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## AGENDA

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**CITY OF SAN PABLO  
PLANNING COMMISSION MEETING AGENDA  
Tuesday, September 20, 2016**

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

Planning Commissioners  
David Alvarado, Chairperson  
Yuhong Shi, Vice Chair  
Rita Xavier  
Cheremay Sutton  
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.**

None.

7. **PUBLIC HEARINGS.**

- A. **PLAN1608-0003:** Conditional Use Permit to allow for a mobile vending use in the parking lot at 1503 Rumrill Boulevard, San Pablo, CA (APN 410-012-009). The proposed taco truck will be located on a portion of the site at 1503 Rumrill Boulevard, and will operate from 9am – 9pm, Monday through Saturday, and will have three employees. 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 15183, 15300.2, and 15332.

**RECOMMENDATION: Continue the item to the next Planning Commission meeting at the request of the applicant.**

- B. PLAN1607-0016:** Conditional Use Permit to allow tandem parking at 1736 Emeric Avenue, San Pablo, CA (410-152-032). A new one-car enclosed garage parking space will be constructed, and one uncovered parking space will exist behind the one-car garage, on a lot that is 30 feet in width. 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 15183, 15301, and 15332.

**RECOMMENDATION: Adopt Resolution 16-10 approving Conditional Use Permit application Plan1607-0016.**

- C. PLAN1608-0030:** Consideration of a finding of General Plan conformity for the acquisition of three parcels by the City of San Pablo, as required under Government Code section 65402. This is a city initiated project. The parcels are identified as 1400 Rumrill Boulevard, APN 410-021-021 (0.58 acres), APN 410-021-026 (0.12 acres), and APN 410-021-028 (1.33 acres). The proposed findings have been determined to be exempt from the provisions of CEQA, in accordance with CEQA guidelines 15061(b)(3), no potential for causing a significant effect on the environment.

**RECOMMENDATION: Adopt Resolution 16-06 making a finding of General Plan conformity for the acquisition of three parcels by the City of San Pablo.**

- D. PLAN1609-0002:** Consideration of a finding of General Plan conformity for the acquisition and disposition of two parcels by the City of San Pablo, as required under Government Code section 65402. This is a city initiated project. The parcels are identified as APN 411-100-028 (1800 23<sup>rd</sup> Street, 0.48 acres) and APN 411-100-021 (1821 Powell Street, 0.09 acres). The proposed findings have been determined to be exempt from the provisions of CEQA, in accordance with CEQA guidelines 15061 (b)(3), no potential for causing a significant effect on the environment.

**RECOMMENDATION: Adopt Resolution 16-07 making a finding of General Plan conformity for the acquisition of two parcels by the City of San Pablo.**

- E. PLAN1609-0003:** Consideration of a finding of General Plan conformity for the acquisition of a parcel by the City of San Pablo, as required under Government Code section 65402. This is a city initiated project. The parcel is identified as APN 411-350-026 (13928 San Pablo Avenue, 0.60 acres). The proposed finding has been determined to be exempt from the provisions of CEQA, in accordance with CEQA guidelines 15061 (b)(3), no potential for causing a significant effect on the environment.

**RECOMMENDATION: Adopt Resolution 16-08 making a finding of General Plan conformity for the acquisition of a parcel by the City of San Pablo.**

8. **NEW BUSINESS:**

- **Public Hearing Procedures**
  - A. **Steps of Public Hearings.**
  - B. *Ex Parte* **Communications and Site Visits.**
  - C. **Testimony and Evidence.**
  - D. **Decision.**
- **New California Unified Building Codes**

9. **OLD BUSINESS:**

- **Development Services Monthly Report.**
- **Update on City Hall Site**
- **Update on Library Building**

10. **ADJOURNMENT.**

**(Next scheduled meeting of the Planning Commission will be held on Tuesday, October 18<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  
*City of New Directions*



To: Planning Commission  
From: Elizabeth Dunn, AICP, Assistant Planner  
Date: September 14, 2016  
Re: 1503 Rumrill Avenue, PLAN1608-0003 Mobile Food Vending, Planning  
Commission Agenda Item 7.A.

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The applicant for the proposed mobile food vending truck at 1503 Rumrill Boulevard has requested a continuance to the October 18, 2016 Planning Commission meeting. There is an issue that needs to be finalized before this application can be heard by the Commission.

## **Planning Commission Staff Report**

**PREPARED BY:** Elizabeth Dunn, AICP, Assistant Planner

**DATE:** September 20, 2016

**SUBJECT:** **TO CONSIDER A USE PERMIT FOR TANDEM PARKING TO ALLOW ONE ENCLOSED GARAGE PARKING SPACE AND ONE UNCOVERED PARKING SPACE IN THE DRIVEWAY ON A PARCEL THAT IS DEVELOPED WITH AN EXISTING SINGLE STORY RESIDENCE AT 1736 EMERIC AVENUE, APN 410-152-032**

### **STAFF RECOMMENDATION**

Approve Use Permit PLAN1607-0016 with the findings and conditions of approval.

### **BACKGROUND**

Applicant and Property Owner: Jose Jimenez

Authorized Agent: Brenda Munoz

Location: 1736 Emeric Avenue

Assessor Parcel Number: 410-152-032

General Plan Designation: Low Density Residential.

Zoning District: R-1 (Single Family Residential) District

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

North: R-1 District; Single-Family Residence

South: R-1 District; Single-Family Residence

East: R-1 District; Single-Family Residence

West: R-1 District; Single-Family Residence

### **Environmental Documentation:**

The proposed project has been determined to be categorically exempt from the provisions of CEQA, in accordance with CEQA Guidelines pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning; 15301(e), Class 1, Existing Facilities, as an addition to the existing structure is less than 2,500 square feet; and Section 15332, Infill Projects.

### **PUBLIC HEARING NOTICE**

Public notice of the hearing has been given by mail to the applicant, and local affected agencies, 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, September 7, 2016. In addition, a public hearing notice was published in the East Bay Times newspaper on Saturday, September 10, 2016.

### **SITE LOCATION/PROJECT BACKGROUND**

The applicant is requesting a Conditional Use Permit approval for tandem parking on a lot that has an existing single family residence. The lot is 30 feet wide, and 112.5 feet in length, and does not have any structure or facility for storage of an automobile. Section 17.54.020E(2), Residential off-street parking requirements, of the City of San Pablo Zoning Code requires two enclosed parking spaces. However, language in this section allows for tandem parking - one parking space in a garage located in the front half of the lot and one uncovered space in the driveway - may be provided on lots of less than 50 feet in width with an approved Use Permit.

