



ENVISION CONTRA COSTA 2040

Comprehensive Zoning Code Update

Presentation to Board of Supervisors, October 7, 2025

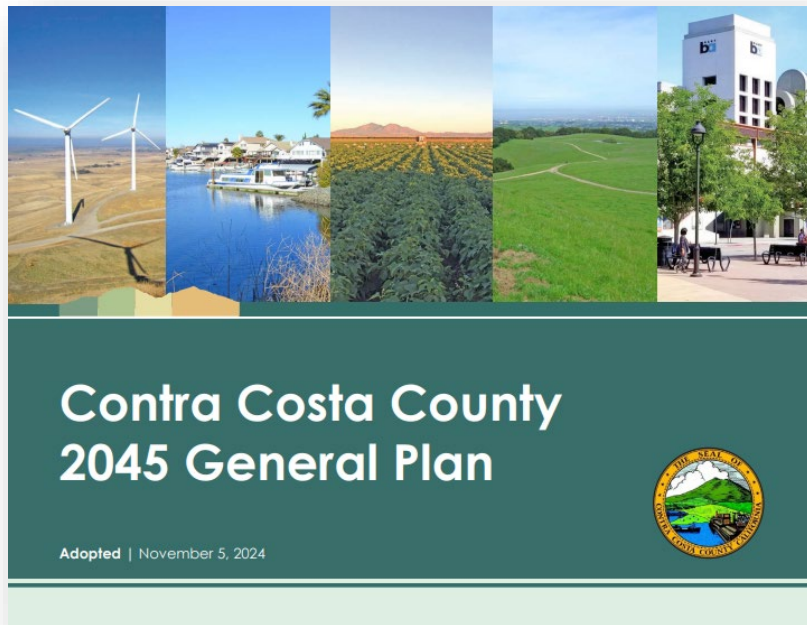
Agenda

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?

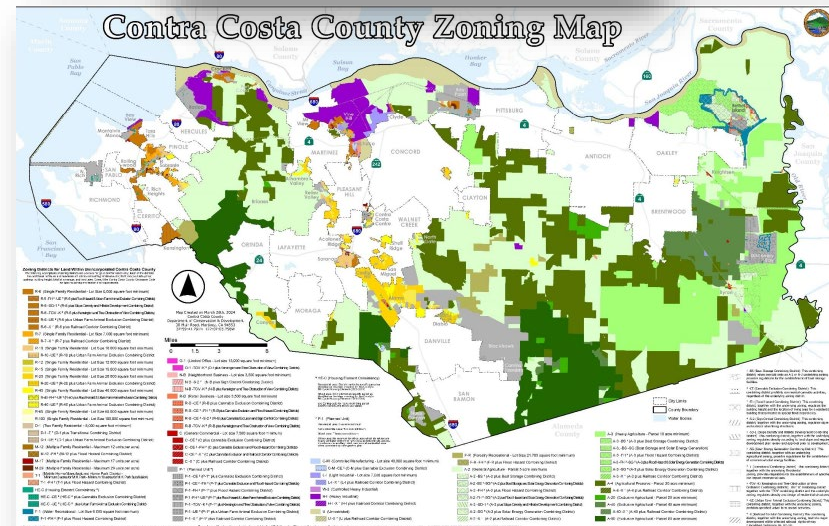
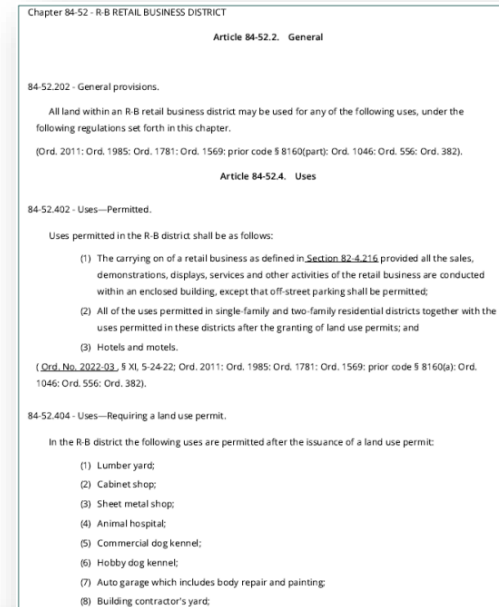
» Zoning Code (Primarily Title 8)

