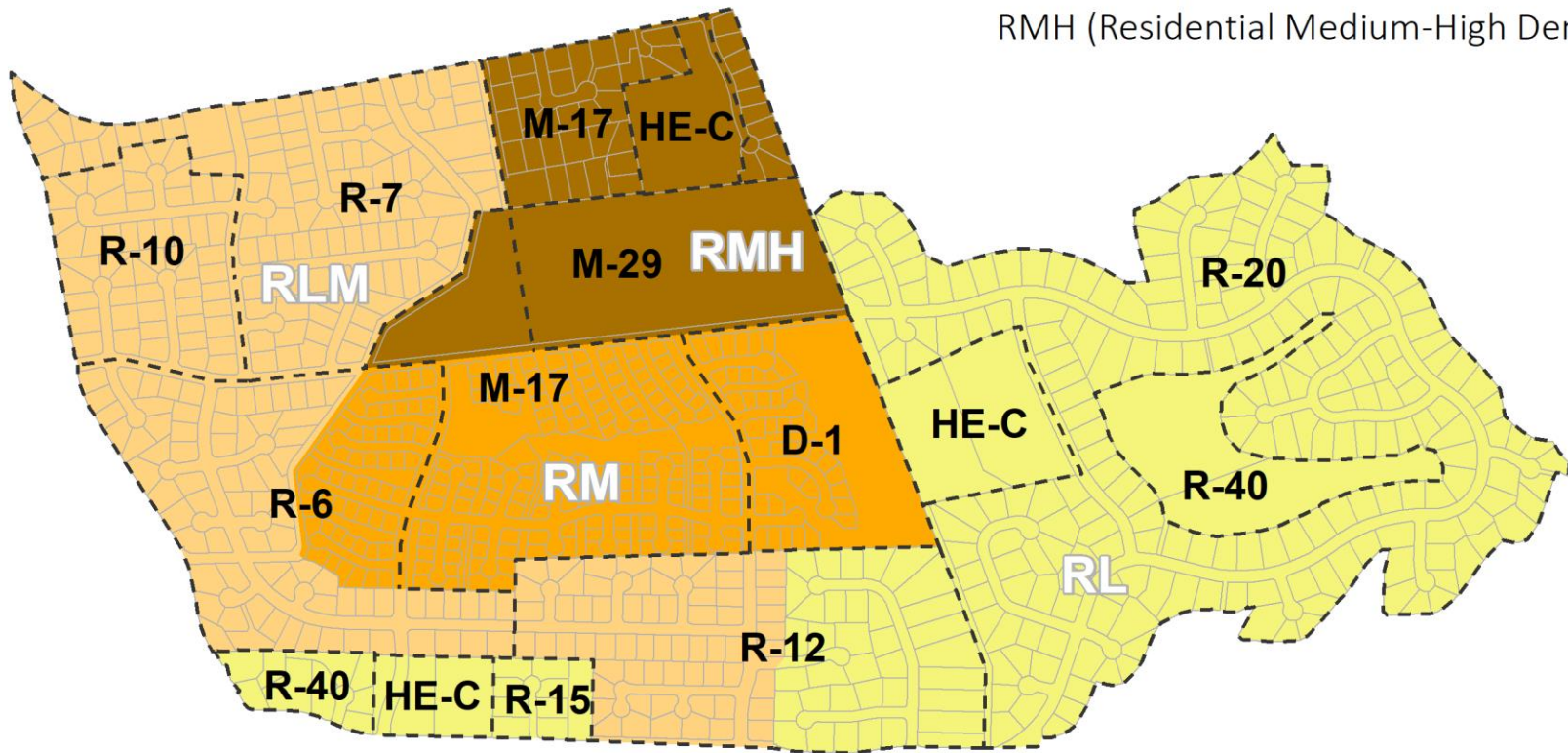
- Incorporate vision of 2045 General Plan
- Improve Code accessibility

Zoning Code Organization – Example Update

Consolidate zoning districts, consistent with General Plan

Residential General Plan Land Use Designations	Current Residential Zoning Districts	Proposed Residential Zoning Districts
Residential Very-Low Density (RVL)	R-100, R-65, R-40, HE-C	R-1
Residential Low Density (RL)	R-40, R-20, R-15, R-12, HE-C	R-2
Residential Low-Medium Density (RLM)	R-12, R-10, R-7, R-6, F-1, T-1, HE-C	R-3
Residential Medium Density (RM)	R-6, F-1, D-1, M-6, M-9, M-12, M-17, T-1, HE-C	R-4
Residential Medium-High Density (RMH)	M-17, M-29, HE-C	R-5
Residential High Density (RH)	HE-C	R-6
Residential Very-High Density (RVH)	HE-C	R-7