The applicant is proposing a minor residential addition to the existing residence, which is 634 square feet, and consists of a kitchen, dining room, living room, and one bedroom and bathroom. The addition consists of the new single-car garage, new family room with a full bathroom, and an uncovered porch at the rear of the property. The residential addition is a decision that Development Services Department staff are authorized to make; the decision on the Use Permit for tandem parking is the authority of the Planning Commission to determine.

### **GENERAL PLAN CONFORMANCE**

The proposal to create tandem parking is consistent with the following General Plan Guiding Policies for the Residential District in which it is located:

#### ***Policy LU-G-4: Protect and enhance quality of life in the City's residential neighborhoods***

The applicant is proposing an addition to an existing single-family residence. The proposed addition adheres to the development setbacks for the R-1 zoning district. As no garage exists on the property, the property owner is proposing tandem parking, where one garage space and one driveway space will be available for off-street parking. Given the width of the lot, which is 30 feet, the request for a one car garage is appropriate and will allow for a quality residential design that will not impact the existing residential neighborhood.

### **ZONING CONFORMANCE**

The property is zoned R-1, Low Density Residential, and is 30 feet wide. As state above, *Section 17.54.060 (E) (6), Residential off-street parking requirements* has the following language regarding attached and detached single family dwellings:

*“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 project adheres to the setbacks for the R-1 Zoning District as illustrated in the table below:

**Summary of Zoning Ordinance Development standards:**

| <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                  | 18 feet                                  | Yes              |
| Side yard setbacks                                   | 3 feet minimum                   | 3 feet on each side for new construction | Yes              |
| Height limits  | 27 feet maximum                  | 13'-1"                                   | Yes              |
| Lot coverage   | 45% maximum                      | 44.84%                                   | Yes              |

**USE PERMIT AND ANALYSIS**

Through the Use Permit process, the Planning Commission is given an opportunity to review uses with this classification, impose conditions of approval, approve or deny such proposals, and set terms for revocation of uses. In approving the Use Permit for tandem parking, the Planning Commission shall make a finding that the establishment, maintenance, or operation of the Use applied for 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.

The subject lot is non-conforming as it relates to the square footage and width for lots in the R-1 zoning district, which is 5,000 square feet for an interior lot and 50 feet wide. No enclosed off-street parking space exists on the lot, and one garage space is being created in order to comply with the residential parking requirements as a result of the addition to the residence. There is sufficient space in front of the proposed garage to park one car in the driveway area. The residential additional and new one-car garage will fit into the fabric of the neighborhood design, where other lots of this size have been developed with one-car garages.

**FINDINGS**

In order to grant this Use Permit, after the conclusion of the public hearing, the Planning Commission shall make a finding of facts showing that the following conditions exist:

- A. The proposed project has been determined to be categorically exempt from the provisions of CEQA, in accordance with CEQA Guidelines pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning; 15301(e), Class 1, Existing Facilities, as an addition to the existing structure is less than 2,500 square feet; and Section 15332, Infill Projects.
- B. Public notice of 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 East Bay Times in accordance with the requirements of Government

Code section 65905.

- C. That the establishment, maintenance or operation of the use of the building applied for 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 the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city because the property is zoned R-1 (single family residential) and an addition to the existing single family residential home is proposed; and as conditioned, one parking space will be established in an enclosed garage and one in the driveway, which meets the off street parking requirements in the R-1 Zoning District while minimizing the auto orientated image of garage doors facing the street.

### **CONCLUSION**

The purpose of the parking regulations is to prescribe minimum standards for parking and loading to ensure the attractiveness of residential areas and the adequacy of parking. These regulations are meant to maintain the economic value of the community and enhance the surrounding property values. The City of San Pablo Zoning Code requires a minimum lot size of 5,000 square feet and a minimum width of 50 feet in the R-1 District - the subject site is 3,375 square feet and 30 feet wide. Given that this lot is almost half the square footage and width of a regular sized lot, staff finds that it is appropriate for tandem parking to be created at this site, and allow a one car enclosed garage, and the other required parking space to be provided in the driveway. Based upon the proposal and the analysis above, staff believes the necessary finding for the Use Permit for tandem parking can be met.

### **ATTACHMENTS**

- A. Resolution 16-10
- B. Proposed Site Plan with Building Plans and Elevations
- C. Public Notice

**RESOLUTION 16-10****RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO RECOMMENDING APPROVAL OF A USE PERMIT FOR TANDEM PARKING TO ALLOW ONE ENCLOSED GARAGE PARKING SPACE AND ONE UNCOVERED PARKING SPACE IN THE DRIVEWAY ON A PARCEL THAT IS DEVELOPED WITH AN EXISTING SINGLE STORY RESIDENCE AT 1736 EMERIC AVENUE, APN 410-152-032**

**WHEREAS**, Zoning Code section 17.20.040 requires a Conditional Use Permit for tandem parking to allow one garage space and one uncovered parking space on a parcel that is less than 50 feet in width; and

**WHEREAS**, the parcel at 1736 Emeric Avenue, APN 410-152-032, is developed with a small single family residence of 634 square feet, and the lot is 30 feet in width; and

**WHEREAS**, the applicant is proposing a minor residential addition to the existing residence, which consists of the new single-car enclosed garage, new family room with a full bathroom, and an uncovered porch at the rear of the property. The residential addition is a decision that Development Services Department staff are authorized to make; the decision on the Use Permit for tandem parking is the authority of the Planning Commission to determine; and

**WHEREAS**, the proposed residential addition and tandem parking adheres to Policy LU-G-4 in the Land Use and Physical Design Chapter of the City of San Pablo General Plan, to “Protect and enhance quality of life in the City’s residential neighborhoods”, and to the development standards for the R-1, Low Density Residential zoning district; and

**WHEREAS**, in order to approve a Use Permit for tandem parking, the Planning Commission shall make 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**, pursuant to the California Environmental Quality Act, the proposed project has been determined to be categorically exempt from the provisions of CEQA, in accordance with CEQA Guidelines and pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning; Section 15301(e), Class 1, Existing Facilities, as an addition to the existing structure is less than 2,500 square feet; and Section 15332, Infill Projects; and

**WHEREAS**, staff has found the proposed residential addition to be consistent with the Residential Design Guidelines; 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 East Bay 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 this proposal for tandem parking, based on the following findings:

- A. That the granting of this Use Permit 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.

