



ENVISION
CONTRA COSTA 2040

Saranap/Parkmead Community Meeting

7/11/2019

Workshop Agenda

- » Welcome and Introductions
- » Presentation: What is Envision Contra Costa 2040?
- » Q&A
- » Small Group Conversations
- » Reports Back
- » Next Steps



Envision Contra Costa 2040



**General
Plan**



**Zoning
Code**



**Climate
Action
Plan**

Environmental Impact Report

What is the General Plan?

» “Constitution” for development and conservation

- Establishes countywide vision and supporting goals, policies, and implementation measures
- Provides consistent direction for future development
- Balances growth, conservation, and quality of life
- Documents baseline environmental conditions



Components of the General Plan

» Required Topics

- Land Use
- Transportation
- Safety
- Noise
- Open Space
- Conservation
- Environmental Justice
- Housing (*adopted 2015*)

» Optional Elements in Current General Plan

- Growth Management
- Public Facilities/Services



Four Themes Throughout the Plan

- » Economic development
- » Sustainability
- » Community health
- » Environmental justice



What is Environmental Justice?



The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

CALIFORNIA GOVERNMENT CODE §65040.12(E)



How Does the General Plan Affect You?

- » How you and your neighbors can develop and use property
- » How easy it is to get to your job and services
- » The number and types of jobs available in your community
- » The look and feel of neighborhoods



How Does the General Plan Affect You?

- » How roadways are designed and improved
- » Number and quality of parks available to you
- » Risk to you and your property from hazards
- » How cultural and natural resources around you are conserved



Saranap Ave/Boulevard Way Planning Process - Vision

- » Harmonious, collaborative, diverse community
- » Single- & multiple-family homes, offices, and commercial uses
- » Thoughtfully-planned development that enhances community without sacrificing ambience
- » Revitalized commercial area along Boulevard Way
- » Additional community enhancements (e.g., expanded pedestrian and bike facilities, neighborhood park, or community meeting space)

Saranap Ave/Boulevard Way Planning Process – Policy Changes

- » Preserve existing single-family residential land use designations
- » Protect views of scenic ridges and openness of key corridors
- » Encourage affordable housing in mixed use projects
- » Discourage density exceeding 35 units per net acre
- » Discourage roof heights above 40 feet (45 feet for architectural features), with exceptions for mixed use with a density bonus
- » Create a visually pleasing streetscape

Saranap Ave/Boulevard Way Planning Process – Policy Changes

» Adopt an ordinance to guide future development to:

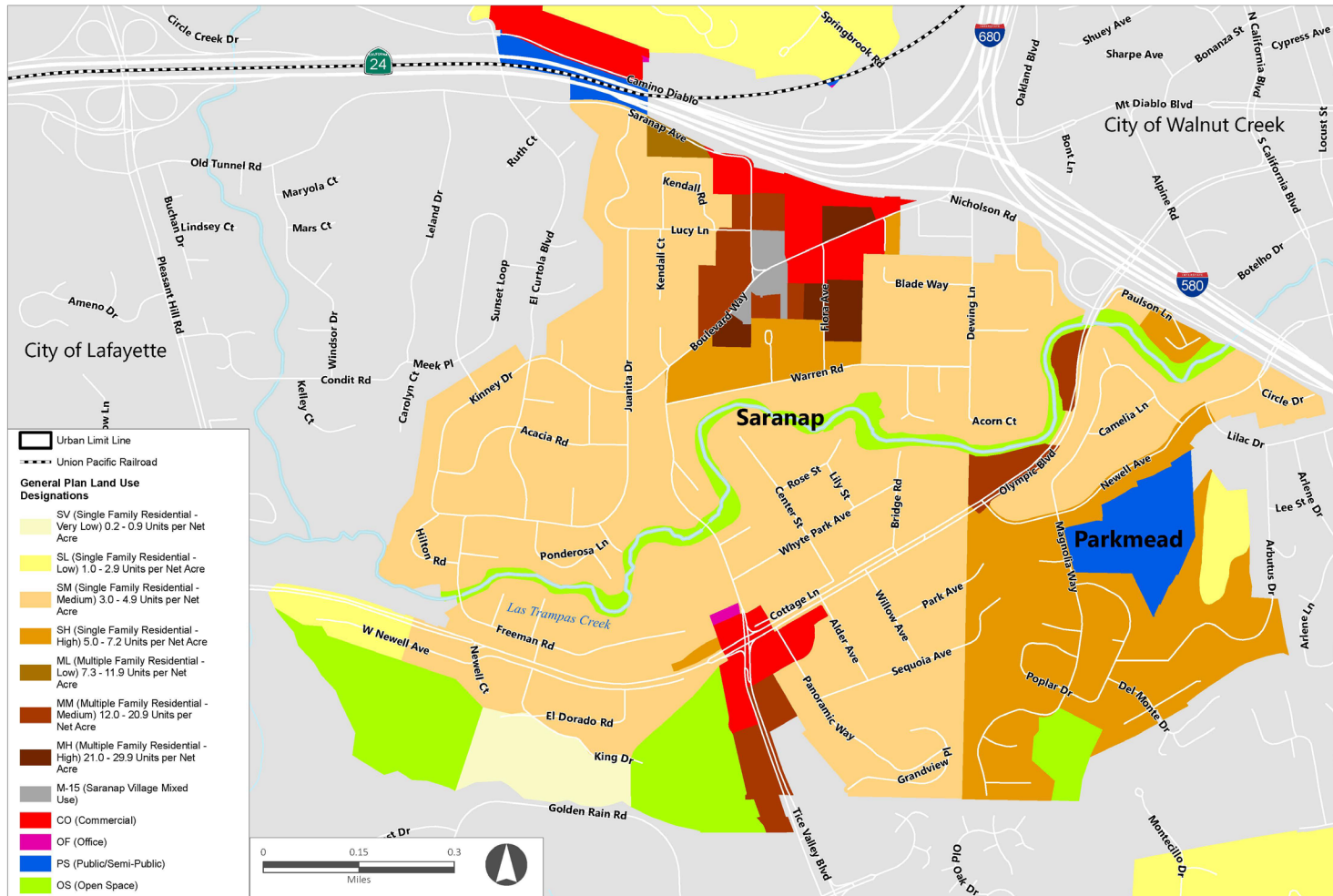
- Encourage landscaped buffers and setbacks
- Avoid an urban canyon environment (e.g., via step back requirements)
- Encourage street and sidewalk amenities for consistent character
- Incentivize on-site affordable units



What is the Zoning Code?

- » Zoning map and districts
- » Regulations that control physical development
 - Allowed uses
 - Permitting requirements
 - Specific site development standards – setbacks, parking, lighting, signage, fences, trash enclosures, etc.
- » **General Plan vs. Zoning Code**
 - Zoning Codes implement the General Plan with specific development regulations, e.g.:
 - General Plan = “Commercial”
 - Zoning Code = “Local Commercial”