Example Current Zoning Map



Zoning Districts [dashed line icon]





General Plan Land Use Designations

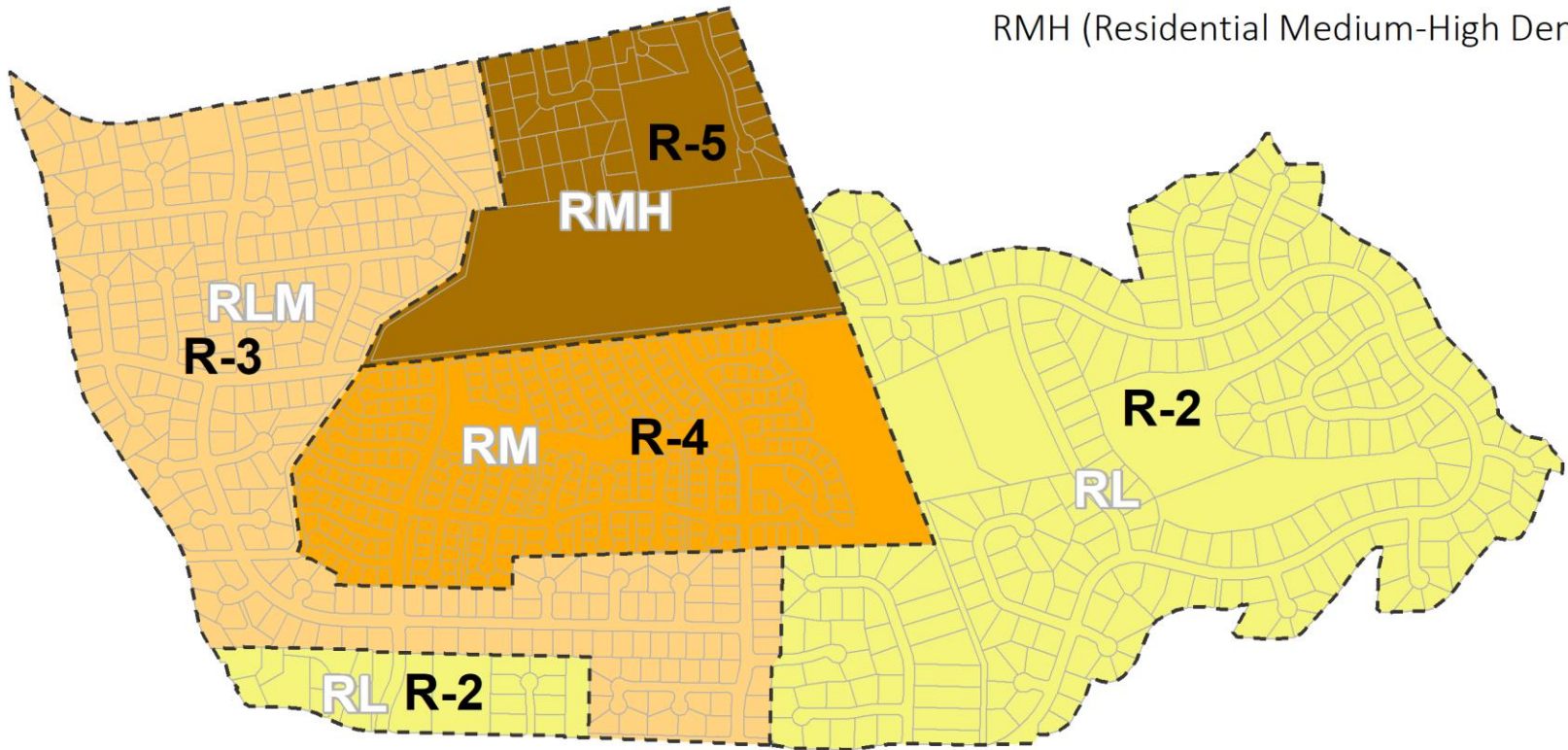
- RL (Residential Low Density) [yellow box]
- RLM (Residential Low-Medium Density) [light orange box]
- RM (Residential Medium Density) [orange box]
- RMH (Residential Medium-High Density) [dark orange box]