*The applicant is proposing an addition to an existing single-family residence. The proposed addition adheres to the development setbacks for the R-1 zoning district. As no garage exists on the property, the property owner is proposing tandem parking, where one enclosed garage space and one driveway space will be available for off-street parking. Given the width of the lot, which is 30 feet, the request for a one car garage is appropriate and will allow for a quality residential design that will not impact the existing residential neighborhood.*

- B. The subject property is within the Single Family Residential Zoning District and is consistent with the applicable development standards.

*The proposed residential addition adheres to the development standards for the R-1, Low Density Residential, zoning district.*

- C. Policies established in the Land Use and Physical Design Chapter of the General Plan address the quality of life in residential neighborhoods.

*The proposed residential addition and tandem parking adheres to Policy LU-G-4 in the Land Use and Physical Design Chapter of the City of San Pablo General Plan, to "Protect and enhance quality of life in the City's residential neighborhoods".*

- D. The proposed project fulfills the design standards of the Single Family Residential recommendations.

*The design of the garage complements the design of the existing residence. The family room addition will be behind the residence and will reflect the style of the residence.*

- E. 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 East Bay 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, September 7, 2016. In addition, a public hearing notice was published in the East Bay Times newspaper on Saturday, September 10, 2016.*

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Pablo hereby approves this application for a Use Permit (PLAN1607-0016) for tandem parking based upon the following Conditions of Approval:

1. 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.
2. Plans submitted for building permits and all subsequent construction shall be in substantial compliance with plans prepared by Brenda Munoz, Architectural Designs, dated August 17, 2016, consisting of reduced Site Plan and Elevations marked Exhibit "A" on file with the Development Services Department, PLAN1607-0016.
3. Exterior colors and materials are approved and based on the information submitted as part of August 17, 2016 submittal to the Development Services Department staff. These colors and materials shall be identified on the plans submitted for building permit issuance.
4. Any relocation of utilities as a result of this approval shall be at no expense to the City of San Pablo.
5. Apply to the Building, Planning, and Public Works for plan check and receive building permits, final inspections, and certificate of occupancy. Obtain all necessary City of San Pablo Building permits, Public Works permits, and outside agency permits for any proposed work. All building plan check, and inspection fees shall be paid for by the project proponent.
6. The project shall conform to requirements of the Contra Costa County Fire Protection District. An approval letter shall be submitted to the City of San Pablo prior to application for a building permit.
7. 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.
8. The property shall be free of all debris. All scrap materials shall be stored in a container and shall be removed regularly.
9. Minor amendments to this Conditional Use Permit may be approved by the Zoning Administrator if it is determined the overall intent of the permit is fulfilled.
10. Comply with the City of San Pablo Building Division requirements as provided below:

- a. Building permit is required and all work must comply with the California Code of Regulations, Title 24:
    - 2013 California Building Code
    - 2013 California Residential Code
    - 2013 California Mechanical Code
    - 2013 California Electrical Code
    - 2013 California Plumbing Code
    - 2013 California Energy Code
  - b. Applicant needs to provide “As Built” foundation plans on existing building. There is a concern if the original foundation provides support to the exterior walls of the building.
  - c. Note must be placed on the plans indicating it is the owner’s responsibility to have property lines surveyed and marked prior to foundation inspection.
  - d. Plans submitted for building permit are required to address the current California codes. Some notes indicated references to out dated codes.
  - e. Plans need to include structural calculations addressing the new foundation that will properly support the additions. Also, structural details showing the connections of the new addition to the existing manufactured home are required.
11. Contractor shall call 811 before construction for the location of any underground services.
  12. The garage shall be a minimum of 20 feet in depth, and include an electric garage door opener, and the garage shall be used for motor vehicular parking only. Only a single car width driveway shall access the garage across the front yard.

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 of any such claim, action, or proceeding and cooperate fully in the defense.

13. 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.

Sanitary Sewer

- 14. A will-serve letter from the West County Wastewater District shall be submitted prior to submission for a building permit.
- 15. Comply with the conditions of the West County Wastewater District (WCWD).
- 16. WCWD approval is required prior to finalizing permit or prior to granting certificate of occupancy.

Landscaping

- 17. Landscaping and irrigation shall be part of the final design drawings (improvement plans).
- 18. California native drought tolerant, non-invasive plants or trees shall be used as much as possible. All trees shall be a minimum 15-gallon size, all shrubs shall be a minimum 5-gallon size.
- 19. An on-site inspection shall be made by the Development Services Division to determine compliance with the approved landscape plan.

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 September, 2016, by the following vote to wit:

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

ATTEST:

APPROVED:

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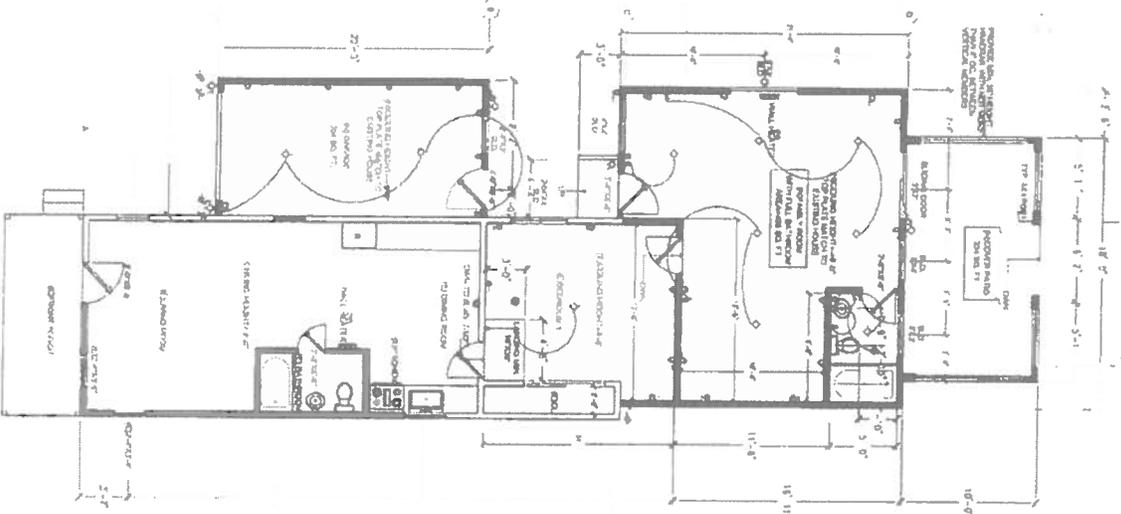
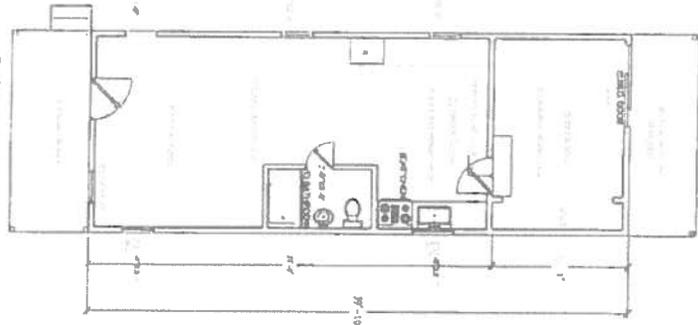
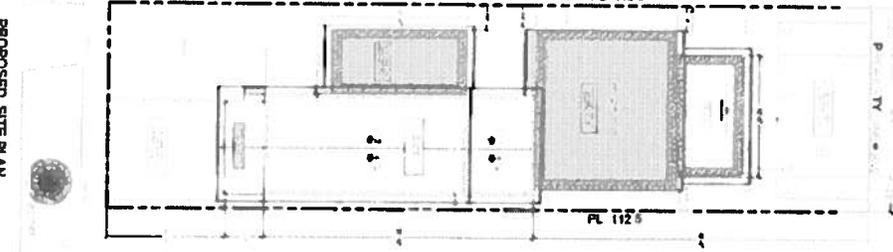
Michele Rodriguez  
Secretary