General Plan Land Use Map

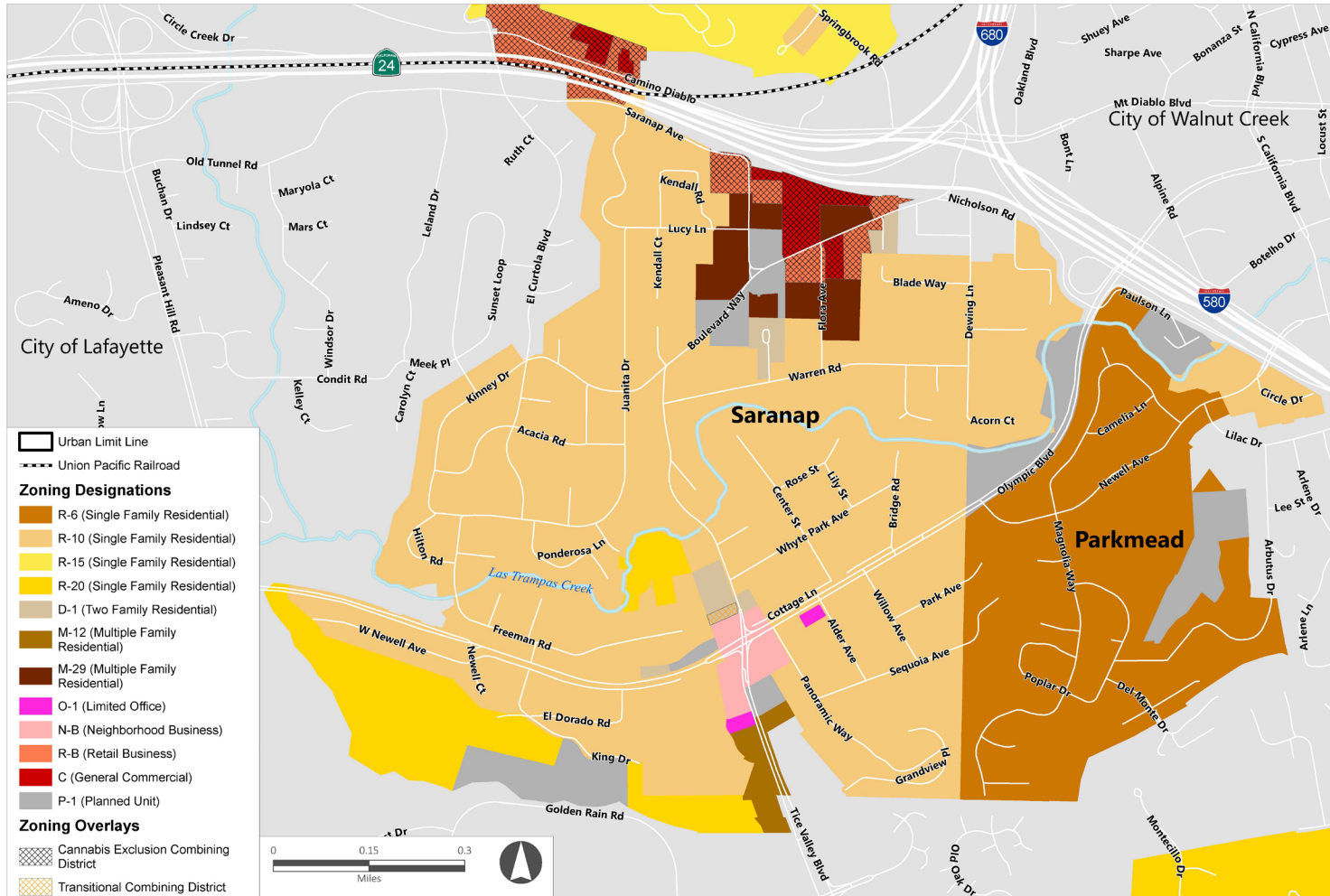


Source: Contra Costa County, 2018; PlaceWorks, 2019.



General Plan Land Use Designations for Saranap/Parkmead

Zoning Map



Source: Contra Costa County, 2018; PlaceWorks, 2019.



Zoning Designations for Saranap/Parkmead

Climate Action Plan (CAP) Update

» What is the CAP?

- Sets greenhouse gas (GHG) emissions reduction targets for the county
- Establishes a plan to reach those targets
- Implements the climate-related policy direction of the General Plan



» Why is the CAP being updated?

- State law has changed since the CAP was adopted (in 2015)
- New reduction strategies are available
- Evolving understanding of resilience and adaptation
- Opportunity to improve how the CAP is implemented
- More extensive support for greater equity
- CAP can better integrate with the new General Plan

Environmental Impact Report (EIR)

- » **California Environmental Quality Act (CEQA) requires disclosure of a project's potential impacts on the physical environment**
- » **EIR must:**
 - Disclose information about the effects the project could have on the physical environment
 - Identify mitigation measures, if necessary
 - Describe feasible alternatives to the proposed project
- » **Public review**
 - Initial 30-day scoping period – tell us what to analyze
 - Minimum 45-day review of Draft EIR – comment on the analysis