- 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
- » Outreach plan can be refined as we go



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

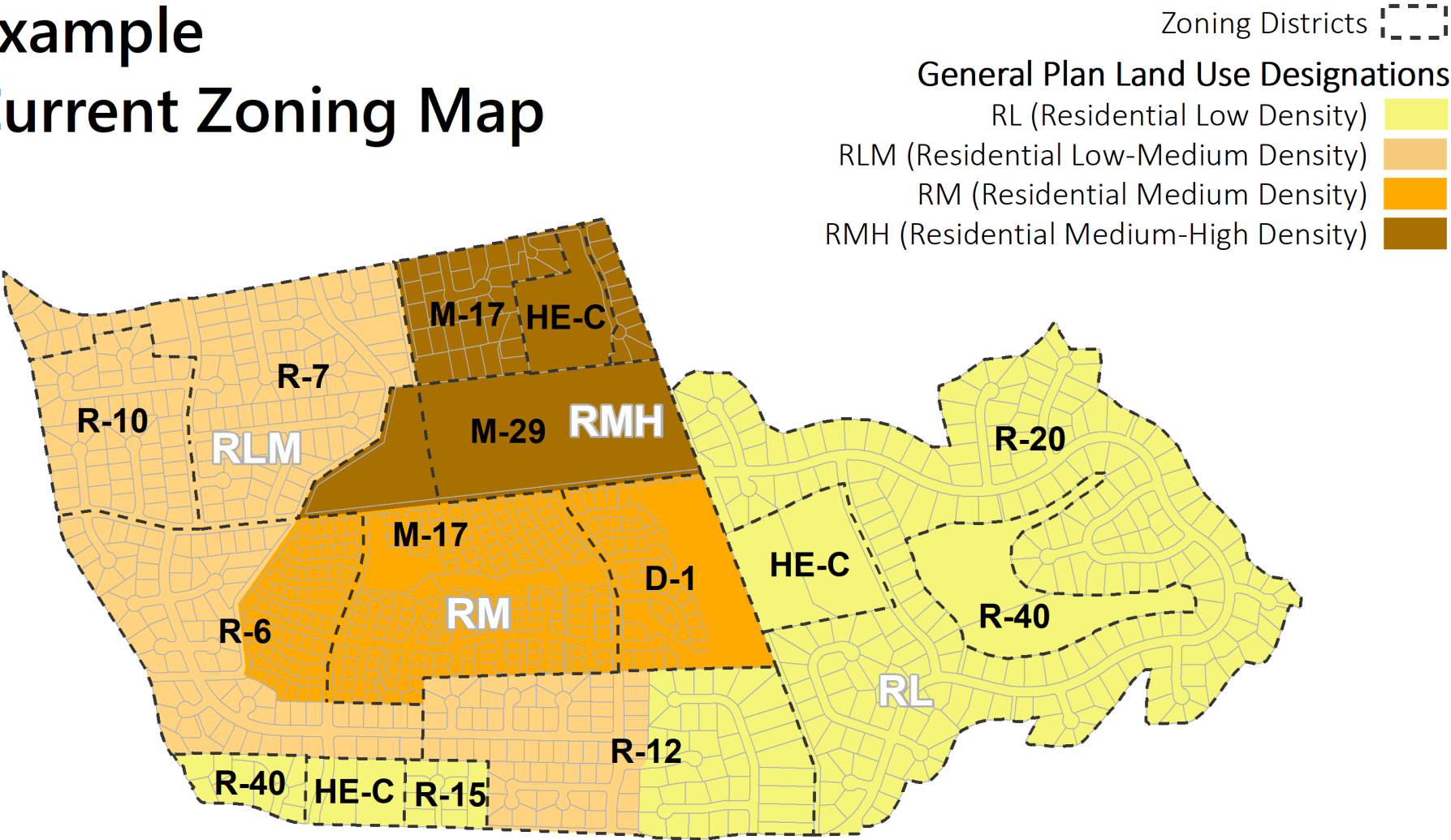
- Incorporate vision of 2045 General Plan
- Improve Code accessibility

