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## AGENDA

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**CITY OF SAN PABLO  
PLANNING COMMISSION MEETING AGENDA  
Wednesday, January 20<sup>th</sup>, 2016**

**City Hall Council Chambers  
6:30 P.M.  
13831 San Pablo Avenue  
ONE ALVARADO SQUARE  
SAN PABLO, CA 94806**

Planning Commissioners  
Rita Xavier, Chairperson  
Cheremay Sutton  
Yuhong Shi  
David Alvarado  
Matthew Trujillo

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **STAFF INTRODUCTIONS**

5. **PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any non-agenda item. Comments are limited to three minutes per speaker. Any public comments made at this time regarding an item pending before the Commission do not go into the public record of that item. Comments on Public hearing items will be heard by the Planning Commission when that item is opened to the public.

6. **APPROVAL OF MINUTES**

Planning Commission approval of the minutes for the meeting of December 15th, 2015.

7. **PUBLIC HEARINGS**

- A. **PLAN1601-0001**: Consideration of a major Design Review for a renovation of a one story, 22,000 square foot building on a developed site located at 13751 San Pablo Avenue; APN 417-130-035 and 417-130-034. The proposed reuse of the building is for the relocation of the San Pablo Public Library with an integrated café use. The project site is located in the designated Plaza San Pablo, formerly known as the Circle S redevelopment site, at the corner of San Pablo Avenue and Church Lane. The proposed site is within the Mixed Use Center South land use area in the San Pablo Specific Plan. It has been determined that the proposed project qualifies for a CEQA Exemption as an Infill Development Project, consistent with the provisions of CEQA Guidelines Sections 15300.2, 15332 and 15183.

**B. PLAN1512-0001:** (Continued Item) Consideration of a recommendation to the City Council on an amendment of an Ordinance of the San Pablo Municipal Code Section 17.50.040 “Special Exclusions”, to add an exclusion that “for City approved activities at the Rumrill Sports Park hours may be extended to 12:00 a.m. The proposed action is exempt from California Environmental Quality Act pursuant to 14 CCR Section 15061(b)(3), the project can be seen with certainty that there is no potential of causing significant effect on the environment.

**C. PLAN1511-0004:** Consideration of a Conditional Use Permit to allow the construction of a two story residential unit with side-yard windows on a substandard residential parcel, and the provision of tandem parking (one covered parking space in a garage and one uncovered space located in the driveway) at 2525 Market Ave (APN 411-130-032). The property is located in an R-1 Single-Family Residential District. It has been determined that the proposed project is categorically exempt under the California Environmental Quality Act Section 15303: new Construction (a) one single-family residence, in an urbanized area.

**8. NEW BUSINESS:**

- Re-organization: Appointment of New Chair.

**9. OLD BUSINESS:**

- Development Services Monthly Report.
- Update on 2000 Vale Road.
- Update on Medical Marijuana.
- Update on Targeted Industries Study.

**10. ADJOURNMENT**

**(Next scheduled meeting of the Planning Commission will be held on Wednesday, February 17<sup>th</sup> 2016)**

## **NOTICE TO THE PUBLIC**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS REQUIRING ASSISTANCE OR AUXILIARY AIDS IN ORDER TO PARTICIPATE SHOULD CONTACT THE PLANNING DIVISION AT ONE ALVARADO SQUARE, SAN PABLO AS SOON AS POSSIBLE PRIOR TO THE MEETING. THE CITY WILL GIVE SUCH REQUIREMENTS PRIMARY CONSIDERATION, TAKING INTO ACCOUNT UNDUE FINANCIAL AND ADMINISTRATIVE BURDENS OR FUNDAMENTAL ALTERATIONS IN THE CITY SERVICE, PROGRAM OR ACTIVITY.

SPEAKERS WISHING TO ADDRESS THE PLANNING COMMISSION ON A SPECIFIC AGENDA ITEM SHOULD FILE A FORM WITH THE RECORDING SECRETARY INDICATING THE AGENDA ITEM. THE PLANNING COMMISSION CHAIRPERSON WILL INVITE YOU TO SPEAK AT THE APPROPRIATE TIME WHEN THE MATTER IS BEING CONSIDERED. IF YOU WISH TO SPEAK ON A NON-AGENDA ITEM WITHIN THE SUBJECT MATTER JURISDICTION OF THE PLANNING COMMISSION, YOU MAY SPEAK UNDER AGENDA NO. 5, "PUBLIC COMMENT". PLEASE FILE YOUR NAME AND ADDRESS WITH THE RECORDING SECRETARY ON FORMS PROVIDED.

COPIES OF THIS AGENDA AND NON-EXEMPT RECORDS RELATING TO AN OPEN SESSION ITEM ON THIS AGENDA WILL BE AVAILABLE FOR PUBLIC REVIEW AT THE CITY CLERK'S OFFICE, 13831 SAN PABLO AVENUE, BUILDING 1, AT THE SAME TIME THEY ARE DISTRIBUTED OR MADE AVAILABLE TO THE COMMISSION.

## **FOR PUBLIC INFORMATION**

Following **ROLL CALL** and the **APPROVAL OF MINUTES** the Planning Commission Chair will open the meeting to the Public Hearing. The Public Hearing enables persons requesting a special permit or allowance that is not routinely allowed by the Zoning Ordinance or not covered by the Municipal Code. The Planning Chair initiates the **PUBLIC HEARING** process by **REQUESTING A STAFF REPORT**; City Staff will give a description, location and explanation of the request. Following an evaluation and analysis of the request, City Staff will make a recommendation of disapproval or approval with or without conditions. Once Staff has made its recommendation, the Chair will ask Commissioners if they have any questions for staff. Then the Chair will open the hearing in the following manner: (Note: Throughout the Hearing the Planning Commissioners may ask questions of those persons participating in the Public Hearing.)

1. The applicant will be invited to further elaborate upon his/her request, make comments, clarifications and/or modifications to the Staff Report.\*
2. Persons either for or against the special request will be invited to elaborate and argue points made and reasons why or why not this request should be allowed.\*
3. Applicant and persons for the request are given the opportunity for rebuttal.\*
4. Persons opposed to the request are given the opportunity for rebuttal.\*
5. The Public Hearing will be closed by the Chair.
6. The Planning Commissioners will review and consider all those options, findings, and new perspectives expressed by each side. Following a thorough study of all Staff information, public comment and site location, the Planning Commission will vote to approve, deny, approve subject to conditions, or based on unknown existing or potential conditions, find that the applicant needs further review and continue it to a later hearing.

**\*Persons addressing the Planning Commission are required to limit their remarks to five (5) minutes, unless an extension of time is granted by the Chair subject to approval by the Planning Commission members.**

**Appeal Period and Final Permit:** Both the applicant and the public may appeal the Planning Commission decision to the City Council. Appeals must be filed in writing to the City Clerk within five (5) days following the Planning Commission action.

**Note:** Any questions related to the Planning Commission hearing, Zoning, or related planning activities can be directed to the San Pablo City Planning Division at (510) 215-3031.



**CITY OF SAN PABLO  
PLANNING COMMISSION MINUTES  
DECEMBER 15, 2015  
CITY COUNCIL CHAMBERS  
ONE ALVARADO SQUARE  
SAN PABLO, CA**

**ROLL CALL**

Chairperson Xavier called the meeting to order at 6:30 P.M. Roll call of the present Chairperson Xavier, Vice Chair Shi, Commissioner Trujillo, and Commissioner Alvarado. Commissioner Sutton was absent. Staff present at the meeting were Michele Rodriguez, Development Services Manager, Robert Smith, Temporary Planner from MIG, and Lynn Tracy Nerland, City Attorney.

**STAFF INTRODUCTION**

Michele Rodriguez introduced Robert Smith from Moore Iacofano Goltsman, Inc. (MIG)

**PUBLIC COMMENT**

None.

**APPROVAL OF MINUTES**

Commissioner Trujillo made a motion to approve the minutes of the October 20, 2015 meeting. The motion was seconded by Commissioner Sutton. The motion was approved 3-1 with Commissioner Sutton abstaining

**PUBLIC HEARINGS**

**7. A. PLAN1511-0001:** A recommendation to the City Council on an Ordinance of the San Pablo Municipal Code to repeal Chapter 5.34 "Medical Marijuana Dispensaries" and amend Sections 17.32.030, 17.34.030 and 17.36.030 Uses Allowed and 17.62.130 "Medical Marijuana", to add prohibitions on Medical Marijuana Facilities, Delivery and Cultivation.

Robert Smith introduced the item and gave an overview of the project, staff report, and recommendations.

Chairperson Xavier opened the public hearing and asked if there were any questions from the Commissioners.

Commissioner Trujillo felt there needed to be more statistics in the report regarding impacts to our police, and potential revenue generation.

No comments from speakers received.

Chairperson Xavier closed the public hearing and asked for a motion from the Commissioners.

The motion was made by Commissioner Alvarado and seconded by Commissioner Shi. Commission voted in favor 3-1.

AYES: Shi, Xavier, Alvarado.  
NOES: Trujillo.  
ABSENT: Sutton.  
ABSTAIN: None.

**7. B. PLAN1510-0002:** A Resolution of the Planning Commission to conduct a Major Design Review under Municipal Code Section 17.20.030; determine eligibility of Density Bonus and Other Incentives and Concessions, including reduced parking standards for a 120-unit, five story building that includes senior affordable rental housing facilities and a parking garage to be constructed on the Plaza San Pablo site. The property is located in the Mixed Use Center South District of the San Pablo Avenue Specific Plan between Church Lane and Vale Road on Lot 4 of Subdivision 9331.

Michele Rodriguez introduced the item and gave an overview of the project, staff report, and recommendations.

Chairperson Xavier opened the public hearing and asked if there were any questions from the Commissioners.

Leticia Carrillo, a San Pablo resident spoke regarding the low parking ratio per dwelling unit, the low mobility premise of the senior occupants, and the high number of bicycle parking spaces.

Chairperson Xavier closed the public hearing and asked for a motion from the Commissioners.

Chairperson Shi made the motion to approve PLAN1510-0002 and Resolution 15-14. Commissioner Trujillo seconded the motion. Commission voted in favor 4-0.

AYES: Shi, Xavier, Alvarado and Trujillo.  
NOES: None.  
ABSENT: Sutton.  
ABSTAIN: None.

ABSENT: Sutton.  
ABSTAIN: None.

**7. C. PLAN1512-0001:** A recommendation to the City Council on an amendment of an Ordinance of the San Pablo Municipal Code Section 17.50.040 "Special Exclusions", to add an exclusion that "for City approved activities at the Rumrill Sports Park hours may be extended to 12:00 a.m. The proposed action is exempt from California Environmental Quality Act pursuant to 14 CCR Section 15061(b)(3), the project can be seen with certainty that there is no potential of causing significant effect on the environment.

Michele Rodriguez informed the Commission that this item will be continued to the January 20, 2016.

Commissioner Trujillo made a motion to approve the continuation of PLAN1512-0001 to the January 20<sup>th</sup> Planning Commission Meeting. Chairperson Alvarado seconded the motion. Commission voted in favor 4-0.

AYES: Shi, Xavier, Alvarado and Trujillo  
NOES: None.  
ABSENT: Sutton.  
ABSTAIN: None.

**NEW BUSINESS**

Ms. Rodriguez reviewed the following items:

- Holiday Closure from 12/23/2015 -01/03/2016
- 2016 Planning Commission Meeting dates
- Introduction to Plan Bay Area 2040
- Q1-2016: RH&S Ordinance Update, Bicycle & Pedestrian Master Plan, Broadband Master Plan, Economic Development Plan
- La Quinta

**OLD BUSINESS**

Ms. Rodriguez reviewed the following items:

- Development Services Monthly Report
- DMC
- Library
- Art Ordinance Update

**ADJOURNMENT**

There being no further business, Commissioner Alvarado moved to close the meeting, the item was seconded by Commissioner Trujillo and on a vote of 4-1 the meeting was adjourned at 8:20 P.M. to the January 20, 2016 meeting.

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Rita Xavier  
Chairperson

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Michele Rodriguez,  
Development Services Manager



# Planning Commission Staff Report

**PREPARED BY:** Rod Simpson, Assistant Planner

**DATE:** January 20, 2016

**SUBJECT: PLAN1601-0001: TO CONSIDER A DESIGN REVIEW FOR THE PROPOSED RENOVATION OF A ONE STORY, 22,000 SQUARE FOOT BUILDING ON A 56,759 SQUARE FOOT DEVELOPED PARCEL LOCATED AT 13751 SAN PABLO AVENUE WITHIN PLAZA SAN PABLO. THE PROPOSED REUSE OF THE BUILDING IS FOR THE RELOCATION OF THE SAN PABLO PUBLIC LIBRARY WITH AN INTEGRATED CAFÉ USE. THE PROJECT SITE IS WITHIN THE MIXED USE CENTER SOUTH LAND USE AREA IN THE SAN PABLO SPECIFIC PLAN. IT HAS BEEN DETERMINED THAT THE PROPOSED PROJECT QUALIFIES FOR A CEQA EXEMPTION AS AN INFILL DEVELOPMENT PROJECT, CONSISTENT WITH THE PROVISIONS OF CEQA GUIDELINES SECTIONS 15300.2, 15332 AND 15183.**

**PROJECT TITLE AND REQUEST**

Institutional Design Review, PLAN1601-0001. This is a City initiated project requesting approval of a renovation of a one story 22,000 square foot building on a 56,759 square foot parcel located at 13751 San Pablo Avenue bounded by San Pablo Avenue, Church Lane, and Chattleton Lane. The proposed reuse of the building is for the relocation of the San Pablo Public Library with an integrated Café use. The City Council will be finalizing authorization for construction and funding at their meeting on February 1, 2016.

**STAFF RECOMMENDATION**

Adopt Resolution 16-03 (Exhibit A) approving PLAN1601-0001, subject to findings and conditions.

**LOCATION AND SITE CHARACTERISTICS**

- Owners:** Art Arjang and Mary Mehrzad Pakpour.
- Applicant/Authorized Agent:** City of San Pablo/Group 4
- Location:** 13751 San Pablo Avenue, within Plaza San Pablo Project Area
- Parcel Number:** 417-130-035 and 417-130-034
- General Plan Designation:** Mixed Use Center

**Zoning District:** SP-2 (San Pablo Avenue Specific Plan)/ Mixed Use Center South

**Regulating Code:** Mixed Use Center South

**Surrounding Zoning and Land Uses:**

North:	SP-2 (Public Institutional) City Hall/Alvarado Adobe
South	SP-2 (Mixed Use Center South) Vacant Parcel
West:	SP-2 (Mixed Use Center South) Vacant Parcel/Portion of Wildcat Creek
East:	SP-2 (Commercial/High Density Residential) Furniture Store/Senior Apartment Housing

**ENVIRONMENTAL DETERMINATION**

Article 19 of California Environmental Quality Act (CEQA) Guidelines includes, as required by Public Resources Code Section 21084, a list of classes of projects which have been determined not to have a significant effect on the environment and, as a result, are exempt from review under CEQA. The City had LSA Associates prepare the San Pablo Library Project Categorical Exemption document (Exhibit B) to serve as the basis for compliance with CEQA as it pertains to the proposed project, and to demonstrate that the project qualifies for a CEQA exemption as an Infill Development Project, consistent with the provisions of CEQA Guidelines Section 15300.2, 15332 and 15183. Specifically, the information provided in the document shows that:

- a. The project qualifies for an exemption under CEQA Guidelines Section 15332 (i.e., Class 32) and, as a result, would not have a significant effect on the environment;
- b. The analysis shows there are no exceptions to qualifying for the infill exemption, as identified in CEQA Guidelines Section 15300.2; and as a separate and independent basis; and
- c. The project qualifies for streamlined CEQA review pursuant to CEQA Guidelines Section 15183 because there are no project-specific effects which are particular to the project or its site that were not already evaluated in the 2011 certified San Pablo Avenue Specific Plan EIR.

**PUBLIC HEARING NOTICE**

Notices were mailed to owners of properties within a 300 foot radius of the site. The notices were mailed on Thursday, January 7, 2016. In addition, a Public Hearing Notice was published in the West County Times newspaper on Saturday, January 9, 2016.

**SITE LOCATION/CHARACTERISTICS**

The subject property is located at 13751 San Pablo Avenue, within the Plaza San Pablo, at the corner of San Pablo Avenue and Church Lane. The Plaza San Pablo site was acquired by the former Redevelopment Agency of the City of San Pablo to eliminate blighting conditions. The community vision includes a comprehensive redevelopment of the Mixed Use Center South to create a local and regional mixed-use destination as part of the overall vision for revitalization of the San Pablo Avenue Corridor. The Association of Bay Area Governments is focusing on San Pablo Avenue as one of three regional corridors to focus implementation of their Plan Bay Area Sustainable Communities Strategy. A site-wide regulatory plan was developed outlining a variety of potential uses, including civic, cultural, and commercial uses. A map of the Plaza San

Pablo Site, showing proposed internal streets and divided Blocks is attached for your reference (Exhibit C).

The 56,759 square foot site is developed with an existing one story 22,000 square foot building. The largest portion of the building (16,000 square feet) is occupied by Walgreens. The existing L shaped parking lot fronts San Pablo Avenue and Church Lane with ingress/egress from San Pablo Avenue and Chattleton Lanc. Pedestrian access is provided by existing sidewalks that border the site on San Pablo Avenue and Church Lane along with a pathway that leads from the intersection of these streets.

Existing landscaping is typical of commercial areas and includes approximately 25 trees that line the boundary of the project site along San Pablo Avenue and Church Lane. The building is also located more than 50 feet from the top of the bank of Wildcat Creek just south of the site.

### **PROJECT BACKGROUND**

The City has long partnered with Contra Costa County to provide residents with a local branch of the County Library at 2300 El Portal Avenue. Since 2013, the City has been looking to relocate the existing library in order to increase capacity for the City's library services and to better serve patrons.

The County Library Relocation Project is a development project identified in the adopted City Council Priority Workplan. The City has recently signed a long-term lease on the existing building at the project site. The proposed project would redesign the existing building on the project site and reuse it as the new location for the San Pablo Public Library.

During development of the architectural design of the library renovation, the City Council Ad Hoc Sub-committee reviewed and provided input on the initial design. This input has been incorporated into the proposed architectural design of the building.

### **PROJECT DESCRIPTION**

The proposed project would include the reuse and renovation of an existing building on a developed site. Construction activities would be limited to the redesign of the existing building, minor grading for the installation of Americans with Disabilities Act (ADA) access path of travel to the front entrance, and minor improvements to the existing surface parking lot. The proposed project is expected to begin construction activity in June or July of 2016 and would span approximately 14 months.

#### **Building Reuse and Remodel**

The proposed project would reuse approximately 20,330 square feet of the existing 22,000 square foot building. The remaining area of approximately 1,670 square feet would be renovated and leased to a local café operator. The café use would be integrated into the library. The proposed project would involve the renovation of the exterior and interior of the entire building.

The proposed project also includes the regrading of a portion of the site to provide ADA-compliant access for future patrons from the intersection of San Pablo Avenue and Church Lane to the northwest portion of the building. Primary elements of the redesign would include creating several new rooms for various library uses, the installation of new curtain walls, shear walls, windows and skylights, and the relocation and renovation of the front entrance space. The project

will meet energy efficiency requirements and incorporate the following sustainable design processes and performance requirements in their criteria: recycled content, regional materials, construction waste reduction, optimized energy performance with measurement and verification, indoor air quality management, water use reduction and water efficient landscaping.

### **Exterior Design**

In order to transform the existing building from a generic retail space to a community-gathering space, the exterior of the existing building would be redeveloped through selective demolition of existing walls and reconfiguration of the building's facade. Design features such as glass curtainwalls and skylights are included to create more open interior spaces. Exterior walls provide features such as bump-outs and notched entrances intended to break up the flat stucco facade of the existing building, provide sun shading and covered areas for patrons at entrances.

Varied exterior materials, such as wood textured panels, textured horizontal panels, and paint color variations, are proposed on the walls of the structure. Notched glass walls are also proposed for the exterior and define the primary entry point for the Library on the San Pablo Avenue side. The entrance also provides a protected area for the entrance, bicycle storage, and after-hours book drop-off. A secondary notched glass wall is proposed for the building entry to the community room located on the Church Lane side. The proposed exterior design utilizes an architectural "ribbon" that wraps around the structure to provide cohesiveness and interest from all sides. The proposed materials and colors of the exterior architecture features include: wall and ceiling wood textured panel accents (Montreux Sunglow), horizontal metal slated sunshades, metal accent panels with 4 inch horizontal striations (Morin Zinc Grey), precast concrete base accents, and existing stucco in a varied orange/red color scheme (Desert Orange, Persimmon Berry, Chinatown Orange).

The proposed exterior design would also utilize integrated signage to provide clear wayfinding to the new library facility. Signage at the two primary entry points, which would consist of semi-transparent perforated metal panels with a gradient color scheme of the existing stucco, would have integrated signage for the library, café, and community room and have a varied projection of up to ten feet above the roof line. The integrated signage would be internally illuminated, and would produce a glow at night.

In addition to the proposed façade improvements, exterior improvements would include the creation of public open space. A café entry plaza is proposed with outdoor seating and additional bicycle parking. A second small plaza is proposed near the library entry. Planters and benches would also be added along the San Pablo Avenue and Church Lane building frontages.

### **Interior Renovations**

The interior of the new main library space would include meeting rooms, group study rooms, a staff break room, mail/delivery room, check-out kiosks, work areas, reading areas, restrooms, and several open spaces for different components of the library collection (e.g., adult collection, children's collection, teen collection). The total space would accommodate 499 occupants. The three large meeting rooms would include a community room (2,000 square feet, 136 capacity), a program room (900 square feet, 50 capacity), and a conference room (500 square feet, 12 capacity). The community room would be used for presentations, special events, and community events, and would be accessible after library hours.

Proposed renovations include an integrated 1,670 square foot café space with an outdoor seating area that would be operated independently of the library. An additional 750 square feet of area would be shared between the café and library. The proposed café space would include a service counter and an area for storage, food and drink preparation, and seating. New restrooms would be installed as part of the project and would serve the café, meeting room, and library.

### **Landscaping**

The proposed project includes minor modifications to the existing landscaping on the site. Some existing on-site trees, with the exception of the existing oak trees, may be removed and/or replaced during or after project construction. New planter areas around the building are also proposed. The planting plan includes drought tolerant species. Proposed small shrub species *Tulbaghia Violacea* (society garlic) will be replaced with a comparable species as this species requires high maintenance to control. In addition, the *Pistachia Chinensis* (Chinese Pistache) tree species will be replaced with a comparable species due to their past growth difficulties in the area. Existing spray irrigation system will be retrofitted to be a point source drip system and the existing controller would be upgraded.

### **Parking and Circulation**

The proposed project would not result in changes to the existing vehicular circulation. The parking lot would be resurfaced and restriped. Fifty-nine (59) parking spaces are proposed including four (4) ADA-compliant spaces. Seven additional off-site parking spaces are located nearby. Bicycle parking is proposed in two areas. One at the plaza near the café, and one near the entrance of the library.

### **Hours of Operation**

The current hours of operation for the library are proposed to remain the same. These hours are as follows: Monday and Tuesday, 12:00 p.m. to 8:00 p.m.; Wednesday, 10:00 a.m. to 6:00 p.m.; Thursday, closed; Friday, 1:00 p.m. to 5:00 p.m.; Saturday 10:00 p.m. to 5:00 p.m.; and Sunday, 1:00 p.m. to 5:00 p.m. The café use would operate independently of the library. Hours of operation are proposed for Monday through Friday, 6:00 a.m. to 9:00 p.m., and Saturday and Sunday from 7:00 p.m. to 9:00 p.m. Use of the community room would be coordinated for times of use.

### **Utilities**

The proposed project would connect to existing utilities and use the current storm drainage infrastructure. No alterations to utility infrastructure are proposed as part of the project. A new trash enclosure is proposed for location at the northwest corner of the property, and will meet City design guidelines.

## **GENERAL PLAN CONFORMANCE**

The proposed project is consistent with the following General Plan policy:

*Guiding Policy ED-G-2: Recruit community-serving retail, neighborhood serving commercial, healthcare, and entertainment businesses and activities that meet the needs of residents.*

*Implementing Policy LU-I-7: Require design review of all new construction and visible exterior alterations of large non-residential buildings.*

**Implementing LU-I-9:** Encourage new residential, commercial and related forms of development in a manner which fosters both day and appropriate night time activity; visual presence on the street level; appropriate lighting; and minimally obstructed view areas.

**Implementing Policy LU-I-19:** Require pedestrian-oriented amenities and design in mixed use areas, such as outdoor seating, plazas, public art, ground floor retail, and waiting areas (benches and shelters).

**Guiding Policy LU-G-9:** Provide for the development of civic and institutional land uses to meet the educational, medical, social, economic, cultural, and religious needs of the community.

**Guiding Policy LU-G-11:** Recognize the importance of the mixed-use areas along San Pablo Avenue, San Pablo Dam Road, 23<sup>rd</sup> Street, and Rumrill Boulevard to the vitality and quality of life in San Pablo.

**Implementing Policy LU-I-39:** Use the San Pablo Avenue Specific Plan to guide future development in the Circle S site focus area.

**Guiding Policy PSCU-G-2:** Facilitate the provisions of a broad range of community-serving facilities to meet local needs, including, but not limited to, schools, community centers, and libraries.

**Implementing Policy PSCU-I-17:** Continue to support initiatives to expand and improve library services and residents' access to the library.

The proposed library project is consistent with the General Plan. The project provides a much needed expansion of library services for the residents of San Pablo.

### **ZONING CONFORMANCE**

The subject property is currently zoned SP-2 (San Pablo Specific Plan) and is subject to the regulations the Mixed Use Center South Regulating Plan. The Zoning Ordinance Design Review Chapter 17.20.030(B)(4) requires design review for development within one of the City's mixed use districts.

### **SAN PABLO AVENUE SPECIFIC PLAN CONFORMANCE**

The site is within an opportunity site and focus area. The site presents an opportunity to capitalize on the proximity of City Hall, the San Pablo Lytton Casino, and nearby medical offices to establish a major mixed-use node in the heart of the corridor. The proposed project is consistent with the following goals and implementing policies for the San Pablo Avenue Specific Plan Area:

**Guiding Policy 2-G-1:** Promote development of San Pablo Avenue as an attractive boulevard, lined with a diverse array of uses that promote vibrant street life, and maintain eyes on the street at all times.

*Guiding Policy 2-G-3: Promote pedestrian- and transit-friendly development that enhances the public realm.*

*Implementing Policy 2-I-1: Establish mixed-use, transit supportive nodes of development near the intersections of San Pablo Avenue and the following streets: Rumrill Boulevard, El Portal Drive, Church Lane, and San Pablo Dam Road.*

*Guiding Policy 3-G-5: Improve pedestrian and bicycle amenities throughout the Planning Area to encourage walking and bicycle trips along the corridor.*

*Implementing Policy 3-I-18: Encourage provisions of bike racks and locking systems in all multi-family residential developments, multi-tenant retail and office developments, and government and institutional uses.*

*Guiding Policy 3-G-11: Avoid excessive supplies of parking that would discourage transit ridership and pedestrian or bicycle trips.*

*Guiding Policy 4-G-1: Develop the Circle-S site with a vital mix of synergistic retail, eating/drinking establishments, office, institutional, and residential uses, and as a citywide and regional destination.*

One of the goals of the proposed development, besides providing a larger library area for residents, is to improve a highly prominent location where new investment will be visible to residents and visitors traveling along one of the region's primary corridors. The proposed project meets the goals and implementing policies of the San Pablo Avenue Specific Plan.

### **REGULATING CODE**

The proposed project is subject to the Mixed Use Center South Regulating Code which is meant to provide the development framework for the build-out of this site. The Regulating Code is meant to ensure new investment contributes to the fulfillment of the community's vision while encouraging innovative design ideas that creates an attractive and walkable neighborhood. The Regulating Code includes block development regulations, land use, parking, landscape and building design elements.

The proposed project is a reconstruction of an existing building on Block D of the site. It is also consistent with land use categories for this particular Block. The library and integrated café are permitted uses under civic/cultural and general commercial uses.

### **DESIGN REVIEW**

Design review by the Planning Commission is required for development within one of the City's mixed use districts. The Mixed Use Center South Regulating Plan provides design principles that guide the character of new buildings in accordance with the community's vision for an attractive and walkable center. General principles include the following: Architectural massing and façade articulation should work in harmony with the structural system and wall openings along the primary facades shall correspond to internal spaces as feasible; All building facades shall have a high level of finish and articulation; and Buildings shall be distinctive and reflective of their use. The proposed project meets the standards outlined in the Mixed Use Center South Regulating Plan for a project of this type.

**Architectural Design:** The Mixed Use Center South Regulating Code does not dictate any particular architectural style, but does identify a variety of architectural styles that could be utilized. The design of the proposed project does match the California Contemporary design as described in section 2.6 *Building Design* of the Regulating Code (Exhibit G).

The proposed renovation is designed to be complementary to other developments planned in the project area (Walgreens, Creekview Terrace Apartments), while also meeting the requirements to encourage innovative design ideas that create an attractive improvement to a highly prominent location. The proposed architectural design encompasses positive design features that add to the exterior visual distinction, while also providing useful interior effects.

**Parking Area:** The proposed parking area has fifty-nine (59) parking spaces including four (4) ADA-compliant spaces. Seven off-site parking spaces are also allowed. The Mixed Use Center South Regulating Code requires a minimum of 0 and a maximum of 4 spaces per 1000 square feet for commercial uses, and a minimum of 0 and a maximum of 6 spaces per 1000 square feet for civic/cultural uses. Parking requirements may be satisfied through any combination of off-street spaces in shared public or private facilities or on-street public spaces within 200 feet of an entrance. Bicycle parking must meet one (1) space for every ten (10) automobile parking spaces. The proposed parking plan meets the requirements of the Regulating Code.

Statewide greenhouse gas goals emphasize placing land uses near public transportation and services to reduce the dependence on automobiles. Plaza San Pablo is the ideal location for a public library with pedestrian access and access to public transit. The proposed project meeting the parking requirements of the Regulating Code.

### **ANALYSIS**

The project description for the reuse and renovation of the existing building meets the standards of development outlined in the Mixed Use Center South Regulating Plan, and is consistent with the policies of the General Plan and San Pablo Avenue Specific Plan. Staff believes that this development will assist in a synergy to encourage future development in the Plaza San Pablo and along the San Pablo Avenue corridor while providing a much needed expansion of a public library.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution 16-03 approving Institutional Design Review PLAN1601-0001, subject to the findings and conditions.