Envision Contra Costa 2040 Process

| Phase | Schedule |
|---|--------------------------------|
| Existing Conditions | Winter 2018 – Spring 2019 |
| Countywide Updates & Community Profiles | Spring – Fall 2019 |
| Draft General Plan and Zoning Code | Summer 2019 – Winter 2019/2020 |
| Climate Action Plan | Summer 2019 – Winter 2019/2020 |
| Environmental Impact Report and Fiscal Analysis | Fall 2019 – Summer 2020 |
| Public Review and Adoption | Summer – Winter 2020 |

Opportunities for Public Involvement

» Community-Based Meetings

- Identify issues and vision
- Formulate community goals and objectives

» Open Houses

- Present project overview and identify issues, hopes, and concerns
- Generate ideas for General Plan, Zoning Code, and Climate Action Plan
- Present Draft General Plan and Draft Climate Action Plan



Opportunities for Public Involvement

- » [Envisioncontracosta2040.org](https://www.envisioncontracosta2040.org)
- » Online questions
- » Focused Meetings
- » Sustainability Commission
- » Planning Commission
- » Board of Supervisors



Online Briefing Book

Envisioncontracosta2040.org > Documents

Contra Costa County Briefing Book

Envision Contra Costa 2040

Introduction & Context

Land Use

Mobility

Sustainability & Resiliency

Economy

Housing

Environmental Justice

Community Health & Well-Being

Hazards & Safety

Natural & Cultural Resources

Infrastructure & Services

Chapter 8:



COMMUNITY HEALTH AND WELL-BEING

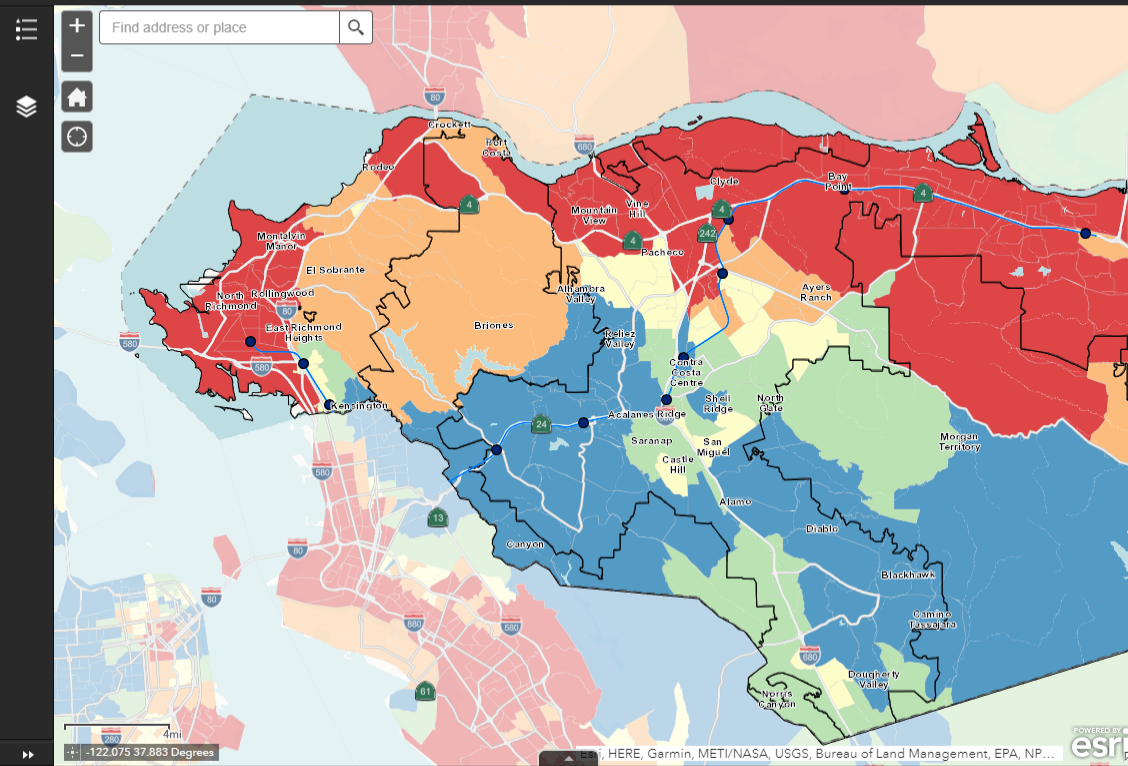
Community Health Overview

Community members, planners, and public health experts increasingly understand that policies regarding where and how communities develop have a direct effect on physical and mental health. Planning and development decisions affecting proximity of different land uses, how roadway networks connect (or don't), and access to parks, trails, and grocery stores, affect residents' day to day opportunities to eat healthy food, walk, bike, play outside, breathe clean air, and enjoy social interaction. See the [Environmental Justice](#) and [Hazards & Safety](#) sections of this Briefing Book for discussions of air quality and other risks to health. Over the long term, these factors influence a person's overall health and likelihood of developing certain diseases.

For many common health factors, residents in Contra Costa County fare better than others in California and the nation, including diabetes, heart disease, and high blood pressure. However, for asthma, obesity, and breast, colorectal, lung, and prostate cancers, rates are higher in Contra Costa than in the rest of California, and in some cases, the nation. The map to the right highlights the locations in the county where asthma rates are highest - mainly, west of Interstate 80 and throughout the northern portion of the county along the Highway 4 corridor and shoreline.

In 2018, Contra Costa County ranked #13 out of the 58 counties in California for what's called the "crude death rate," which accounts for the number of deaths from all causes per 1,000 people in the

Asthma Rates



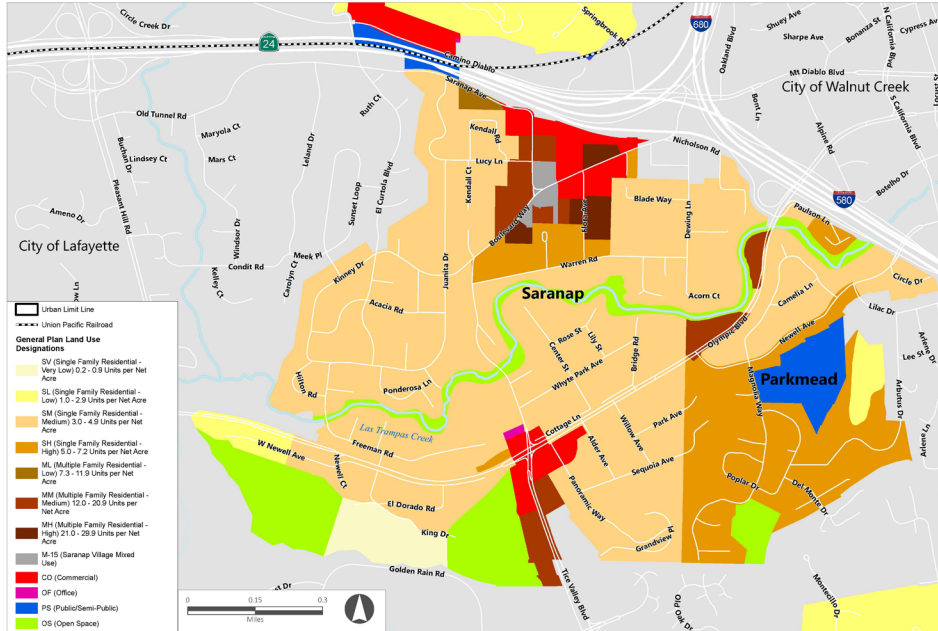
Workshop Exercise

» Break into small groups and discuss:

- What do you like most about Saranap or Parkmead? What would you like to see supported, preserved, or enhanced as part of this planning effort?
- What are the challenges facing Saranap or Parkmead? What would you like to see changed in order to make it a better place to live and work?
- Do you think there are changes needed to the planned land uses shown in the General Plan land use and zoning maps? If so, what changes are needed?