Example Proposed Zoning Map

Zoning Districts 

General Plan Land Use Designations

- RL (Residential Low Density) 
- RLM (Residential Low-Medium Density) 
- RM (Residential Medium Density) 
- RMH (Residential Medium-High Density) 



Zoning Code Organization – Proposed Update

Improve Code Accessibility

- » Reorganize Code divisions to be intuitive and streamlined
 - Consolidate from 11 (current) to 5 (proposed) Divisions
 - Move planning entitlement processes from Title 2 (*Administration*) to Title 8 (*Zoning*)
- » Clearly explain standards and processes with:
 - Tables/ Matrices
 - Lists
 - Images/ Diagrams

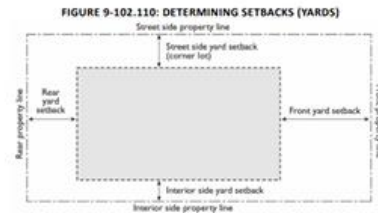
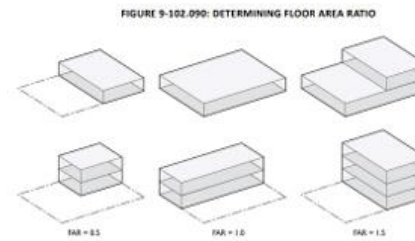
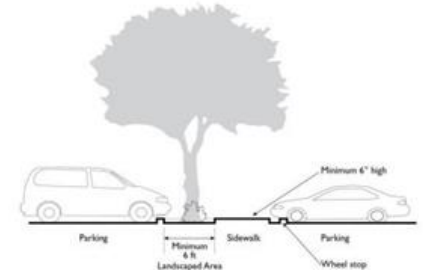