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

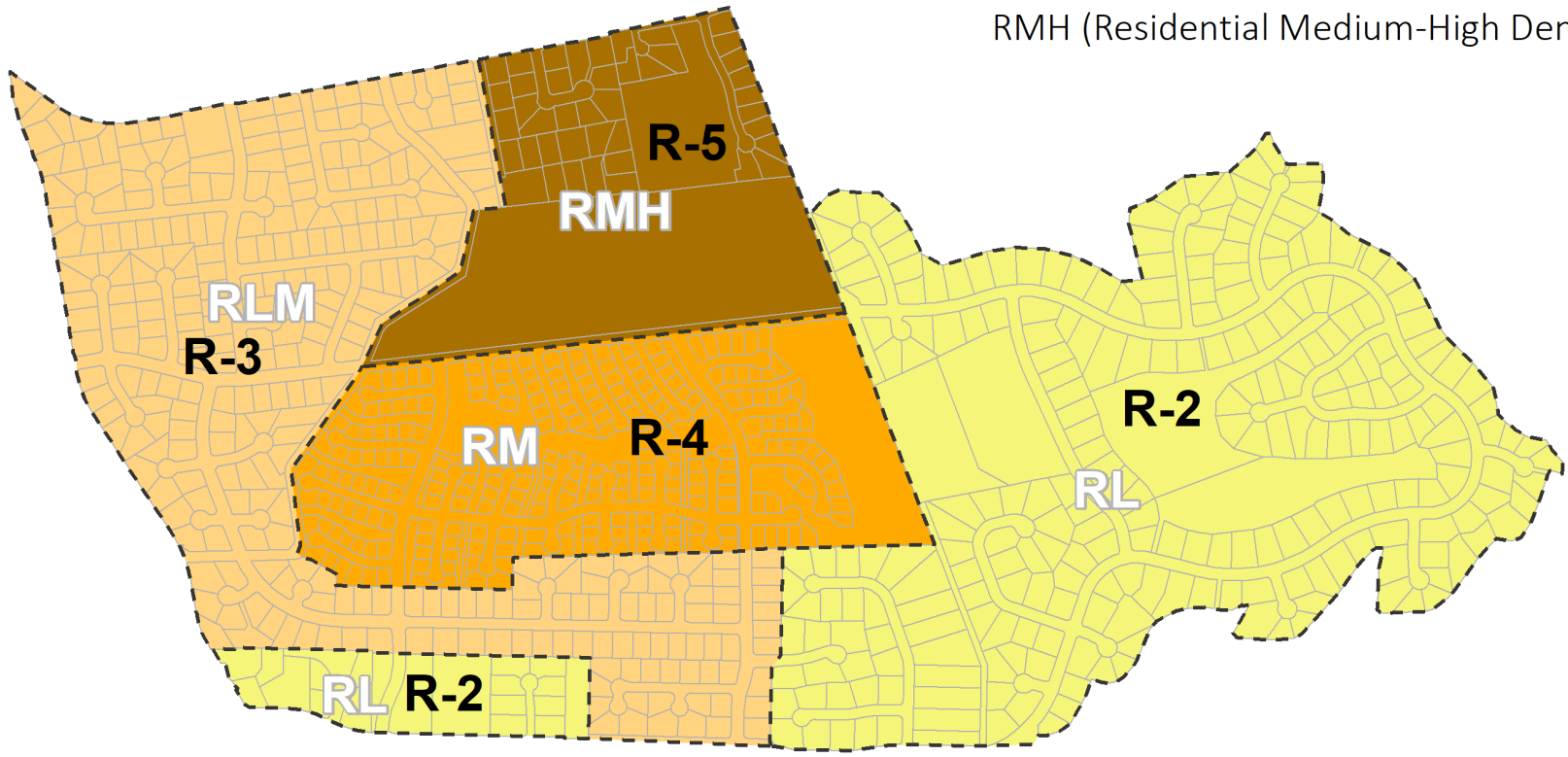


Example Proposed Zoning Map

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

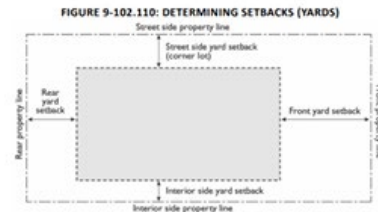
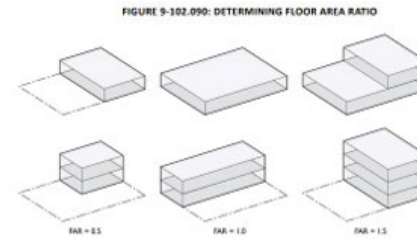
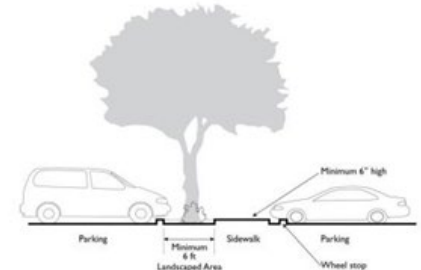


