



Housing Element - Zoning and General Plan Updates

(#CDGP23-00003, #CDZT23-00002, #CDRZ23-03272)

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT

JOSEPH W. LAWLOR JR, AICP, PROJECT PLANNER

CONTACT: JOSEPH.LAWLOR@DCD.CCOUNTY.US, 925-655-2872

Today's Presentation

2



PROJECT
BACKGROUND



PROJECT OVERVIEW



ENVIRONMENTAL
REVIEW



STAFF
RECOMMENDATION

Background

Housing Element Adoption

County Planning Commission reviewed the Revised 6th Cycle Housing Element on November 15, 2023, and the Board of Supervisors subsequently approved and adopted it on December 12, 2023.

County is obligated to implement zoning compatible with the Housing Element by January 31, 2024

Project Overview

Sites – Housing Element Table B

355 Sites Located Throughout the County

Updates to add clean up parcels and remove parcels that no longer meet requirements

Three Parts to Interim Update

7

New General Plan Designation – Housing Element Consistency (HEC)

New Zoning Land Use District – Housing Element Consistency (HE-C)

Rezoning to the HE-C District

HE-C DENSITY CATEGORY		MINIMUM STANDARDS			MAXIMUM STANDARDS	
Category	Density Range	Yards			Building Height	Lot Coverage
		Front	Side	Back		
Residential Low	≤1 3 – 7	10'	5'	15'	35'	50%
Residential Medium	7 – 17 17 – 30	10'	5'	15'	45'	50%
Mixed-Use Medium	10 – 30 17 – 35 22 – 35 22 – 40	10'	5'	15'	50'	50%
Residential High	30 – 60	10'	5'	15'	65'	70%
Mixed-Use High	30 – 75 75 – 125	10'	5'	15'	65'	70%

Environmental Review

2023 EIR for the Housing Element

10

Housing Element EIR certified on June 13, 2023, covered the necessary General Plan and Zoning Updates Required to Implement HE

Staff Recommendation

1. OPEN the public hearing on a Resolution, Ordinance No. 2024-02, and Ordinance No. 2024-03; RECEIVE testimony; and CLOSE the public hearing.
2. DETERMINE that the Housing Element Environmental Impact Report certified by the Board of Supervisors on June 13, 2023, adequately analyzes the Housing Element Sites Inventory Zoning and General Plan Updates Project, which includes adopting a Resolution, Ordinance No. 2024-02, and Ordinance No. 2024-03, in compliance with the California Environmental Quality Act (CEQA).
3. ADOPT a Resolution, amending the General Plan Land Use Element to create a Housing Element Consistency (HEC) land use designation and update the Land Use Map to designate sites listed in the Housing Element Sites Inventory to the HEC land use designation (County File #CDGP23-00003).
4. ADOPT Ordinance No. 2024-02, establishing a Housing Element Consistency zoning district to enable residential development consistent with the County's Housing Element. (County File #CDZT23-00002).
5. ADOPT Ordinance No. 2024-03, rezoning parcels listed in the Housing Element Sites Inventory to the Housing Element Consistency zoning district (County File #CDRZ23- 03272).
6. DIRECT the Department of Conservation and Development to file a CEQA Notice of Determination with the County Clerk and with the State Clearinghouse.
7. AUTHORIZE the Department of Conservation and Development to pay the fees charged by the County Clerk and State Clearinghouse for filing the CEQA Notice of Determination.



Questions?