FIGURE 9-102.050-E: MEASURING HEIGHT OF DECKS



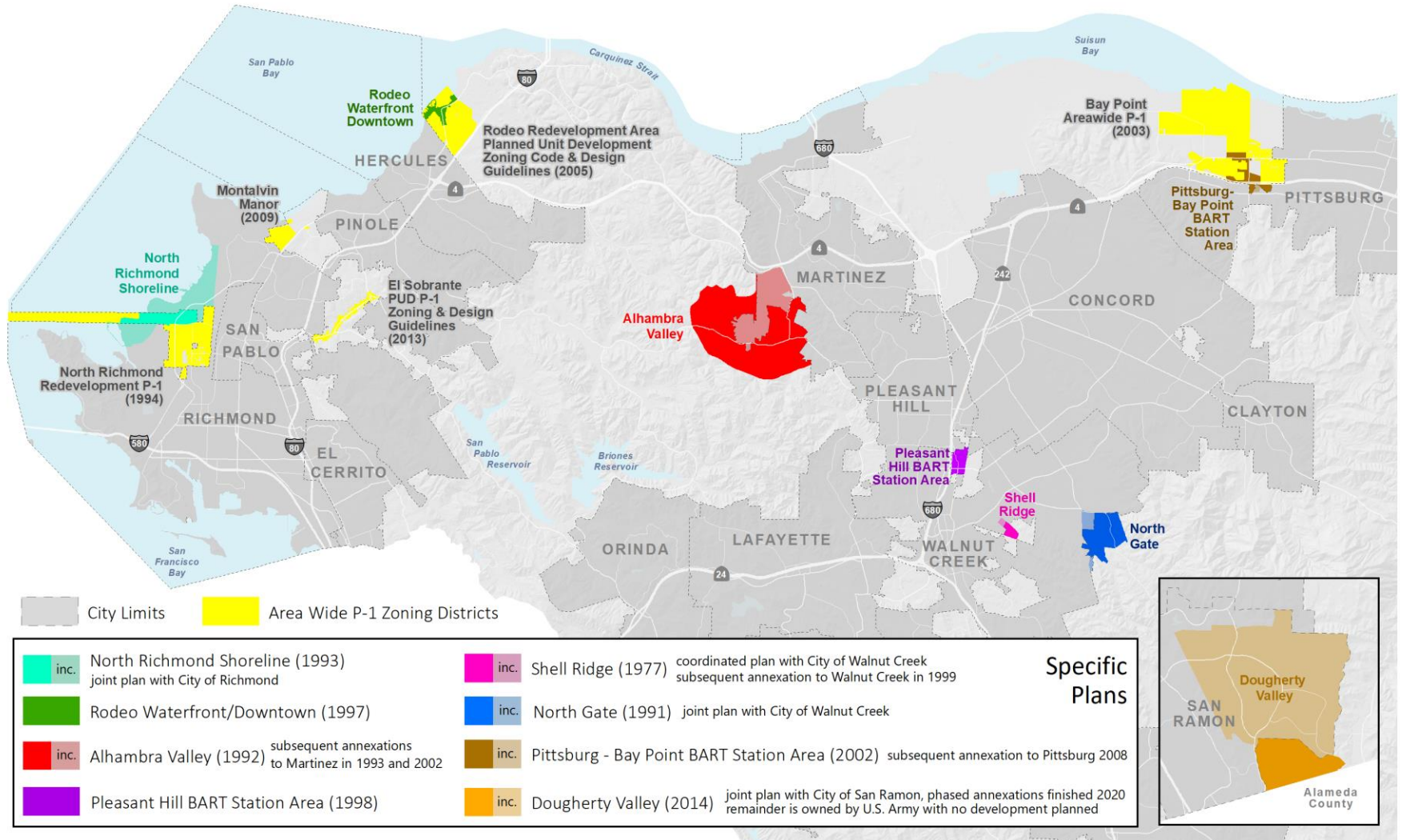
FIGURE 9-406.060 (F): WHEEL STOPS



*Example images from San Joaquin County
Municipal Code*

Specific Plans and Area-wide P-1s

Specific Plans & Areawide P-1s



Specific Plan Issues

» Outdated

- Oldest: Shell Ridge (1977)
- Newest: Dougherty Valley (2014)
- Some portions (e.g., project phasing) may no longer apply

» Cumbersome to Administer

- Additional layer of regulation
- Requires Staff and applicants to review and comply with:
(1) General Plan, (2) Specific Plan, and (3) Zoning Code

» Updates Needed for Improved Consistency with General Plan 2045

Areawide P-1s

» Background

- Areas were rezoned during Redevelopment
- Rezoning allowed for modern zoning for these areas, consistent with the goals of the Redevelopment Agency

