



Department of Conservation and Development
County Planning Commission
Wednesday, April 8, 2026 – 6:30 P.M.

STAFF REPORT

Agenda Item # _____

Project Title:	4677 Pacheco Boulevard Rezone
County File:	CDRZ25-03279
Applicant/Owner:	Graham Deutscher, Cola Pacheco LLC (Applicant) / Cola Pacheco LLC, Deutscher Properties Corp. (Owners)
Zoning/General Plan:	R-7 Single-Family Residential District / CO Commercial and Office
Site Address/Location:	4677 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County (Assessor's Parcel Number: 159-240-007)
California Environmental Quality Act (CEQA) Status:	Common Sense Exemption – CEQA Guidelines Section 15061(b)(3)
Project Planner:	Grant Farrington, Planner III (925) 655-2868 grant.farrington@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a rezone of the subject 4.77-acre parcel from the R-7 Single-Family Residential District to the C General Commercial District in order to be consistent with the General Plan land use designation of CO Commercial and Office.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Planning Commission:

ADOPT a motion recommending that the Board of Supervisors:

1. FIND for the purposes of compliance with the California Environmental Quality Act (CEQA) that the proposed 4677 Pacheco Boulevard Rezone is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).
2. APPROVE proposed Rezone CDRZ25-033279 for the rezone of the subject parcel from the R-7 Single-Family Residential District to the C General Commercial District, based on the attached findings and subject to the attached conditions of approval.
3. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: CO Commercial and Office.
- B. Zoning: R-7 Single-Family Residential District.
- C. California Environmental Quality Act (CEQA): Common Sense Exemption – CEQA Guidelines Section 15061(b)(3), whereby CEQA applies only to activities that have the potential for causing a significant adverse environmental effect. Where it can be seen with certainty that the activity could not have a significant effect on the environment, the activity is not subject to CEQA. The proposed rezone of the subject parcel from the R-7 Single-Family Residential District to the C General Commercial District does not authorize any new development or other actions with the potential for causing a significant effect on the environment.
- D. Lot Creation: The project site was created on July 18, 1978, as Parcel "A" of 68 P.M. 1 & 2.

IV. SITE/ AREA DESCRIPTION

The 4.77-acre subject parcel at 4677 Pacheco Boulevard (APN: 159-240-007) is a single legal lot located in a developed area of unincorporated Martinez. The parcel has an irregular shape that abuts Pacheco Boulevard to the southwest, the BNSF Railway to the northwest, and Interstate 680 to the east. The parcel has several flat terraces including its western portion that has been developed with a commercial

business, Brightview Landscape Services, Inc., which is a commercial landscaping business that utilizes the site for general office work and outdoor storage of work vehicles, equipment and materials related to landscaping and tree care services. The business is in operation Monday through Friday from 8am to 5pm with an onsite staff of approximately 4-6 employees. There is an access right-of-way through the center of the parcel that provides access from Pacheco Boulevard to three otherwise landlocked parcels to the east (APNs 159-240-008, -009, and -010).

The project vicinity has a variety of land uses including but not limited to residential, commercial and light industrial uses. Properties adjacent to the site to the south and to the southeast are residential in nature with existing single-family and multi-family residences. Industrial and commercial businesses are located to the north of the site. Beyond the immediate vicinity, the surrounding unincorporated Martinez area consists of other land uses including churches, public schools, retail businesses and dedicated open spaces.

The existing development in the project vicinity are located within a variety of zoning districts including the R-6 and R-7 single-family residential districts, the D-1, M-12 and M-29 multi-family residential districts, a P-1 planned unit district, an A-2 general agricultural district, and two L-1 light industrial districts. The subject parcel is currently within the R-7, District. The current business on the parcel, Brightview Landscape Services, Inc., is consistent with the Contra Costa County 2045 General Plan designation of CO, Commercial and Office, that was adopted by the Board of Supervisors on November 5, 2024.

V. PROJECT DESCRIPTION

The applicant requests approval of a rezone of the subject parcel from the R-7 Single-Family Residential District to the C General Commercial District in order to be consistent with the General Plan land use designation of CO Commercial and Office. The project does not include any new development and the existing permitted commercial business on the subject lot will remain.