### **ATTACHMENTS**

- A) Resolution 16-03
  - B) San Pablo Library Project Categorical Exemption document
  - C) Block Map
  - D) Project Location Map
  - E) Project Site Map
  - F) San Pablo Public Library Submission Package cover sheet, existing conditions photos, site plan, floor plan, elevations, planting plan, materials board, and color sheet).
- Mixed Use Center South - Section 2.6 Building Design

# EXHIBIT A

## RESOLUTION 16-03

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO APPROVING PLAN 1601-0001, AN INSTITUTIONAL DESIGN REVIEW FOR THE RENOVATION OF A ONE STORY, 22,000 SQUARE FOOT BUILDING ON A 56,759 SQUARE FOOT DEVELOPED PARCEL LOCATED AT 13751 SAN PABLO AVENUE WITHIN PLAZA SAN PABLO. THE REUSE OF THE BUILDING IS FOR THE RELOCATION OF THE SAN PABLO PUBLIC LIBRARY WITH AN INTEGRATED CAFÉ USE.**

**WHEREAS**, staff initiated an Institutional Design Review application, Plan 1601-0001, on December 10, 2015 for a proposed renovation of a one story, 22,000 square foot building on a 56,759 square foot developed parcel within the Plaza San Pablo mixed use center area in a SP-2 (San Pablo Avenue Specific Plan) zoning district; and,

**WHEREAS**, Zoning Code section 17.20.030 requires design review for development within one of the City's Mixed Use Districts, and shall be reviewed by the Planning Commission; and,

**WHEREAS**, the proposed development is located on Block D of the Plaza San Pablo site and in order to approve any Design Review within this site, the Planning Commission shall make a finding that the design of the development is compatible with the Mixed Use Center South Regulating Code, and conforms to the applicable provisions of the San Pablo Avenue Specific Plan, Zoning Ordinance, and the General Plan; and,

**WHEREAS**, the Planning Commission has determined that the project qualifies for a CEQA exemption as an Infill Development Project, consistent with the provisions of CEQA Guidelines Section 15300.2, 15332 and 15183; and,

**WHEREAS**, the CEQA exemption determination is based on information provided in the San Pablo Library Project Categorical Exemption document that shows that: a) The project qualifies for an exemption under CEQA Guidelines Section 15332 (i.e., Class 32) and, as a result, would not have a significant effect on the environment; b) The analysis shows there are no exceptions to qualifying for the infill exemption, as identified in CEQA Guidelines Section 15300.2; and as a separate and independent basis; and; c) The project qualifies for streamlined CEQA review pursuant to CEQA Guidelines Section 15183 because there are no project-specific effects which are particular to the project or its site that were not already evaluated in the 2011 certified San Pablo Avenue Specific Plan EIR.

**WHEREAS**, a Public Notice of the hearing was been given by mail and were mailed to owners of properties within a 300 foot radius of the site. The notices were mailed on Wednesday, January 6, 2016. In addition, a Public Hearing Notice was published in the West County Times newspaper on Saturday, January 9, 2016 in accordance with Government Code Section 65091;

**NOW, THEREFORE BE IT RESOLVED** that the Planning Commission of the City of San Pablo has reviewed the proposed project and approves Institutional Design Review, Plan 1601-0001, based on the following findings:

- A. The subject property is within the San Pablo Avenue Specific Plan/Mixed Use Center South area which promotes the development of San Pablo Avenue as an attractive pedestrian and transit oriented boulevard that promotes a vibrant street life with amenities that draw residents from the entire City and surrounding region.

*The project site is located at the corner of San Pablo Avenue and Church Lane within the Plaza San Pablo (mixed use center south) development area.*

- B. The proposed project is consistent with applicable design guidelines and any community design plan or specific plan (San Pablo Municipal Code section 17.20.030(C)(1) and (2)): The proposed project fulfills the design standards of the Mixed Use Center South Regulating Plan, Section 2.6 Building Design, and compliments the surrounding uses.

*The California Contemporary design of the development matches the design standards of the Regulating Plan and is complementary to other developments planned in the project area. The design also meets the requirement to encourage innovative design ideas that create an attractive improvement to a highly prominent location. Varied exterior materials, such as wood textured panels, textured horizontal panels, and paint color variations, are proposed on the walls of the structure. Notched glass walls are also proposed for the exterior and define the primary entry point for the Library on the San Pablo Avenue side. The entrance also provides a protected area for the entrance, bicycle storage, and after-hours book drop-off. A secondary notched glass wall is proposed for the building entry to the community room located on the Church Lane side. The proposed exterior design utilizes an architectural "ribbon" that wraps around the structure to provide cohesiveness and interest from all sides. The proposed materials and colors of the exterior architecture features include: wall and ceiling wood textured panel accents (Montreux Sunflow), horizontal metal slated sunshades, metal accent panels with 4 inch horizontal striations (Morin Zinc Grey), precast concrete base accents, and existing stucco in a varied orange/red color scheme (Desert Orange, Persimmon Berry, Chinatown Orange).*

- C. That the project is consistent with the land use, physical design and economic development element and open space element of the General Plan (San Pablo Municipal Code section 17.20.030(C)(3)):

The proposed project is consistent with the following General Plan policies:

**Guiding Policy ED-G-2:** Recruit community-serving retail, neighborhood serving commercial, healthcare, and entertainment businesses and activities that meet the needs of residents.

**Implementing LU-I-9:** Encourage new residential, commercial and related forms of development in a manner which fosters both day and appropriate night time activity; visual presence on the street level; appropriate lighting; and minimally obstructed view areas.

**Implementing Policy LU-I-19:** Require pedestrian-oriented amenities and design in mixed use areas, such as outdoor seating, plazas, public art, ground floor retail, and waiting areas (benches and shelters).

*The proposed project would reuse approximately 20,330 square feet of the existing 22,000 square foot building. The remaining area of approximately 1,670 square feet would be renovated and leased to a local café operator. The café use would be integrated into the library.*

*Proposed renovations include an integrated 1,670 square foot café space with an outdoor seating area that would be operated independently of the library. The proposed project also includes the regrading of a portion of the site to provide ADA-compliant access for future patrons from the intersection of San Pablo Avenue and Church Lane to the northwest portion of the building.*

*In addition to the proposed façade improvements, exterior improvements would include the creation of public open space. A café entry plaza is proposed with outdoor seating and additional bicycle parking. A second small plaza is proposed near the library entry. Planters and benches would also be added along the San Pablo Avenue and Church Lane building frontages.*

**Guiding Policy LU-G-9:** Provide for the development of civic and institutional land uses to meet the educational, medical, social, economic, cultural, and religious needs of the community.

**Guiding Policy LU-G-11:** Recognize the importance of the mixed-use areas along San Pablo Avenue, San Pablo Dam Road, 23<sup>rd</sup> Street, and Rumrill Boulevard to the vitality and quality of life in San Pablo.

**Guiding Policy PSCU-G-2:** Facilitate the provisions of a broad range of community-serving facilities to meet local needs, including, but not limited to, schools, community centers, and libraries.

**Implementing Policy PSCU-I-17:** Continue to support initiatives to expand and improve library services and residents' access to the library.

*The interior of the new main library space would include meeting rooms, group study rooms, a staff break room, mail/delivery room, check-out kiosks, work areas, reading areas, restrooms, and several open spaces for different components of the library collection (e.g., adult collection, children's collection, teen collection). The total space would accommodate 499 occupants. The three large meeting rooms would include a community room (2,000 square feet, 136 capacity), a program room (900 square feet, 50 capacity), and a conference room (500 square feet, 12 capacity). The community room would be used for presentations, special events, and community events, and would be accessible after library hours.*

*The current hours of operation for the library are proposed to remain the same. These hours are as follows: Monday and Tuesday, 12:00 p.m. to 8:00 p.m.; Wednesday, 10:00 a.m. to 6:00 p.m.; Thursday, closed; Friday, 1:00 p.m. to 5:00 p.m.; Saturday 10:00 p.m. to 5:00 p.m.; and Sunday, 1:00 p.m. to 5:00 p.m. The café use would operate independently of the library. Hours of operation are proposed for Monday through Friday, 6:00 a.m. to 9:00 p.m., and Saturday and Sunday from 7:00 p.m. to 9:00 p.m. Use of the community room would be coordinated for times of use.*

- D. That the location and design of the proposed development gives particular consideration to privacy, views and sunlight on adjoining properties and fosters the orderly and harmonious development and preservation of the public health and welfare of the City and its neighborhoods (San Pablo Municipal Code section 17.20.030(C)(4)):

*The proposed renovation is designed to be complementary to other developments planned in the project area (Walgreens, Creekview Terrace Apartments), while also meeting the requirements to encourage innovative design ideas that create an attractive improvement to a highly prominent location. The proposed architectural design encompasses positive design features that add to the exterior visual distinction, while also providing useful interior effects.*

*In addition, primary elements of the redesign would include creating several new rooms for various library uses, the installation of new curtain walls, shear walls, windows and skylights, and the relocation and renovation of the front entrance space.*

- E. That the architectural design of structures and their colors and materials are visually harmonious with the surrounding development, landforms and vegetation (San Pablo Municipal Code section 17.20.030(C)(5)):

*The California Contemporary design of the development is complementary to other developments planned in the project area. The proposed materials and colors of the exterior architecture features are harmonious with the surrounding environment including: wall and ceiling wood textured panel accents (Montreux Sunglow), horizontal metal slated sunshades, metal accent panels with 4 inch horizontal striations (Morin Zinc Grey), precast concrete base accents, and existing stucco in a varied orange/red color scheme (Desert Orange, Persimmon Berry, Chinatown Orange).*

- F. That the project qualifies for a CEQA exemption as an Infill Development Project, consistent with the provisions of CEQA Guidelines Section 15300.2, 15332, and 15183.

*Based on information provided in the San Pablo Library Project Categorical Exemption document that shows that: a) The project qualifies for an exemption under CEQA Guidelines Section 15332 (i.e., Class 32) and, as a result, would not have a significant effect on the environment; b) The analysis shows there are no exceptions to qualifying for the infill exemption, as identified in CEQA Guidelines Section 15300.2; and as a separate and independent bases; and; c) The project qualifies for streamlined CEQA review pursuant to CEQA Guidelines Section 15183 because there are no project-specific effects which are particular to the project or its site that were not already evaluated in the 2011 certified San Pablo Avenue Specific Plan EIR.*

- G. Public Notice of the hearing has been given by mail and were mailed to owners of properties within a 300 foot radius of the subject property, and has been published in the West County Times, in accordance with the requirements of Government Code Section 65905.

*Notices were mailed to owners of properties within a 300 foot radius of the site. The notices were mailed on Wednesday, January 6, 2016. In addition, a Public Hearing Notice was published in the West County Times newspaper on Saturday, January 9, 2016.*

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of San Pablo hereby approves Plan 1601-0001 for an Institutional Design Review subject to the following Conditions of Approval.

## **General**

1. Project plans are approved for the San Pablo Public Library by Group 4 Architecture Research + Planning, Inc. dated 01/11/2016 and including the following pages: A0.0 Cover Sheet; A0.4-1 Site Photos; San Pablo Library Schematic Design Site Plan; A2.4 Floor Plan; A3.0-1 Overall Building Elevations; L-1 Planting Plan; San Pablo Library Box Populi – Materials Board; and Color Sheet dated 01/12/2016. Minor modifications to this design may be granted by the Zoning Administrator if the proposed changes generally comply with the intent of the approved design.
2. The design review approval shall expire if building permits have not been issued within one year from the date of final approval. A time extension not exceeding one year beyond the initial one-year period may be granted by the Zoning Administrator.
3. All subsequent construction shall be in substantial compliance with the submitted plans as identified in the staff report attachments and on file with the Development Services Department, subject to adopted conditions.
4. Obtain all necessary City of San Pablo Building and Public Works permits, and outside agency permits for water, waste, fire and any proposed work.
5. Minor modification to the Design Review may be granted by the Zoning Administrator.
6. All roof-mounted and other mechanical equipment, if any, shall be screened from view from adjacent public rights-of-way as well as from adjoin properties, subject to the review and approval during the Plan Check review process.
7. The operator of the project shall be responsible for maintaining the landscaping and irrigation of the project.
8. If existing lighting is to be modified, a lighting site plan and contour plan shall be submitted for approval of the Zoning Administrator consistent with required standards. All lighting on the property shall be oriented or screened so as to prevent glare and direct light from reaching adjacent properties.
9. Bicycle racks and mechanisms, as approved by the City, shall be installed as identified on the submitted site plans.
10. Construction activity shall be limited between the hours of 7:00 am and 6:00 pm Monday through Friday and from 9:00 am to 5:00 pm on Saturday. Construction is not permitted on Sundays.
11. The property shall be free of all debris. All scrap materials shall be stored in a container and shall be removed regularly.

12. Indemnification: Pursuant to Government Code Section 66474.9, the applicant (including any agent thereof) shall defend, indemnify, and hold harmless the City of San Pablo and its agents, officers, or employees from any claim to attack, set aside, void or annul, the City's approval concerning this planning application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the applicant or agent of any such claim, action, or proceeding and cooperate fully in the defense.
13. 50% of construction waste shall be recycled or reused.
14. The applicant shall provide a Final Design (improvement drawings), approved by the City of San Pablo as described in Title 16 of the City of San Pablo Municipal Code. Improvement drawings shall incorporate City General Notes for Site Work, included in the Appendix.
15. If required by the City, the applicant shall submit grading, drainage improvement plans, sediment and erosion control plans and the engineer's estimate to the Public Works Engineering Division for approval. All of these plans shall be prepared by a California-registered Civil Engineer and approved by the City prior to submission for a building permit.
16. All construction improvements shall be designed by the appropriately licensed design professional. The standards imposed by the City for the private improvements shall be considered as minimum requirements and the standards may be increased by the design professional where judgment and prudence dictate.
17. All improvement plans, landscaping plans and joint trench and/or utility undergrounding plans, if required, shall include a separate section with a copy of the City Standard Notes, without alteration of the numbers or content, as presented in the Appendix, and a full size plan sheet with the "Pollution Prevention" plan sheet developed by the NPDES/Clean Water program (electronic copies are available from the City).
18. If required, the applicant shall submit Joint trench and/or utility undergrounding plans to City's Public Works Engineering Division for review prior to the work. Plans shall be prepared and signed by the appropriate professional.
19. If required, applicant shall provide City with bond copies of grading, improvement, joint trench and landscaping plans. Plans must be the final approved versions, with red lines denoting any as-built deviations from the plans. Additionally, CADD files of said plans shall be provided to City.
20. Prior to construction, applicant shall submit to City's Public Works Engineering Division, product and material cut sheets for key components, including storm drain pipe, manholes, inlets, street lights and pull boxes, if applicable.

21. All abandoned pipes and other abandoned miscellaneous improvements shall be removed.
22. All new equipment such as backflow prevention devices, meters and transformers shall be screened with landscaping or other means, and not visible from the public right of way.
23. In the event of the encounter of subsurface materials suspected to be an archaeological or paleontological nature, all grading or excavation shall cease in the immediate area and the find left untouched. Applicant shall select and provide a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree in paleontology or geology, as approved by the City, to evaluate. The recommendation of the qualified professional shall be implemented before work may proceed. The applicant shall be liable for all costs associated therewith.
24. The standard design details presented in the Contra Costa County Public Works Department Standard Plans document (latest edition) shall be used for the Final Design; however, all designs and studies shall be performed in English units. These design details shall apply to onsite and offsite improvements. Any City of San Pablo Standard Detail or the City General Notes for Site Work, referenced in the Appendix, shall supersede any Contra Costa County standard detail, with the exception of the County dimensional requirements for driveway ramps indicated in Plan No. CA20 and CA72. Additionally, the City of San Pablo City Engineer may modify any of these standard plan details when in his or her judgment a modification would better suit the onsite or offsite improvements. All applicable ordinances, regulations and requirements of Federal, State and local governments shall be met, including all the requirements of the City of San Pablo municipal code. All noise, building permit and grading permit requirements shall be met as applicable.

#### **Garbage and Recycling Area**

25. The property must have a covered trash enclosure(s) sufficient to accommodate waste, recyclables and compostables generated by the use. Standard detail trash enclosures, as required by the City of San Pablo, shall be utilized.
26. Comply with the requirements of the Richmond Sanitary Service or solid waste disposal contractor.
27. The refuse area shall be properly screened, gated and covered with a rain canopy. The City shall review and approve the screening of the refuse area.
28. The project must provide equal space for recyclables as for garbage containers which are adequate, accessible and convenient areas for collecting and loading of both recyclable and garbage materials. Driveways and/or travel aisles shall, at a minimum, conform to local

building-code requirements for garbage collection access and clearance. The driveways and/or travel aisles must provide unobstructed access for collection vehicles and personnel. Areas for collecting and loading recyclable materials must be adjacent to the solid waste collection areas. The builder should make their "best effort" to use recycled materials wherever possible.

### **Fire Protection**

29. The project shall conform to the access requirement as per Contra Costa County Fire Protection District's conditions of approval. An approval letter shall be submitted to the City of San Pablo prior to submission for a building permit.

### **Drainage**

30. Any on-site storm drains shall be owned, operated and maintained by the property owner.
31. Applicant agrees to provide repairs or upgrades to public storm drain facilities which may be necessary to accommodate the proposed storm water generated by the project as required by the City Engineer.
32. The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) permit for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board or any of its Regional Water Quality Control Boards (San Francisco Bay-Regional II).
33. Trash capture devices may be required by the City at catch basins (to be determined during plancheck).

### **Signs**

34. All signs shall be subject to the review and approval by the City. No other outside displays are permitted. Prior to the installation of any signs, the applicant shall obtain design review approval from Development Services Planning Division, and building permits from the Building Department.
35. The design, color and location of any project sign at the entrance or on the property shall be reviewed and approved by the Development Services Division.

### **Utilities**

36. If required, water, gas, electrical, telephone, and sanitary sewer utilities shall be constructed to the minimum standards of the respective utility companies. However, the trench details, pipe slope and other details shown in the Appendix shall also be met as minimum requirements. All requirements of the applicable utility companies and departments and the

fire department shall be met, including fees and administrative requirements.

37. All new utilities shall be undergrounded, including transformers.

38. Contractor shall call 811 before construction for the location of any underground services.

### **Sanitary Sewer**

39. A will-serve letter from the West County Wastewater District shall be submitted prior to submission for a building permit.

40. Comply with the conditions of the West County Wastewater District (WCWD).

41. Improvement plans require WCWD approval.

42. WCWD approval is required prior to finalizing permit or prior to granting certificate of occupancy.

### **Environmental Hazards**

43. If applicable, any existing or abandoned monitoring wells shall be destroyed pursuant to Contra Costa Environmental Health requirements. Appropriate permits and inspections for this work shall be obtained.

44. If applicable, prior to commencement of site grading or the issuance of a building permit, the applicant shall have the site inspected by a competent hazardous waste materials expert who shall submit a report for the City's review attesting to the removal of any hazardous waste materials on site.

45. Comply with the requirements of the Health Services Department, Environmental Health Division.

### **Water**

46. A will-serve letter from the East Bay Municipal Utility District shall be submitted prior to submission for a building permit.

47. Water conservation measures for both internal and external use must be incorporated into the design and construction of the proposed project. EBMUD encourages the use of equipment, devices, and methodology that furthers water conservation and provides for long-term efficient water use. EBMUD recommends the use of drought resistance plants, use of inert materials, and minimum use of turf areas.

48. All new private lot landscaping shall consist of non-invasive, drought-tolerant, low-water use plant species.

## **Geotechnical**

49. The applicable geotechnical report for the project shall be noted on improvement plans, if applicable.
50. High levels of ground shaking may occur during future large magnitude Bay Area earthquakes, particularly on the Hayward fault. All structures and other improvements on the property will be subjected to this shaking, and could be seriously damaged if not properly designed. This potential impact could be reduced to a level of less than significant through ensuring that the structural design of all buildings is performed by knowledgeable structural engineers familiar with conservative seismic design principles. Other on-site improvements should also incorporate conservative elements of good design practice to minimize damage.
51. Prior to issuance of building permits, applicant shall submit as-graded report of the engineering geologist or the geotechnical engineer to Development Services Division with an as-graded map showing final plan and grades if required by the City Engineer. The applicant shall submit grading plans for review and approval of the Development Services Division and City Engineer prior to issuance of grading permits.

## **Landscaping**

52. At the back of sidewalks, where the slope of the planting bed may allow soil, mulch or other materials to migrate onto the walkway, appropriate durable bender boards shall be placed or concrete curbs shall be used.
53. Landscaping and irrigation shall be part of the final design drawings (improvement plans).
54. California native drought tolerant plants or trees shall be used as much as possible. All new trees shall be a minimum 15-gallon size, all shrubs shall be a minimum 5-gallon size. Small shrub species *Tulbaghia Violacea* (society garlic) shall be replaced with a comparable species. In addition, the *Pistachia Chinensis* (Chinese Pistache) tree species shall be replaced with a comparable species as approved by the Public Works Department. Existing spray irrigation system shall be retrofitted to be a point source drip system and the existing controller shall be upgraded.
55. An on-site inspection shall be made by the Development Services Division to determine compliance with the approved landscape plan.
56. Property owner is responsible for sidewalk and landscaping strip maintenance. Root barriers are needed to be installed for new trees in the landscaping area per City Standards.

## **Streets & Sidewalks**

57. All new private curb ramps and sidewalks shall meet current ADA and Title 12 requirements and guidelines. Existing public curb ramps which

do not meet current requirements shall be upgraded, and tripping hazards in public sidewalks shall be corrected by replacing the offending sections.

58. The applicant shall provide for public street improvements as necessitated by the project, including but not limited to median modifications, traffic signal modifications, striping and other pavement markings, curb ramps, sidewalk repairs, monuments, fire hydrants, electroliers/lighting facilities, if applicable.
59. The applicant shall insure that improvements near intersections do not obstruct the sight distance to oncoming traffic. Contra Costa County detail CA10 shall be used as a general guideline. The City Engineer may reduce the requirements of detail CA10 for interior intersections.

### **TDM & Growth Management**

60. The project shall incorporate provisions to accommodate alternate forms of transportation such as construction of pedestrian paths linking to residential areas, bicycle parking, etc.

### **Waste Minimization/Energy Conservation**

61. Protect solar access. Incorporate design features wherever feasible to protect solar access. Inclusion of these measures would not be part of Title 24 compliance, but rather an additional conservation measure.
62. All outdoor lighting shall be LED.

### **Construction**

63. A copy of the notice shall be concurrently transmitted to the Development Services Division and City Engineer. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.
64. A dust and litter control program shall be submitted for the review and approval of the City. Any violation of the approved program or applicable ordinances shall require an immediate work stoppage. Construction work shall not be allowed to resume until, if necessary, an appropriate construction bond has been posted.
65. The applicant shall make a good-faith effort to avoid interference with existing neighborhood traffic flows. Prior to issuance of building permits, the proposed roads serving this development shall be constructed to provide access as required by the City Engineer. Truck routes for hauling materials shall be submitted for City approval.
66. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.

67. Separate permits will be required from Public Works for the following work: grading, joint trench and improvements if applicable.

**Appendix**

The following items are incorporated by reference into these conditions of approval:

1. City Standard Details, current edition (available on City website, at <http://sanpabloca.gov/index.aspx?nid=1262> )
2. Contra Costa County Standard Plans, current edition

**BE IT FURTHER RESOLVED**, that the foregoing recitations are true and correct, and are included herein by reference as findings.

\*\*\*\*\*

Adopted this 20<sup>th</sup> day of January, 2016, by the following vote:

AYES:            COMMISSIONERS:  
NOES:            COMMISSIONERS:  
ABSENT:        COMMISSIONERS:  
ABSTAIN:       COMMISSIONERS:

ATTEST:

APPROVED:

\_\_\_\_\_  
Michele Rodriguez  
Secretary

\_\_\_\_\_  
Rita C. Xavier  
Chairperson



# EXHIBIT B

## SAN PABLO LIBRARY PROJECT CATEGORICAL EXEMPTION

January 2016

**SAN PABLO LIBRARY PROJECT  
CATEGORICAL EXEMPTION**

Submitted to:

City of San Pablo  
Development Services Department – Building  
313831 San Pablo Avenue  
San Pablo, CA 94806

Prepared by:

LSA Associates, Inc.  
2215 Fifth Street  
Berkeley, California 94710  
510.540.7331

January 2016

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## INTRODUCTION

Article 19 of California Environmental Quality Act (CEQA) Guidelines includes, as required by Public Resources Code §21084, a list of classes of projects which have been determined not to have a significant effect on the environment and, as a result, are exempt from review under CEQA. This document has been prepared to serve as the basis for compliance with CEQA as it pertains to the proposed project, and to demonstrate that the project qualifies for a CEQA Exemption as an Infill Development Project, consistent with the provisions of CEQA Guidelines Sections 15300.2, 15332 and 15183.

This document provides information for City of San Pablo decision-makers regarding a finding that the San Pablo Library Project (proposed project) is exempt under CEQA.

## PROJECT DESCRIPTION

The following describes the San Pablo Library Project (project). This section includes a description of the project location, the project background, the existing site conditions, the proposed project, and approvals and permits. The City of San Pablo (City) is the CEQA Lead Agency for this project.

1. **Project Title:** San Pablo Library Project
2. **Lead Agency Name and Address**City of San Pablo  
Development Services Department – Building 3  
13831 San Pablo Avenue  
San Pablo, CA 94806
3. **Project Contact Person and Phone Number**Rod Simpson  
Assistant Planner  
Phone: (510) 215-3036  
Email: rods@sanpabloca.gov
4. **Project Location:** 13751 San Pablo Avenue (corner, San Pablo Avenue and Church Lane)  
Assessor's Parcel Numbers: 417-130-035 and 417-130-034
5. **Project Sponsor's Name and Address**City of San Pablo  
Development Services Department – Building 3  
13831 San Pablo Avenue  
San Pablo, CA 94806
6. **Existing General Plan Designation:** Mixed-Use Center South
7. **Existing Zoning:** San Pablo Avenue Specific Plan (SP2)
8. **Description of the Project**

For the purposes of environmental review under CEQA, the following describes the San Pablo Library Project (proposed project).

## **A. PROJECT LOCATION AND SETTING**

The following section describes the project location, surrounding land uses, and regulatory setting.

### **1. Project Location**

The approximately 1.3-acre project site is located at 13751 San Pablo Avenue at the intersection of San Pablo Avenue and Church Lane in San Pablo. The Assessor Parcel Numbers (APNs) are 417-130-035 and 417-130-034.

The project site is located in the southern portion of the City and is bordered by the intersection of San Pablo Avenue and Church Lane to the north, San Pablo Avenue to the northeast, a currently vacant parcel to the southeast, Chattleton Lane and a portion of Wildcat Creek to the south, and Church Lane to the west. Land uses in the vicinity of the project site include a retail shopping center to the north, commercial retail and multi-family housing to the northeast, a vacant parcel to the east, residential land uses to the south and southwest, and public and institutional uses to the west (i.e., San Pablo City Hall, Alvarado Adobe Museum and a Community Center). Figure 1 and Figure 2 show the regional and local project orientation, respectively.

Regional vehicular access to the project site is provided by Interstate 80 (I-80), located approximately 0.8 miles southeast of the project site, and San Pablo Avenue, northeast of the site. A portion of San Pablo Avenue is part of the State Highway System (designated as State Route 123) and provides vehicular access between Interstate 580 (I-580) and I-80 through the cities of Oakland, Emeryville, Berkeley, Albany, El Cerrito and Richmond.

The Richmond Bay Area Rapid Transit (BART) station is the closest transit station to the project site (located approximately 2.0 miles southwest of the site). AC Transit (Line 72R) provides local bus service directly to the site from the Richmond BART station.

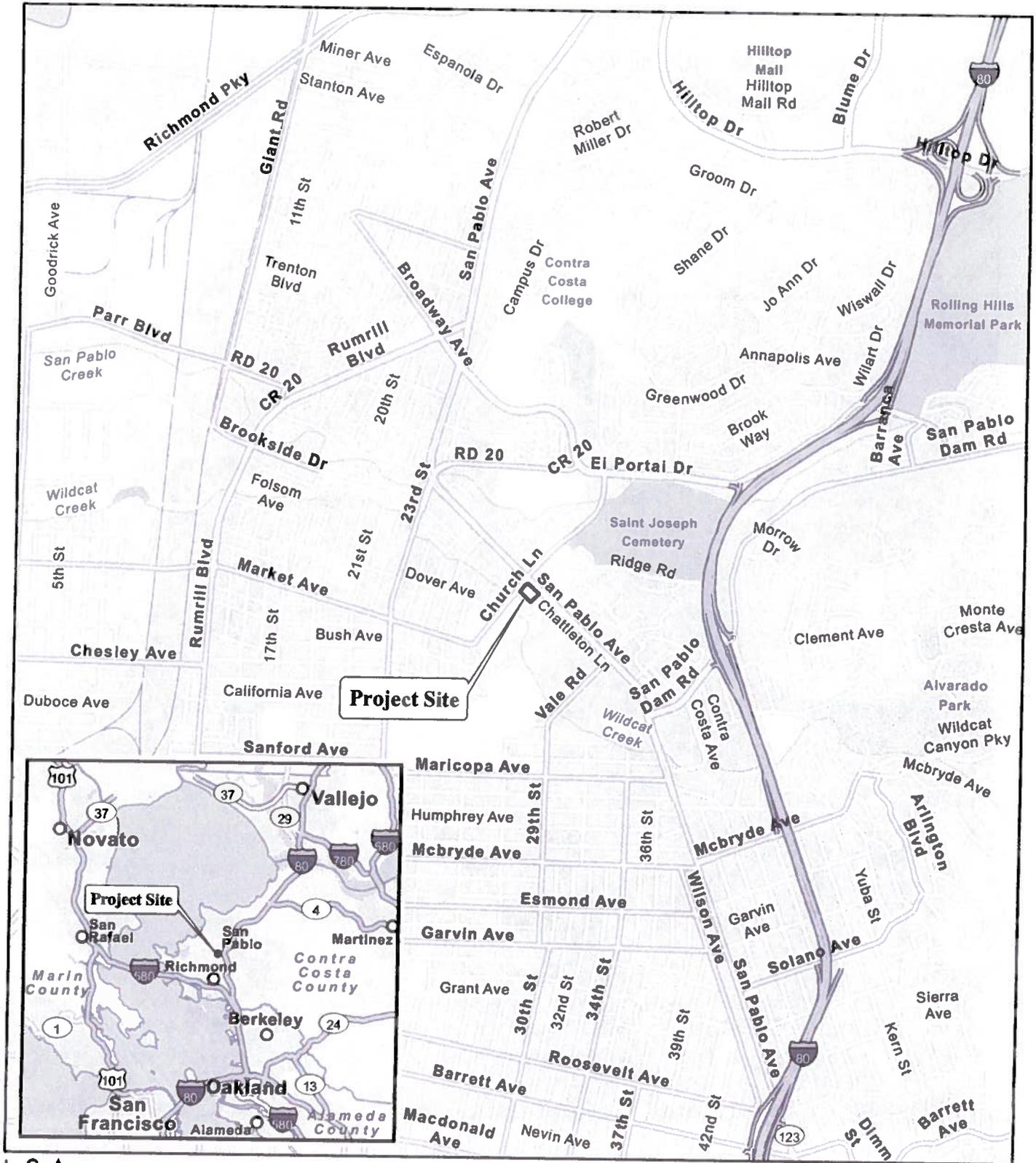
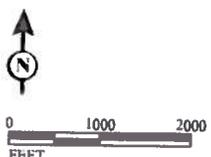


FIGURE 1

LSA



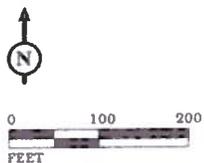
San Pablo Library Project GE  
Project Location and Regional Vicinity Map

SOURCE: ESRI STREETMAP NORTH AMERICA (2012).  
I:\GRP1501 San Pablo Library\figures\Fig\_1.ai (11/30/15)



FIGURE 2

LSA



 Project Site

*San Pablo Library Project CE*  
Aerial Photograph of the Project Site

SOURCES: GOOGLE EARTH, 5/11/15; LSA ASSOCIATES, INC., 2015.