FIGURE 9-102.050-E: MEASURING HEIGHT OF DECKS



FIGURE 9-406.060 (F): WHEEL STOPS

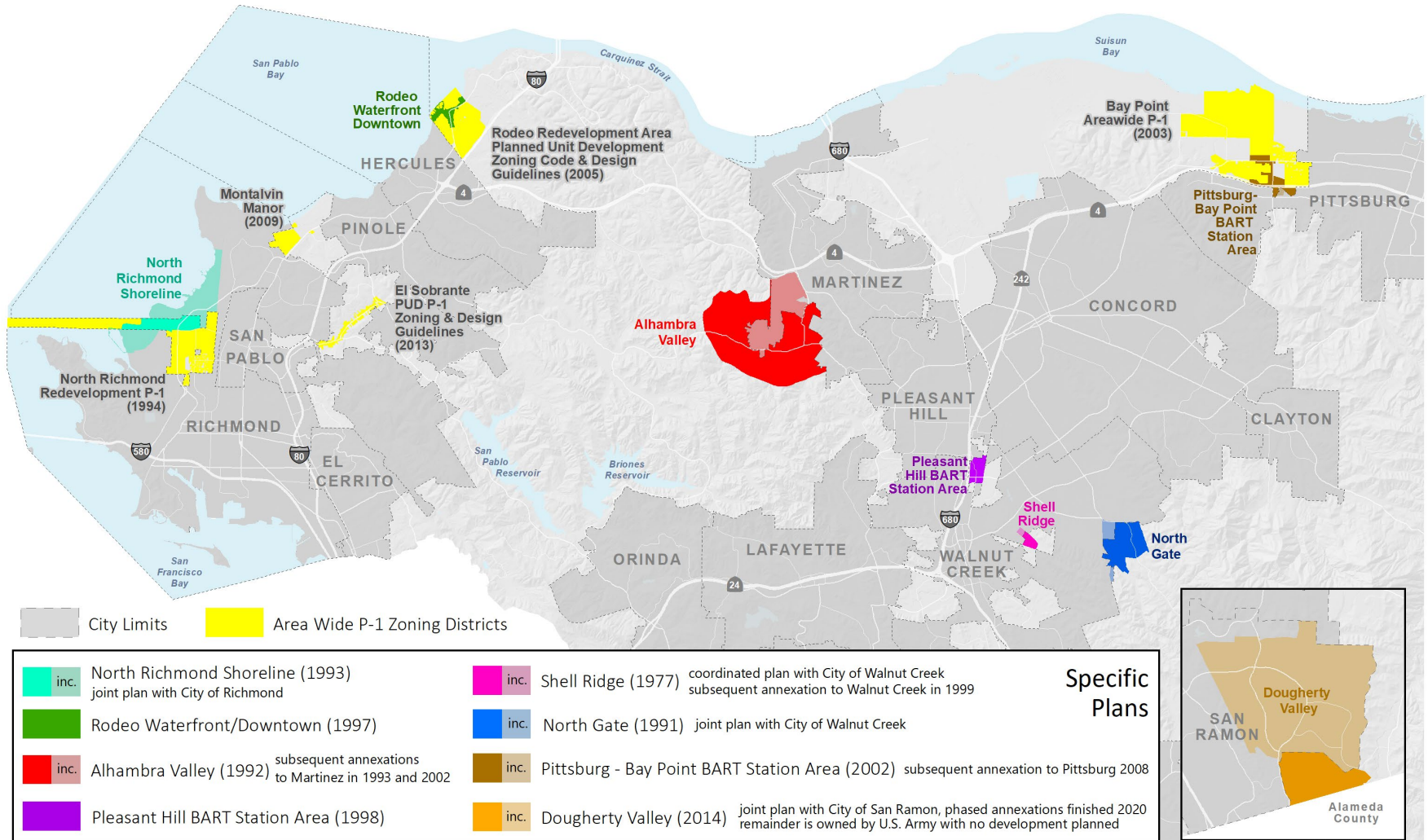


*Example images from San Joaquin County
Municipal Code*



Specific Plans and Area-wide P-1s

Specific Plans & Areawide P-1s



Specific Plans

» Background

- Eight specific plans currently in effect, some jointly created with neighboring cities.
- Oldest: Shell Ridge (1977).
- Newest: Dougherty Valley (amended 2014). Annexations have made this plan obsolete for the County.
- Created to provide more detailed, community- or neighborhood-specific planning requirements.
- Specific plans have a variety of components, including community vision, policies (some specific and some general), land use restrictions and development design standards.
- Development in Specific Plan areas must also be consistent with General Plan and Zoning.

Specific Plans--Issues

- » **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.**
- » **New Community Profile component of the General Plan addresses some of the rationale for having specific plans.**

Areawide P-1s

» Background

- All or portions of some communities were rezoned P-1 (planned unit district) prior to the cessation of Redevelopment in California.
- The boundaries of these Areawide P-1s generally coincide with the boundaries of the former Redevelopment Areas and each Areawide P-1 has its own, unique set of policies and regulations.
- These Areawide P-1s have similarities with Specific Plans but include a land use matrix determining uses allowed and authorizations required based on General Plan land use designations.
- The Areawide P-1s allowed for more modern land use standards for these areas, consistent with the goals of the Redevelopment Agency.