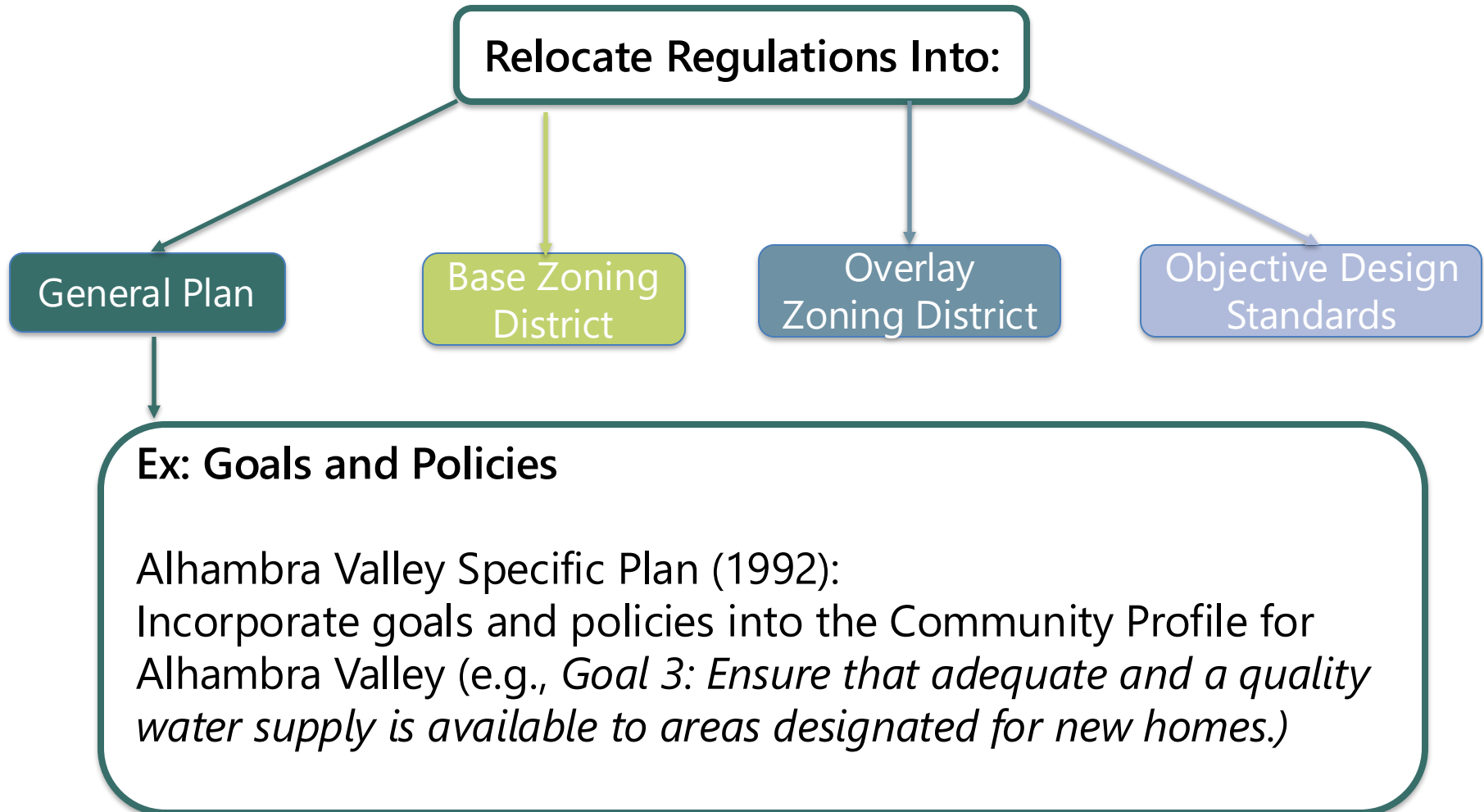
» Concerns

- Additional layer of regulation
- Requires Staff and applicants to review and comply with: (1) General Plan, (2) Specific Plan, and (3) Zoning Code
- Some modernization efforts, like detailed lists of allowed uses, should be updated.

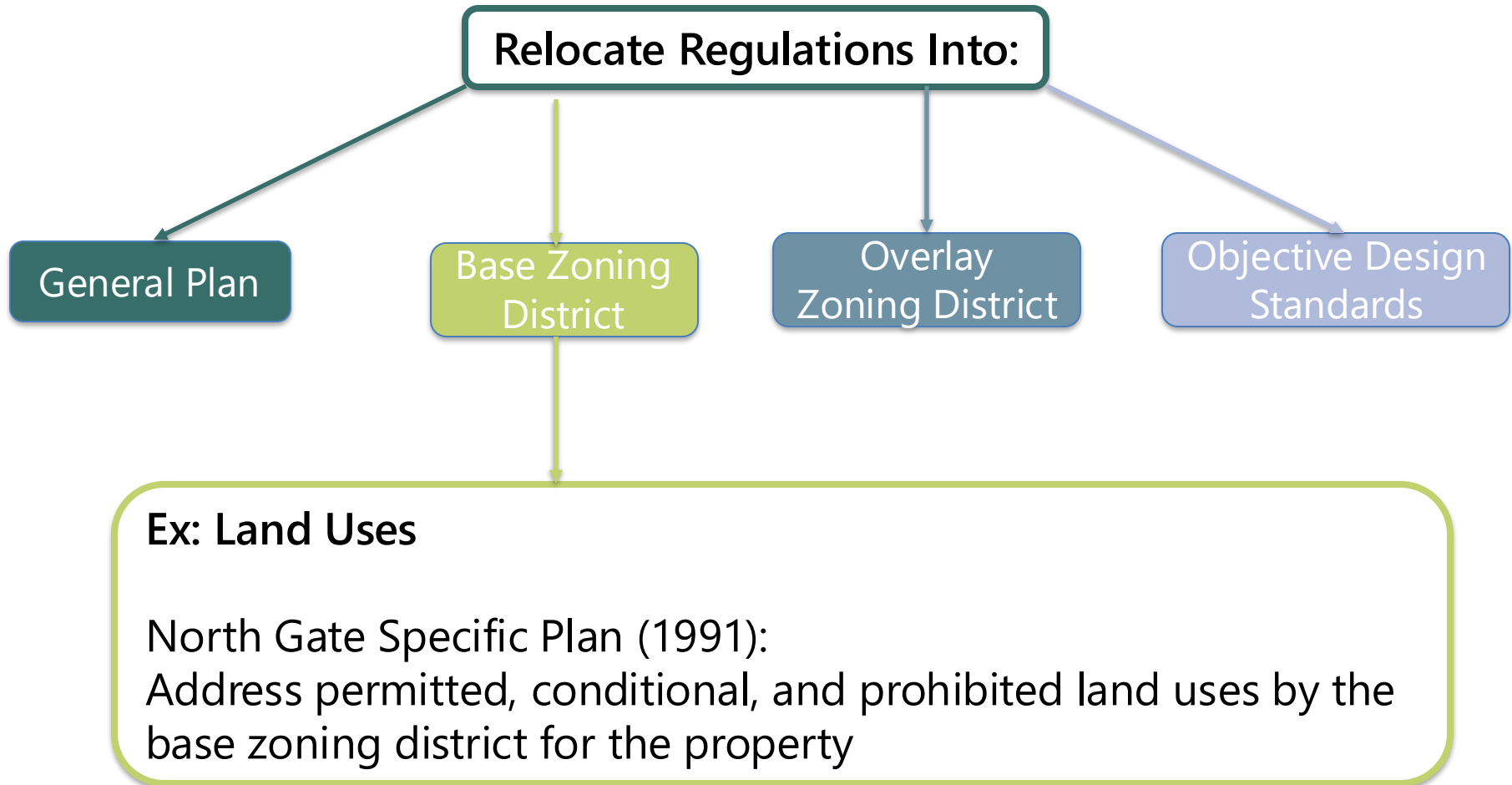
Specific Plans & Areawide P-1s– Proposed Solution