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## 2. Regulatory Setting

The project site is located within the boundaries of the San Pablo Avenue Specific Plan, which was adopted in September 2011. The Specific Plan is a guide for redevelopment along San Pablo Avenue and intends to transform the boulevard into a pedestrian-friendly, transit-oriented, mixed-use and high-density corridor. The project site is part of the former Circle S site in San Pablo (subsequently renamed as Plaza San Pablo) which was identified by the City's Redevelopment Agency as a priority area for redevelopment in the City. As such, the project site is designated as Mixed-Use Center South in the City of San Pablo General Plan 2030<sup>1</sup> and in the San Pablo Avenue Specific Plan.<sup>2</sup> This land use designation is intended to redevelop the former Circle S site into a mixed-use center that could include retail, commercial, office, residential, public/institutional, and hotel uses. Environmental impacts related to development within the San Pablo Avenue Specific Plan area have been evaluated in the 2011 certified San Pablo Avenue Specific Plan Final EIR. Further, the regulating plan, named "The Avenue" at the time, was adopted along with a Mitigated Negative Declaration on October 17, 2011.

The City of San Pablo Zoning Map<sup>3</sup> identifies the project site as San Pablo Avenue Specific Plan (SP2). The SP2 District is intended to allow development of a mix of retail, commercial, office, residential, public/institutional, and hotel uses. The permitted uses on this site include Civic/Cultural uses.

## B. PROJECT BACKGROUND

The City of San Pablo has long partnered with Contra Costa County to provide residents with a local branch of the County library at 2300 El Portal Avenue in San Pablo. Since 2013, the City has been looking to relocate the existing library in order to increase capacity for the City's library services and to better serve patrons. The City has recently signed a long-term lease on the existing building at the project site. The proposed project would redesign the existing building on the project site and reuse it as the new location for the San Pablo Library.

## C. EXISTING CONDITIONS

The 1.3-acre project site is developed with an existing stand-alone building that is 22,000 square feet in size and one story in height. The building is known as the Azevedo Plaza Building and is currently occupied by a retailer (Walgreens). The retailer uses 16,000 square feet of the existing building. The site also contains a free-standing transformer enclosure, located in the back of the building adjacent to Chattleton Lane, and an L-shaped surface parking lot that provides parking for up to 71 vehicles. The existing parking lot fronts San Pablo Avenue and Church Lane while the building is set back towards Chattleton Lane. Vehicular access into the site is currently provided by two driveways, one located on Chattleton Lane (off of Church Lane) and the other on San Pablo Avenue. Pedestrian access is

<sup>1</sup> Dyett & Bhatia, 2011. *City of San Pablo General Plan 2030*. April.

<sup>2</sup> Dyett & Bhatia, 2011. *San Pablo Avenue Specific Plan (adopted)*. September.

<sup>3</sup> San Pablo, City of, 2015. Zoning Map. Website: [www.ci.san-pablo.ca.us/DocumentCenter/Home/View/372](http://www.ci.san-pablo.ca.us/DocumentCenter/Home/View/372) (accessed November 23, 2015).

provided by existing sidewalks that border the site. Chattleton Lane forms the southern boundary of the project site and currently contains no sidewalks. Existing vegetation is minimal and includes landscaping typically found in commercial areas and parking lots. Landscaping includes approximately 26 trees that line the boundary of the project site along Church Lane and San Pablo. The building is also located more than 50 feet from the top of the bank of Wildcat Creek, which is located just south of the site.

## D. PROPOSED PROJECT

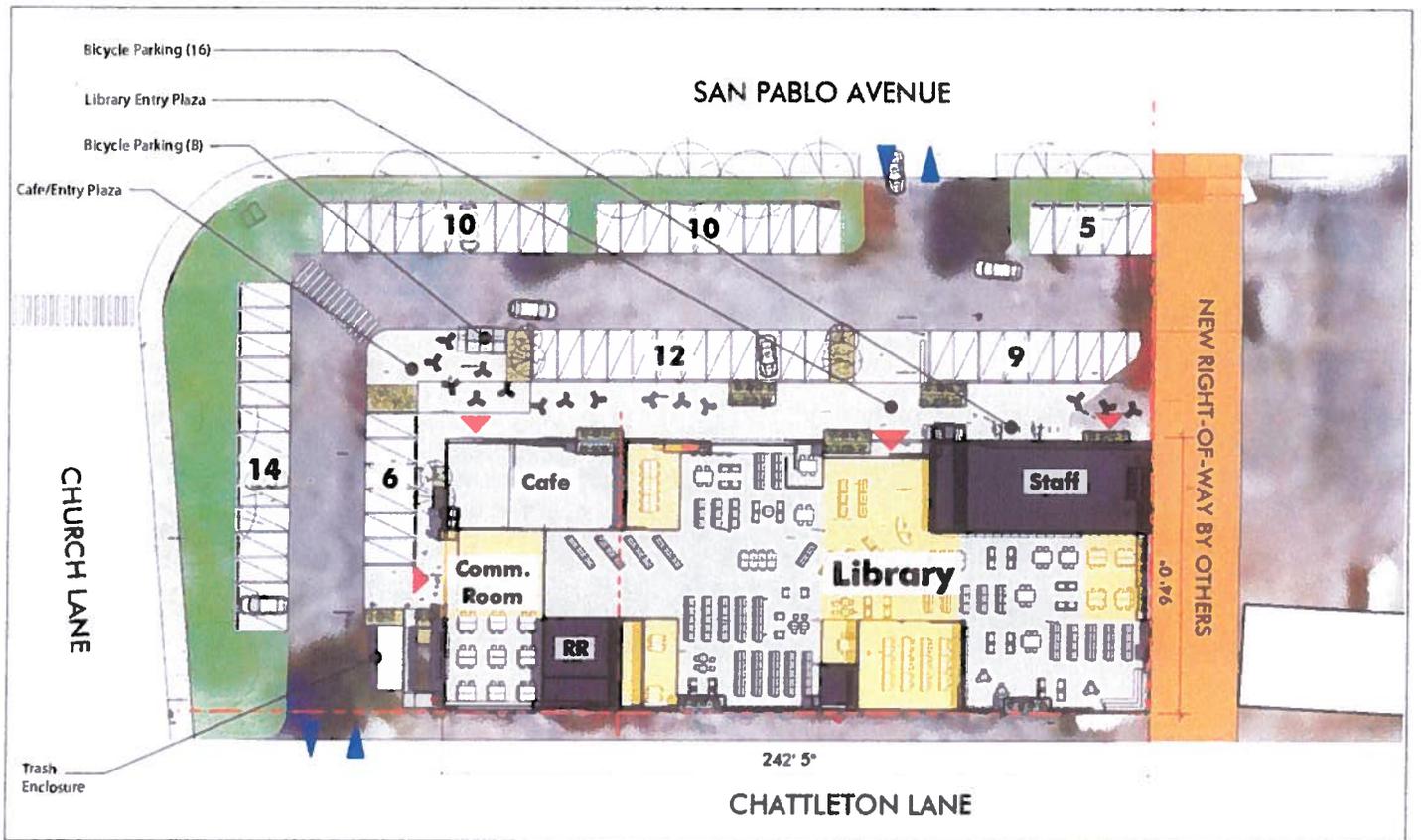
As noted above, the proposed project would include the reuse and renovation of an existing building on a developed site. Construction activities would be limited to the redesign of the existing building, minor grading for the installation of an Americans with Disabilities Act (ADA) access path, and minor improvements to the existing surface parking lot. Figure 3 shows a conceptual site plan.

### 1. Building Reuse and Remodel

The proposed project would reuse approximately 20,330 square feet of the existing 22,000-square-foot building. The remaining square footage, approximately 1,670 square feet, would be renovated and leased to a local café operator. The proposed project would involve the renovation of the exterior of the entire building and the interior of the library and retail space. The proposed project would regrade a portion of the site to provide ADA-compliant access for future patrons from the intersection of San Pablo Avenue and Church Lane to the northwest portion of the building. Primary elements of the redesign would include creating several new rooms for various library patron and employee uses, the installation of new curtain walls, shear walls, windows and skylights, and the relocation and renovation of the front entrance space. Figure 4 illustrates the interior floor plan for the new library space. Figures 5a and 5b illustrate the conceptual building elevations.

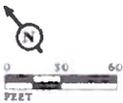
a. **Exterior Design.** In order to transform the existing building from a generic retail space to a community-gathering space, the exterior of the existing building would be redeveloped through selective demolition of existing walls and reconfiguration of the building's façade. Design features such as glass curtainwalls and skylights would be included to create more open interior spaces. The glass walls would be notched (inlaid) five feet into the building to provide space for integrated plantings at the façade. Such features are intended to break down the 240-foot-long flat stucco façade of the existing building, provide sun shading for the building, and provide covered areas for patrons as they enter. Where existing stucco walls remain, they would be painted and redesigned.

Three notched glass walls would define the exterior design of the new library. The first wall, which would be approximately 45 feet-wide, would be located along San Pablo Avenue. This would be the primary entry point for the new library, and would provide protected areas for building entry, bicycle storage, and after-hours book drop-off. The second notched wall would be located along Church Lane, and would provide an entry to the proposed community room. In order to tie the interior of the building together, the east end of the building would also include a 30-foot-wide notched wall. In addition to the notched walls, the exterior design would utilize an architectural "ribbon" composed of a factory finished, ribbed metal panel as a unifying feature across the library and café spaces.



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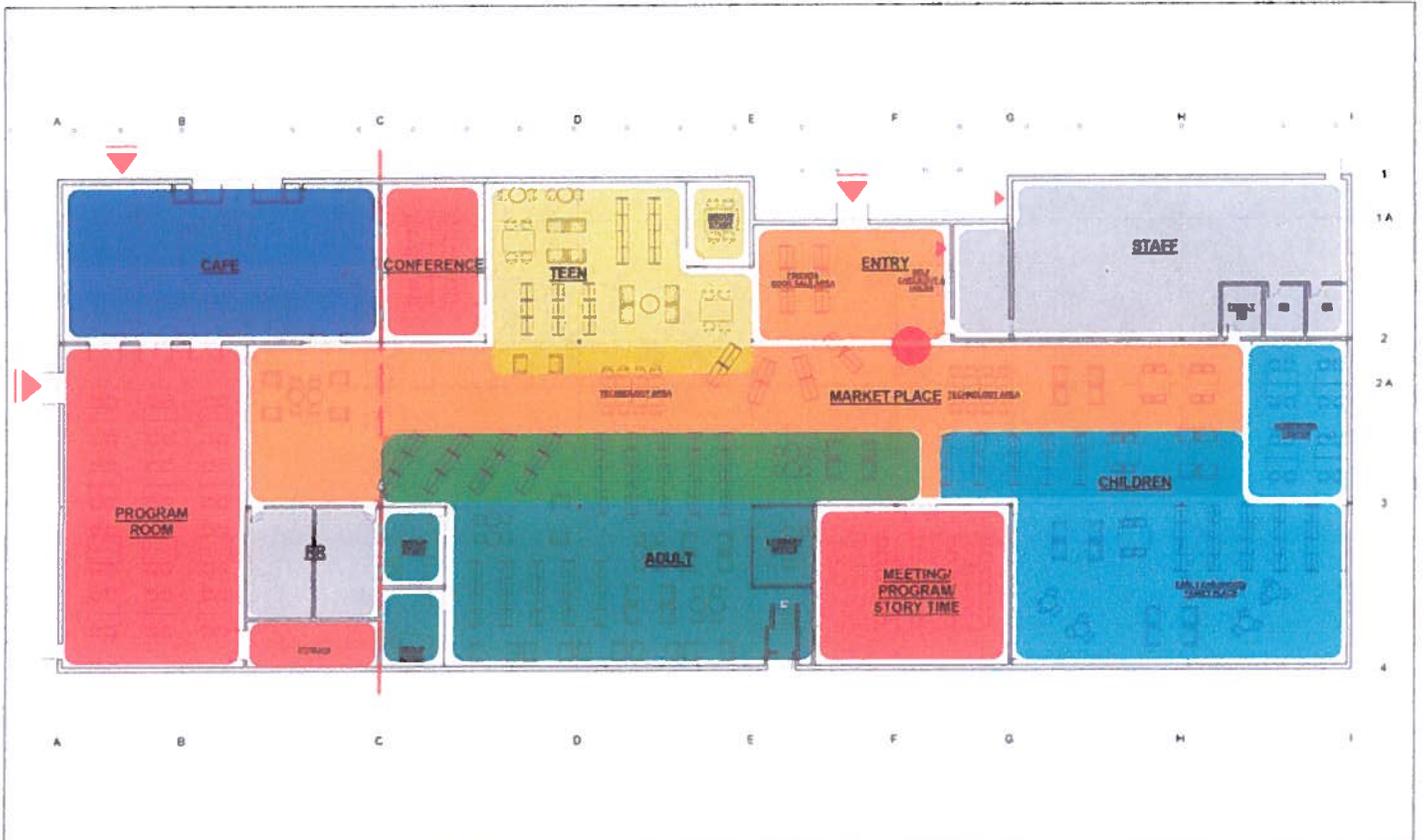
FIGURE 3



SOURCE: GROUP 4, DECEMBER 16, 2015.

I:\GRP1501 San Pablo Library\figures\Fig\_3.as (12/16/15)

San Pablo Library Project CE  
Conceptual Site Plan



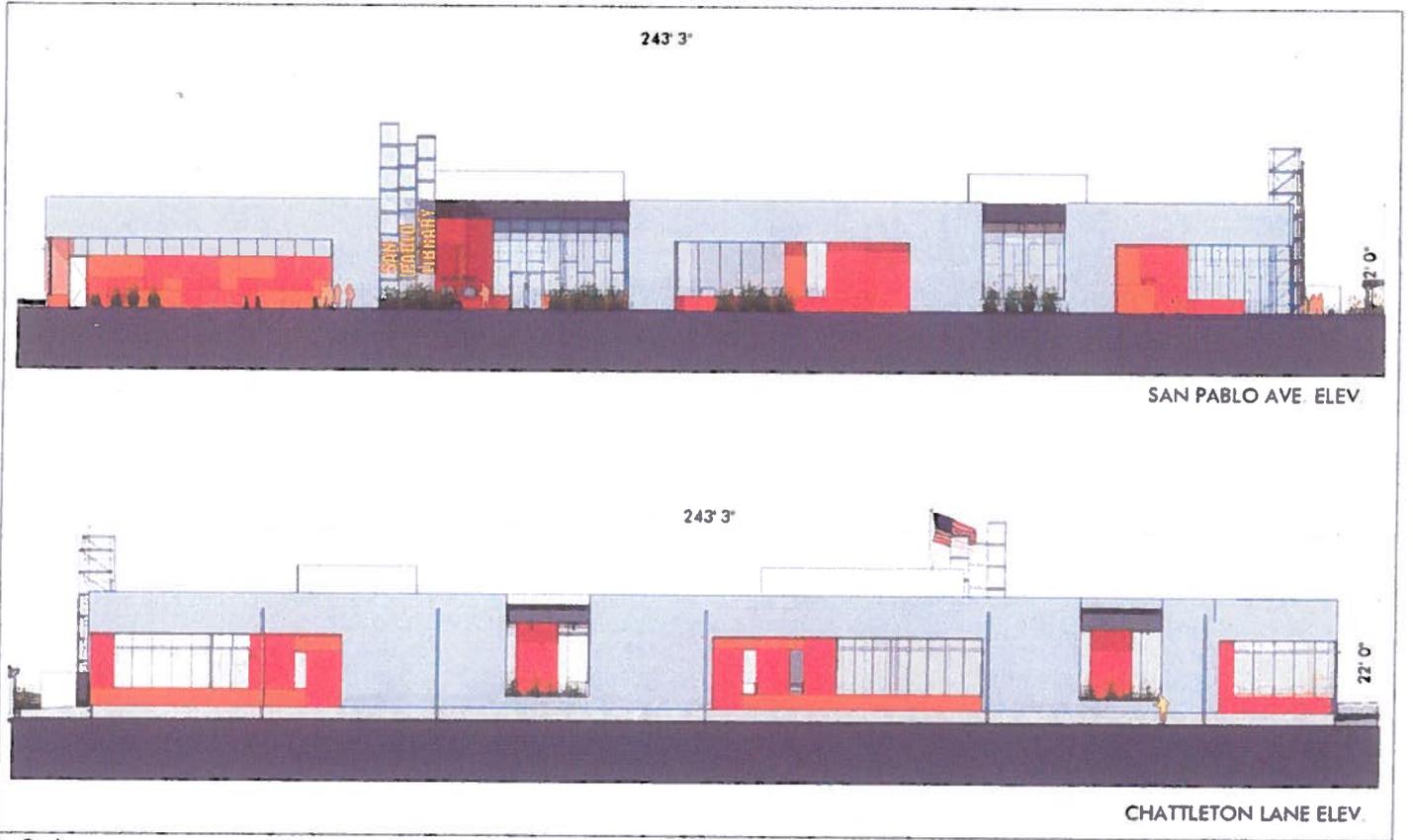
LSA

FIGURE 4



San Pablo Library Project CE  
Interior Floor Plan

SOURCE: GROUP 4, DECEMBER 16, 2015.  
I:\GRPI501 San Pablo Library\figures\Fig\_4.ai (12/18/15)



LSA

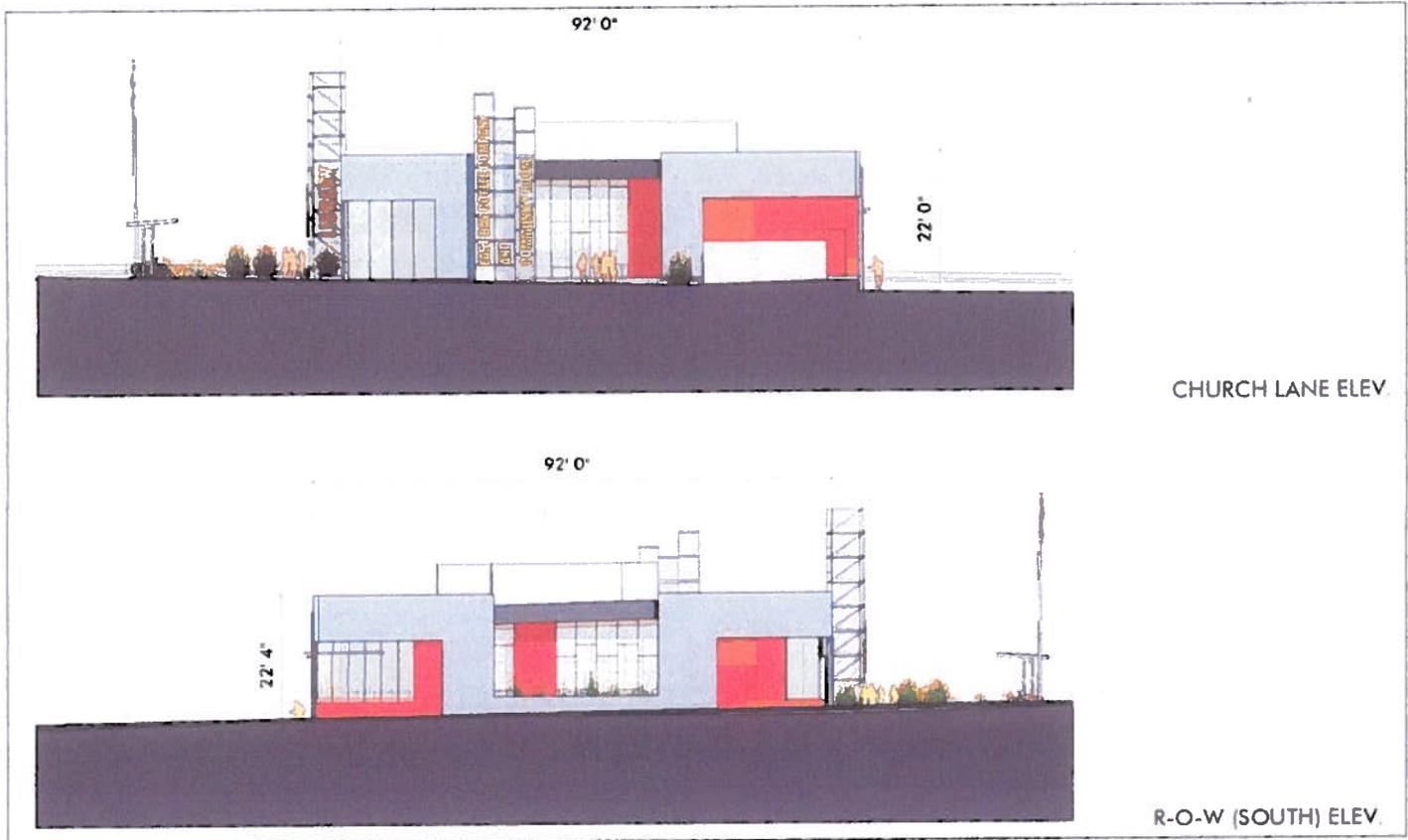
FIGURE 5a



SOURCE: GROUP 4, DECEMBER 16, 2015.

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*San Pablo Library Project CE*  
 Conceptual Building Elevations  
 (San Pablo Avenue and Chattleton Lane)



CHURCH LANE ELEV.

R-O-W (SOUTH) ELEV.

FIGURE 5b

LSA



SOURCE: GROUP 4, DECEMBER 16, 2015.

||GRP1501 San Pablo Library/figures/fig\_5b.ai (12/21/15)

*San Pablo Library Project CE*  
 Conceptual Building Elevations  
 (Church Lane and Right-of-Way South)

The proposed exterior design would also utilize integrated signage to provide clear wayfinding to the new library facility. Signage at the two primary entry points, which would consist of perforated metal panels with integrated signage for the library, café, and community room, would project ten feet above the roof line. Signage would be internally illuminated, and would produce a glow at night. A third sign may also be installed at the corner of Church Lane and San Pablo Avenue.

In addition to the proposed façade improvements, exterior improvements would include the creation of public open space. More specifically, a series of existing parking spaces would be converted into a public plaza adjacent to the café, and a smaller plaza would be added at the library entry. Planters and benches would also be added along the San Pablo Avenue and Church Lane building frontages.

**b. Main Library and Conference Rooms.** The interior of the new main library space would include meeting rooms, group study rooms, a staff break room, mail/delivery rooms, check-out kiosks, work areas, reading areas, restrooms, and several open spaces for different components of the library collection (e.g., adult collection, children's collection, teen collection). The total space would accommodate 499 occupants.

The three large meeting rooms would include a community room, a program room, and a conference room, which would be 2,000 square feet, 900 square feet, and 500 square feet in size, respectively. The community room would be used for presentations, special events, and community events, and would be accessible after library hours. The capacities for the community room, program room, and conference room would be 136 people, 50 people, and 12 people, respectively.

Existing restrooms at the site would be demolished, and new restrooms would be installed as part of the proposed project. New restrooms would serve the café, meeting room, and main library. The proposed project would also install two single-occupancy, ADA-compliant restrooms (one for staff and patrons and the other for the children's area). One custodial closet would be built across from the restrooms.

As described above, a new front entrance would be provided along San Pablo Avenue, and a new entry point to access the community room would be provided along Church Lane. The front entrance would be characterized by a glazed, storefront entry. Multiple exits, including emergency exits, would be located throughout the building.

**c. Café.** The proposed project would include a 1,670-square-foot café with an outdoor seating area that would operate independently of the library by a local vendor. An additional 750 square feet of space would be shared between the café and library. The proposed café space would include a service counter and an area for storage, food and drink preparation, and seating. Figure 6 illustrates the view looking south towards the café from the corner of San Pablo Avenue and Church Lane.

**d. Landscaping.** The proposed project would strive to maintain existing vegetation on the project site. Some existing on-site trees, with the exception of the existing oak trees, may be removed during project construction. In place of four existing parking spaces, outdoor seating for the café would be provided. This area would be designed with hardscape and planting, and would be ADA-accessible.

**e. Parking and Circulation.** The proposed project would not result in changes to existing vehicular circulation. However, the proposed project would include minor changes to the existing surface parking lot. The parking lot would be redesigned, and the number of parking spaces would be

reduced from 71 spaces to 59 spaces to accommodate outdoor seating at the café, a trash enclosure, and entryway circulation. Additional on-street parking on Church Lane and seven parking spaces at the Creekside terrace Apartments (located behind the project site on Chattleton Lane) would also be available for public use. Pedestrian crosswalks also would be modified for ADA compliance.

**f. ADA-Compliant Pathway.** An ADA-compliant pathway would be installed connecting the San Pablo Avenue and Church Lane intersection to the northwest corner of the building. Additionally, there would be ADA-compliant walkways throughout all spaces of the building, including the restrooms.

**g. Utilities.** The proposed project would connect to existing utilities and use the current storm drainage infrastructure. No alterations to utility infrastructure are proposed as part of the project.

**h. Hours of Operation.** The current hours of operation for the library are as follows: Monday 12:00 p.m. to 8:00 p.m.; Tuesday 12:00 p.m. to 8:00 p.m.; Wednesday 10:00 a.m. to 6:00 p.m.; Thursday (closed); Friday 1:00 p.m. to 5:00 p.m.; Saturday 10:00 a.m. to 5:00 p.m.; and Sunday 1:00 p.m. through 5:00 p.m. These hours are assumed to remain the same once the proposed project is operational. The café would operate independently of the library. Hours of operation for the café are as follows: Monday through Friday 6:00 a.m. to 9:00 p.m. and Saturday and Sunday 7:00 a.m. to 9:00 p.m. Use of the Community Room would be coordinated directly between the library and the café.

**i. Construction Schedule.** Construction activity is expected to begin in July 2016 and would span approximately 14 months. The proposed project would not include activities related to demolition or soil removal. Grading activities would be limited to the preparation of a small portion of the site for the installation of the ADA-pathway that would connect the corner of San Pablo Avenue and Church Lane to the project northwest corner of the building. The proposed project would include the use of bobcats, an excavator and lifts.

## **E. PROJECT APPROVALS AND PERMITS**

While the City is the Lead Agency for the project, other agencies also have discretionary authority related to the project and approvals, or serve as a responsible and/or trustee agency in connection to the project. The following permits and approvals would be required for the proposed project:

- Design Review Approval Required
- Demolition Permit Required, issued by the County Fire Department
- Building Permit Required
- Health Department



LSA

FIGURE 6

NOT TO SCALE

SOURCE: GROUP 4, DECEMBER 16, 2015.  
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*San Pablo Library Project CE*  
View Looking Towards Future Café

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## EXEMPTIONS

Article 19 of the CEQA Guidelines includes, as required by Public Resources Code §21084, a list of classes of projects which have been determined not to have a significant effect on the environment and, as a result, are exempt from review under CEQA. This document has been prepared to serve as the basis for compliance with CEQA as it pertains to the proposed project, and to demonstrate that the project qualifies for a CEQA Exemption as an Infill Development Project, consistent with the provisions of CEQA Guidelines Sections 15300.2, 15332 and 15183. Specifically, the information provided herein shows that:

- a. The project qualifies for an exemption under CEQA Guidelines §15332 (i.e., Class 32) and, as a result, would not have a significant effect on the environment;
- b. The analysis shows there are no exceptions to qualifying for the infill exemption, as identified in CEQA Guidelines §15300.2; and as a separate and independent basis; and
- c. The project qualifies for streamlined CEQA review pursuant to CEQA Guidelines §15183 because there are no project-specific effects which are particular to the project or its site that were not already evaluated in the 2011-certified San Pablo Avenue Specific Plan EIR.

### 1. Class 32 (Infill Development)

CEQA Guidelines §15332 is applicable to projects characterized as infill development meeting the following conditions:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

The analysis below provides substantial evidence that the project properly qualifies for an exemption under CEQA Guidelines §15332 (i.e., Class 32) and, as a result, would not have a significant effect on the environment. Additionally, the analysis shows there are no exceptions to qualifying for the categorical exemption, as identified in CEQA Guidelines §15300.2.

- a. **Criterion §15332(a): General Plan & Zoning Consistency.** The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, as discussed below.

**(1) General Plan.** The project site has a Mixed-Use Center General Plan Land Use designation.<sup>4</sup> More specifically, the project site is a part of a larger priority area for redevelopment that is designated as “Mixed-Use Center South,” which is bounded by San Pablo Avenue, Church Lane, and Wildcat Creek. This area was known as the former Circle S site and has since been renamed to Plaza San Pablo. The General Plan intends for this site to consist of retail, commercial, office, residential, public/institutional, and hotel development, with active uses that promote pedestrian activity at the ground floor.<sup>5</sup>

The proposed project consists of a public library that would be intended to serve the local neighborhood and surrounding area. The proposed project meets the requirements of a public/institutional land use designation that is permitted under the Mixed-Use Center South designation. The proposed project is therefore consistent with the site’s General Plan designation.

**(2) Zoning.** The project site is zoned as part of the San Pablo Avenue Specific Plan (SP2) in the City of San Pablo Zoning Map.<sup>6</sup>

**(3) San Pablo Specific Plan** The project site has a land use designation of Mixed-Use Center South according to the San Pablo Avenue Specific Plan.<sup>7</sup> The proposed project is consistent with the site’s Specific Plan land use designation.

**b. Criterion §15332(b): Project Location, Size & Context.** The proposed development occurs within City limits on a project site of no more than 5 acres substantially surrounded by urban uses.

The project site is located within the incorporated limits of the City of San Pablo on a 1.3-acre site. The project would reuse an existing 22,000 square foot building on the project site, which is surrounded by properties developed with urban land uses and paved public streets (see Figure 2 in Project Description). Given these facts, the project adheres to the criteria of CEQA Guidelines §15332(b).

**c. Criterion §15332(c): Endangered, Rare or Threatened Species.** The project site has no value as habitat for endangered, rare or threatened species. The project site is developed and consists of a one-story building, pavement, parking lot and ruderal vegetation. Aside from street trees on the sidewalk and trees within the existing parking lot area (approximately 26 trees), there is no other vegetation on the site. Some trees on the sidewalk or within the parking lot area may be removed during project construction.

**(1) Special-Status Species.** The project site provides no habitat for special-status species. However, special-status species may be located within forested riparian areas associated with Wildcat Creek, located to the south of the project.<sup>8</sup> The creek could potentially provide habitat for the Bridges

<sup>4</sup> Dhyett & Bhatia, 2011. *San Pablo General Plan 2030*. Adopted April 18.

<sup>5</sup> Ibid.

<sup>6</sup> San Pablo, City of, 2015. *New District Zoning Map*. Adopted May 18.

