



# Contra Costa County Comprehensive Zoning Code Update Outreach Plan

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## INTRODUCTION

Envision Contra Costa continues its transformative work with the first comprehensive update to the County’s Zoning Code (Title 8) since its initial adoption in 1947. The update will align the Zoning Code with the long-term vision in the adopted 2045 General Plan, creating a clearer, more intuitive framework to support environmental justice, community health, economic development, and sustainability. It will also include related amendments to Titles 2 (Administration) and 9 (Subdivisions) to ensure consistency and usability for both County staff and the public.

The 2045 General Plan guides decisions about zoning, development, and other land use or regulatory matters, and is built around goals, policies, and actions that must be implemented to achieve the community’s vision for the future. Preparation of the General Plan included extensive community outreach and engagement, with the County holding or participating in over 170 public and community-organized meetings to discuss the General Plan and zoning with residents, community advocates, stakeholders, and public officials. Input and direction from the public and County officials were incorporated into each component of the General Plan and also resulted in many General Plan actions calling for specific changes to the Zoning Code. These actions are a significant focus of the comprehensive Zoning Code update.

This Outreach Plan serves as a guide for engaging County officials, Municipal Advisory Councils, key stakeholders, and the general public as part of the comprehensive Zoning Code update process. An overview of the approach is provided in **Table 1**, with the steps that comprise the Zoning Code update process and specific outreach objectives, activities, and target groups for each step. A brief discussion of engagement for the main target groups follows the table. The Outreach Plan is a “living document” that may be modified over the course of the work program.

TABLE 1: ZONING CODE UPDATE PROCESS AND OUTREACH TIMELINE

	1	2	3
<b>Steps</b>	<ul style="list-style-type: none"> <li>▪ Zoning code development</li> </ul>	<ul style="list-style-type: none"> <li>▪ Public review of zoning code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Zoning code adoption</li> </ul>
<b>Focus of Outreach</b>	<ul style="list-style-type: none"> <li>▪ Raise awareness of zoning code update process, purpose, and progress</li> <li>▪ Seek feedback from key stakeholders on elements of zoning code update</li> </ul>	<ul style="list-style-type: none"> <li>▪ Publicize opportunities for public involvement and input</li> <li>▪ Educate on proposed significant changes to zoning code</li> <li>▪ Solicit substantive comments on draft zoning code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Communicate how comments were incorporated</li> <li>▪ Facilitate adoption of final zoning code</li> </ul>
<b>Outreach Activities</b>	<ul style="list-style-type: none"> <li>▪ Webpage updates</li> <li>▪ Eblast announcement(s)</li> <li>▪ Virtual stakeholder input (up to 7)               <ul style="list-style-type: none"> <li>○ 1:1 interviews</li> <li>○ Group meetings</li> <li>○ Surveys</li> </ul> </li> <li>▪ Municipal Advisory Council meetings</li> <li>▪ County Planning Commission study sessions (up to 4)</li> <li>▪ Board of Supervisors study sessions (up to 2)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Webpage updates</li> <li>▪ Informational and educational materials</li> <li>▪ Eblast announcement(s), social media, and news release</li> <li>▪ Virtual community meeting (1)</li> <li>▪ Municipal Advisory Council meetings</li> <li>▪ County Planning Commission meeting (1)</li> <li>▪ Board of Supervisors meeting (1)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Webpage updates</li> <li>▪ Informational and educational materials</li> <li>▪ Eblast announcement(s)</li> <li>▪ County Planning Commission hearing(s) (up to 3)</li> <li>▪ Board of Supervisors adoption hearing(s) (up to 2)</li> </ul>
<b>Target Groups</b>	Countywide Public	✓	✓
	Key Stakeholders	✓	✓
	Municipal Advisory Councils	✓	
	County Planning Commission	✓	✓
	Board of Supervisors	✓	✓

## COUNTYWIDE PUBLIC

Engagement with the public will include a community meeting held virtually to facilitate participation from residents and other members of the public across the County. The focus of the meeting is educating the public on the proposed significant changes to the Zoning Code, with information provided on how the changes reflect planning priorities the public identified during the General Plan Update process.

The virtual community meeting and other opportunities for public involvement and input will be publicized, including via eblast announcements, the webpage, social media, and a news release.

## KEY STAKEHOLDERS

Engagement with key stakeholders could include targeted discussions regarding development standards (e.g., residential development standards), land uses, and permit processing requirements. Some stakeholder input may be most effectively gathered in 1:1 interviews. Developers, for example, are likely to be more forthcoming 1:1 rather than in a room with their competitors.

Online surveys or email questionnaires may be most useful as follow-up to refine or clarify content that has already been discussed.

### POTENTIAL KEY STAKEHOLDERS

- “Expert Users” (e.g., applicants and property owners familiar with the Code and the County’s regulations and processes)
- Affordable Housing Developers
- Market-Rate Housing Developers
- Commercial, Office, and/or Mixed-Use Developers
- Housing Advocates
- Environmental Advocates
- Industrial Users
- Real Estate Agents
- Business Owners
- Farmers

## MUNICIPAL ADVISORY COUNCILS

## COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS

Engagement with the County Planning Commission (CPC) and Board of Supervisors (BOS) could include 1:1 briefings and public study sessions.

For the first CPC meeting and BOS meeting, the Project team will provide a project overview and present the proposed outreach plan, general organization of the new Zoning Code, and approach to Specific Plans. Potential topics for subsequent meetings are listed below.

All CPC and BOS discussions will lead with explanations of how the Zoning Code is implementing the adopted 2045 General Plan and responding to the input received during the General Plan Update process.

#### **POTENTIAL ENGAGEMENT TOPICS**

- Permit Types and Processing
  - E.g., new permit types, eliminating small lot design review
- Zoning Districts, Content, and Accessibility, including:
  - Residential Chapter
  - Mobile-Home/Manufactured Home Chapter
  - Mixed-Use Chapter
  - Commercial Chapter
  - Industrial Chapter
  - Agriculture Chapter
- Specific Uses
  - Including, but not limited to: Industrial/refinery regulations and procedures; Wind and solar energy sections.
- Specific Regulations
  - Including, but not limited to: Parking regulations; Agricultural district standards for interface with urban uses.