- » Incorporate into other regulatory documents:
 - General Plan Community Profile
 - Zoning Code: Base Zoning Districts and/or Specific Plan Overlay
 - Objective Design Standards
 - Retire Specific Plan or Areawide P-1

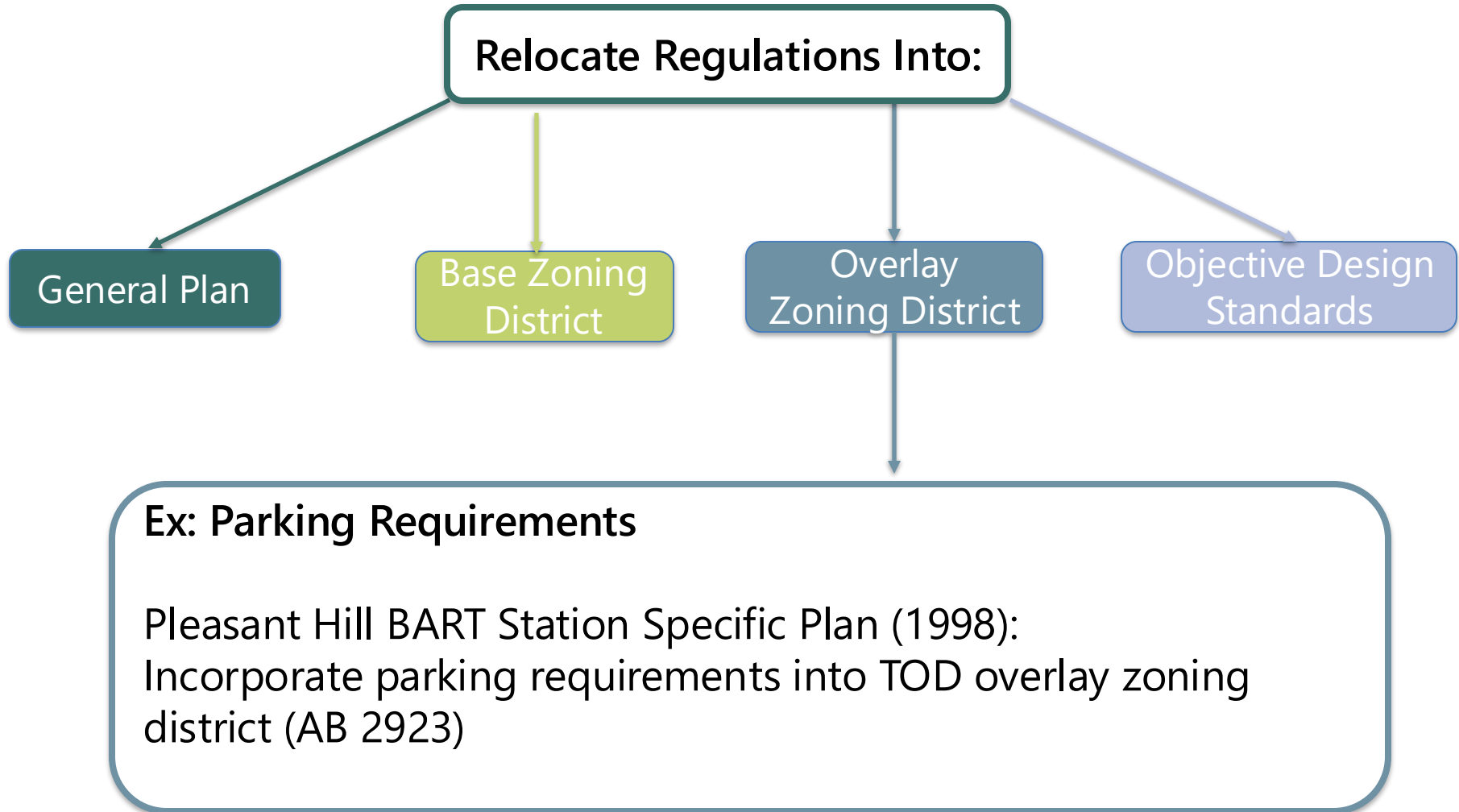
Specific Plans & Areawide P-1s – Example Solution