<sup>7</sup> Dyett & Bhatia, 2010. *City of San Pablo, San Pablo Avenue Specific Plan*.

<sup>8</sup> Ibid.

coast range shoulderband snail, western pond turtle and the California red-legged frog.<sup>9</sup> While these creeks are surrounded by urban development, it is possible that individuals from upstream populations could move downstream. While the proposed project would not modify any riparian habitat, the proposed project could have construction-related impacts related to noise and water pollution that could impact wildlife within the riparian corridor. The Specific Plan and General Plan provide the following policies to protect wildlife species and water quality that are applicable to the proposed project:

- *General Plan Policy OSC-I-6: Prohibit the use of invasive plant species, such as pampas grass and ivies, adjacent to wetlands, riparian areas, or other sensitive habit.*

Invasive plants are introduced species that can thrive in areas beyond their natural range of dispersal. These plants are characteristically adaptable, aggressive, and have a high reproductive capacity. Their vigor combined with a lack of natural enemies often leads to outbreak populations that overwhelm local plant species.

- *General Plan Policy OSC I-8: If site work or construction (i.e., ground clearing or grading, including removal of trees or shrubs) activities are to occur during the nesting bird breeding season (Feb 1 to Aug 31), the City will require a Pre-construction survey by a qualified wildlife biologist, assessing potential special-status bird nesting habitat within 500 feet of the project site, no more than 2 weeks in advance of the planned activity. All identified nests should be buffered from the construction activity as recommended by the biologist and confirmed by the City staff, in accordance with the nature of the construction and nesting activities.*

Construction activities scheduled to occur during the non-breeding season (September 1 through January 31) do not require a survey. Construction activities commencing during the non-breeding seasons and continuing into the breeding season also do not require surveys. Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered.

- *General Plan Action OSC-I-20: Require developers to use best management practices (BMPs) to reduce particulate emissions and dust associated with construction activities as a condition for approval of subdivision maps, site plans and grading permits. These BMPs include, but are not limited to, regular materials and vehicle tire watering, covering and dust prevention measures during clearing, grading, earth-moving or excavation operations.*

Even though the project site is located within 300 feet of Wildcat Creek, a biological assessment is not needed prior to project approval since the proposed project would only involve the renovation of an existing building on an already developed site and is not considered new development.<sup>10</sup> The proposed project, with adherence to the above mentioned policies, would result in a less-than-significant impact related to special-status species in riparian habitats.

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<sup>9</sup> Dyett & Bhatia. 2011. *San Pablo Avenue Specific Plan EIR*. March

<sup>10</sup> Simpson, Rod, 2015. Planner, City of San Pablo. Written correspondence with LSA Associates, Inc. December 18.

(2) **Special-Status Bat Species.** The proposed project would not involve the demolition of existing buildings. Therefore, there would be no impact related to special-status bat species that may be roosting in buildings. As noted above, the project could result in the removal of existing trees. The Specific Plan and General Plan provide the following policy to protect bat species that is applicable to the proposed project:

- *General Plan Action OSC-I-9: For any development projects involving removal of mature trees and/or demolition of vacant buildings (both potential habitats for special-status bats), require a pre-construction survey by a qualified wildlife biologist to determine if bats are present using an acoustic detector. Require implementation of feasible recommendations of the biologist on removal of trees with signs of bat activity during a period least likely to adversely affect the bats, or the creation of a "no disturbance" buffer, if a viable alternative.*

The proposed project, with adherence to the above policy, would result in a less-than-significant impact related to special-status bat species.

(3) **Migratory Birds.** The riparian corridors associated with San Pablo Creek and Wildcat Creek are considered "ideal habitats" for nesting and migratory birds and raptors.<sup>11</sup> Migratory birds, which are protected under the Migratory Bird Treaty Act, may use vegetation, including existing trees, on or near the project site for nesting. Therefore, construction-related activities could have effects on nesting birds. Adherence to Policy OSC I-8 (provided above) would ensure that potential impacts to nesting birds and raptors during construction would be less than significant.

Since the proposed project involves the reuse of an existing one-story building, and would not involve an increase in building heights, there would be no impact related to bird collisions. Similarly, the proposed project would not increase night lighting levels beyond those that already exist. However, conformance with the General Plan Policy PSCU-I-7 would ensure that lighting fixtures would not produce glare or illumination that could impact breeding or migratory birds.

Given these facts, the project adheres to the criteria of CEQA Guidelines §15332(c).

**d. Criterion §15332(d): Traffic, Noise, Air Quality or Water Quality.** Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Relative to CEQA Guidelines §15332(d), the following provides a discussion demonstrating that the proposed project would not result in a significant effect on traffic, noise, air quality and water quality, and that the project adheres to the criteria of CEQA Guidelines §15332(d).

(1) **Traffic, Parking, Access and Circulation.** The project would reuse the existing developed site consisting of a one-story, 22,000 square-foot building currently used as a commercial retail pharmacy and associated parking lot. The library would occupy 20,330 square feet of the repurposed building, while approximately 1,670 square feet would be leased as a café that would operate independently of the library. Once operational, the public library would also provide public meeting space for civic-related events beyond normal business hours. Library patrons would use the existing

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<sup>11</sup> Dyett & Bhatia, 2011, op. cit.

parking lot that would include parking for up to 59 vehicles. The Creekside Terrace Apartments would provide an additional seven parking spaces that would be accessible to the library during large events. Street parking is also available on Church Lane. Vehicular access to and from the project site would not change from existing conditions.

Public access to the project site is provided by a local municipal bus line (AC Transit Line 72 R) that includes a bus stop located in front of the project site. This bus line provides access to and from the Richmond BART station, located approximately 2.0 miles from the project site. In addition, the project site is located in an area that is within walking distance from other public facilities including schools, community centers and civic institutions. It is assumed that some library patrons would be using non-vehicular modes of transportation to the project site. The proposed project would not make major modifications to existing pedestrian facilities at the project site. Minor modifications include the relocation of the front entrance of the building and the installation of an ADA-compliant pathway. These improvements would be consistent with the City’s plans and policies related to pedestrian access and safety.

The proposed project is expected to generate fewer trips than the existing use of a commercial retail pharmacy. As shown in Table 1 below, the proposed library and café use would generate similar AM peak hour trips but would generate 270 less daily trips than the existing retail use on the site.

**Table 1: Project Trip Generation <sup>a</sup>**

	AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
<b>Existing Land Use</b>			
Drug Store (880)	55	159	1,551
<b>Proposed Project</b>			
Public Library (590)	21	110	1,068
High-Turnover Restaurant (932)	18	16	212
<b>Total Project</b>	<b>39</b>	<b>126</b>	<b>1,280</b>
<b>Total Net Increase <sup>b</sup></b>	<b>(16)</b>	<b>(32)</b>	<b>(270)</b>

<sup>a</sup> ITE Trip Generation Manual, 9<sup>th</sup> Edition

<sup>b</sup> (xx) indicates negative number.

Source: LSA Associates, Inc., 2015

The proposed project would result in a net decrease in trip generation, and therefore, would not result in a significant traffic impact.

(2) **Noise.** The nearest existing sensitive land uses to the project site include the residential uses located on Church Lane to the northwest and west, on San Pablo Avenue to the northeast and east, and on Chattleton Lane to the south. The proposed project would generate two types of noise, short-term construction-related noise and long-term operational noise. Both types of potential noise impacts are discussed below.

**Construction Noise.** Construction activities would be limited to the remodeling of the existing building space for the use as a public library and café and minor grading that would be required for the installation of the ADA-pathway and other small improvements in the parking lot. These activities would cause noise levels to be higher than existing ambient noise levels in the project area, but would be short-term and would not occur once project construction is complete. The construction and

remodeling activities are estimated to occur over 14 months; however this includes remodeling the interior of the existing building and therefore, the duration of exterior construction would be limited. The City's Municipal Code prohibits the use of heavy equipment between the hours of 10:00 p.m. and 7:00 a.m.<sup>12</sup> Project-related construction impacts would not be significant as the project would comply with Chapter 9.12 Noise Control of the City's Municipal Code.

**Operational Noise.** The project site would be used as a public library and a café once operational and is not expected to result in an increase in existing noise levels. The proposed project would not include any new stationary noise sources. The City's Municipal Code prohibits excessive noise generating activities between 10:00 p.m. and 7:00 a.m.<sup>13</sup> The proposed project is not expected to generate operational noise during these hours. Therefore, operation of the proposed project would not adversely impact nearby sensitive receptors.

**Groundborne Vibration.** Typical sources of groundborne vibration are construction activities (e.g., pavement breaking and operating heavy-duty earthmoving equipment) and occasional traffic on rough roads. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors. When roadways are smooth, vibration from traffic (even heavy trucks) is rarely perceptible. Potential groundborne vibration generated by project construction would dissipate before impacting the surrounding residential uses. Additionally, project construction would reuse the existing building with minor grading and would not be substantial source of groundborne vibration. Therefore, the proposed project would not result in a significant project impact related to vibration.

**(3) Air Quality.** The proposed project is located within the Bay Area Air Basin and is under the Bay Area Air Quality Management District's (BAAQMD) jurisdiction. Project air quality emissions would include short-term construction-related emissions and long-term operational emissions. Potential air quality impacts related to the proposed library and café are discussed below.

**Project Construction.** The project would redesign the exterior of the building and remodel the interior for the proposed library and café spaces. A small portion of the site would be re-graded to allow for ADA-compliant access. Project construction would commence July 2016 and is expected to last 14 months. Construction activities could result in localized exhaust emissions and generate fugitive dust.

Exhaust emissions would be generated by on-site construction equipment and off-site transportation of workers to and from the site. Air quality emissions generated inside the building for the interior remodel would not result in a significant impact outside of the building. Emissions related to the redesign of the exterior would be temporary and would not be expected to exceed the BAAQMD's construction emission standards. Grading for the parking lot and proposed ADA-compliant ramp would generate fugitive dust emissions. Dust generated daily during construction would vary substantially, depending on the level of activity, the specific operations, and weather conditions. The BAAQMD specifies best construction practices for dust control during construction projects. These measures are intended to reduce fugitive PM<sub>10</sub> emissions to less than significant levels during the construction period.

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<sup>12</sup> San Pablo, City of. *Municipal Code Chapter 9.12 Noise Control*.

<sup>13</sup> *Ibid.*

Therefore, construction-related air quality emissions would be short-term and would not adversely affect the nearby sensitive receptors.

**Project Operation.** Long-term operational air emissions are associated with any change in permanent use of the project site by on-site stationary and off-site mobile sources that substantially increase air emissions. The proposed project would generate similar operational emissions as the existing use in relation to on-site energy usage. Based on the projected trip generation, the proposed project would generate fewer trips than the existing site use resulting in fewer mobile source emissions and would not disrupt any applicable plan or policy. The proposed project would not result in a significant new source of air emissions that would adversely affect the nearby sensitive receptors nor would it create a new air quality impact.

The proposed project would not locate sensitive receptors near significant toxic air contaminants. The proposed project would be similar to the existing land use and would not be a new source of odors.

**(4) Water Quality.** The project site is located within 300 feet of Wildcat Creek, an intermittent stream that has headwaters in the hills east of San Pablo. Wildcat Creek is largely unregulated and has a drainage area of approximately 11 square miles. Surface water quality is low in San Pablo's creeks due to their location in an urban environment.<sup>14</sup> A major cause of the low water quality is stormwater runoff from commercial and residential areas which transports pollutants – such as pet waste, fertilizers, oil and trash – into the creeks.<sup>15</sup> Although most of these pollutants are washed out into the San Pablo Bay, some materials may be trapped in the creek environment if they are caught in vegetation and debris jams. As such, the City of San Pablo emphasizes the importance of controlling illegal dumping, reducing urban runoff, and promoting the use of runoff filtration systems.

**Construction Related Water Quality Impacts.** The proposed project would involve renovation of a 22,000 square foot building and a surface parking lot on a 1.34 acre site. The proposed project would involve the redesign of both the interior and exterior of an existing building; repaving and restriping of the parking lot; and minor grading for installation of an ADA-compliant pathway. The project would not involve substantial demolition or excavation activities. However, because the project site is located within 300 feet of Wildcat Creek, there is the potential that construction-related activities could impact water quality in Wildcat Creek. Additionally, compliance with BMPs in accordance with the State Water Regional Control Board (SWRCB) General Construction Permit and California Best Practices would ensure that water quality impacts during construction would be less than significant.

**Operational Period Water Quality Impacts.** The proposed work would include improvements to the building's interior and a reconfiguration of its exterior. No new construction would occur as part of the proposed project. The reuse of the site within its existing footprint is not expected to result in an increase in impervious surface area, and existing landscaping, which would be maintained by the proposed project, would continue to minimize pollutant runoff from the site.

<sup>14</sup> Dyett & Bhatia, 2011. *San Pablo General Plan 2030. Water Resources*. April.

<sup>15</sup> NPS San Pablo Creek and Wildcat Creek Water Quality Conditions (CCA Volume # 97 and # 101), State of Critical Coastal Areas Reports, California Coastal Commission, 2006.

**Groundwater.** Groundwater within the project area is not used for water supply but is considered by the RWQCB as a potential resource. The proposed project would not result in an increase in impervious surface area from its existing condition and drainage is not expected to change. Therefore, groundwater recharge is not expected to be impacted as a result of the proposed project.

**Stormwater Collection.** The proposed project would not increase the impervious surface area of the project site and therefore would not result in an increase in additional runoff that would exceed existing stormwater facilities or cause flooding of receiving waters. As the proposed project would include an area of disturbance that is less than 5,000 square feet, and would not create or replacing more than 2,500 square feet of impervious surfaces, C3 post-construction requirements would not apply.

**Flooding.** The project site is not located in a 100 –year floodplain or 500- year floodplain. However, Wildcat Creek is prone to flooding, and the City urges landowners along its creeks to keep them clear from obstruction and to purchase flood insurance. The City of San Pablo is located inland from the east shoreline of San Francisco Bay; therefore, the risks of seiches and tsunami damage are low. There are two reservoirs located upstream from the project site. However, the San Pablo Avenue Specific Plan EIR determined that the potential for catastrophic failure of either dam is considered low and potential impacts would be less than significant.

With implementation of the above mentioned General Plan policies and stormwater requirements, the proposed project would result in a less-than-significant impact relative to water quality. There are no impacts related to seiches, tsunamis or catastrophic dam failures.

**e. Criterion §15332(e): Utilities and Public Services.** The site can be adequately served by all required utilities and public services.

The project is situated in an urban area already served by all necessary municipal utilities (i.e., stormwater, water, wastewater, solid waste) and public services (i.e., police, fire, schools). The following analysis reviews whether the project can, as required by CEQA Guidelines §15332(e) be “adequately served by all required utilities and public services”

**(1) Stormwater.** The City of San Pablo Public Works Division is in charge of maintaining the stormwater drainage system for the project site and surrounding area. Stormwater runoff is discharged through a combination of natural and man-made drainage structures, usually consisting of street gutters, underground pipes, culverts and ditches before it is channeled into storm drains located along San Pablo Avenue as well as San Pablo and Wildcat Creeks. These creeks are prone to flooding and the City cannot control creek flow because portions of the creeks are located on private property. To prevent flooding, the City urges private landowners along the creeks to keep them clear from obstruction and to purchase flood insurance. Furthermore, the City participates in the Contra Costa Clean Water Program, which implements the National Pollution Discharge Elimination System (NPDES) throughout the county.

Overall stormwater runoff volume from the project site would not substantially change since the site is comprised almost entirely of impervious services (e.g., paved parking lot, building) and the proposed project would only result in the remodeling and reuse of an existing building with alterations to the surface parking lot. Therefore, no appreciable increase in contributions to the municipal stormwater system would result once the project is operational.

**(2) Water.** The project site is served by existing water supplies, treatment facilities, and distribution systems operated and managed by the East Bay Municipal Utility District (EBMUD). EBMUD provides potable water to approximately 1.3 million people throughout portions of Alameda and Contra Costa counties including the City of San Pablo. The project site is served by a 1.5-inch domestic water line and a 4-inch fire service line located on Church Lane. The proposed project would use an existing building on the project site that is connected to the existing water infrastructure. Any increase in water usage would be marginal and is accounted for within the EBMUD service area (less than 1/100th of a percent increase over the current adjusted demand of 216 million gallons per day). The existing water pipeline system is expected to be adequate to deliver water to the project site. Furthermore, the project's estimated water demand is fully accounted for in EBMUD's water demand projections as published in the 2010 Urban Water Management Plan and would not exceed water supplies available from existing entitlements and resources.

Buildout of the San Pablo Avenue Specific Plan, including the project site, would increase the demand for public water which may exceed supply.<sup>16</sup> However, compliance with General Plan and Specific Plan policies related to water conservation would reduce impacts to water supplies to a less-than-significant levels. Adherence to the following policies would ensure that impacts related to water are reduced to a less-than-significant level:

- *General Plan Policy PSCU-1-25: Reduce water use in municipal buildings and City operations.* The City will develop a schedule and budget for the retrofit of existing municipal buildings with water conservation features, such as auto shut-off faucets and water saving irrigation systems.
- *San Pablo Avenue Specific Plan Policy 5-1-2: Promote efficient use and conservation of water in the design of new residential and commercial development. This includes the installation of water meters and low-flow showerheads, faucets and toilets.*
- *San Pablo Avenue Specific Plan Policy DG-43: Low Water Consumption. Install water saving appliances and systems such as gray water systems, moisture-sensitive irrigation rainwater cisterns, low-flow toilets and faucets.*

For the reasons stated above and with compliance with General Plan policies, there is sufficient water to serve the project.

**(3) Wastewater.** The West County Wastewater District (WCWD) provides wastewater treatment services to the City of San Pablo. The wastewater systems consists of 242 miles of sewer gravity pipelines, 18 pumping stations, 11 miles of forces mains and a wastewater treatment plant located in North Richmond. The treatment plant has a hydraulic capacity of 12.5 million gallons per day (mgd). The annual total influent flow for the entire service areas is 286.7 million gallons and annual average influent flow as about 9.4 mgd. The City's share of the average influent flow is approximately 2.3 mgd.

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<sup>16</sup> Ibid.

The project site is currently served by existing sewer infrastructure located beneath the surrounding roadways. An existing sanitary sewer connection runs from the back of the building and connects to a 15-inch main pipeline that runs along Chattleton Lane. The proposed project would result in a minor increase in the daytime population consisting of visitors and employees. However, this increase would not substantially change the WCWD's wastewater treatment demand projections or require the expansion of wastewater facilities. Furthermore, the San Pablo Avenue Specific Plan, which included an evaluation of the project site, determined that development within the Specific Plan area would not exceed wastewater treatment plant capacity and that there are no current or anticipated problems with the existing wastewater infrastructure system.

For these reasons, there is sufficient wastewater treatment capacity to serve the project.

**(4) Solid Waste.** West Contra Costa Integrated Waste Management Authority (WCCIWMA) manages solid waste disposal in the City of San Pablo. Approximately 90 percent of the non-recyclable wastes were brought to the Keller Canyon Landfill at Pittsburg while about 10 percent were brought to the Potrero Hills Landfill in Solano County. The Keller Canyon facility has a maximum capacity of 75 million cubic yards and has about 20 years of additional capacity. The Potrero Hills facility has a maximum capacity of 21 million cubic yards and has an additional eight to ten years of permitted capacity. The WCCIWMA does not foresee any issues related to solid waste collection or landfill capacity for San Pablo.<sup>17</sup>

Adherence to the following policy would ensure that potential impacts related to solid waste are less than significant:

- *San Pablo Avenue Specific Plan Policy 5-I-8: Require all new development to participate in all recycling and hazardous waste reduction and solid waste diversion programs in effect at the time of issuance of building permits.*

For the reasons stated above, there is sufficient solid waste service capacity to serve the project site.

**(5) Police Services.** Law enforcement is provided by the City of San Pablo Police Department along with enforcement services provided by the California Highway Patrol. The project would not increase development intensity as the project would reuse an existing building that is currently used for retail pharmacy services. The proposed project does not involve residential uses and would change the use of the project site from commercial to institutional/public. The proposed project would also lease out a portion of the building as a café. As such, the project would result in a slight increase in the population on the site in the form of employees, library patrons and visitors. It is possible that this increase could result in an increase in reported crimes. However, it is not anticipated that the project would result in the need for any new physical facilities to maintain acceptable service ratios, response times or other performance objectives. Therefore, police service is adequate to serve the project.

**(6) Fire Protection Services.** The Contra Costa County Fire Protection District (CCCFPD) provides fire and emergency services to residents of the City of San Pablo, which includes the project site. Besides firefighting and rescue, the CCCFPD also provides first responder services such as

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<sup>17</sup> Dyett & Bhatia, 2011. *San Pablo Avenue Specific Plan Draft EIR*. March.

supplemental basic life support and advanced life support. Transportation is provided by American Medical Response, a private ambulance service contracted by the CCCFPD. The CCCFPD currently operates one fire station (Station #70) within the Specific Plan area and serves the project site. The Fire Station is located at 13928 San Pablo Avenue, approximately 0.2 miles from the project site. The San Pablo Fire Station is actively manned 24 hours a day, 7 days a week. There are currently two engine companies (with a three-man team to each fire engine) assigned to the San Pablo Fire Station. Countywide, the CCCFPD employs a total of 364 personnel, including 325 uniformed personnel, 12 Battalion Chiefs, and approximately 39 civilian personnel. Each three-person firefighting crew includes a paramedic.

Station #70 is capable of providing prompt fire protection service to the project site in an emergency. The San Pablo Avenue Specific Plan determined that buildout of the plan area, including the redevelopment of the project site, would not impact the CCCFPD's response time standard of responding to emergencies within 10 minutes.<sup>18</sup> The future population at the project site may result in an increase in calls for fire and emergency service. However, as stated in the Specific Plan EIR, the Fire Department would be able to provide adequate fire suppression and emergency medical response services to the project site with existing staff. The project would not require development of new or physically altered facilities. Therefore, fire protection service would be adequate to serve the project.

In addition, the proposed project is also required to comply with Fire and Building Code regulations and other applicable codes designed to minimize risks of fire hazards, including the Fire Department's Access and Water Supply requirements.

For these reasons, there are sufficient fire protection services to serve the project site.

**(7) Schools.** The proposed project does not include residential development and therefore would have no impact on school capacity.

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<sup>18</sup> Dyett & Bhatia, 2011. *San Pablo Avenue Specific Plan Draft EIR*. March.

## EXCEPTIONS TO CATEGORICAL EXEMPTIONS

In addition to investigating the applicability of CEQA Guidelines §15332 (Class 32), this technical report assesses whether any of the exceptions to qualifying for the categorical exemption are present. The following analysis compares the criteria of CEQA Guidelines §15300.2 (Exceptions) to the project, and LSA determined that none of the exceptions are applicable to the project, and that a Categorical Exemption is the CEQA recommended finding.

### Criterion 15300.2(a): Location

- (a) *Location. Classes 3,4,5,6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The project does not qualify for an exemption under Classes 3, 4, 5, 6 or 11. The project is located within an urban developed area and is not located within a sensitive environment. In addition, the project would not result in any impacts on an environmental resource of hazardous or critical concern. Therefore, the exception under this criterion is not applicable.

### Criterion 15300.2(b): Cumulative Impact

- (b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The effects of the proposed project would generally be beneficial, as the project would help the City of San Pablo increase its capacity to provide library services to a growing population. The proposed project would reuse and renovate an existing 22,000 square-foot commercial building on a developed lot in an urban neighborhood that is already served by utilities and public services as well as transportation. Any construction effects would be temporary, confined to the project vicinity, and reduced to a less-than-significant level by implementing specific General Plan and Specific Plan policies and applicable regulatory requirements. No successive projects of the same type in the same place are known or expected to occur over time that would result in cumulatively considerable impacts. Therefore, the exception under CEQA Guidelines Section 15300.2 (b) does not apply to the project.

### Criterion 15300.2(c): Significant Effect

- (c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

There are no known unusual circumstances that are applicable to the project and which may result in a significant effect on the environment. The proposed project consists of the reuse and remodel of an existing commercial building on a developed parcel of land. The project site would change from the existing use as commercial (retail) to institutional (library), which is consistent with the City's General

Plan and Specific Plan. The provision of a public library to better serve San Pablo residents would not introduce a new activity to the area that could result in a significant effect on the environment. Therefore, the exception under CEQA Guidelines Section 15300.2(c) does not apply to the project.

**Criterion 15300.2(d): Scenic Highway**

- (d) *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State Scenic Highway. This criterion does not apply to improvements required as mitigation by an adopted Negative Declaration or certified EIR.*

The project would not affect a resource within a State Scenic Highway.<sup>19</sup> The nearest scenic highway, State Route 24, is located approximately 10 miles south of the project site. Therefore, no scenic resources within view of a State Scenic Highway would be altered as part of the project.

**Criterion 15300.2(e): Hazardous Waste Sites**

- (e) *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The site is not on any list pursuant to Section 65962.5 of the Government Code or any other list compiled for purposes related to identifying the prior release of hazardous materials.<sup>20</sup> The site was previously a commercial building used for retail by Walgreens. Therefore, the exception under CEQA Guidelines §15300.2(e) does not apply to the project.

**Criterion 15300.2(f): Historic Resources**

- (f) *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

No historic resources exist on the project site. However, there are four historic buildings located within the vicinity of the project site: Blume House, Texiera House, Old Rectory and the Alvarado Adobe. The Alvarado Adobe is located approximately 250 feet northwest of the project site at City Hall and is listed as a State Historic Landmark.<sup>21</sup> The Old Rectory historic building is located approximately 500 feet southwest of the project site and is eligible for future registration in the National Register.<sup>22</sup> The Blume House and Texiera Home are part of City Hall and Alvarado Square located approximately 250

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<sup>19</sup> California, State of, 2015. *Officially Designated State Scenic Highways and Historic Parkways*. Website: [www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm) (accessed December 21, 2015).

<sup>20</sup> Dyett & Bhatia, 2011. *San Pablo Avenue Specific Plan Draft EIR*. March.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

feet northwest of the project site. These two historic homes are pending further historic evaluation for listing on the National and California Register.<sup>23</sup>

The project would not destroy, demolish, or alter known historic resources. The project would also not result in adverse impacts on these nearby historic structures as the project would not involve significant groundbreaking or excavation activities. All construction would be confined to the footprint of the existing building and parking lot of the project site. Project construction would not impair the significance of these four historic structures.

There is a high likelihood that unrecorded Native American cultural sites exist in the area due to the site's location near Wildcat Creek. The proposed project would involve the renovation of the existing building and minor grading to accommodate the installation of an ADA pathway and repaving and restriping of the parking lot. While excavation is not anticipated as part of the project, there is the potential that cultural resources could be accidentally discovered during construction-period activities. Adherence to the following General Plan policies would reduce impacts to cultural resources to a less-than-significant level:

- *General Plan Policy OSC-I-15: Help to ensure that new development analyzes and avoids potential impacts to historic, archaeological, and paleontological resources by:*
  - *Requiring a records review for development proposed in areas that are considered archeologically or paleontologically sensitive;*
  - *Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historic or archaeological sensitivity;*
  - *Implementing appropriate measures as a condition of a project approval –measures such as avoidance, preservation in place, excavation, documentation, and/or data recovery – in order to avoid any identified cultural resource impacts.*

*In the event that historical, archeological, or paleontological resources are accidentally discovered during construction, grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected. A qualified archeologist or paleontologist must make an immediate evaluation and avoidance measures or appropriate mitigation should be completed, according to CEQA Guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archaeological Resource Management Reports that may be used as guidelines.*

- *General Plan Policy OSC-I-16: Work with Native American tribes to protect recorded and unrecorded cultural and sacred sites, and to educate developers and the community-at-large about the connections between Native American history and environmental features that characterized the local landscape.*

Native American resources have been found near sources of water including perennial and intermittent streams and springs, on mid-slope terraces and elevated knolls above the floodplain, and near ecotones and other productive environments. There is a high likelihood that additional unrecorded Native American cultural sites also exist in the City.

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<sup>23</sup> Ibid.

The project's impact on the significance of a historic resource is less than significant within the meaning of CEQA. Therefore, the exception under CEQA Guidelines § 15300.2(f) does not apply to the project.

On the basis of the evidence provided above, the project is eligible for a Class 32 Categorical Exemption in accordance with Section 15332, Infill Development Projects, of the CEQA Guidelines. Because the proposed project meets the criteria for categorically exempt infill development projects listed in CEQA Guidelines Section 15332 and it would not have a significant effect on the environment, this analysis finds that a Notice of Exemption may be prepared for the project.

## PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING

CEQA Guidelines §15183 provides for the streamlined review of projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. For such projects, additional environmental review is limited to an examination of project-specific effects which are peculiar to the project or its site. The project evaluated in this memorandum is consistent with the development density established by the San Pablo Avenue Specific Plan.

### 1. San Pablo Avenue Specific Plan

The City of San Pablo adopted the San Pablo Avenue Specific Plan (Specific Plan) in September 2011. The Specific Plan EIR was drafted in March 2011 and certified in June 2011. The Specific Plan includes a guide for redevelopment along San Pablo Avenue that is intended to transform the boulevard into a pedestrian-friendly, transit-oriented, mixed-use and high-density corridor. The Specific Plan identifies the project site as part of Mixed-Use Center South, which is limited to the former Circle S site (renamed Plaza San Pablo). Environmental impacts related to development within the San Pablo Avenue Specific Plan area, including the project site, have been evaluated in the 2011 certified San Pablo Avenue Specific Plan Final EIR.<sup>24</sup> Further, the regulating plan for future development of the project site on the former Circle S site, named "The Avenue" at the time, was adopted along with a Mitigated Negative Declaration on October 17, 2011.<sup>25</sup>

The EIR certified for the Specific Plan is used to simplify the task of preparing environmental documents on later projects that occur as a result of Specific Plan implementation. Environmental effects identified in the Specific Plan's EIR as significant and unavoidable or as significant, but which can be reduced to less-than-significant levels through mitigation (including General Plan and Specific Plan policies), are limited to the topics of: transportation, air quality, hydrology/water quality/flooding, biological resources, cultural resources, geology/seismicity, public services/facilities, noise, hazardous materials, and visual resources. The Specific Plan EIR also identifies significant and significant and unavoidable impacts for which no mitigation measures are available for the topics of air quality and transportation and are summarized as follows:

- **Transportation Impact 3.2-1:** Implementation of the proposed San Pablo Avenue Specific Plan, in conjunction with anticipated citywide and regional growth and development, could cause conflicts with MTSOs for Routes of Regional Significance presented in the West County Action Plan.
- **Transportation Impact 3.2-3:** Implementation of the proposed San Pablo Avenue Specific Plan could conflict with San Pablo 2030 General Plan multimodal level of service policies.
- **Air Quality Impact 3.3-1:** Implementation of the proposed San Pablo Avenue Specific Plan could result in an increase in VMT at a rate that would exceed the rate of population increase within the City.

<sup>24</sup> Dyett & Bhatia. 2011. *San Pablo Avenue Specific Plan Final EIR*. June.