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David Alvarado  
Chairperson



# JIMENEZ RESIDENCE ONE STORY ADDITION



| LEGEND   |                               |
|----------|-------------------------------|
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PROPOSED WALLS AND DOORS ARE TO BE CONSTRUCTED USING 2" THICK CONCRETE BLOCK OR 4" THICK CMU. ALL OTHER WALLS ARE TO BE CONSTRUCTED USING 1/2" THICK GYP. BOARD. ALL DOORS ARE TO BE 2" THICK. ALL WINDOWS ARE TO BE 2" THICK. ALL FLOORS ARE TO BE 4" THICK. ALL CEILING ARE TO BE 5" THICK. ALL STAIRS ARE TO BE 4" THICK. ALL MECHANICAL ARE TO BE 4" THICK. ALL LANDSCAPE ARE TO BE 4" THICK. ALL PROPERTY LINE ARE TO BE 4" THICK.

|  |  |   |                                   |
|--|--|---|-----------------------------------|
| <p><b>PROJECT NAME:</b> SINGLE FAMILY RESIDENCE<br/> <b>REAR ADDITION</b></p> <p><b>PROJECT ADDRESS:</b> 1786 EMERIC AVE.<br/>         SAN PABLO, CA 94086</p> | <p><b>OWNER:</b> JONAS JIMENEZ<br/> <b>ADDRESS:</b> 1786 EMERIC AVE.<br/>         SAN PABLO, CA 94086<br/>         PHONE: (415) 352-1234</p> | <p><b>SCALE:</b> AS SHOWN<br/> <b>SHEET NO.:</b> A-2<br/> <b>DATE:</b> 07/16/20<br/> <b>DRAWN BY:</b> [Name]<br/> <b>CHECKED BY:</b> [Name]</p> | <p><b>REVISION:</b> BY [Name]</p> |
|--|--|---|-----------------------------------|

**A-2**  
OF SHEET 3







CITY OF SAN PABLO

*City of New Directions*

**CITY OF SAN PABLO  
NOTICE OF PUBLIC HEARING  
PLAN1607-0016 Conditional Use Permit – Tandem Parking**

As a property owner in the general vicinity of the below-described property, the following notice is presented for your information: the Planning Commission of the City of San Pablo, State of California, will hold a public hearing on the following:

**PLAN1607-0016**: Consideration of a Conditional Use Permit to allow tandem parking at 1736 Emeric Avenue, San Pablo, CA (410-152-032). A new one-car enclosed garage parking space would be constructed, and one uncovered parking space would exist behind the one-car garage, on a lot that is 30 feet in width. It has been determined that the proposed project qualifies for a CEQA Exemption as existing facilities and new construction of small structures, consistent with the provisions of CEQA Guidelines Sections 15301(e) and 15303(e).

NOTICE IS HEREBY FURTHER GIVEN that said hearing if the Planning Commission will be on Tuesday, the 20th day of September, 2016. The meeting will be held at the hour of 6:30 p.m. in the City Council Chambers located at One Alvarado Square, 13831 San Pablo Avenue, San Pablo, CA. 94806 at which time and place all persons interested may appear and be heard thereon. 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 you or someone else 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.

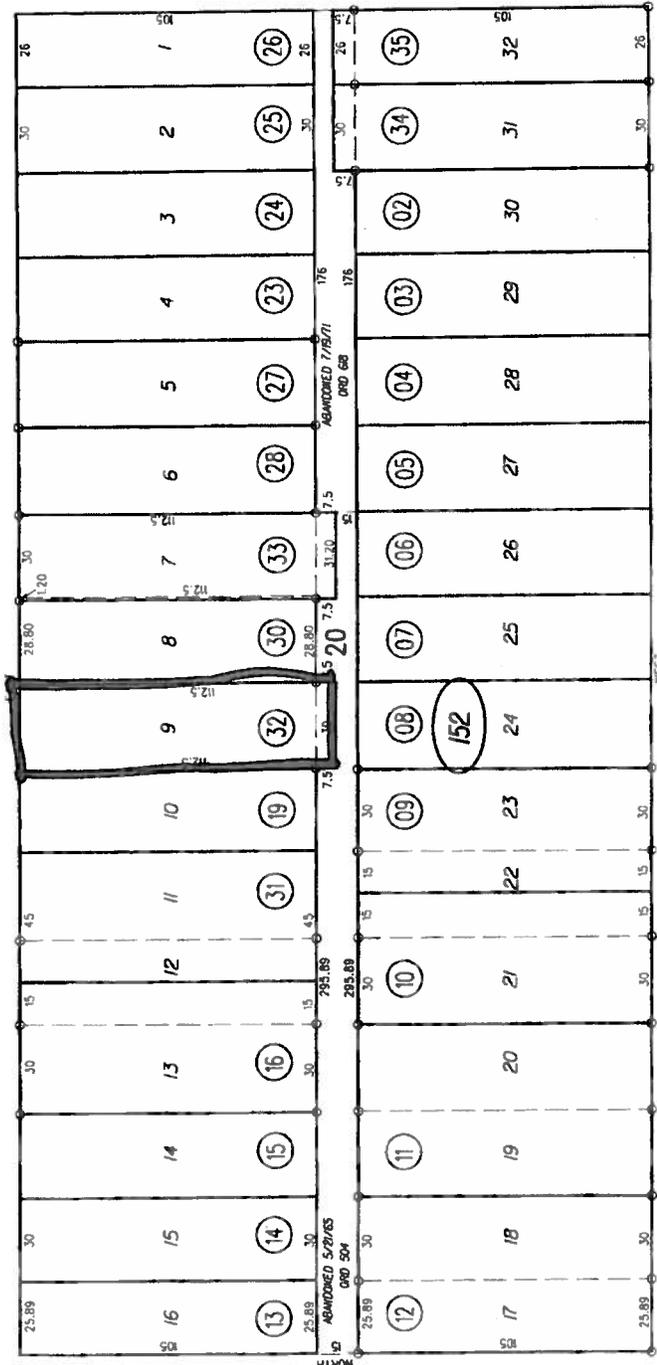
**Michele Rodriguez**  
**Development Services Director**