Areawide P-1s--Issues

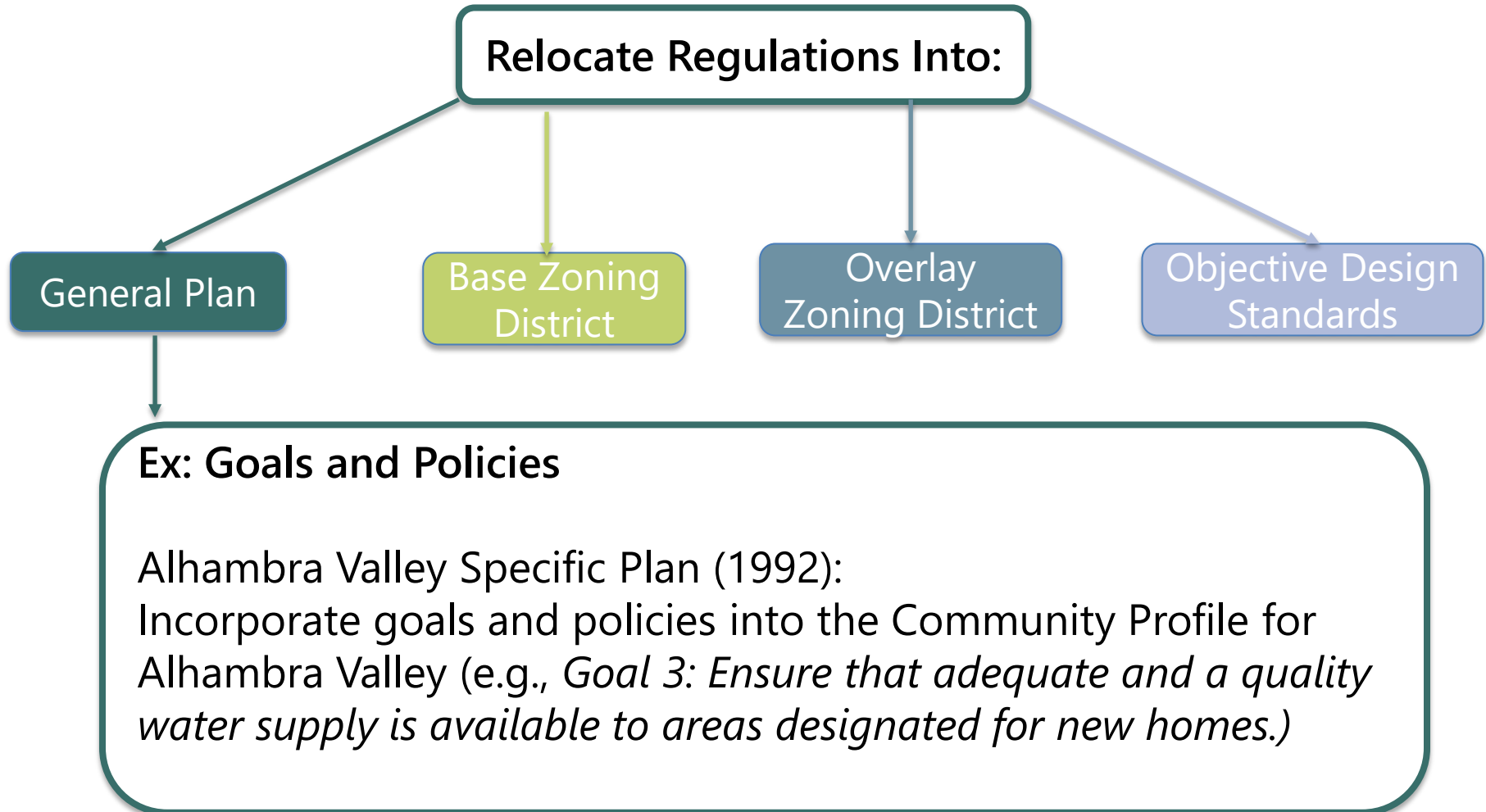
» Cumbersome to Administer

- Zoning requirements not documented in the same way as standard zoning districts, leading to some confusion.
- Detailed lists of allowed uses and authorization requirements sometimes leads to less flexibility than for standard zoning districts.
- **Updates Needed for Improved Consistency with General Plan 2045**
- **New Community Profile component of the General Plan addresses some of the rationale for having Areawide P-1s.**
- **Current effort to comprehensively update the County's Zoning Code presents an opportunity to improve on the policy modernization achieved when P-1s first developed.**