<sup>25</sup> EMC Planning Group, Inc.. 2011. *Regulating Plan "The Avenue" IS/MND" for the City of San Pablo*. September 15.

The proposed project is the renovation of an existing structure for use as a library and does not include components that would increase the severity of these impacts. The proposed project would be limited to the footprint of an existing developed site and proposed land uses would not change the intensity of use of the site. As such, there are no special circumstances of the project that would increase the severity of any of the previously identified significant effects in the Specific Plan EIR.

There have been no substantial changes in the City's policies that relate to actions in the 2011 Specific Plan since the City's certification and adoption of the Specific Plan EIR. There is no new information, or a change of circumstances which would invalidate the previous CEQA documentation.

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**Architecture Planning**  
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**Former Circle-S Site**  
 San Pablo Avenue, San Pablo, California  
 James Miller, Architect, Architecture and Planning  
 600 Curbed Street, Pittsburg, CA 94665  
 phone: (925) 437-9800 fax: (925) 437-9806

A0.13  
 Schematic of Proposed Internal Streets

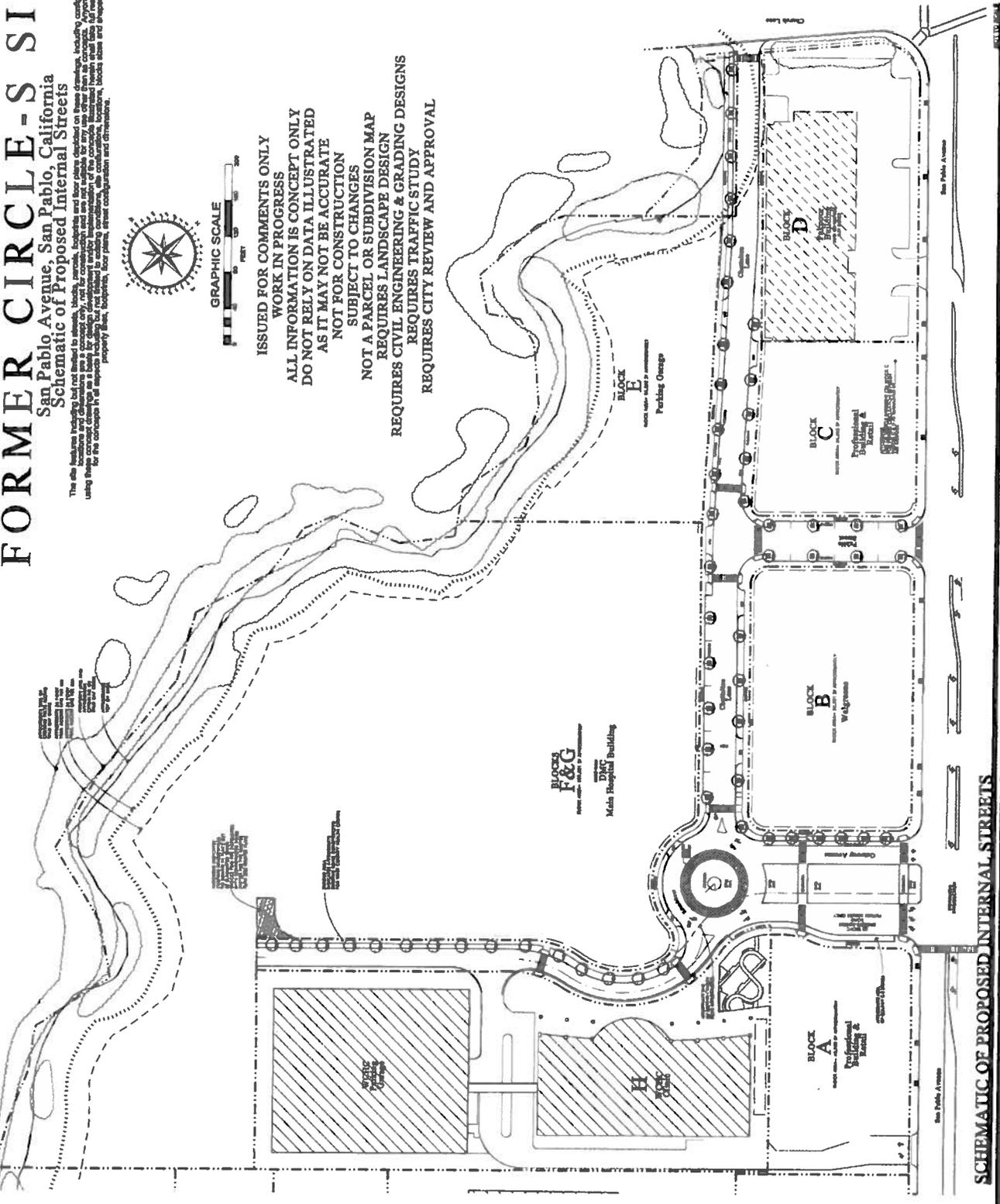
## FORMER CIRCLE-S SITE

San Pablo Avenue, San Pablo, California  
 Schematic of Proposed Internal Streets

The site includes buildings and not shown to include...  
 using these contour drawings as a basis for design...  
 for the purpose of all appropriate...



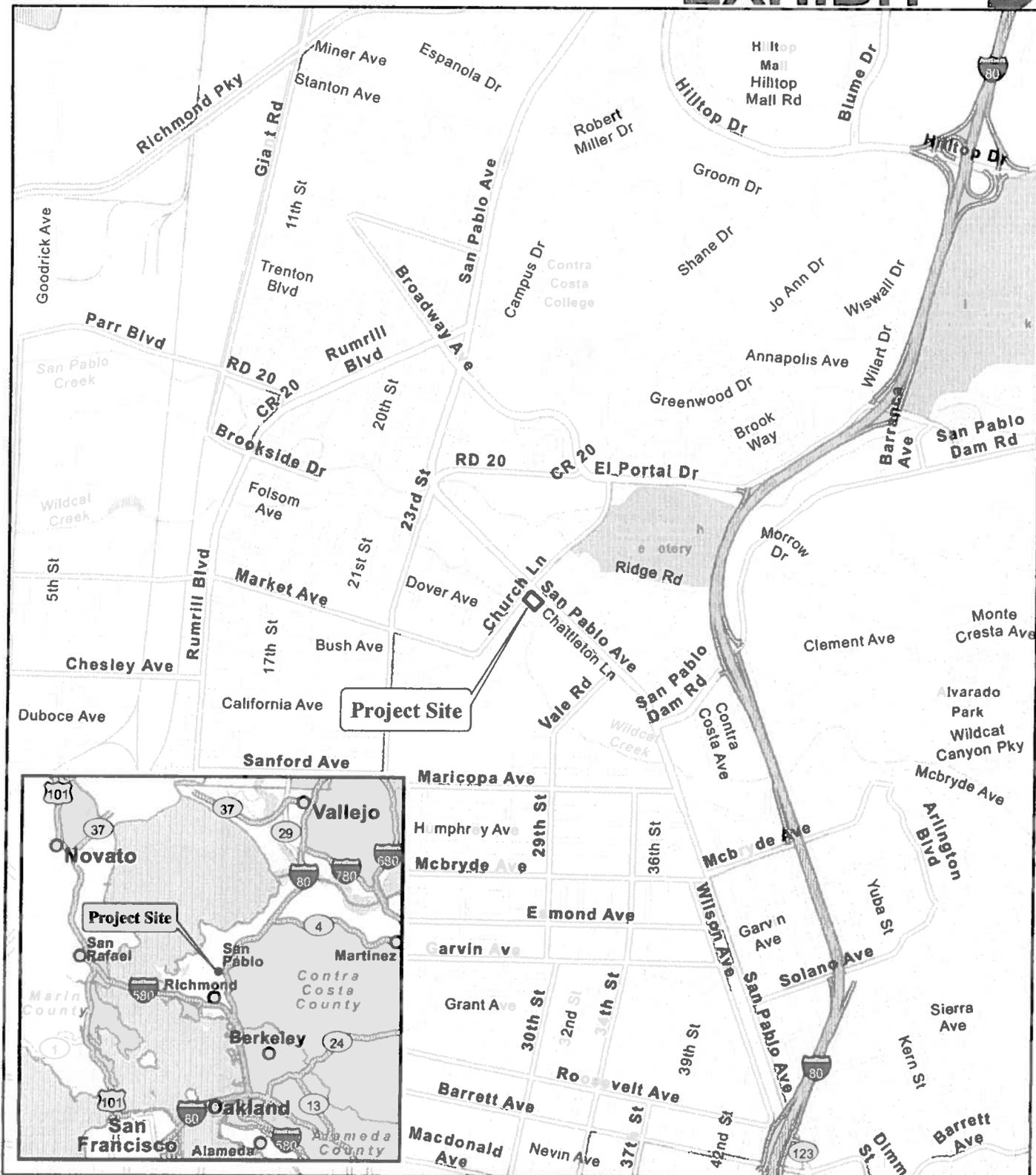
**ISSUED FOR COMMENTS ONLY**  
**WORK IN PROGRESS**  
**ALL INFORMATION IS CONCEPT ONLY**  
**DO NOT RELY ON DATA ILLUSTRATED**  
**AS IT MAY NOT BE ACCURATE**  
**NOT FOR CONSTRUCTION**  
**SUBJECT TO CHANGES**  
**NOT A PARCEL OR SUBDIVISION MAP**  
**REQUIRES LANDSCAPE DESIGN**  
**REQUIRES CIVIL ENGINEERING & GRADING DESIGNS**  
**REQUIRES TRAFFIC STUDY**  
**REQUIRES CITY REVIEW AND APPROVAL**



SCHEMATIC OF PROPOSED INTERNAL STREETS

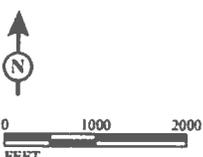


# EXHIBIT D



LSA

FIGURE 1



SOURCE: ESRI STREETMAP NORTH AMERICA (2012).  
 I:\GRP1501 San Pablo Library\figures\Fig\_1.ai (11/30/15)

San Pablo Library Project CE  
 Project Location and Regional Vicinity Map



# EXHIBIT E



LSA

FIGURE 2



 Project Site

0 100 200  
FEET

*San Pablo Library Project CE*

*Aerial Photograph of the Project Site*

SOURCES: GOOGLE EARTH, 5/11/15; LSA ASSOCIATES, INC., 2015.

I:\GRP1501 San Pablo Library\figures\Fig\_2.ai (11/24/15)





**GROUP 4**  
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**CITY OF SAN PABLO**  
 13831 SAN PABLO AVE  
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**DRAFT FOR INTERNAL  
 USE ONLY. NOT FOR  
 CONSTRUCTION.**

**SAN PABLO  
 LIBRARY**  
 13751 SAN PABLO AVE  
 SAN PABLO  
 CA 94806



Project No. \_\_\_\_\_  
 Scale \_\_\_\_\_  
 Date \_\_\_\_\_  
 Drawing No. \_\_\_\_\_  
 Revision \_\_\_\_\_

SHEET TITLE AND NO  
**COVER SHEET**

**A0.0**



# SAN PABLO LIBRARY

13751 SAN PABLO AVENUE, SAN PABLO, CA 94806  
 Planning Commission Submission Package  
 January 11, 2016

**PROJECT TEAM**

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**MECHANICAL/FIRE PROTECTION:**  
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**TELECOMMUNICATIONS:**  
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**REVISION KEY:**  
 △ PLAN CHECK REV. 1  
 △ BID ADDENDUM 1

#####  
 #####

**EXHIBIT F**





**GROUP 4**  
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**CITY OF SAN PABLO**  
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 SAN PABLO, CA 94806

**DRAFT FOR INTERNAL  
 USE ONLY. NOT FOR  
 CONSTRUCTION.**

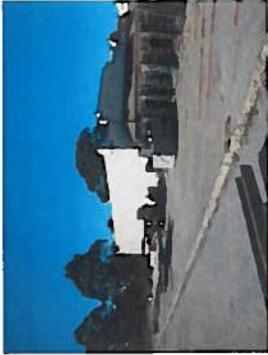
**SAN PABLO  
 LIBRARY**  
 1751 SAN PABLO AVE  
 SAN PABLO  
 CA 94806



Project No. \_\_\_\_\_  
 (SCALE) \_\_\_\_\_  
 PL. SET \_\_\_\_\_  
 FILE # \_\_\_\_\_  
 DATE \_\_\_\_\_  
 Drawing (Revision) 10/1/2014

**SHEET TITLE AND NO.**  
**SITE PHOTOS**

**A0.4-1**



EAST FACADE



CHATTLETON ENTRY



WEST FACADE



SOUTH FACADE



NORTH FACADE AND SAN PABLO AVENUE



NORTH FACADE



NORTH FACADE



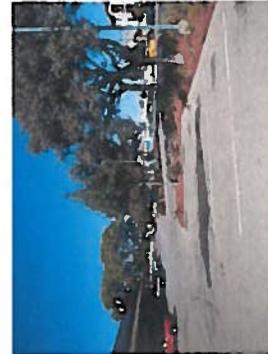
NORTH EAST CORNER



PATHWAY TO SAN PABLO AVENUE & CHURCH LANE INTERSECTION

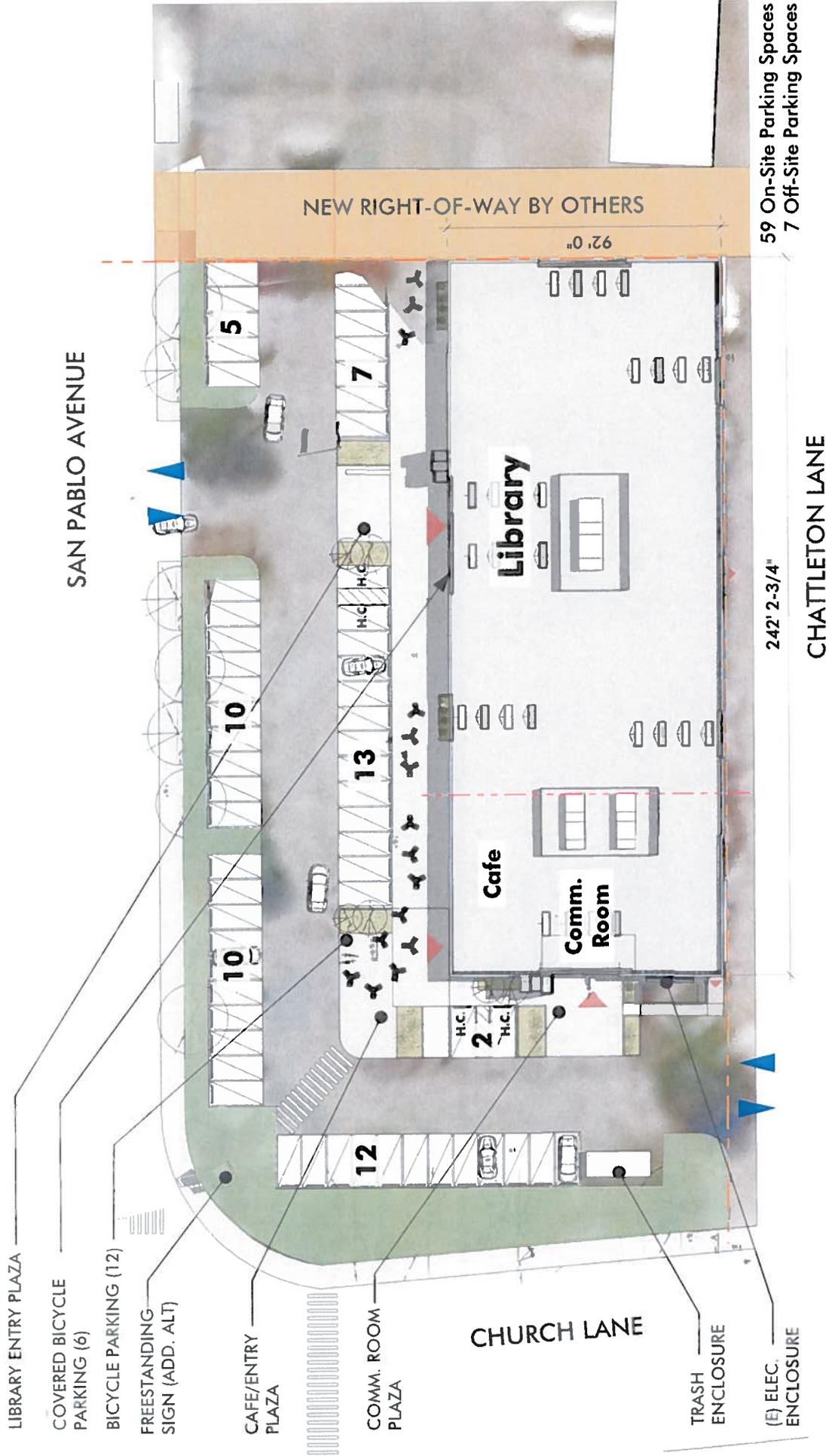


NORTH WEST CORNER



NORTH FACADE AND SAN PABLO AVENUE









**GROUP 4**  
 ARCHITECTURE  
 RESEARCH +  
 PLANNING, INC  
 211 LINDEN AVENUE  
 SO. SAN FRANCISCO  
 CA 94080 USA  
 650-871-0700



**CITY OF SAN PABLO**  
 13831 SAN PABLO AVE  
 SAN PABLO, CA 94806

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 CONSTRUCTION.

**SAN PABLO  
 LIBRARY**  
 13751 SAN PABLO AVE  
 SAN PABLO  
 CA 94806



Project No. \_\_\_\_\_  
 CLIENT: \_\_\_\_\_  
 FILE NO. 164774  
 FILE # \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 Drawing/Revision: 01/1/2016  
 Submission

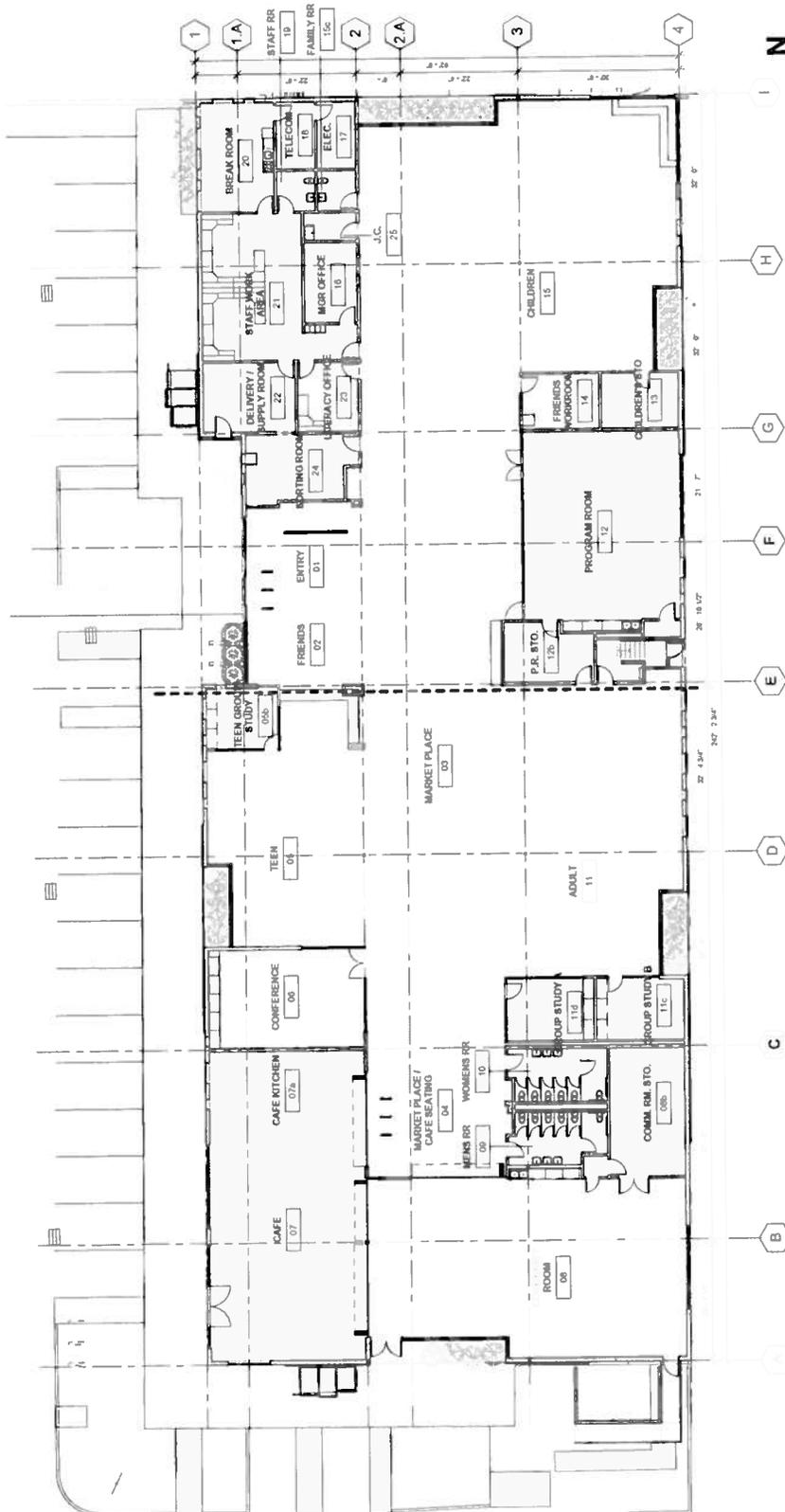
SHEET TITLE AND NO.  
 FLOOR PLAN

A2.4

**SHEET NOTES**

**KEYNOTES**

- A. REFER TO SHEET A0-2 FOR ARCHITECTURAL SYMBOLS.
- B. WALL TYPE, LEGEND, AND ABBREVIATIONS.
- C. COORDINATE ALL ACCESSIBILITY COMPLIANCE TO THE 2010 ADA STANDARDS FOR ACCESSIBILITY (28 CFR 37.157).
- D. REFER TO A2-1 FOR GRID DIMENSIONS.
- E. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS.
- F. REFER TO SHEET A0-1 FOR EXTERIOR WALL TYPES.
- G. REFER TO SHEET A0-1 FOR INTERIOR WALL TYPES.
- H. REFER TO ALL SERIES FOR FINISH PLANS.
- I. REFER TO SHEET A2-1 FOR WINDOW SCHEDULE.
- J. REFER TO SHEETS A2-1 TO A2-3 FOR WINDOW TYPES, LOUVERS, UNIT SIZES, AND SCHEDULE.
- K. ALL EXTERIOR AND INTERIOR CONCRETE SHALL BE ARCHITECTURAL CONCRETE.
- L. ALL EXTERIOR AND INTERIOR STEEL EXPOSED TO PUBLIC VIEW SHALL BE A308 SS.
- M. PUBLIC VIEW SHALL BE A308 SS WALLS AND FLOOR ELECTRICAL AND TELECOM.
- N. ALL EXTERIOR AND INTERIOR WALLS AS REQUIRED WITH STRUCTURAL MECHANICAL PLUMBING CIVIL.
- O. PATIO FLOORING SHALL BE AS REQUIRED.
- P. ALL EXTERIOR AND INTERIOR WALLS AS REQUIRED WITH EXISTING WALLS WITH EXISTING WALLS FLOOR WALL AS REQUIRED.



① FPR - REFERENCE FLOOR PLAN  
 3327 - 14'



REMARKS

**GROUP 4**  
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 RESEARCH +  
 PLANNING, INC  
 211 LINDEN AVENUE  
 SO SAN FRANCISCO  
 CA 94080 USA  
 650-871-0709



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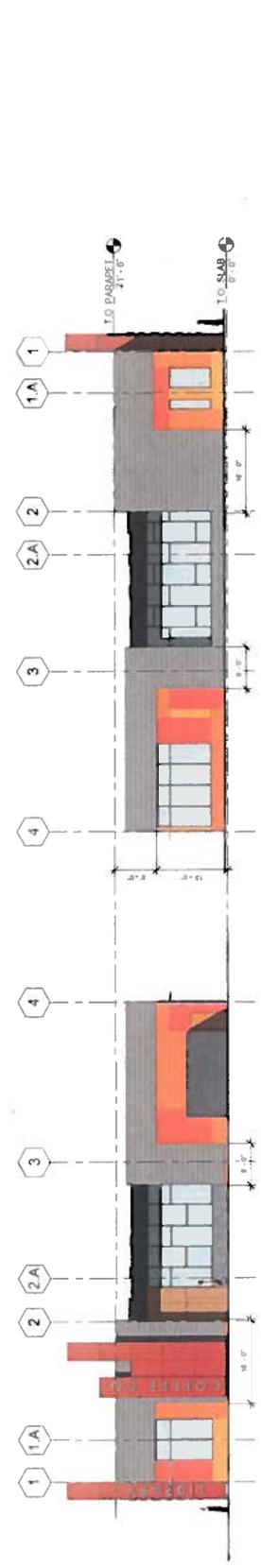
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 SAN PABLO  
 CA 94806



Project No. 14020  
 Designer SA, MJP  
 Project Manager MJP, JET  
 Date 05/18/17  
 Scale 1/8" = 1'-0"  
 Drawing No. 14020-014

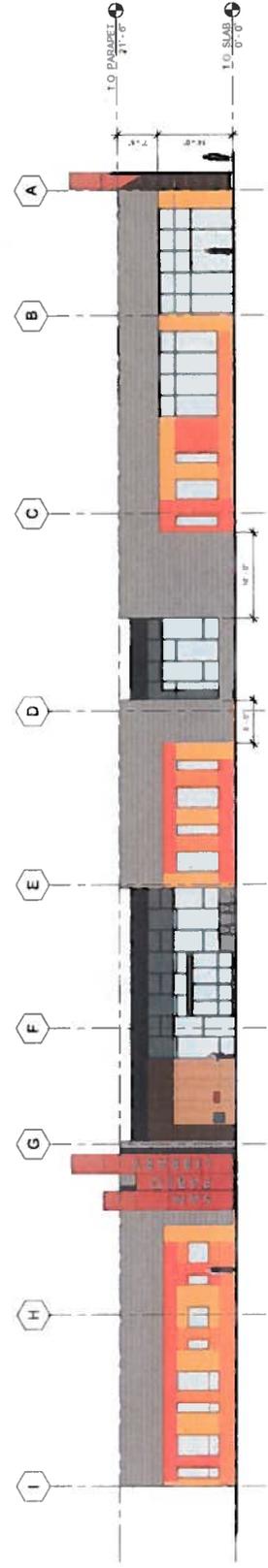
**SHEET TITLE AND NO**  
**OVERALL BUILDING  
 ELEVATIONS**

**A3.0-1**

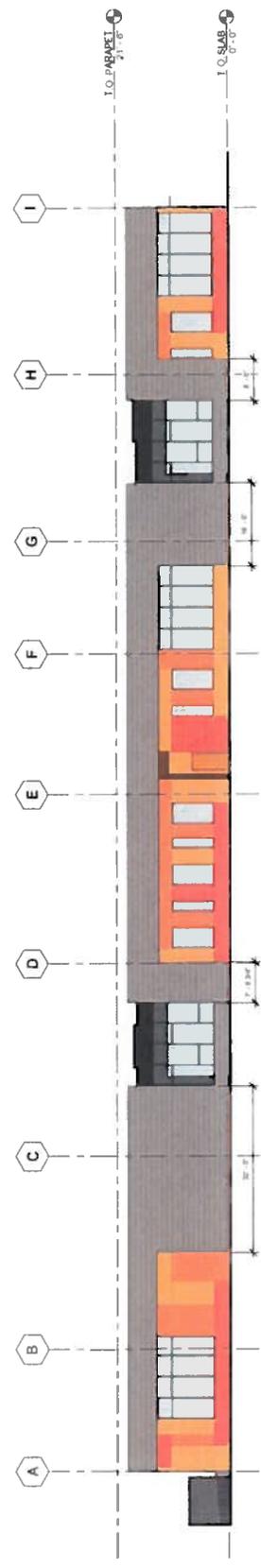


① EL - WEST ELEVATION  
 3/32" = 1'-0"

② EL - EAST ELEVATION  
 3/32" = 1'-0"



③ EL - NORTH ELEVATION  
 3/32" = 1'-0"



④ EL - SOUTH ELEVATION  
 3/32" = 1'-0"





G R O U P  
ARCHITECTURE  
RESEARCH +  
PLANNING, INC  
211 LINDEN AVENUE  
50. SAN FRANCISCO  
CA 94080 U.S.A  
650.871.0709



CITY OF SAN PABLO  
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CA 94806

Project No. FILE  
PROJECT: DATE  
ISSUE: 01/09/2016  
Program: SA

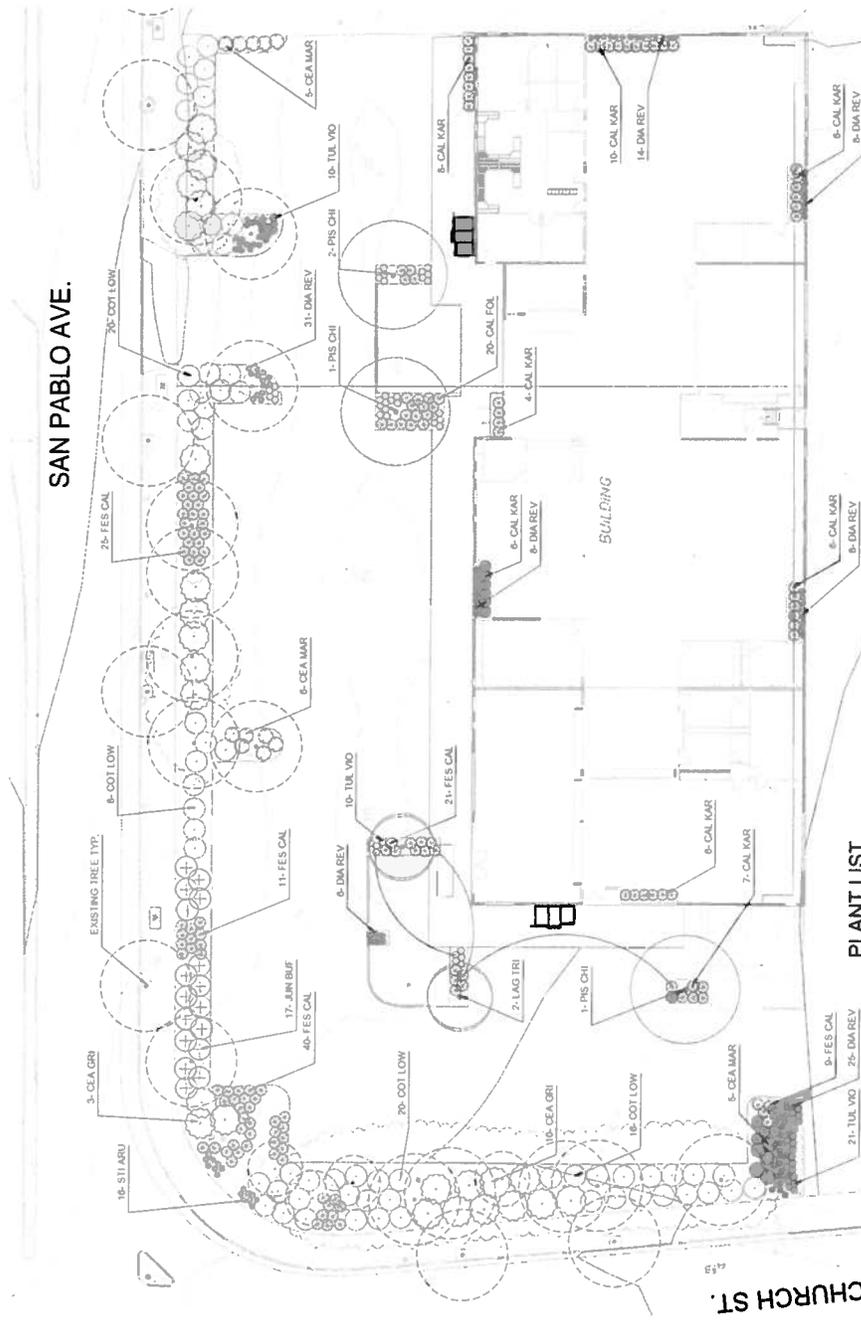
SHEET TITLE AND NO  
**PLANTING PLAN**

L-1

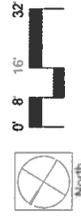
**PLANTING NOTES**

- EXISTING SPRAY IRRIGATION SYSTEM IS TO BE RE-TIGHTENED TO BE A POINT SOURCE DRIP SYSTEM. THE EXISTING MAINLINE PIPING WILL BE UPGRADED AS REQUIRED BY PERMITS.
- CONTRACTOR SHALL MEET ON-SITE WITH OWNER REPRESENTATIVE IN THE EVENT OF PLANT UNAVAILABILITY IMMEDIATELY AFTER BID AWARD. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL FROM OWNER REPRESENTATIVE.
- CONTRACTOR SHALL NOTIFY OWNER REPRESENTATIVE IN THE EVENT OF PLANT UNAVAILABILITY IMMEDIATELY AFTER BID AWARD. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL FROM OWNER REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR SOIL RECOMMENDATIONS. RECOMMENDATIONS ARE TO BE MADE BY AN ACCREDITED SOIL SCIENTIST (SOILS AND PLANT LABS' OR EQUAL).
- ALL PLANTS IN A GROUP PLANTING MUST MATCH IN HEIGHT, CALIPER AND WOOD TO ASSURE EVEN GROWTH RATES.
- AUTOMATIC IRRIGATION SYSTEM MUST BE FULLY OPERATIONAL PRIOR TO PLANTING.
- PLANTING SOIL SHALL BE COMPACTED TO 85% PRIOR TO PLANTING.
- ALL PLANTS SHALL BE INSPECTED BY THE OWNER REPRESENTATIVE IMMEDIATELY AFTER DELIVERY TO THE JOBSITE. THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS DEEMED UNSUITABLE.
- ALL PLANTING AREAS ARE TO RECEIVE A 2" DEPTH LAYER OF SPECIFIED MULCH. SUBMIT SAMPLE FOR APPROVAL.
- PLANTING AREAS WITH A SLOPE GREATER THAN 3:1 SHALL RECEIVE JOITE MESH EROSION CONTROL PER MANUFACTURER'S RECOMMENDATIONS.

