



ENVISION CONTRA COSTA

Comprehensive Zoning Code Update

Joseph W. Lawlor Jr, AICP
Board of Supervisors – June 4, 2024

Envision Contra Costa



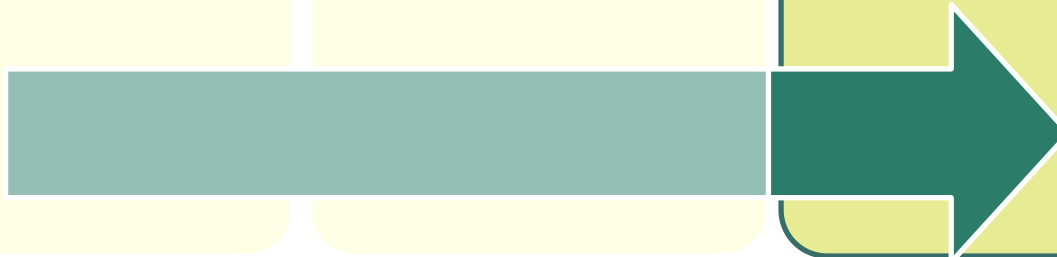
**General
Plan**



**Climate
Action
Plan**



**Zoning
Ordinance**



Zoning Update Report (ZUR) BOS Review

- » What is the ZUR
- » Timeline
- » Recommendations
- » BOS Considerations and Q&A

What is the ZUR?

- » Our roadmap for the comprehensive Zoning Code update.
- » Background research, best practices, and initial recommendations for the Code update.
- » Informed by 130 public and community-organized meetings.
- » Where we are now and where we would like to go.
- » It does not provide each and every detail.

Zoning Update Core Principles

Align regulations and procedures with the Contra Costa County 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.

Timeline



Phase I

Required Housing
Element updates



Phase II

Majority of updates

- Code Organization
- Definitions
- Land Use Districts and Development Standards
- Land Use Map



Phase III

Larger Projects that
need special attention

- Hazardous Waste and Hazardous Material Ordinance
- Air Pollution Overlay Zone around freeways

Supplemental
Materials & Docs

Recommendations

» Code Accessibility

- Reorganize Code Divisions And Chapters
- Use Plain Language And Remove Outdated Or Unnecessary Terms
- Incorporate Tables, Matrices, And Lists
- Illustrate Standards With Images And Diagrams

» Administrative Procedures

- Clarify Administrative Procedures
- Establish A New Minor Use Permit
- Right-size Permit Requirements

Recommendations Continued

» Land Use Regulations

- Apply Use Tables
- Reflect Comprehensive And Contemporary Land Uses

» Zoning Districts and Development Standards

- Update Districts To Be Consistent With The General Plan
- Apply Clear Development Standards
- Incorporate Flexible and Modern Standards

BOS Considerations and Q&A

- » Direction from the Board whether these changes are the right direction for the comprehensive Zoning Code update.
- » Have we missed any big picture items?
- » Are there principles, other than those outlined in the Zoning Update Report, that should guide the comprehensive Zoning Code update?
- » Comments will be recorded and incorporated into ZUR as appropriate.



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