EMERIC SUB'N No. 2 MB 1-21

20

EMERIC

AVE.



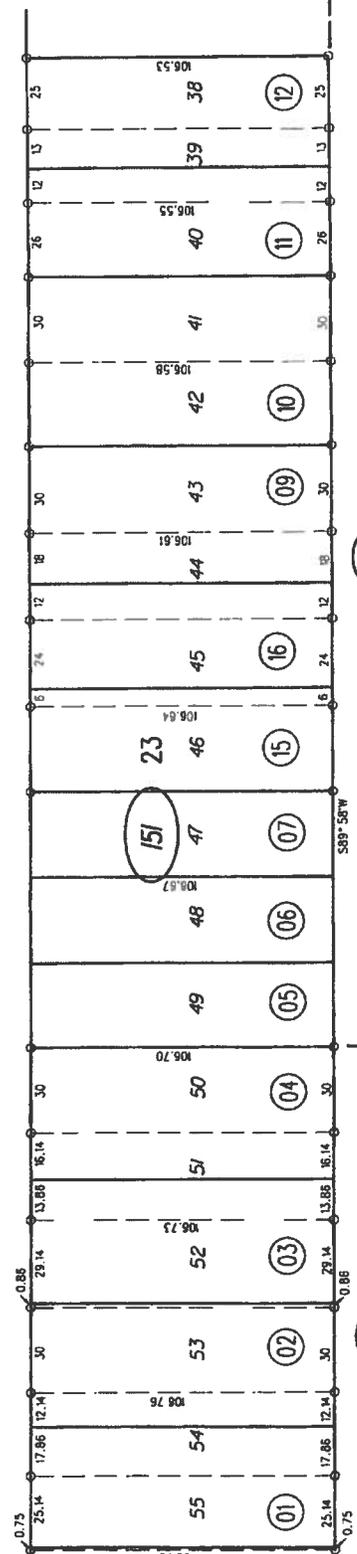
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MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION PRESENTED HEREON. ASSESSOR'S PARCELS NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

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## **Planning Commission Staff Report**

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

**DATE:** September 20, 2016

**SUBJECT: PLAN1608-0030: TO CONSIDER A FINDING OF GENERAL PLAN CONFORMITY FOR THE ACQUISITION OF THREE PARCELS BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402. THIS IS A CITY INITIATED PROJECT. THE PARCELS ARE IDENTIFIED AS APN 410-021-021 (1411 RUMRILL BLVD., 0.58 ACRES), APN 410-021-026 (0.12 ACRES), AND APN 410-021-028 (1.33 ACRES). THE PROPOSED FINDINGS HAVE BEEN DETERMINED TO BE EXEMPT FROM THE PROVISIONS OF CEQA, IN ACCORDANCE WITH CEQA GUIDELINES 15061(b)(3), NO POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

### **PROJECT TITLE AND REQUEST**

This is a City initiated project involving three adjacent parcels located generally at 1411 Rumrill Boulevard. Staff is requesting that the Planning Commission make a General Plan Conformity Finding for the acquisition of three parcels identified as APN 410-021-021, (0.58 acres), APN 410-021-026 (0.12 acres), and APN 410-021-028 (1.33 acres).

### **STAFF RECOMMENDATION**

Adopt Resolution 16-06 (Attachment A) finding that the acquisition of three parcels (APN 410-021-021, APN 410-021-026, and APN 410-021-028) located generally at 1411 Rumrill Boulevard by the City of San Pablo to be in conformance with the General Plan.

### **LOCATION AND SITE CHARACTERISTICS**

|                                  |   |
|----------------------------------|---|
| <b>Applicant:</b>                | City of San Pablo                         |
| <b>Location:</b>                 | 1411 Rumrill Boulevard                    |
| <b>Parcel Numbers:</b>           | 410-021-021, 410-021-026, and 410-021-028 |
| <b>General Plan Designation:</b> | Public/Institutional                      |
| <b>Zoning District:</b>          | Institutional District                    |

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project has been determined to be exempt from the provisions of CEQA, in accordance with CEQA Guidelines

15061(b)(3), no potential for causing a significant effect on the environment. However, when the City considers moving forward with the actual construction of a new Corporation Yard, further environmental review will be undertaken as necessary.

**PUBLIC HEARING NOTICE**

Notices were mailed to owners of properties within a 300-foot radius of the site. The notices were mailed on Thursday, September 8, 2016. In addition, a Public Hearing Notice was delivered to the West County Times newspaper on Wednesday, September 7, 2016, and was published on Saturday, September 10, 2016.

**BACKGROUND**

This is a City initiated project. The acquisition of the parcels is part of the Public Works Corporation Yard Relocation Project as identified in the City Council Priority Workplan, FY 2015-17, as adopted and updated. The project is also identified as a Capital Improvement Project with a study identified in the upcoming year, project design in FY 2019, and construction proposed in FY 2020. Projects identified in FY 2018 and beyond are unfunded at this time. These parcels were owned by the City's Redevelopment Agency prior to dissolution in 2012. The Local Successor Agency is now the owner of the properties. California Government Code 65402 requires that the acquisition of properties by local agencies within their jurisdiction be found to be in conformance with a City's General Plan by their planning agency. The Code also requires the reporting of the purpose and extent of such acquisition. Use for the parcels are proposed for the relocation of the City's Corporation Yard in the future. This proposed use is an allowable use within the General Plan designation and parcel zoning.