SAN PABLO AVE.



**PLANTING PLAN**



**PLANT LIST**

SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
LAG HYB	LACINIA TOREMIANICA DYNAMITE	WHITCOMB GRAPE HYDRATE	24" BOX	STANDARD
PS CHI	PISTACHIA CHRISSENS	CHEESE NUT	24" BOX	STANDARD
ONE GAR	OUVEROUS GARRVANA	OREGON WHITE OAK	24" BOX	
SHRUBS				
CALLUT	CALLISTEMON LITTLE JOHN	LITTLE JOHN BOTTLEBRUSH	5 GAL	
CALL KAR	CALLIMGROSIS KARL FOERESTER	KARL FOERESTER REED GRASS	1 GAL	
CEA MAR	CEANOTHUS MAR VALLEY VIOLET	VALLEY VIOLET CEANOTHUS	5 GAL	
CEA MAR	CEANOTHUS MAR VALLEY VIOLET	VALLEY VIOLET CEANOTHUS	5 GAL	
FES CAL	FESTUCA CALIF SERPENTINE BLUE	SERPENTINE BLUE CA FESCUE	1 GAL	
TUA VIO	TULIAGHIA VOLACEA	SOCIETY GARLIC	1 GAL	
GROUND				
CEA GRI	CEANOTHUS CARMEI CREPPER	CARMEI CREPPER	5 GAL	
COI LOW	COTONEASTER LOWFAST	LOWFAST COTONEASTER	5 GAL	
JUN SAB	JUNIPERUS SABINA BUFFALO	BUFFALO JUMPER	5 GAL	





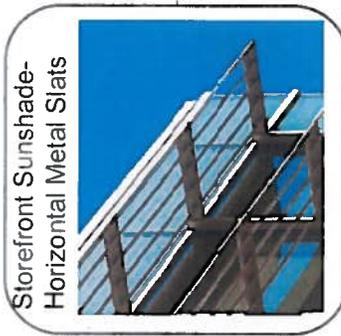
# Box Populi – Materials Board



Wood Textured Panel-  
Walls and Ceilings



Zinc Gray Panel-  
4" horizontal striations



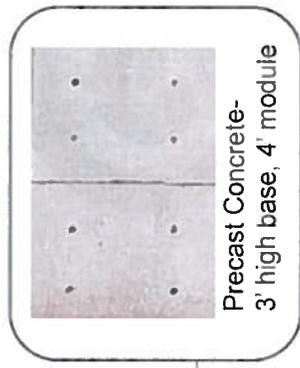
Storefront Sunshade-  
Horizontal Metal Slats



Semi-Transparent Panel-  
Orange, Internally Illuminated



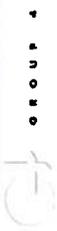
Glass Curtainwall-  
Dark Gray Mullions



Precast Concrete-  
3' high base, 4' module



Existing Stucco-  
Orange and Red Tones



01/11/2015

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We have color and material boards assembled and will be bringing these to the meeting on Thursday. Here is a summary of the colors and materials.

**Paint for Stucco**



Desert Orange  
Specify #78YR 39/593  
Order # A0538



Persimmon Berry  
Specify # 60YR 20/605  
Order # A0424



Chinatown Orange  
Specify #50YR 18/650  
Order #A0417

**Wood Textured Panel**



Trespa Meteon  
Exterior NW07/ST  
Montreux Sunglow

**Metal Panel**



Morin Zinc Gray  
432R1020

**Mullion**

Kawneer  
YL204U  
Smoke Gray

For the semi-transparent panels, they will be perforated metal. Panels will be 6'-0" tall each. The Panels will be a gradient of openness and color (using the 3 orange and red tones listed above).



## 2.6 Building Design

### 2.6.1 Overview

This section is provided to guide the character of new buildings in accordance with the community's vision for an attractive and walkable town center. New buildings will become a powerful asset to attract and retain desired tenants, and to draw residents and visitors as part of their daily lives. Each new development is responsible for contributing a high-level of craft and design quality in order distinguish the Project Area as a regional destination, and to support long-term economic health.

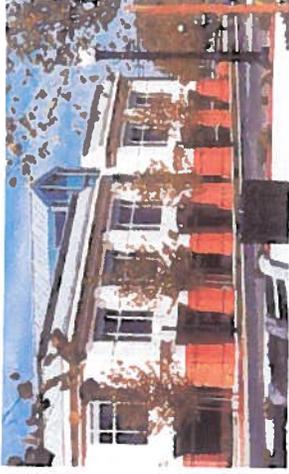
#### Contents

1. Guidelines for All Building Types
  - A. General Principles
  - B. Style
  - C. Green Building / Energy Efficiency
2. Guidelines for Specific Building Types
  - A. Commercial and Mixed-Use Buildings
  - B. Workplace Buildings
  - C. Residential Buildings
  - D. Parking Structure

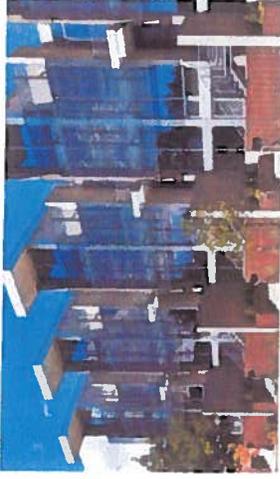
### 2.6.2 Guidelines for All Building Types



Commercial Mixed-Use Building



Workplace Buildings



Residential Buildings



Parking Structures

#### A. General Principles

1. Architecture massing and facade articulation work in harmony with structural systems; wall openings along the primary facades shall correspond to internal spaces as feasible.
2. All building facades shall have a high level of finish and articulation. Building facades that are visible from the public realm (including streets and paseos) shall be designed and finished to be consistent with the primary building facade.
3. Building elements shall be real and operational. Pastiche shall be avoided.
4. The design of ancillary buildings including the style of roofs, windows, doors, building materials and colors, and overall architectural style shall be consistent with those of the primary building.
5. Buildings shall be distinctive and reflective of their use. 'Franchise' architecture shall be avoided.
6. Where multiple buildings are constructed as part of a single-development, each building should appear unique and in harmony with the overall development. Monotony should be avoided.

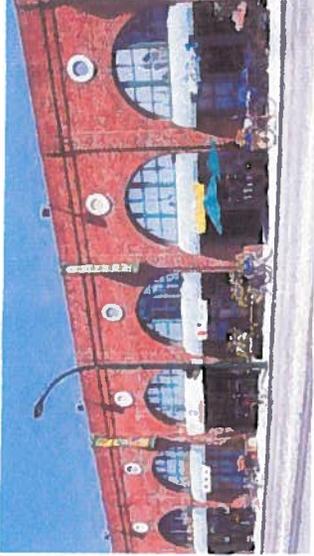


## 2.6 Building Design

### B. Style

This Development Code does not dictate architectural style. Applicants are not required to select an architectural style from this section. Rather, applicants may choose to design buildings that draw from local building traditions, styles, and character, or may explore contemporary architectural styles in accordance with present-day building materials and construction methods, and in response to local climate and context.

The following guidelines are selected from the range of architectural styles that contribute to San Pablo's physical, social, and cultural heritage dating back almost 200 years. These guidelines are provided for reference only. Design creativity and innovation are strongly encouraged.



Distinctive columns and window treatment separate individual storefronts.

#### Early 20th Century Commercial

Common to commercial and mixed use building types.

1. A single simple volume or single dominant volume having additional wings of similarly shaped volumes. The ground floor may read as the building base articulated by large storefront windows, and often includes walls or columns in different materials than upper floors.
2. Roofs are typically flat, hipped or gabled. Well-detailed cornices and parapets are common.
3. Building facades are flat, often composed of brick, wood, or masonry work including pre-cast concrete.
4. Canvas or fabric awnings are common above storefront windows and above formal entries.
5. Upper story windows have vertical proportions. Transom windows are common above storefront and entrance doors.
6. Materials for walls include brick, wood, masonry, and stained wood. Base treatments often include concrete and stone plinths, and may be decorated with ornate colored tiles. Masonry block shall be avoided.
7. Arcades supporting upper story terraces are common.



Tile roofs, ornate grillework and deeply inset windows characterize Spanish and Mediterranean Revival buildings.

#### Mediterranean Revival

Common to all building types and uses, incorporates Mission, Spanish Colonial Revival, and Monterey architectural styles.

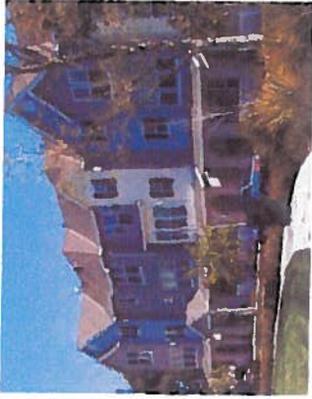
1. Horizontal building volumes accentuated with vertical towers, especially at corners.
2. Exterior walls are typically single plane expanses of smooth plaster wall (stucco) and may be articulated with ornament of stone or cast concrete.
3. Roofs are either flat or gabled, with overhangs to create deep shadow lines. Roofs may be clad in red or brown clay tiles.
4. Windows and doors are deeply recessed into the wall surface.
5. Windows are vertical in proportion and may be arched in key locations. Large windows should be multi-paned. Window groups may be separated by columns.
6. Double-hung and casement windows are common. Aluminum and/or white-vinyl should be avoided.
7. Building facades are typically pale shades of grey, white or flesh tones.
8. Stairs, balconies, terraces, and loggias may be accentuated with color tile, wrought iron, and lightly painted wood.



## 2.6 Building Design



Low-pitched, hipped, or gabled roofs may contain a front dormer.



Low-pitched, hipped, or gabled roofs may contain a front dormer.



### Colonial Revival

Common to residential and civic buildings.

1. Rectangular simple volume, may be more square in the case of 'classic box' and more vertical for rowhouses.
2. Roofs are typically low-pitched hipped or gabled and may contain a front dormer. Wide, overhanging eaves are common.
3. Windows are vertically proportioned and may be adorned with sills, protruding trim, and shutters.
4. Windows are typically arranged symmetrically on building facades, and align between stories.
5. Doors are commonly accentuated with porticos and are centered on the primary building facade.
6. Walls are typically composed of horizontal wood siding, and may contain classical trim elements including pilasters and cornices.
7. Building entries may be enhanced with columns located symmetrically about the entry.
8. Classical detailing includes stained glass windows, pilasters, and columns.

### California Contemporary

Common to all buildings types.

1. Simple accentuated rectilinear or square building volumes. Volumes may be more vertical (urban) for attached rowhouses and live-work buildings and more horizontal for commercial and workplace buildings.
2. Roofs may be either flat or pitched, shed, sloped or domed. Barrel vaults and gables may be asymmetrical.
3. Horizontal and vertical masses may be accentuated with extruded materials or contrasting colors.
4. Windows may be large and square compared with other more traditional styles, and may be stylistic and asymmetrical.
5. Exterior walls may include metal siding, giver cement siding, wood, stone, concrete, and stucco with a smooth finish.
6. Buildings may be accentuated with bold colors and use of untreated or industrial materials; Detailing is very minimal and rarely ornate.
7. Buildings should be unadorned, articulation should emphasize the expression of the structure.
8. Green roofs and solar panels are commonly incorporated into flat roofs.



## **Addendum to Planning Commission Staff Report**

**PREPARED BY:** Rod Simpson, Assistant Planner

**DATE:** January 20, 2015

**SUBJECT:** **ADDENDUM - PLAN1512-0001: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY OF SAN PABLO AMENDING SECTION 17.50.040 "SPECIAL EXCLUSIONS" IN TITLE 17 OF THE SAN PABLO MUNICIPAL CODE, ZONING, TO ADD AN EXCLUSION "FOR CITY APPROVED ACTIVITIES AT THE RUMRILL SPORTS PARK, HOURS MAY BE EXTENDED TO 12:00 AM"**

### **ADDITIONAL REQUESTED INFORMATION**

At the December Planning Commission Meeting, the Commission requested additional information regarding residential units that are located next to the Sports Park and across the Street on Rumrill. The Commission also requested information regarding the potential for clearing the parking lot.

Staff has researched the parcels in the area to obtain as much information available. Attached are area maps and photos of the specific sites to better acclimate the Commission to the specific parcels. Staff also met with Community Services staff to gain information regarding facility usage and revenue projections.

### **ADJACENT RESIDENTIAL SITES**

The surrounding properties adjacent to the Sports Park are zoned Industrial Mixed Use, which is intended to provide opportunities for light manufacturing, distribution, sales, and services with ancillary commercial and office space uses. The existing surrounding uses include an American Slate Company facility, a secondary heavy materials sales and storage facility, a produce market, and small non-conforming multi-unit residential. There is one non-conforming residential use located at the end areas of the sports park and next to existing industrial type uses. The building specifics are as follows:

- 1527 Rumrill Boulevard  
5 unit Apartment, windows facing north and south  
3,556 square foot building on a 6,000 square foot parcel  
Built in 1964

The parcels located on the east side of Rumrill Boulevard generally adjacent to the Sports Park area are zoned Neighborhood Commercial, which is intended to provide opportunities for small-scale commercial uses that primarily provide convenience, personal services, and social services

such as retail and specialty shops, eating and drinking establishments, and commercial recreation. Multi-family dwellings are allowed with the approval of a condition use permit. The existing uses in this area include a gas station, a produce market, a variety of miscellaneous commercial uses, a storage yard, an air conditioning business, and 5 small multi-family residential buildings. The residential buildings specifics are as follows:

- 1524 Rumrill Boulevard  
5 unit Apartment, windows facing north and south  
3,807 square foot building on a 5,000 square foot parcel  
Built in 1962
- 1610 Rumrill Boulevard  
6 unit Apartment, windows facing north and south  
3,633 square foot building on a 4,200 square foot parcel  
Built in 1961
- 1640 Rumrill Boulevard  
4 unit Qaudruplex, windows on each side.  
3,088 square foot building on a 4,200 square foot parcel  
Built in 1966
- 1646 Rumrill Boulevard  
4 unit Quadruplex, windows on each side.  
3,090 square foot building on a 4,200 square foot parcel  
Built in 1966
- 1700 Rumrill Boulevard  
4 unit Quadruplex, windows facing north and south  
4,778 square foot on a 4,500 square foot parcel  
Built in 1962

The City's Housing Element states the average household size for the City as 3.35. Ownership households are slightly larger than rental households. However, taking the 3.35 household size with the number of units, it can be estimated that there could be as many as 93 occupants of the units identified.

### **COMMUNITY SERVICES INPUT**

Staff met with Community Services staff to review potential impacts of the request. Staff stated that options could be to not have activities at the southern end of the Park, specifically the practice area and Field 3. This would limit noise and light emissions at this location after 10 p.m.

Community Services staff also stated that security personnel would be able to clear the parking lot at 12 a.m. to ensure no loitering of Park users after hours.

Community Services staff has stated that the request is being made to allow for additional events in order to meet revenue projections as identified under the new market tax credit program. Community Services staff estimates that, if the rental hours were to expand beyond the 10 p.m. stop time to 12 a.m., the potential revenue generated could be anywhere from \$10,500 to \$94,500.

There are several factors that would determine the outcome of the revenue that could be generated with the extension of these hours. These projections vary depending on the number of rentals they could actually receive and what age group is utilizing the fields (non-profit, private, resident, non-resident, youth, and adults).

1 field rental \$10,500 - \$31,500 (low end projections based upon non-profit residential, high private non-resident renting it out 7 days per week)

2 fields rented \$21,000 - \$63,000 (low end projections based upon non-profit residential, high private non-resident renting it out 7 days per week)

All 3 fields rented \$31,500 - \$94,500 (low end projections based upon non-profit residential, high private non-resident renting it out 7 days per week)

Projections are based upon additional 2 hours per night, 7 days per week, for 50 weeks (assuming 2 weeks the fields will be closed for holidays).

### **ATTACHMENTS**

- A) Rumrill Sports Park Location
- B) 1527 Rumrill Blvd. Location and Photo
- C) 1524 Rumrill Blvd. Location and Photo
- D) 1610 Rumrill Blvd. Location and Photo
- E) 1640 and 1646 Rumrill Blvd. Location and Photo
- F) 1700 Rumrill Blvd. Location and Photo



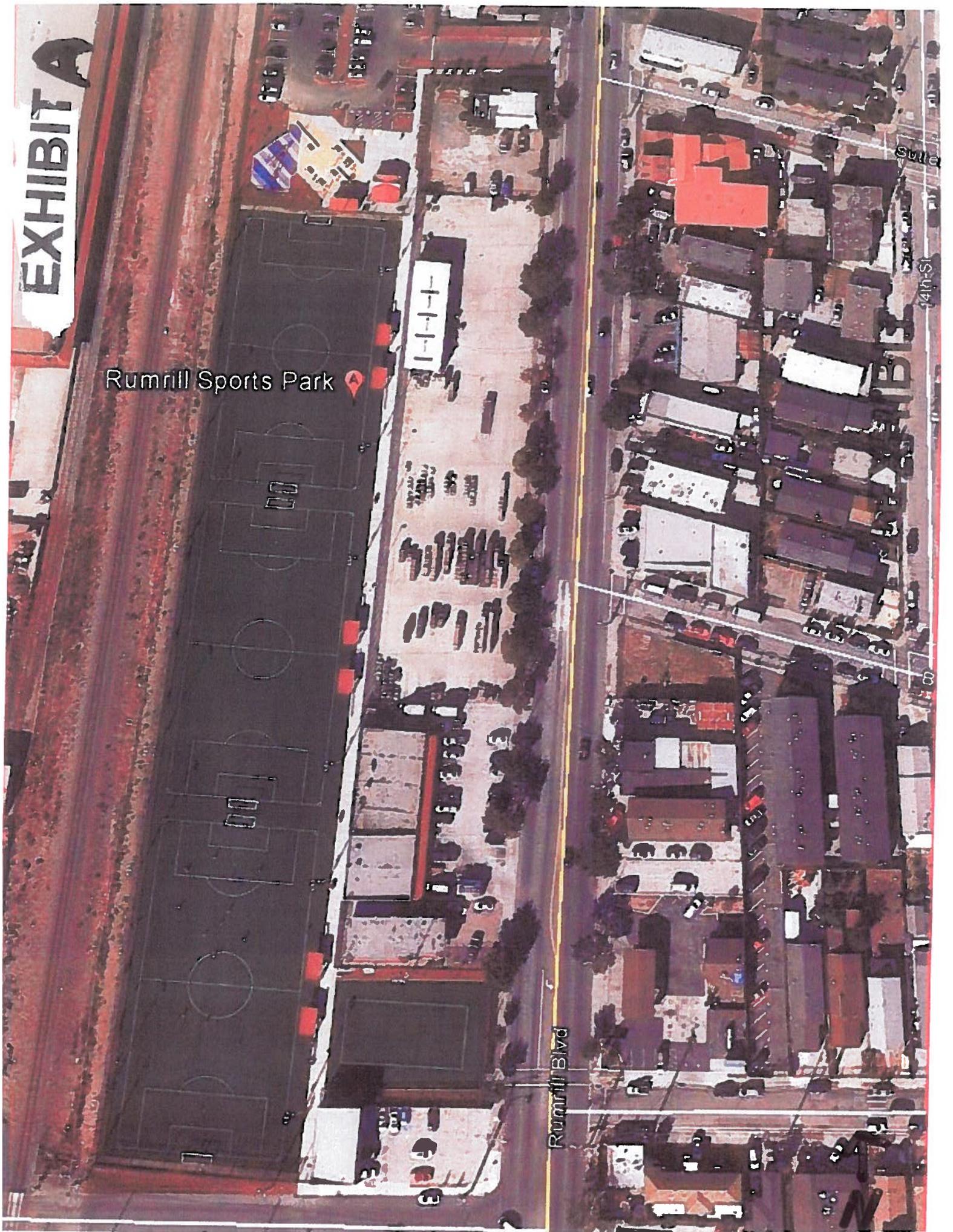
# EXHIBIT A

Rumrill Sports Park

Rumrill Blvd

14th St

14th St











N  
←

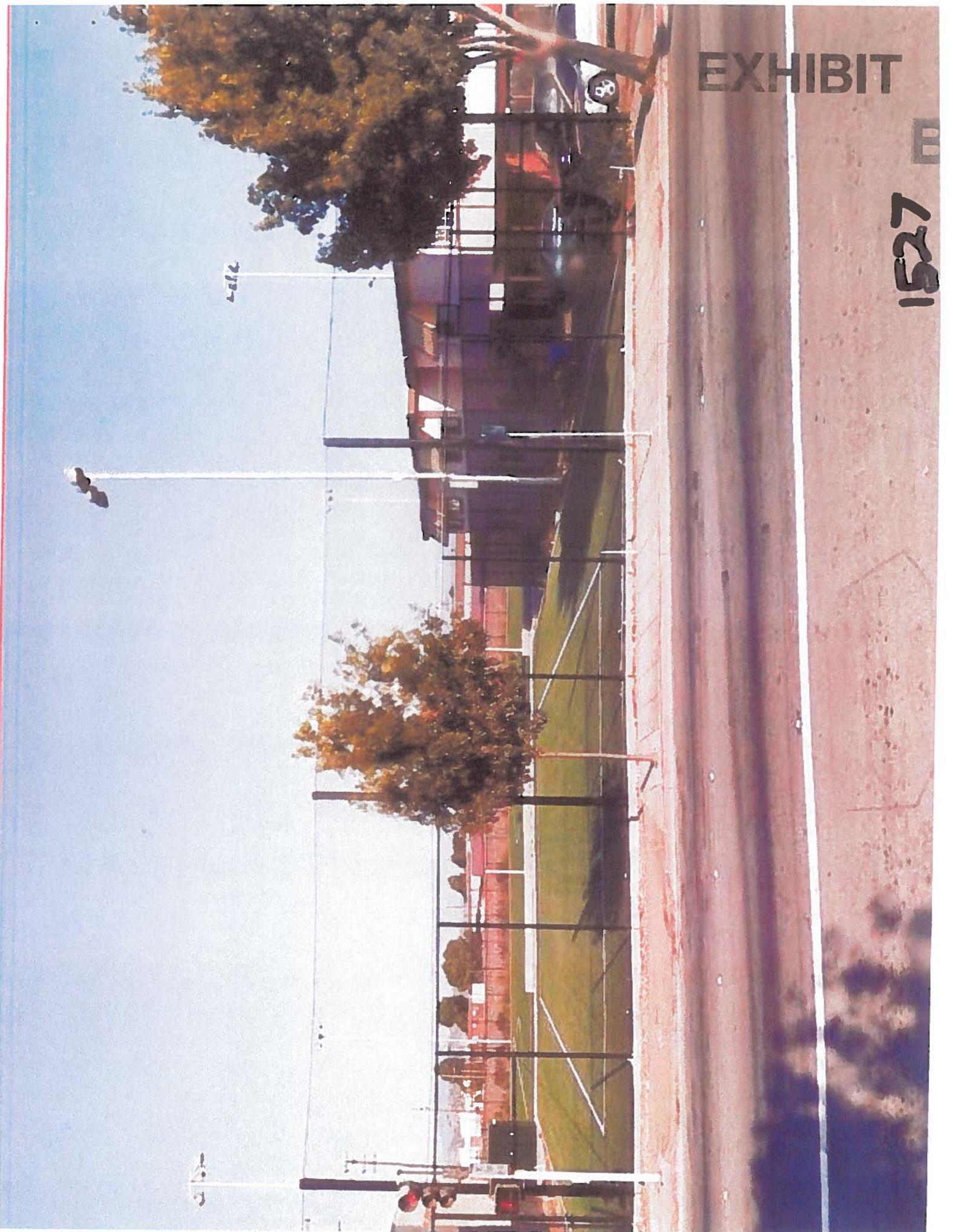
1500

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EXHIBIT

E

1527





Rumrill Sports Park

Rumrill Blvd

Sutter

14th St



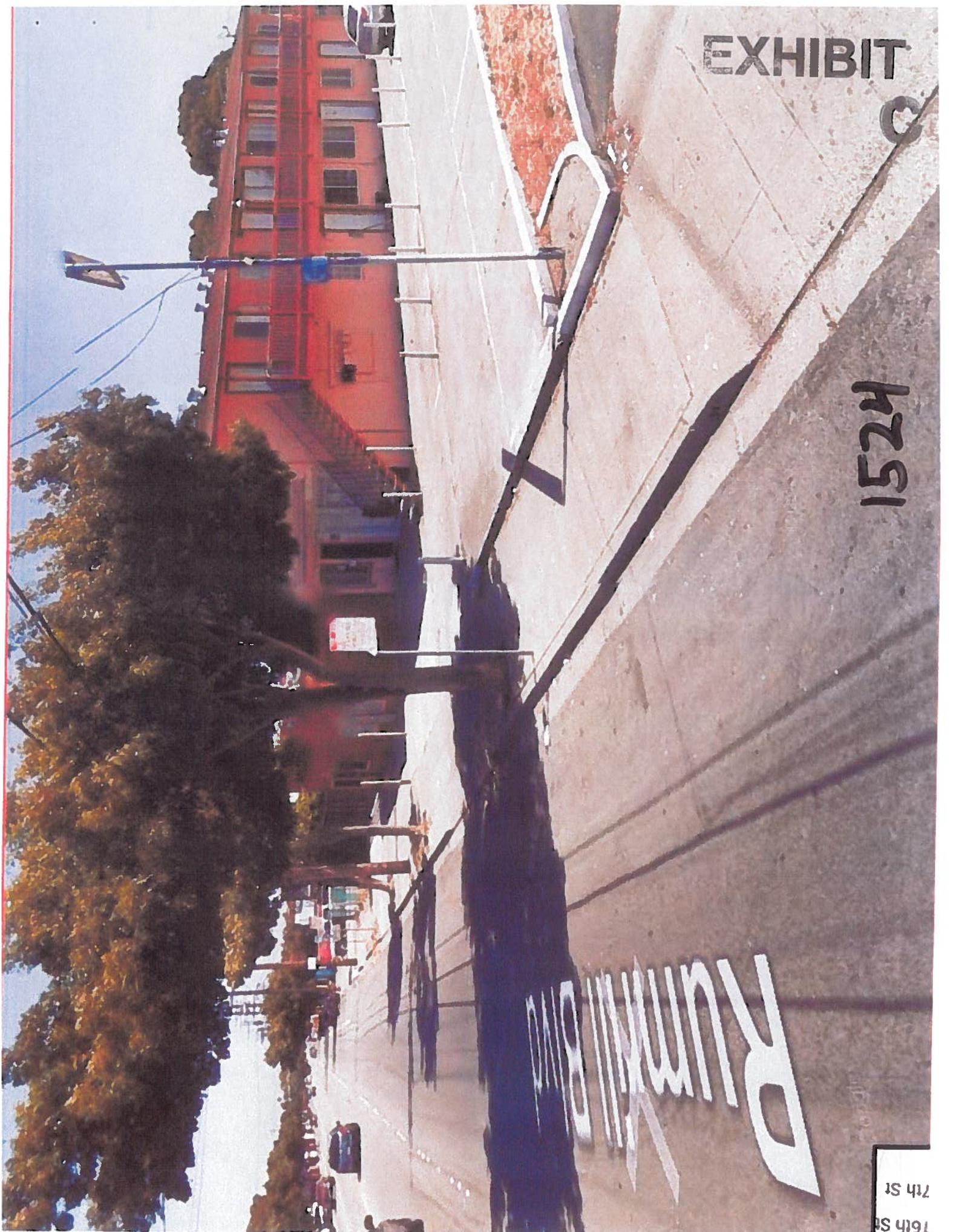


EXHIBIT

C

1524

16th St  
7th St





Rumrill Sports Park

Rumrill Blvd

14th St





EXHIBIT D

0191





Rumrill Sports Park

Rumrill Blvd

Suite

14th St

15th St

16th St

17th St



1  
2  
3  
4  
5



6  
7



EXHIBIT 2

16491

16491



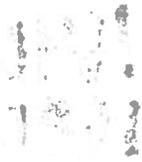
Rumrill Sports Park

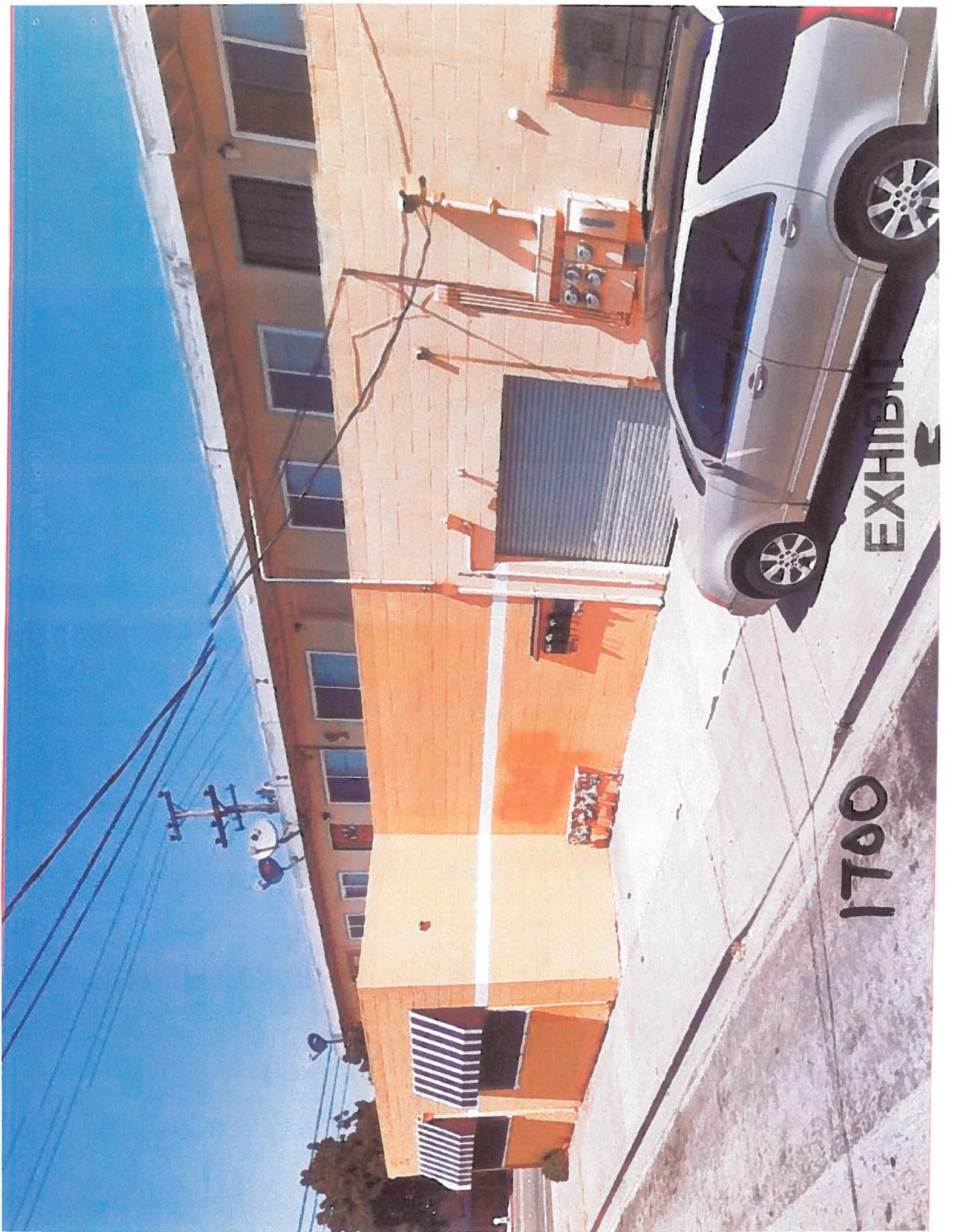
Rumrill Blvd

Stella

14th St







1700

EXHIBIT

13

Rumrill Sports Park

Rumrill Blvd

14th St





319

## Planning Commission Staff Report

**PREPARED BY:** Rod Simpson, Assistant Planner

**DATE:** December 15, 2015

**SUBJECT:** PLAN1512-0001: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY OF SAN PABLO AMENDING SECTION 17.50.040 "SPECIAL EXCLUSIONS" IN TITLE 17 OF THE SAN PABLO MUNICIPAL CODE, ZONING, TO ADD AN EXCLUSION "FOR CITY APPROVED ACTIVITIES AT THE RUMRILL SPORTS PARK, HOURS MAY BE EXTENDED TO 12:00 AM"