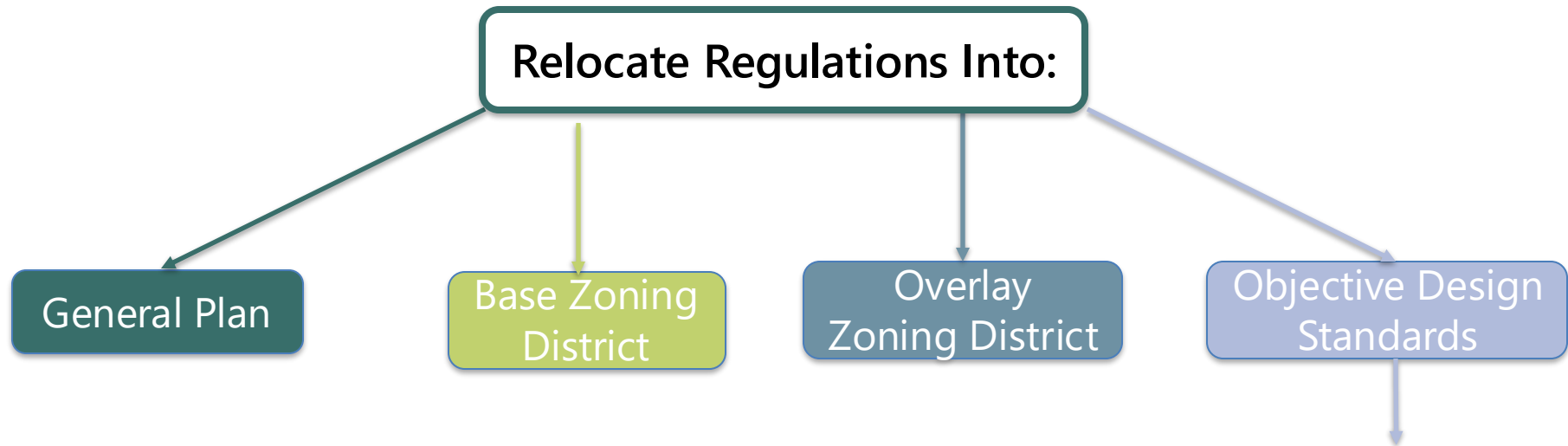
Specific Plans & Areawide P-1s – Example Solution



Specific Plans & Areawide P-1s – Example Solution



Specific Plans & Areawide P-1s – Example Solution



Ex: Fencing Design

Alhambra Valley Specific Plan (1992):

Incorporate design standards into Objective Design Standards
(e.g., *To minimize visual impacts of perimeter lot fencing, fencing on slopes greater than 15 percent shall be open rail or wire.*)

Next Steps

Next Steps

- » Receive feedback from Board of Supervisors
 - Outreach Plan
 - Zoning Code Organization
 - Specific Plans and Areawide P-1s