**GENERAL PLAN CONFORMANCE**

The General Plan designation of the applicable parcels is Public/Institutional. The designation allows for public facilities. The following General Plan policies apply:

*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-10: Protect civic and institutional areas from incompatible uses that could affect their vitality and contributions to the City.*

*Implementing Policy LU-I-32: Designate land for civic and institutional land uses, including parks, and open spaces, health and medical facilities, emergency services, educational institutions, and other City services.*

**ZONING CONFORMANCE**

The subject parcels are currently zoned I-Institutional District. The I-institutional district is intended to implement the public/institutional land use designation in the General Plan by providing for uses such as parks, government offices, schools, fire stations, public utility stations and other public facilities.

**RECOMMENDED ACTION**

Open the Public Hearing and consider public comment. Close the Public Hearing and adopt

Resolution 16-06 finding that the acquisition of three parcels (APN 410-021-021, APN 410-021-026, and APN 410-021-028) by the City of San Pablo to be in conformance with the General Plan.

**ATTACHMENTS**

- A) Resolution 16-06
- B) Location Map
- C) Notice of Public Hearing

**RESOLUTION 16-06****RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO MAKING A FINDING OF GENERAL PLAN CONFORMITY FOR THE ACQUISITION OF THREE PARCELS LOCATED GENERALLY AT 1411 RUMRILL BOULEVARD BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402.**

**WHEREAS**, the City of San Pablo has initiated the acquisition of three parcels located generally at 1411 Rumrill Boulevard; and

**WHEREAS**, the three parcels are identified as APN 410-021-021 (0.58 acres), APN 410-021-026 (0.12 acres), and APN 410-021-028 (1.33 acres); and

**WHEREAS**, California Government Code Section 65402 requires that the acquisition of properties by local agencies within their jurisdiction be found in conformance with the City's General Plan by the Planning Commission; and

**WHEREAS**, California Government Code Section 65402 also requires the reporting of the purpose and extent of such acquisitions; and

**WHEREAS**, on April 18, 2011, the City Council adopted the San Pablo General Plan 2030, which contains a Public/Institutional designation; and

**WHEREAS**, the three parcels identified as APN 410-021-021, APN 410-021-026, and APN 410-021-028 are all located within the Public/Institutional designation; and

**WHEREAS**, the parcels are proposed for the development of the City's Corporation Yard, and that the proposed use is an allowed use within the zoning district; and

**WHEREAS**, the use for the three parcels identified above are consistent with the following General Plan and Specific Plan policies:

***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-10:** Protect civic and institutional areas from incompatible uses that could affect their vitality and contributions to the City.*

***Implementing Policy LU-I-32:** Designate land for civic and institutional land uses, including parks, and open spaces, health and medical facilities, emergency services, educational institutions, and other City services; and*

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), the project has been determined to be exempt from the provisions of CEQA, in accordance with CEQA Guidelines 15061(b)(3), no potential for causing a significant effect on the environment, but when the City considers moving forward with the actual construction of

a new Corporation Yard, further environmental review will be undertaken as necessary; and

**WHEREAS**, a Public Hearing Notice has been published in the West County Times in accordance with the requirements of Government Code, and mailed to owners of properties within a 300-foot radius of the sites.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Pablo hereby finds that the foregoing recitations are true and correct, and are included herein by reference as findings.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of San Pablo hereby finds that the acquisition of three parcels (APN 410-021-021, APN 410-021-026, and APN 410-021-028) by the City of San Pablo, to be in conformance with the General Plan.

\*\*\*\*\*

Adopted this 20th day of September, 2016, by the following vote:

AYES:           Commissioner (s)  
NOES:           Commissioner (s)  
ABSENT:        Commissioner (s)  
ABSTAIN:       Commissioner (s)  
ATTEST:        Commissioner (s)

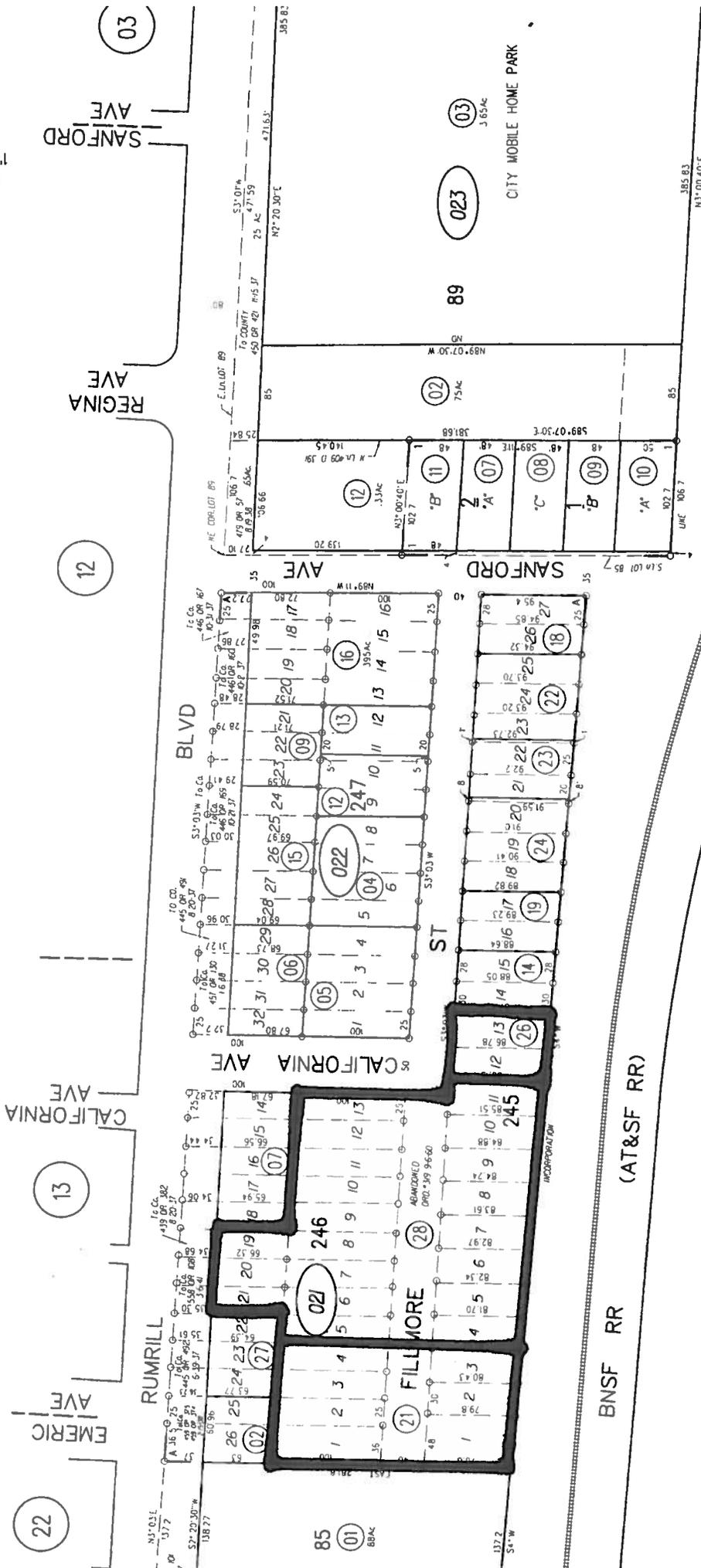
ATTEST:

APPROVED:

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

\_\_\_\_\_  
David Alvarado, Chairperson

SAN PABLO RANCHO  
 A. WALL'S SECOND ADDITION MB 6-140 3/4/1912  
 1965-11- RECORD OF SURVEY 29LSM25 8/12/64



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- 023
- 28 6/17/06
- 16 1/8/08
- 09

B

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E: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.



C

CITY OF SAN PABLO

*City of New Directions*

**CITY OF SAN PABLO  
NOTICE OF PUBLIC HEARING  
PLAN1608-0030 FINDING OF GENERAL PLAN CONFORMITY**

As a property owner in the general vicinity of the below-described property, the following notice is presented for your information: the Planning Commission of the City of San Pablo, State of California, will hold a public hearing on the following:

**PLAN1608-0030**: Consideration of a finding of General Plan conformity for the acquisition of three parcels by the City of San Pablo, as required under Government Code section 65402. This is a city initiated project. The parcels are identified as 1400 Rumrill Boulevard, APN 410-021-021 (0.58 acres), APN 410-021-026 (0.12 acres), and APN 410-021-028 (1.33 acres). The proposed findings have been determined to be exempt from the provisions of CEQA, in accordance with CEQA guidelines 15061(b)(3), no potential for causing a significant effect on the environment.

NOTICE IS HEREBY FURTHER GIVEN that said hearing of the Planning Commission will be on Tuesday, the 20th day of September, 2016. The meeting will be held at the hour of 6:30 p.m. in the City Council Chambers located at One Alvarado Square, 13831 San Pablo Avenue, San Pablo, CA. 94806 at which time and place all persons interested may appear and be heard thereon. 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 you or someone else 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**  
**Development Services Director**

## **Planning Commission Staff Report**

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

**DATE:** September 20, 2016

**SUBJECT: PLAN1609-0002: TO CONSIDER A FINDING OF GENERAL PLAN CONFORMITY FOR THE ACQUISITION AND DISPOSITION OF TWO PARCELS BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402. THIS IS A CITY INITIATED PROJECT. THE PARCELS ARE IDENTIFIED AS APN 411-100-028 (1800 23<sup>RD</sup> STREET, 0.48 ACRES) AND APN 411-100-021 (1821 POWELL STREET, 0.09 ACRES). THE PROPOSED FINDINGS HAVE BEEN DETERMINED TO BE EXEMPT FROM THE PROVISIONS OF CEQA, IN ACCORDANCE WITH CEQA GUIDELINES 15061(b)(3), NO POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

### **PROJECT TITLE AND REQUEST**

This is a City initiated project involving two adjacent parcels located at 1800 23<sup>rd</sup> Street and 1821 Powell Street. Staff is requesting that the Planning Commission make a General Plan Conformity Finding for the acquisition and disposition of two parcels identified as APN 411-100-028, (0.48 acres) and APN 411-100-021 (0.09 acres).

### **STAFF RECOMMENDATION**

Adopt Resolution 16-07 (Attachment A) finding that the acquisition and disposition of two parcels (APN 411-100-028 and APN 411-100-021) located at 1800 23<sup>rd</sup> Street and 1821 Powell Street by the City of San Pablo to be in conformance with the General Plan.

### **LOCATION AND SITE CHARACTERISTICS**

|                                  |  |
|----------------------------------|--|
| <b>Applicant:</b>                | City of San Pablo  |
| <b>Location:</b>                 | 1800 23 <sup>rd</sup> Street and 1821 Powell Street              |
| <b>Parcel Numbers:</b>           | 411-100-028 and 411-100-021                                      |
| <b>General Plan Designation:</b> | Commercial Mixed-Use   |
| <b>Zoning District:</b>          | SP1-23 <sup>rd</sup> Street Specific Plan – Commercial Mixed-Use |

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (CEQA), the proposed acquisition and disposition of the identified parcels has been determined to be exempt from the provisions of

CEQA, in accordance with CEQA Guidelines 15061(b)(3), no potential for causing a significant effect on the environment. However, when the Fire District considers moving forward with the actual construction of a new Fire Station, further environmental review will be undertaken as necessary.

### **PUBLIC HEARING NOTICE**

Notices were mailed to owners of properties within a 300-foot radius of the site. The notices were mailed on Thursday, September 8, 2016. In addition, a Public Hearing Notice was delivered to the West County Times newspaper on Wednesday, September 7, 2016, and was published on Saturday, September 10, 2016.

### **BACKGROUND**

This is a City initiated project. The acquisition and disposition of the parcels are part of a proposed Fire Station #70 relocation project. The identified parcels would be exchanged for the current Fire Station #70 site on San Pablo Avenue. The City is working with the Contra Costa County Fire District to plan and build a new Fire Station on the two parcels. The parcels would be merged to create one parcel. These parcels were owned by the City's Redevelopment Agency prior to dissolution in 2012. The Local Successor Agency is now the owner of the properties. California Government Code 65402 requires that the acquisition and disposition of properties by local agencies within their jurisdiction be found to be in conformance with a City's General Plan by their planning agency. The Code also requires the reporting of the purpose and extent of such acquisition and disposition. Use for the parcels are proposed for a new Fire Station in the future. This proposed use is an allowable use within the General Plan designation and zoning.