### **PROJECT TITLE AND REQUEST**

Resolution, PLAN1512-0001. The project involves a City-initiated amendment to the City of San Pablo Municipal Code, Chapter 17.50; Noise, Section 17.50.040; Special Exclusions. Staff requests a recommendation to City Council to adopt an Ordinance amending a section of Title 17 of the San Pablo Municipal Code, specifically relating to a special exclusion in the noise section.

### **STAFF RECOMMENDATION**

Adopt Resolution 15-15 (Exhibit A) approving the amendment to the San Pablo Municipal Code (PLAN1512-0001), regarding Special Exclusions, Noise and forward to the City Council for further public hearing and adoption.

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (CEQA), the proposed action is covered by the general rule that California Environmental Quality Act applies only to projects which have the potential for causing a significant effect on the environment. Pursuant to 14 CCR, Section 15061 (B)(3), the action can be seen with certainty that there is no potential of causing significant effect on the environment.

### **PUBLIC HEARING NOTICE**

A Notice of Public Hearing was sent to the West County Times newspaper on Wednesday, December 2, 2015 and published in the West County Times newspaper on Saturday, December 5, 2015. In addition, notices were also mailed to owners of properties within a 300 foot radius of Rumrill Sports Park (1509 Rumrill Boulevard) on Thursday, December 3, 2015.

### **BACKGROUND**

Rumrill Sports Park recently opened providing residents with improved access to sports and event activities. The City and the Community Services Department worked to complete the sports park utilizing a variety of funding mechanisms including grant funding and a new market tax credits program. Some of the debt service for the project is paid by revenue generated by events at the

Sports Park. The facility requires the ability to extend hours identified in the current noise ordinance to allow for additional events in order to meet revenue projections.

The Noise ordinance includes special exclusions, including 17.50.040(A) which states that “City or School approved activities conducted on public parks, public playgrounds, and public or private school grounds including, but not limited to, athletic and school entertainment events between the hours of 7:00 a.m. and 10:00 p.m.”

**PROJECT DESCRIPTION**

The project involves a City-initiated amendment to the City of San Pablo Municipal Code, Chapter 17.50; Noise, Section 17.50.040; Special Exclusions. Specifically, adding subsection 17.50.040(A)(1) For City approved activities at the Rumrill Sports Park, hours may be extended to 12:00 a.m.

**GENERAL PLAN CONFORMANCE**

The proposed amendment to the San Pablo Municipal Code is consistent with the following General Plan policies:

*Guiding Policy PSCU-I-1: Provide an expanded, high quality, and diversified park system which allows varied recreational opportunities for the entire community.*

*Guiding Policy LU-G-3: Preserve and strengthen the City's overall image and create a safe, walkable and attractive urban environment for the current and future generations of residents.*

*Guiding Policy ED-G-9: Foster a fiscally healthy City government and enlarge the City's revenue base as necessary to sustain and support the community.*

*Guiding Policy ED-G-10: Support and contribute to a clean, attractive, and safe environment for residents, business owners, employees and shoppers.*

*Guiding Policy LU-G-2: Ensure planned land uses are compatible with existing uses and provide for appropriate transitions or buffers for new uses, as needed.*

The proposed amendment is intended to add flexibility to the existing ordinance and further the goals of the General Plan.

**ZONING CONFORMANCE**

Rumrill Sports Park is zoned as OS – Open Space District. It is surrounded by properties zoned IMU - Industrial Mixed Use. The proposed amendment to the Municipal Code would be consistent with the broad purposes of the Zoning Ordinance.

**PROPOSED AMENDMENT AND ANALYSIS**

The proposed amendment would add Subsection (1) to Section 17.50.040; Special Exclusions of the Noise Ordinance as follows:

- 1. For City approved activities at the Rumrill Sports Park, hours may be extended to 12:00 a.m.*

**Analysis**

The facility requires the ability to extend hours identified in the current noise ordinance to allow for additional events in order to meet revenue projections as identified under the new market tax credit program. Later hours would also allow individuals in our community who work later hours to engage in physical activities at the park.

The surrounding properties are zoned Industrial Mixed Use, which is intended to provide opportunities for light manufacturing, distribution, sales, and services with ancillary commercial and office space uses. The existing surrounding uses include an American Slate Company facility, a secondary heavy materials sales and storage facility, a produce market, and small non-conforming multi-unit residential. The non-conforming residential use is located at the end areas of the sports park and next to existing industrial type uses. Current impacts of the Sports Park would be extended during the additional two hours for City approved events. Park uses could be limited in the section of the park near the non-conforming use and noise levels are required to not exceed code requirements.

Staff believes that the proposed Zoning Ordinance amendment is necessary to advance the goals and objectives of the San Pablo General Plan by maintaining the viability of the Rumrill Sports Park.

**ATTACHMENTS**

- A) Resolution 15-15
- B) Draft Amended Ordinance – 17.50.040 – Special Exclusions
- C) Public Notice



## RESOLUTION 15-15

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY OF SAN PABLO AMENDING SECTION 17.50.040 "SPECIAL EXCLUSIONS" IN TITLE 17 OF THE SAN PABLO MUNICIPAL CODE, ZONING, TO ADD AN EXCLUSION "FOR CITY APPROVED ACTIVITIES AT THE RUMRILL SPORTS PARK, HOURS MAY BE EXTENDED TO 12:00 AM"**

**WHEREAS**, on May 18, 2015, the City Council of the City of San Pablo adopted the revised Title 17, Zoning Ordinance; and,

**WHEREAS**, Zoning Code Section 17.50.040 establishes Special Exclusions to the Noise Ordinance; and,

**WHEREAS**, Zoning Code Section 17.50.040(A) states that City or school approved activities conducted on public parks, public playgrounds, and public or private school grounds including, but not limited to, athletic and school entertainment events between the hours of 7:00 a.m. and 10:00 p.m. are exempt from the restrictions in chapter 17.50.; and,

**WHEREAS**, Rumrill Sports Park recently opened, providing residents with improved access to sports and event activities; and,

**WHEREAS**, the City of San Pablo worked to complete Rumrill Sports Park utilizing a variety of funding mechanisms including grant funding and new market tax credit programs; and,

**WHEREAS**, the Rumrill Sports Park facility requires the ability to have special events that could extend past the existing operational hours in order to meet revenue projections and to allow those residents who work later hours the opportunity to engage in athletic activities; and,

**WHEREAS**, staff recommends that Section 17.50.040 "Special Exclusions" in Title 17 of the San Pablo Municipal Code, Zoning, be amended to add "(A)(1) For City approved activities at the Rumrill Sports Park, hours may be extended to 12:00 a.m."; and,

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), the proposed action is covered by the general rule that California Environmental Quality Act applies only to projects which have the potential for causing a significant effect on the environment and that pursuant to 14 CCR, Section 15061 (B)(3), the action can be seen with certainty that there is no potential of causing significant effect on the environment; and,

**WHEREAS**, a Public Notice of the hearing has been published in the West County Times newspaper in accordance with the requirements of Government Code Section 65091, and has also been given by mail to owners of properties within a 300 foot radius of Rumrill

Sports Park.

**NOW, THEREFORE BE IT RESOLVED** that the Planning Commission of the City of San Pablo recommends that the City Council adopt an ordinance to amend Title 17 of the City of San Pablo Municipal Code to modify Section 17.50.040(A) to read as follows with the rest of the section remaining:

17.50.040 Special Exclusions

A. City- or school-approved activities conducted on public parks, public playgrounds, and public or private school grounds including, but not limited to, athletic and school entertainment events between the hours of 7:00 a.m. and 10:00 p.m.

1. **For City-approved activities at the Rumrill Sports Park, hours may be extended to 12:00 a.m.**

...

**NOW, THEREFORE BE IT FURTHER RESOLVED** that the Planning Commission makes their recommendation based on the following finding:

1. The proposed amendment is consistent with the purposes of the Zoning Ordinance and all goals, policies and implementing programs of the San Pablo General Plan, including:
  - a. *Guiding Policy PSCU-I-1: Provide an expanded, high quality, and diversified park system which allows varied recreational opportunities for the entire community.*
  - b. *Guiding Policy LU-G-3: Preserve and strengthen the City's overall image and create a safe, walkable and attractive urban environment for the current and future generations of residents.*
  - c. *Guiding Policy ED-G-9: Foster a fiscally healthy City government and enlarge the City's revenue base as necessary to sustain and support the community.*
  - d. *Guiding Policy ED-G-10: Support and contribute to a clean, attractive, and safe environment for residents, business owners, employees and shoppers.*
  - e. *Guiding Policy LU-G-2: Ensure planned land uses are compatible with existing uses and provide for appropriate transitions or buffers for new uses, as needed.*

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the foregoing recitations are true and correct, and are included herein by reference as findings.

\*\*\*\*\*

Adopted this 15<sup>th</sup> day of December, 2015, by the following vote:

AYES: COMMISSIONERS:  
NOES: COMMISSIONERS:  
ABSENT: COMMISSIONERS:  
ABSTAIN: COMMISSIONERS:

ATTEST:

APPROVED:

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Michele Rodriguez  
Secretary

---

Rita Xavier  
Chairperson



# EXHIBIT B

## ORDINANCE NO. 2016-

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AMENDING SECTION 17.50.040 IN TITLE 17 OF THE SAN PABLO MUNICIPAL CODE, ZONING, TO ADD AN EXCLUSION THAT STATES "FOR CITY APPROVED ACTIVITIES AT THE RUMRILL SPORTS PARK, HOURS MAY BE EXTENDED TO 12:00 AM"**

**WHEREAS**, on April 18, 2011, the City Council of the City of San Pablo adopted General Plan 2030 and certified the associated General Plan Environmental Impact Report and the accompanying Statement of Overriding Considerations; and,

**WHEREAS**, the General Plan establishes the goals, objectives, policies, and actions for development in the City; and,

**WHEREAS**, on May 18, 2015, the City Council of the City of San Pablo adopted the revised Title 17, Zoning Ordinance; and,

**WHEREAS**, Zoning Code Section 17.50.040 establishes Special Exclusions to the Noise Ordinance; and,

**WHEREAS**, Zoning Code Section 17.50.040(A) states that City- or school-approved activities conducted on public parks, public playgrounds, and public or private school grounds including, but not limited to, athletic and school entertainment events between the hours 7:00 a.m. and 10:00 p.m. are exempt from the restrictions in chapter 17.50; and,

**WHEREAS**, Rumrill Sports Park recently opened providing residents with improved access to sports and event activities; and,

**WHEREAS**, The City of San Pablo worked to complete Rumrill Sports Park utilizing a variety of funding mechanisms including grant funding and new market tax credit programs; and,

**WHEREAS**, the Rumrill Sports Park facility requires the ability to have special events that could extend past the existing operational hours in order to meet revenue projections and to allow those residents who work later hours the opportunity to engage in athletic activities; and,

**WHEREAS**, staff recommends that Section 17.50.040 "Special Exclusions" in Title 17 of the San Pablo Municipal Code, Zoning be amended to add "(A)(1) For City approved activities at the Rumrill Sports park, hours may be extended to 12:00 a.m."; and,

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), the proposed action is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and that pursuant to

14 CCR, Section 15061(B)(3), the action can be seen with certainty that there is no potential of causing significant effect on the environment; and,

**WHEREAS**, a Public Notice of the hearing has been published in the West County Times newspaper in accordance with the requirements of Government Code Section 65091, and has also been given by mail to owners of properties within a 300 foot radius of Rumrill Sports Park,

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN PABLO DOES ORDAIN AS FOLLOWS:**

Section 1: Section 17.50.040(A) in Title 17 of the San Pablo Municipal Code, Zoning, is hereby amended as follows:

17.50.040 Special Exclusions

A. City- or school-approved activities conducted on public parks, public playgrounds, and public or private school grounds including, but not limited to, athletic and school entertainment events between the hours of 7:00 a.m. and 10:00 p.m.

1. **For City-approved activities at the Rumrill Sports Park, hours may be extended to 12:00 a.m.**

...

Section 2: The City Council makes the finding that the amendment is consistent with the purposes of the Zoning Ordinance and all goals, policies and implementing programs of the City of San Pablo General Plan, including:

- a. ***Guiding Policy PSCU-I-1: Provide an expanded, high quality, and diversified park system which allows varied recreational opportunities for the entire community.***
- b. ***Guiding Policy LU-G-3: Preserve and strengthen the City's overall image and create a safe, walkable and attractive urban environment for the current and future generations of residents.***
- c. ***Guiding Policy ED-G-9: Foster a fiscally healthy City government and enlarge the City's revenue base as necessary to sustain and support the community.***
- d. ***Guiding Policy ED-G-10: Support and contribute to a clean, attractive, and safe environment for residents, business owners, employees and shoppers.***

- e. Guiding Policy LU-G-2: Ensure planned land uses are compatible with existing uses and provide for appropriate transitions or buffers for new uses, as needed.***

**Section 3. Severability.** If any sections, subsections, sentences, clauses, phrases or portions of this ordinance are for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause of this ordinance whether or not any one or more sections, subsections, phrases or clauses may be declared invalid or unconstitutional on their face or as applied.

**Section 4: Environmental Assessment.** Pursuant to Section 15001 of the California Environmental Quality Act (CEQA) Guidelines, the City Council declares that this Ordinance is exempt from CEQA based on the following findings:

1. This Ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and that pursuant to 14 CCR, Section 15061(B)(3), the action can be seen with certainty that there is no potential of causing significant effect on the environment.

**Section 5.** This ordinance shall become effective thirty (30) days following its adoption and shall be published once within fifteen (15) days after adoption in the West County Times, a newspaper of general circulation in the City of San Pablo, together with the names of those council members voting for or against; or, in the alternative, a summary prepared by the City Attorney's Office shall be published and a certified copy of the full text of the proposed ordinance or proposed amendment shall be posted in the office of the city clerk at least five days prior to the city council meeting at which the ordinance is to be adopted. Within 15 days after adoption of the ordinance, the city clerk shall publish a summary of the ordinance with the names of those city council members voting for and against the ordinance or amendment and the city clerk shall post in the office of the city clerk a certified copy of the full text of the adopted ordinance or amendment along with the names of those city council members voting for and against the ordinance or amendment.

If the city clerk determines that it is not feasible to prepare a fair and adequate summary of the ordinance, a display advertisement of at least one-quarter of a page in a newspaper of general circulation in the city shall be published at least five days prior to the city council meeting at which the ordinance is to be adopted. Within 15 days after adoption of the ordinance or amendment, a display advertisement of at least one-quarter of a page shall be published. The advertisement shall indicate the general nature of, and provide information about, the ordinance, including information sufficient to enable the public to obtain copies of the complete text of the ordinance or amendment, and the names of those city council members voting for and against the ordinance or amendment.

\*\*\*\*\*

First read at a \_\_\_\_\_ meeting of the City Council of the City of San Pablo on the \_\_\_\_\_, 2016, and finally passed and adopted at a \_\_\_\_\_ meeting of said City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the following vote:

AYES: COUNCILMEMBERS  
NOES: COUNCILMEMBERS  
ABSENT: COUNCILMEMBERS  
ABSTAIN: COUNCILMEMBERS

ATTEST:

APPROVED:

\_\_\_\_\_  
Ted J. Denney, City Clerk

\_\_\_\_\_  
, Mayor



EXHIBIT C

CITY OF SAN PABLO  
OF  
City of New Directions

**CITY OF SAN PABLO  
NOTICE OF PUBLIC HEARING  
TUESDAY, DECEMBER 15, 2015**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of San Pablo, State of California, will hold public hearings on the following items:

**PLAN1511-0001:** A recommendation to the City Council on an Ordinance of the San Pablo Municipal Code to repeal Chapter 5.34 "Medical Marijuana Dispensaries" and amend Sections 17.32.030, 17.34.030 and 17.36.030 Uses Allowed and 17.62.130 "Medical Marijuana", to add prohibitions on Medical Marijuana Facilities, Delivery and Cultivation. The proposed action is exempt from California Environmental Quality Act pursuant to 14 CCR Section 15061(b)(3), *the project has no potential of causing significant effect on the environment.*

**PLAN1510-0002:** A Resolution of the Planning Commission to conduct a Major Design Review under Municipal Code Section 17.20.030; determine eligibility of Density Bonus and Other Incentives and Concessions, including reduced parking standards for a 120-unit, five story building that includes senior affordable rental housing facilities and a parking garage to be constructed on the Plaza San Pablo site. The property is located in the Mixed Use Center South District of the San Pablo Avenue Specific Plan between Church Lane and Vale Road on Lot 4 of Subdivision 9331. *The proposed project is consistent with the Environmental Impact Report for the San Pablo Avenue Specific Plan SCH#201011206.*

**PLAN1512-0001:** A recommendation to the City Council on an amendment of an Ordinance of the San Pablo Municipal Code Section 17.50.040 "Special Exclusions", to add an exclusion that "for City approved activities at the Rumrill Sports Park hours may be extended to 12:00 a.m. The proposed action is exempt from California Environmental Quality Act pursuant to 14 CCR Section 15061(b)(3), *the project can be seen with certainty that there is no potential of causing significant effect on the environment.*

NOTICE IS HEREBY FURTHER GIVEN that the hearings will be held at the Planning Commission meeting on Tuesday, the 15th day of December, 2015 at 6:30 p.m. in the City Council Chambers, One Alvarado Square, 13831 San Pablo Avenue, San Pablo, CA. 94806, at which time and place all persons interested may be heard . Questions may be directed to the City of San Pablo Development Services Department at (510) 215-3030.

NOTE: If you challenge this item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**Michele Rodriguez, Manager  
Development Services**



## **Planning Commission Staff Report**

**PREPARED BY:** Joseph Balatbat, Administrative Intern

**DATE:** January 20, 2016

**SUBJECT:** **PLAN1511-0004: USE PERMIT AND DESIGN REVIEW FOR THE CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY RESIDENTIAL UNIT WITH SIDE-YARD WINDOWS ON A SUBSTANDARD RESIDENTIAL PARCEL AND A TANDEM PARKING AREA WITH ONE GARAGE SPACE AND ONE UNCOVERED SPACE.**

### **STAFF RECOMMENDATION**

Adopt Resolution 16-02 approving PLAN1511-0004, Use Permit for Tandem Parking, Second Story Side Yard Setbacks, and Design Review subject to findings and conditions.

### **LOCATION AND SITE CHARACTERISTICS**

**Owner/Applicant:** Divino Cicero Borges De Oliveira  
**Location:** 2525 Market Ave  
**Parcel Numbers:** 411-130-032  
**General Plan Designation:** Low Density Residential  
**Zoning District:** R-1 Single Family Residential District

#### **Surrounding Zoning and Land Uses:**

North: R-1 Single Family Residential District  
South: R-1 Single Family Residential District  
East: R-1 Single Family Residential District  
West: R-1 Single Family Residential District

### **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt under the California Environmental Quality Act, Section 15303: New Construction, Class C (a) one single-family residence.

### **PUBLIC HEARING NOTICE**

Notices were mailed to owners of properties within a 300-foot radius of the site. The notices were mailed on Wednesday, January 6, 2016. In addition, a Public Hearing Notice was published in the West County Times newspaper on Tuesday, January 5, 2016.



SOURCE: GOOGLE MAPS

### **SITE AND PROJECT DESCRIPTION**

The applicant is requesting the approval of a Use Permit for one garage and one driveway parking space, a determination on adequacy of second story side setbacks and Design Review to construct a new two-story residence on an existing vacant substandard lot of 3,300 square feet (30' x 110'). A single-family residence in the R-1 (Single Family Residential) Zoning District is a permitted use, per the City's Municipal Code. The applicant is requesting the Planning Commission to approve a Use Permit for one garage parking space and one uncovered parking space due to the limited width of the site, less than 50 feet, under the provisions set out in the City of San Pablo Zoning Ordinance Section 17.54.020 (E) (2).

Substandard lots proposed with two-story residential buildings must obtain Planning Commission determination that the side-yard window placement does not jeopardize the adjacent neighbor privacy (17.32.050, Table 32-C).

The Residential Design Guidelines are applied to all development in the City and is either conducted at the staff or Planning Commission level. New single family residences are a staff level approval, unless a conditional use permit is required by the Planning Commission (17.18.090).

### **GENERAL PLAN CONFORMANCE**

The applicant's proposal for constructing a new two story home is consistent with the following

General Plan Actions and Policies for the Residential District in which it is located;

***Policy LU 4.8: Neighborhood Integrity***

*The City shall promote the preservation of the integrity of existing stable residential neighborhoods.*

The applicant is proposing a new single family home in a single-family neighborhood. The proposal represents a good quality residential design, where currently a vacant lot exists.

***Policy LU 4.9: Housing Needs***

*New housing developments or rehabilitations shall incorporate quality of life issues such as household size, layout, privacy, and quality of materials that reflect the current housing and household needs of the community.*

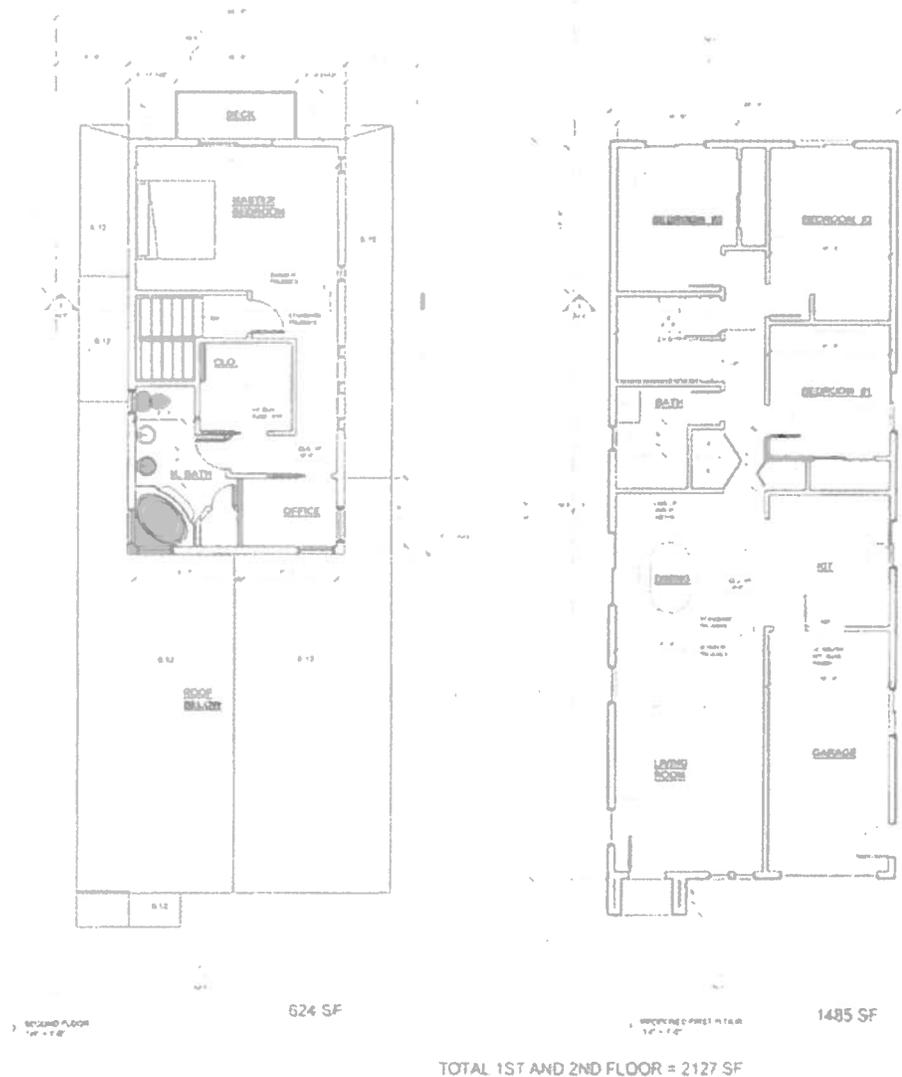
The proposal relates well with the General Plan Policy in terms of residential household size, providing over 2000 square feet of good quality residential floor space. The accommodation is laid out in an appropriate manner with generous living areas and large bedrooms, all with good levels of natural light. The proposal maintains sufficient levels of privacy to surrounding residential properties, and ensures privacy to the proposed residential single family home is also provided. The proposed materials are appropriate to the building and its surroundings.

**ZONING CONFORMANCE**

**Summary of Zoning Ordinance Development standards, Chapter 17.32 of the San Pablo Municipal Code:**

<b>DEVELOPMENT STANDARDS FOR R-1 ZONING DISTRICT</b>			
<b>Standards</b>	<b>Zoning Ordinance Requires</b>	<b>Proposed Project</b>	<b>Complies?</b>
Front yard setbacks	20 feet	20 feet	Yes
Rear yard setbacks	15 feet minimum	20 feet	Yes
First Floor Side setbacks	3 feet minimum	3 feet	Yes
Second Floor Side setbacks	Total (both sides) of 12 feet, with no side being less than 5 feet	6 feet	Yes
Height limits	27 feet maximum	22'-4 1/16"	Yes
Lot coverage	45% maximum	44.84%	Yes

The proposed structure will meet the setback requirements, height limits and lot coverage standards.



*First and Second Floor Plans*

**USE PERMIT**

Staff has reviewed the Use Permit application for one space in a garage located in the front half of the lot and one uncovered space in the driveway and finds it appropriate. Provisions exist for a lower number of enclosed parking spaces on lots of less than 50 feet.