Workshop Exercise

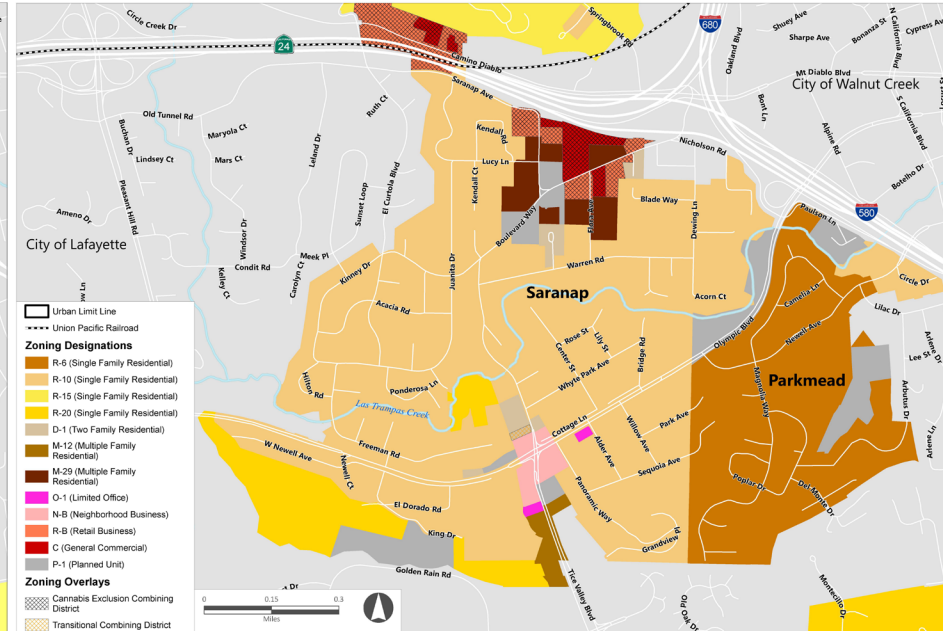
SARANAP/PARKMEAD COMMUNITY MEETING



Source: Contra Costa County, 2018; PlaceWorks, 2019.

General Plan Land Use Designations for Saranap/Parkmead

SARANAP/PARKMEAD COMMUNITY MEETING



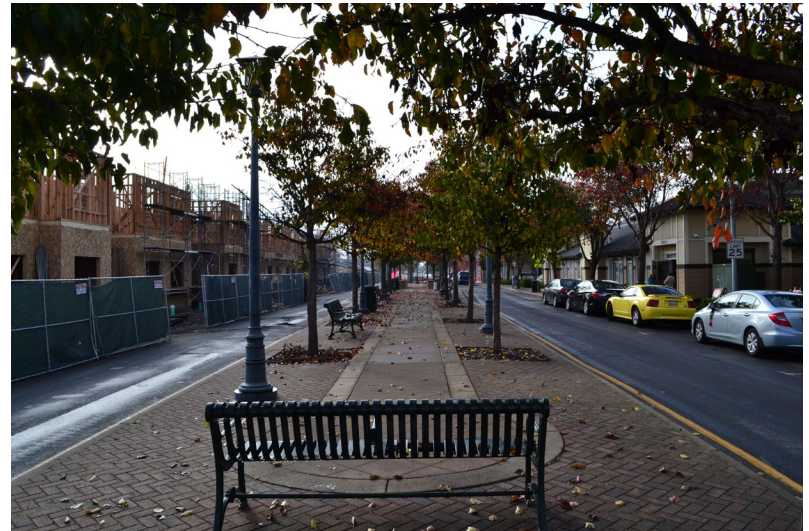
Source: Contra Costa County, 2018; PlaceWorks, 2019.

Zoning Designations for Saranap/Parkmead

Workshop Exercise

» Reports Back

- Choose a representative from your small group
- Representative summarizes highlights of your small group discussion to the larger group
- Keep reports brief (1 to 2 minutes)



Next Steps

- » Sustainability Commission meeting: August 26, 2019
- » Focused meetings



- » Monitor website for updates:

Envisioncontracosta2040.org