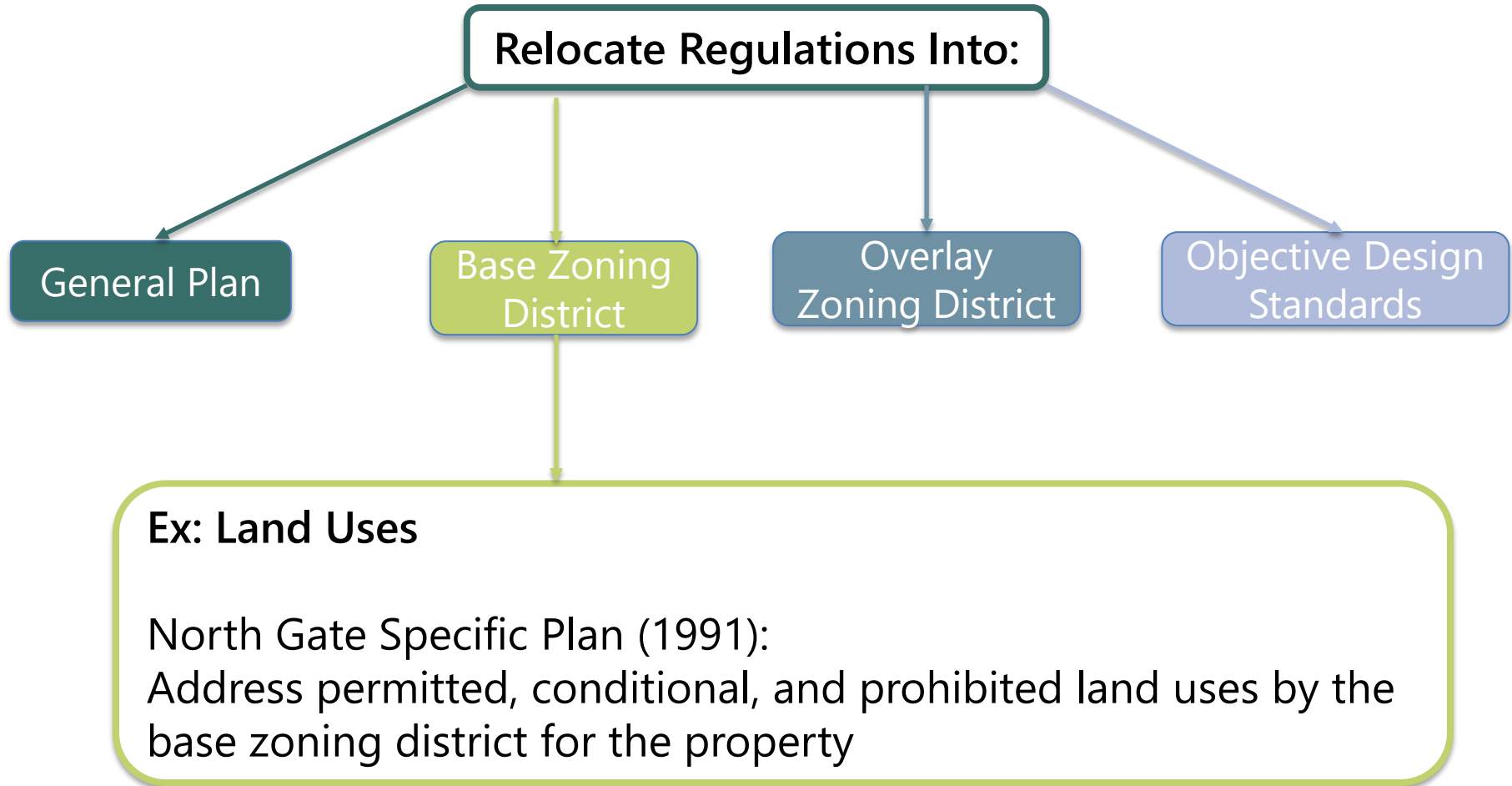
Specific Plans & Areawide P-1s— Proposed Approach

- » 