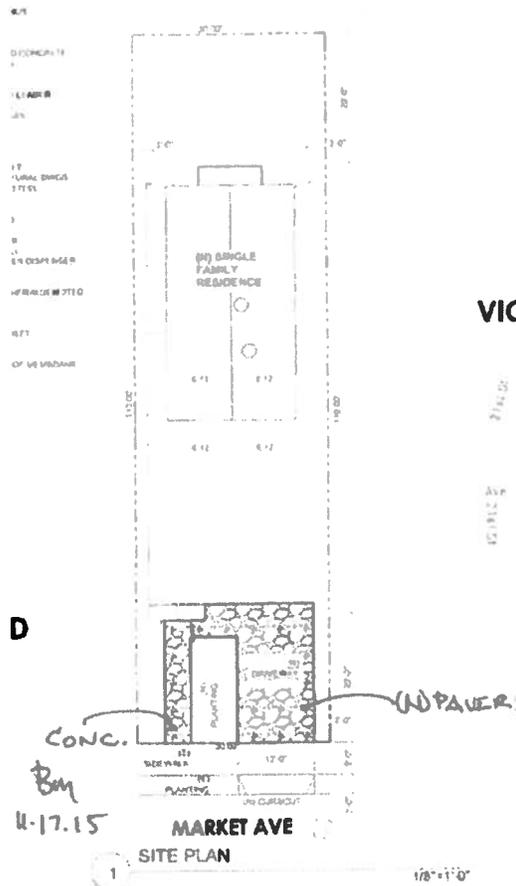
**Parking Standards for Dwellings-Single Family:**

The property is in an R-1 District and is 30 feet wide, the relevant section of the Zoning Ordinance is as follows:

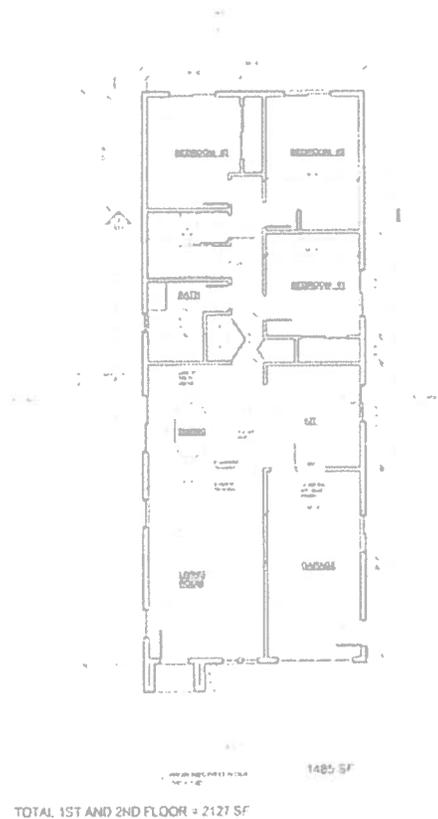
*Section 17.54.020 (E) (2) Parking and Loading for Dwellings-Single Family:*

*“For single-family dwellings located on a lot with a width of less than 50 feet, two (2) enclosed spaces are required. Alternatively, subject to approval by a use permit, one (1) space in a garage located in the front half of the lot and one (1) uncovered space in the driveway may be provided.”*

The proposed covered garage parking space attached to the main home and in the front half of the lot in addition to one uncovered space in the driveway is appropriate and is subject to approval by the Planning Commission of a Use Permit. The proposed design results in the front facing elevation not being completely dominated by a garage door, but instead has an entry door, front facing window, and single garage door which is more pleasing and compatible with the existing residential homes in the neighborhood.



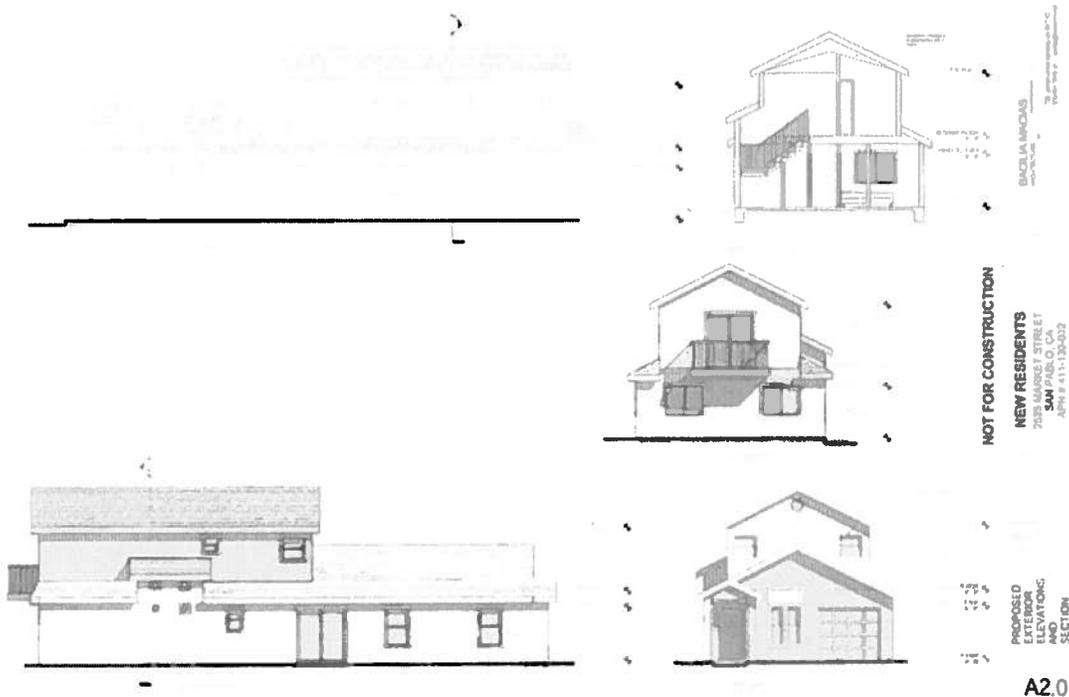
VIC



Annotated site plans showing parking

**SECOND FLOOR SIDE YARD WINDOW PLACEMENT**

Substandard lots proposed with two-story residential buildings must obtain Planning Commission determination that the side-yard window placement does not jeopardize the adjacent neighbor privacy (17.32.050, table 32-C). For two story houses, the Residential Design Guidelines state that second floor side yard windows should not intrude on the privacy of neighbors. The location of the proposed windows in relation to the existing neighboring windows would not allow direct views into properties on either side of the application site (see attached site photos). At second floor level the restricted size of side windows, and the angle between proposed windows and neighboring property windows further reduces any potential loss of privacy. Proposed windows serve either circulation space or areas of low intensity use.



*Side Elevations Showing Windows*

**DESIGN REVIEW**

Overall the proposal conforms to the general intent of the Residential Design Guidelines which encourage street facing entry doors for residences and minimal garage door sizes. The applicant proposes a floor plan that includes a living room, dining room, bath, kitchen, and three bedrooms on the first floor. In addition, a master bedroom, master bath, closet, and office are proposed on the second floor. The exterior elevations include a good quality design that incorporates stucco finishes, asphalt roofing and exterior wainscot materials. The exterior will consist of complementary colors at both first floor and second floor. The applicant is also proposing a paver driveway and a concrete walkway to the front entrance of the structure. The garage door is 8 feet wide, lessens its visual impact. The front porch denotes the properties entry at an appropriate human scale.

The proposal presents a residential impression that is complementary with the character of the neighborhood by coinciding with the mixture of one and two story homes. The properties in the neighborhood are developed with both single and double story residences. Constructing a new two story single-family house is in keeping with the character of adjacent residential land uses and complies with the adopted City of San Pablo design guidelines.

**CONCLUSION**

The proposal meet the requirements of the Zoning Ordinance for development standards particularly in regards to setbacks, height limits and lot coverage. Parking is also in conformance with the Zoning Ordinance and is designed in the recommended approach to the extent that Staff recommends approval of the Use Permit. The design is consistent with the requirements of the Residential Design Guidelines and as such Staff

recommends approval of the Design Permit.

**ATTACHMENTS**

- A) Resolution 16-02
- B) Letter of Explanation, dated October 15, 2015
- C) Site Photos
- D) Material Board, dated October 15, 2015
- E) Description of Second Story Windows, dated November 17, 2015
- F) Site Plan, Floor Plans, and Exterior Elevations



**RESOLUTION 16-02**

**A**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO APPROVING A USE PERMIT FOR SINGLE CAR GARAGE AND DRIVEWAY SPACE, SECOND STORY SIDE YARD WINDOWS AND ADEQUACY OF PRIVACY AND DESIGN REVIEW FOR A NEW SINGLE FAMILY UNIT LOCATED AT 2525 MARKET AVE (APN 411-130-032).**

**WHEREAS**, Zoning Code section 17.18.090 requires design review for new single family residences by the Planning Commission if a use permit is required for another action; and,

**WHEREAS**, the Planning Commission may grant a Use Permit making findings that the establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and,

**WHEREAS**, the proposed project is exempt under the California Environmental Quality Act, Section 15303: New Construction, Class C (a) one single-family residence.

**WHEREAS**, the City has adopted residential Design Guidelines pursuant to Title 17, Appendix A; and,

**WHEREAS**, single family homes on substandard single family residential lots of a width of less than 50 feet may provide one parking space in a garage and one in front of the garage on the front half of the lot subject to Planning Commission use permit approval; and,

**WHEREAS**, a public notice hearing has been given by mail to the applicant, local affected agencies, and to all property owners within 300 feet of the subject property, and has been published in the West County Times in accordance with the requirements of Government Code Section 65091.

**NOW, THEREFORE BE IT RESOLVED** that the Planning Commission of the City of San Pablo has reviewed the proposed project and approves the Use Permit and Design Review, based on the following findings:

- A. That the granting of this Use Permit for a single car garage and driveway space will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicants and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

- B. That the subject property is within the Single Family Residential Zoning District and is consistent with the applicable development standards.
- C. That the project fulfills the design standards of the Single Family Residential Design Guidelines.
- D. That project meets policies established in the General Plan and Housing Element regarding providing additional housing to meet community needs.
- E. That public notice of the hearing has been given by mail to the applicants, local affected agencies, all property owners within 300 feet of the subject property, and has been published in the West County Times, in accordance with the requirements of Government Code Section 65905.
- F. The second story side yard window placement and size make it so privacy on adjacent single family home sites can be maintained.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of San Pablo hereby approves PLAN 1511-0004 for a Design Review and Use Permit with the following Conditions of Approval.

1. Minor modifications to this Use Permit may be granted by the Zoning Administrator, if the proposed changes generally comply with the intent of the Use Permit.
2. The Use Permit shall become null and void within one year of the Planning Commission's effective date of approval unless a building permit has been issued and normal construction progress has been made.
3. Obtain all necessary City of San Pablo Building & Public Works permits, and outside agency permits for storm water plan, water, waste, and fire for any work.
4. Plans submitted for building permits and all subsequent construction shall be in substantial compliance with plans prepared by Bacilia Macias Architecture, dated October 15, 2015, consisting of Site Plan, Floor Plan and Elevations, including submitted exterior colors and design.
5. Any relocation of utilities as a result of this approval shall be the responsibility of the property owner.
6. Construction activity shall be limited between the hours of 7:00 A.M and 6:00 P.M Monday through Friday and from 9:00 A.M to 5:00 P.M on Saturday. Construction is not permitted on Sundays.
7. The property shall be free of all debris. All scrap materials shall be stored in a container and shall be removed regularly.
8. All plant materials shall be consistent with the Landscaping Section 17.48 of San Pablo Municipal Code. The landscaping and irrigation shall be planted and operable prior to final occupancy.

9. Applicant shall comply with all requirements of the City of San Pablo Municipal Code.
10. Any conditions required by the Planning Commission which call for a modification or any change to the site plan shall be shown on the final plans prior to any submittal for a building permit. No building permit will be issued unless the site plan meets the requirements stipulated by the Planning Commission and the standards of the City.
11. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
12. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge any land use approval or environmental review for the Project. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
13. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way.

**BE IT FURTHER RESOLVED** that the foregoing recitations are true and correct, and are included herein by reference as findings.

\*\*\*\*\*

Adopted this 20<sup>th</sup> day of January, 2016, by the following vote:

AYES:            COMMISSIONERS:  
 NOES:            COMMISSIONERS:  
 ABSENT:        COMMISSIONERS:  
 ABSTAIN:       COMMISSIONERS:

ATTEST:

APPROVED:

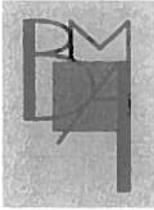
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Michele Rodriguez  
 Secretary

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Rita Xavier  
 Chairperson





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## Letter of Explanation

**Date:** October 15, 2015

**Project Name:** New residence 2525 Market Ave., San Pablo

This letter is to request that the new residence being proposed on the vacant lot at 2525 Market Ave have the following features:

1. **A partial second story-** The home we are proposing will fit the scale of the surrounding homes. Since we are only proposing a partial second floor, the scale the will appear appropriate . The partial second floor sits towards the rear of the first floor. Windows on the first floor are concentrated to the front and the rear. The Owner was very conscience of the privacy of the adjacent lots.
  
2. **A tandem parking layout, one covered and one uncovered-** We feel this is appropriate for the size of the residence and the lot.

Please feel free to contact me with any questions regarding this project.

Sincerely,

*Bacilia Macias*  
*Architect*

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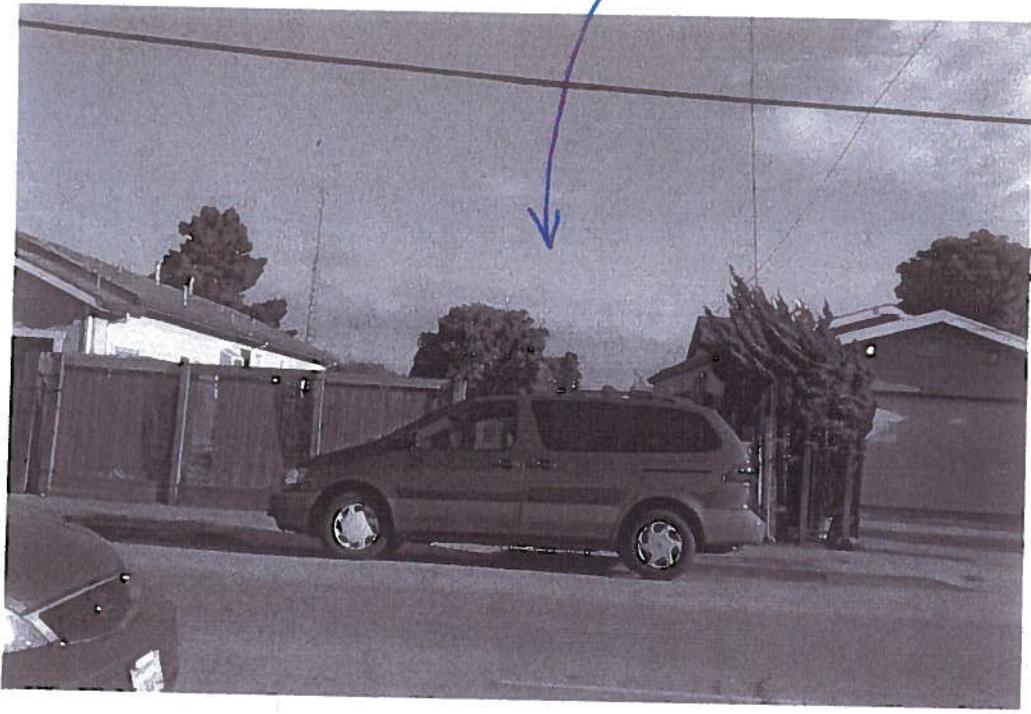
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2525 MARKET

Project site  
2525 MARKET

C

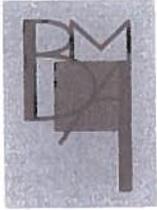


2527  
Market Ave



Project site  
(Tree no longer on site)





MATERIAL BOARD

Date: October 15, 2015

Project Name: New residence 2525 Market Ave., San Pablo

Exterior wall finish: Stucco

Exterior window/door trim , belly band:

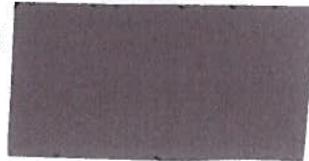
Foam with smooth stucco finish . Color: BEHR Off white(73)

Exterior paint colors:

2<sup>ND</sup> floor: Ralph Lauren River Rock



1<sup>ST</sup> . floor: Ralph Lauren Somerset Moss



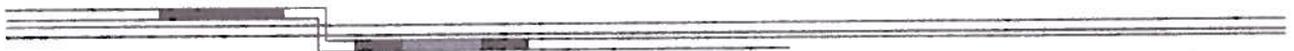
WAINCOT  
@ 1<sup>ST</sup>  
FLOOR  
+ 36"  
@ Front  
Elevation  
ONLY



Please feel free to contact me with any questions regarding this project.

Sincerely,

Bacilia Macias  
Architect







## DESCRIPTION OF SECOND STORY WINDOWS

Date: NOVEMBER 17, 2015

Project Name: New residence 2525 Market Ave., San Pablo

1. MASTER BEDROOM - LARGE SLIDING GLASS DOOR TOWARDS REAR - 6 FT X 6'-8"
  - 2 SINGLE-HUNG WINDOWS TOWARD SOUTH-EASTERN SIDE, CLEAR GLAZING 1 FT X 4 FT
2. HALL LEADING TO FRONT OF ARE 3 - FIXED 12" SQ, CLEAR GLAZING 5 FT ABOVE FLOOR FINISH
3. OFFICE - 2 - SINGLE HUNG, CLEAR GLAZING 36" SQ.
4. MASTER BATH - 2 SINGLE - HUNG, ~~CLEAR~~ <sup>OBSCURED</sup> GLAZING 36" SQ

Sincerely,

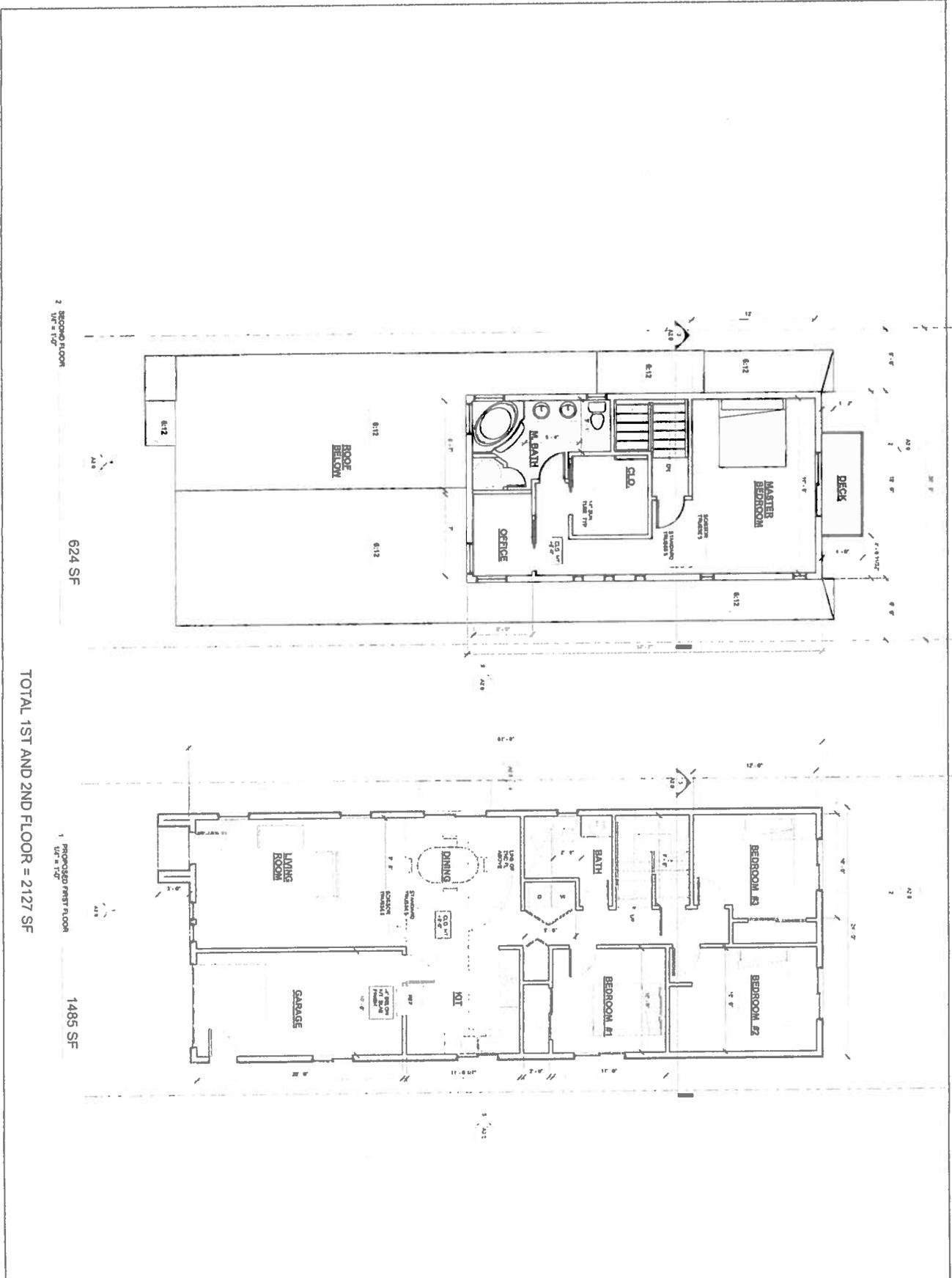
Bacilia Macias  
Architect

FRONT  
Elevation  
ONLY









2 SECOND FLOOR  
1/8" = 1'-0"

624 SF

TOTAL 1ST AND 2ND FLOOR = 2127 SF

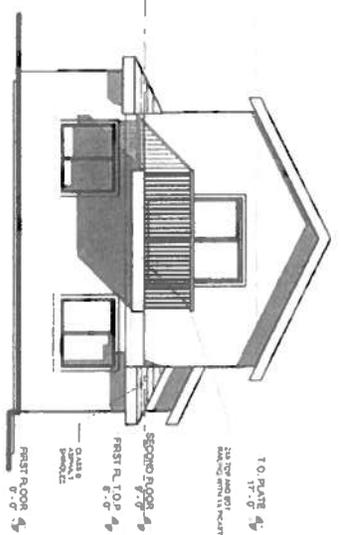
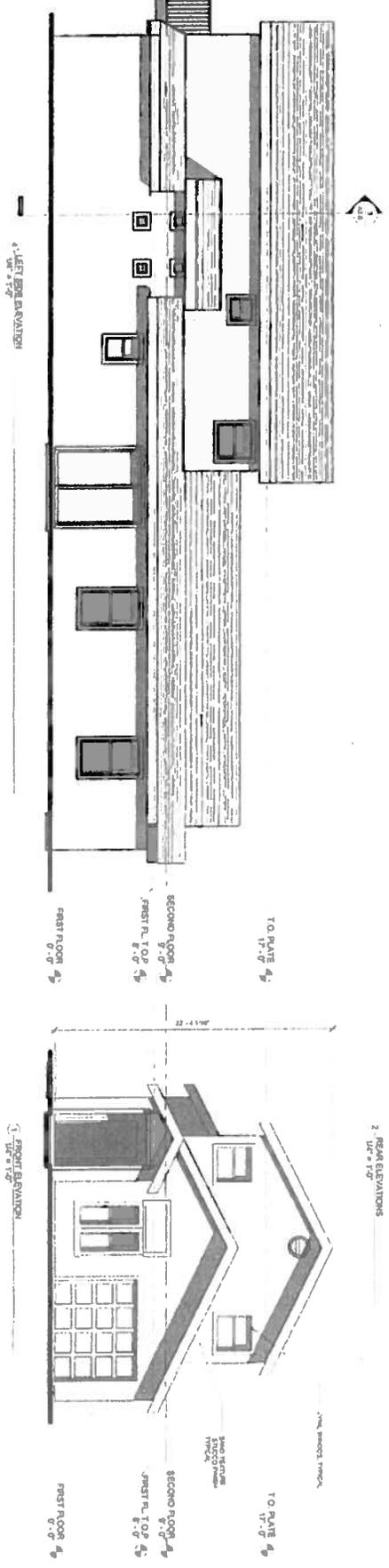
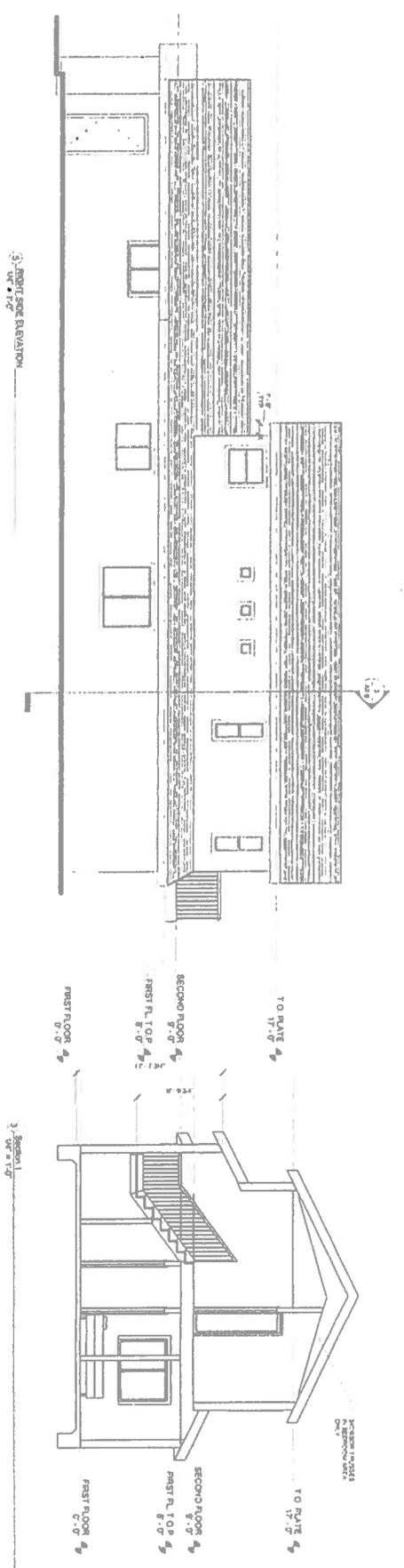
1 PROPOSED FIRST FLOOR  
1/8" = 1'-0"

1885 SF

**NOT FOR CONSTRUCTION**

<h1>A1.0</h1>	<p><b>PROPOSED FLOOR PLANS</b></p>	<p><b>NEW RESIDENTS</b> 2525 MARKET STREET SAN PABLO, CA APN # 411-130-032</p>		<p><b>BACILIA MACIAS</b> ARCHITECTURE</p> <p>731 glenn street Berkeley CA 94710 510.091.7910 jh bacilia@2112arch.com</p>
	<p>DESIGNER: DATE</p> <p>DRAWN BY: DATE</p> <p>DATE: 10.11.15</p>			





NOT FOR CONSTRUCTION

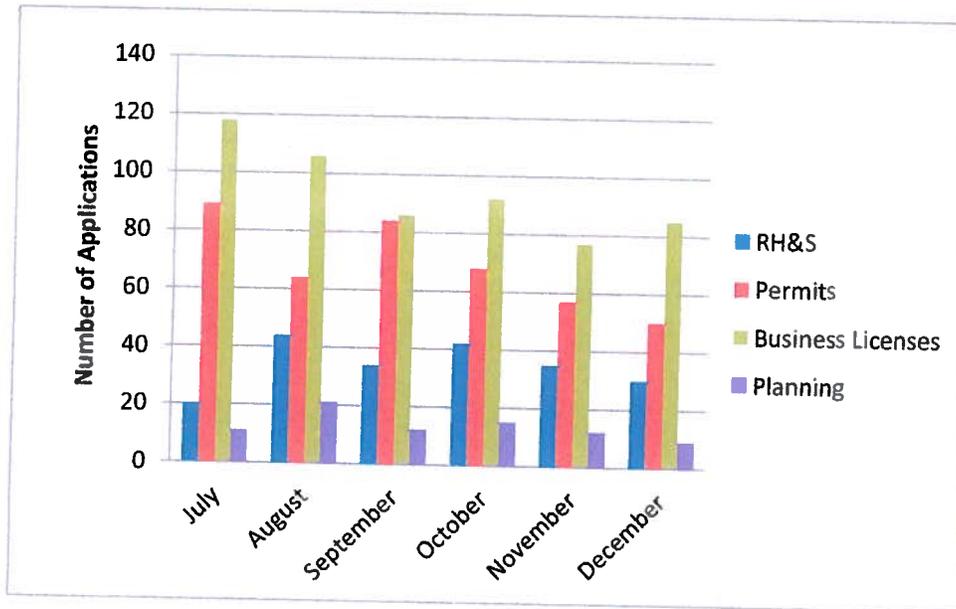
<p><b>A2.0</b></p>	<p><b>PROPOSED EXTERIOR ELEVATIONS AND SECTION</b></p>		<p><b>NEW RESIDENTS</b>          2525 MARKET STREET          SAN PABLO, CA          APN # 411-130-032</p>		<p><b>BACILIA MACIAS</b>          ARCHITECTURE</p>
	<p>REVISION: 04</p>	<p>DATE: 01.14.15</p>			<p>732 (415) 454-1010 or (415) 411-5115          bacilia@bacilia.com</p>





**DEVELOPMENT SERVICES**

**Statistical Data**



**Applications Received: Residential Health & Safety, Building Permits, Business Licenses & Community Planning (July 2015 – December 2015)**

**YTD Total Applications Received - 1261      YTD Total Fees Collected - \$387,648.76**

**Residential Health & Safety Program December summary:**

- Total fees collected - \$9,154.00
- o SF/Resales: \$956.00
- o SF/Rentals: \$3,107.00
- o MF Resales/Rentals: \$5,091.00
- o Total Certificates of Compliance issued – 25
- o Customer Counter Assistance – 26

**Building Permit December summary:**

- Total fees collected \$14,428.07
- o Building Permits: \$6,255.96
- o Electrical Permits: \$1,047.36
- o Plumbing permits: \$1,362.42
- o Mechanical permits: \$802.27
- o Boarding permits: \$0
- o Demolition permits: \$0
- o Plancheck fees: \$4,960.06
- o Total Permits finalized – 52
- o Fee Estimates provided: 2
- o Customer Counter Assistance - 95
- o Public Records Request: 45



3. Administration, Development Services, and Consultant pre-design meeting on the new Public Library building.
4. Marijuana ordinance before the City Council Land Use Subcommittee and the Planning Commission.
5. Completed Planning Aide position evaluation meeting, and job description review.
6. CEQA guidance to Public Works regarding citywide maintenance activities.
7. Conflict of Interest 500' map of Planning Commission addresses.
8. Development Services coordinated meeting with YMCA, Police and Public Works regarding parking complaint and corrective action.
9. Bicycle and Pedestrian Master Plan review of grant requirements and deadlines.
10. Planning Commission meeting: Creekview Terrace, and Medical Marijuana.
11. Zoning Ordinance codification meeting #2.
12. Planning Commission and City Council legal notice (newspaper and 300') on 2000 Vale Road general plan and specific plan amendment. Planning Commission staff report, resolution, and ordinance completed.
13. Plan Bay Area update presentation scheduled before City Council.
14. Targeted Industries Study completed, meeting scheduled with SPEDC, Asst. City Manager for Economic Development on next steps.

#### **Building:**

1. Initiate an update to the RH&S Ordinance.
2. 4Leaf, Inc. Building Official goodbye party, interview new Building Official.
3. Residential Health and Safety clerk resignation, application review of Admin. Clerk, interviews and selection.

#### **Department:**

1. Fee Study consultant meeting and additional research initiated.
2. Employee evaluations: Mayra and John
3. All Staff Meeting.
4. Modification of Business License application underway.

#### **Citywide:**

1. ATP Survey complete.
2. Recommend to ELG modifying the monthly statistics to tell a story.
3. Bay Area Planning Director Chair election.
4. Recommendation to Employee of the Month.
5. Records Retention meeting attendance.
6. City Council Monthly Report.
7. City Manager "If I could change one thing".
8. City of Pinole Permit Technician interviews assistance.