VII. AGENCY COMMENTS

An Agency Comment Request packet was sent on October 9, 2025 to a number of public agencies, including the Building Inspection Division, the Advance Planning Section of the Community Development Division, the Environmental Health Division of Contra Costa Health, the Engineering Services Division of the Public Works

Department, the Contra Costa County Fire Protection District, the Mt View Sanitary District, and the Contra Costa Water District. Comments received by staff are included in Attachment D. Following are summaries of the comments received.

- A. Mt View Sanitary District: The Sanitary District returned the Agency Comment Request form on October 9, 2025, with no comments.
- B. Advance Planning Division: The Advance Planning Section submitted a letter on October 22, 2025, stating that the proposed rezone would be consistent with the CO land use designation as well as Vine Hill and Mountain View Community Profile Policy 3, and any future development would require a noise study per Health and Safety Policy HS-P14.3
- C. Public Works Department, Engineering Services Division (PW): The Engineering Services Division returned the Agency Comment Request form on November 4, 2025, with no comments on the proposed rezone. The Division stated that any future development of the parcel would require access to be maintained to 4683, 4685 and 4687 Pacheco Boulevard.
- D. Contra Costa County Fire Protection District: The Fire Protection District returned the Agency Comment Request form on November 17, 2025, with not comments on the proposed rezone. The District stated that any future development will need to be submitted to the District for its review.

XI. STAFF ANALYSIS AND DISCUSSION

- A. General Plan Consistency: The proposed rezone is consistent with the General Plan as discussed below.

Land Use Element: The subject parcel is located within the CO Commercial and Office General Plan land use designation. The purpose of the CO designation is to allow for a full range of commercial and office uses, and personal and business services. This General Plan land use designation is not consistent with the current R-7 Single-Family Residential District; however, it is consistent with the proposed C General Commercial District. Presently there is a commercial business on the parcel, Brightview Landscape Services, Inc., that offers professional tree care and landscaping services which is an allowed use in the CO land use designation. There is no proposed development with the project that would otherwise be outside of the scope of allowed uses in the CO land use designation.

Stronger Communities Element. The Stronger Communities Element has policy guidance including specific policy measures that highlight the priorities of the broad Contra Costa County community. These priorities include Environmental Justice, Healthy Homes, Arts and Culture, Economic Vitality and Empowerment, Community Engagement, and Stronger Communities Element Performance Measures. Certain specific communities within the unincorporated County have unique needs that are addressed in the Community Profiles section. The subject parcel is located in the Vine Hill and Mountain View Community Profile. The majority of the Vine Hill and Mountain View community is designated towards continuing the existing residential, industrial, conservation and commercial uses within the area. Specifically, Policy 3 of the Community Profile is to encourage economic investment, especially commercial and mixed-use development, along Pacheco Boulevard. The subject parcel is located on Pacheco Boulevard and the proposed rezoning from the R-7 District to the C District is consistent with this policy. Thus the proposed project is consistent with the General Plan.

- B. Zoning Compliance: As previously discussed, the subject parcel is in the R-7 Single-Family Residential District while also in the CO Commercial and Office General Plan land use designation, and the existing commercial business is consistent with the CO land use designation. The project proposes to rezone the site from the R-7 District to C General Commercial District. The proposed change is consistent with the underlying General Plan land use designation. The existing development on the parcel is in compliance with the applicable regulations and development standards of the C District. The existing office building meets the applicable yard setback distances and maximum height for buildings in the C District. The existing landscaping business with its outdoor storage area is a permitted use per Section 84-54.402 of County Ordinance code. While this use is inconsistent with the R-7 District regulations, a rezone to the C District would bring the development into compliance with the County Ordinance Code. New development in the C District requires the submittal and approval of a development plan application; however, no development is proposed with this rezone. Thus the project is consistent with the C General Commercial District.

IX. CONCLUSION

The existing landscaping business and outdoor storage yard is inconsistent with the current R-7 Single-Family Residential District. The proposed rezone from the R-7 District to the C General Commercial District would result in the land use being

a permitted use. The proposed Rezone to the C District is consistent with the General Plan and Zoning Code. No development is proposed with the project that would otherwise be inconsistent with the General Plan and Zoning Code. Thus, the rezone would not adversely affect the surrounding properties in the vicinity. Staff recommends that the County Planning Commission recommend approval of Rezone CDRZ25-03279 by the Board of Supervisors.