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

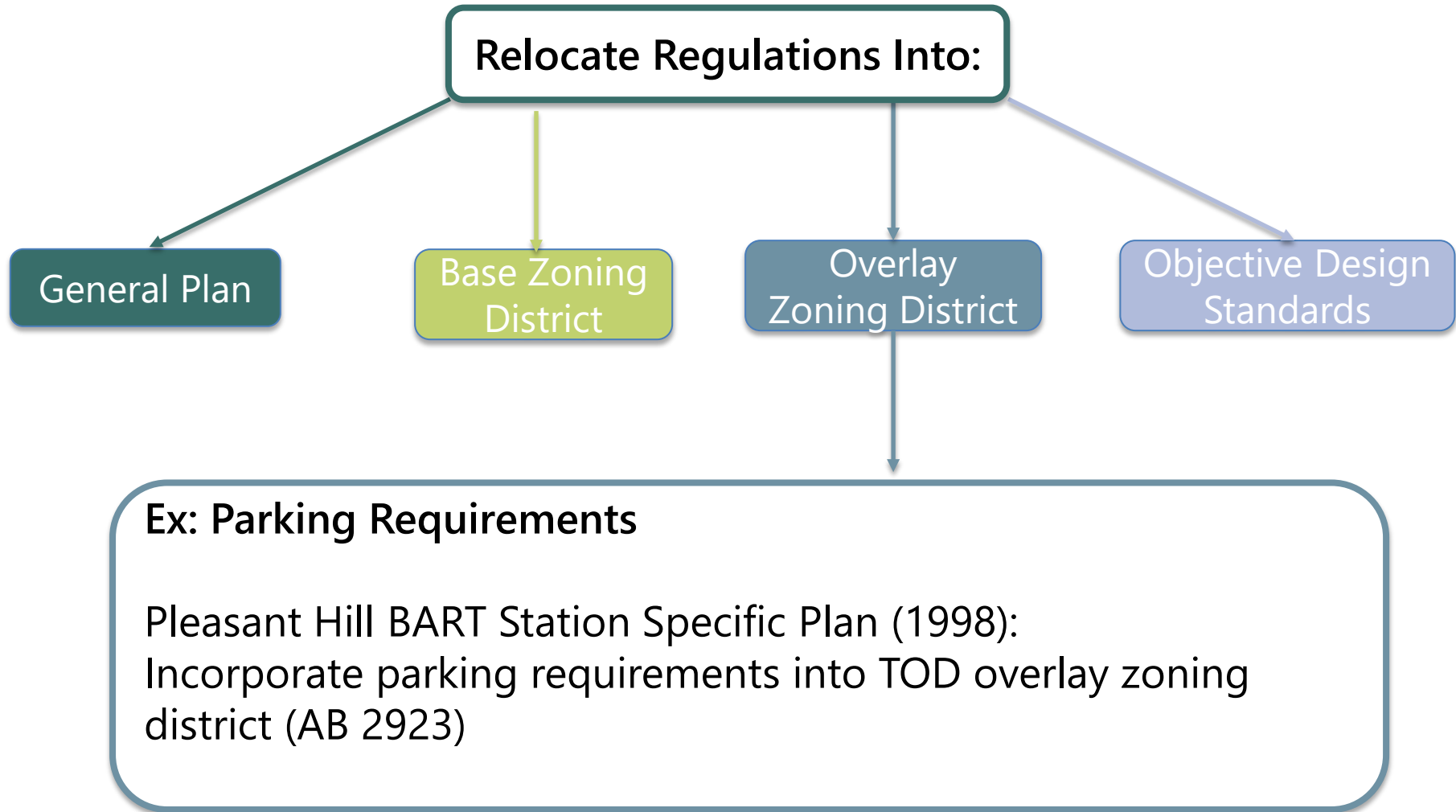
Specific Plans & Areawide P-1s – Example Solution



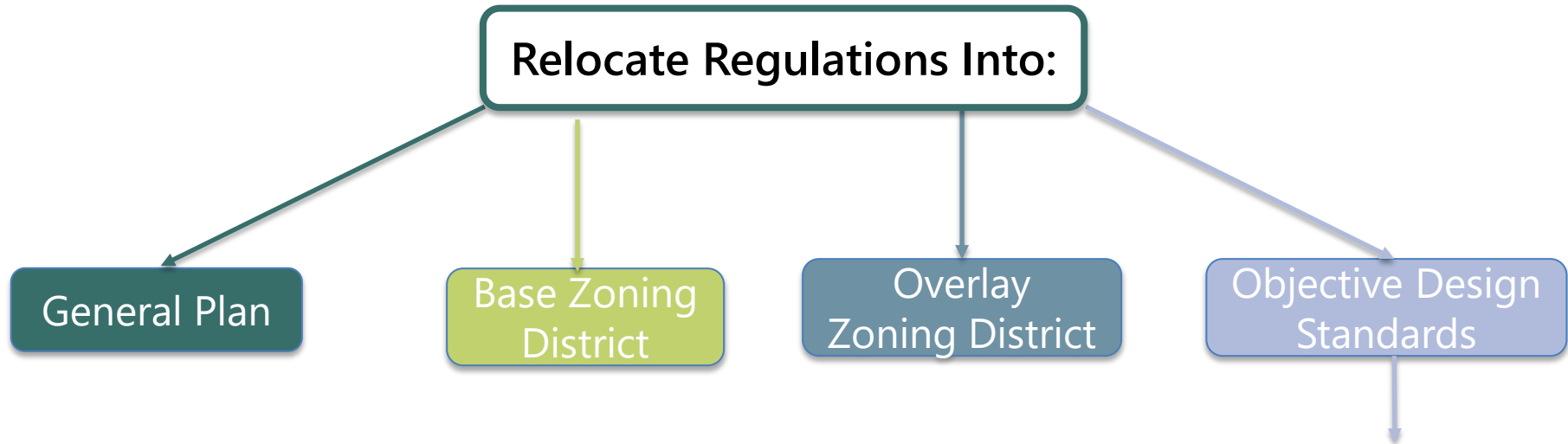
Specific Plans & Areawide P-1s – Example Solution



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



Thank you.