### **GENERAL PLAN CONFORMANCE**

The General Plan designation of the applicable parcels is Public/Institutional. The designation allows for public facilities. The following General Plan policies apply:

***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.*

***Implementing Policy LU-I-32:** Designate land for civic and institutional land uses, including parks, and open spaces, health and medical facilities, emergency services, educational institutions, and other City services.*

***Guiding Policy SN-G-3:** Protect San Pablo residents and businesses from potential fire hazards.*

***Implementing Policy SN-I-16:** Continue to work with the County Fire Department to make San Pablo more resilient to fire hazards. The City's Planning Division will work with the County Fire Department to plan for, maintain, and expand local fire services activities.*

***Implementing Policy SN-I-27:** Identify funding and develop new police and fire facilities, as needed.*

**ZONING CONFORMANCE**

The subject parcels are currently zoned SP1–23<sup>rd</sup> Street Specific Plan and Commercial Mixed Use. Public uses, quasi-public uses, and public utilities are permitted uses within the Specific Plan Area and the Commercial Mixed Use zone by right.

**RECOMMENDED ACTION**

Open the Public Hearing and consider public comment. Close the Public Hearing and adopt Resolution 16-07 finding that the acquisition and disposition of two parcels (APN 411-100-028 and APN 411-100-021) by the City of San Pablo to be in conformance with the General Plan.

**ATTACHMENTS**

- A) Resolution 16-07
- B) Location Map
- C) Notice of Public Hearing

## RESOLUTION 16-07

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO MAKING A FINDING OF GENERAL PLAN CONFORMITY FOR THE ACQUISITION AND DISPOSITION OF TWO PARCELS LOCATED AT 1800 23<sup>RD</sup> STREET AND 1821 POWELL STREET BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402.**

**WHEREAS**, the City of San Pablo has initiated the acquisition and disposition of two parcels located at 1800 23<sup>rd</sup> Street and 1821 Powell Street; and

**WHEREAS**, the two parcels are identified as APN 411-100-028 (0.48 acres) and APN 411-100-021 (0.09 acres); and

**WHEREAS**, California Government Code Section 65402 requires that the acquisition and disposition of properties by local agencies within their jurisdiction be found in conformance with the City's General Plan by the Planning Commission; and

**WHEREAS**, California Government Code Section 65402 also requires the reporting of the purpose and extent of such acquisitions and dispositions; and

**WHEREAS**, on April 18, 2011, the City Council adopted the San Pablo General Plan 2030, which contains the 23<sup>rd</sup> Street Specific Plan/Commercial Mixed-Use designation; and

**WHEREAS**, the two parcels identified as APN 411-100-028 and APN 411-100-021 are located within the 23<sup>rd</sup> Street Specific Plan/Commercial Mixed-Use designation; and

**WHEREAS**, the parcels are proposed for the development of a Fire Station by Contra Costa County Fire District, and that the proposed use is an allowed use within the zoning districts; and

**WHEREAS**, the use for the two parcels identified above are consistent with the following General Plan policies:

***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.***

***Implementing Policy LU-I-32: Designate land for civic and institutional land uses, including parks, and open spaces, health and medical facilities, emergency services, educational institutions, and other City services.***

***Guiding Policy SN-G-3: Protect San Pablo residents and businesses from potential fire hazards.***

***Implementing Policy SN-I-16: Continue to work with the County Fire Department to make San Pablo more resilient to fire hazards. The City's***

*Planning Division will work with the County Fire Department to plan for, maintain, and expand local fire services activities.*

*Implementing Policy SN-I-27: Identify funding and develop new police and fire facilities, as needed; and*

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), the acquisition and disposition of the identified parcels has been determined to be exempt from the provisions of CEQA, in accordance with CEQA Guidelines 15061(b)(3), no potential for causing a significant effect on the environment; however, when the Fire District considers moving forward with the actual construction of a new Fire Station, further environmental review will be undertaken as necessary; and

**WHEREAS**, a Public Hearing Notice has been published in the West County Times in accordance with the requirements of Government Code and mailed to owners of properties within a 300-foot radius of the sites.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Pablo hereby finds that the foregoing recitations are true and correct, and are included herein by reference as findings.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of San Pablo hereby finds that the acquisition and disposition of two parcels (APN 411-100-028 and APN 410-021-028) by the City of San Pablo, to be in conformance with the General Plan.

\*\*\*\*\*

Adopted this 20th day of September, 2016, by the following vote:

AYES:           Commissioner (s)  
NOES:           Commissioner (s)  
ABSENT:        Commissioner (s)  
ABSTAIN:       Commissioner (s)  
ATTEST:        Commissioner (s)

ATTEST:

APPROVED:

---

Michele Rodriguez, Secretary

---

David Alvarado, Chairperson





C

CITY OF SAN PABLO

*City of New Directions*

**CITY OF SAN PABLO  
NOTICE OF PUBLIC HEARING  
PLAN1609-0002 FINDING OF GENERAL PLAN CONFORMITY**

As a property owner in the general vicinity of the below-described property, the following notice is presented for your information: the Planning Commission of the City of San Pablo, State of California, will hold a public hearing on the following:

**PLAN1609-0002:** Consideration of a finding of General Plan conformity for the acquisition and disposition of two parcels by the City of San Pablo, as required under Government Code section 65402. This is a city initiated project. The parcels are identified as APN 411-100-028 (1800 23<sup>rd</sup> Street, 0.48 acres) and APN 411-100-021 (1821 Powell Street, 0.09 acres). The proposed findings have been determined to be exempt from the provisions of CEQA, in accordance with CEQA guidelines 15061 (b)(3), no potential for causing a significant effect on the environment.

NOTICE IS HEREBY FURTHER GIVEN that said hearing of the Planning Commission will be on Tuesday, the 20th day of September, 2016. The meeting will be held at the hour of 6:30 p.m. in the City Council Chambers located at One Alvarado Square, 13831 San Pablo Avenue, San Pablo, CA. 94806 at which time and place all persons interested may appear and be heard thereon. 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 you or someone else 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  
Development Services Director**

## **Planning Commission Staff Report**

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

**DATE:** September 20, 2016

**SUBJECT: PLAN1609-0003: TO CONSIDER A FINDING OF GENERAL PLAN CONFORMITY FOR THE ACQUISITION OF ONE PARCEL BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402. THIS IS A CITY INITIATED PROJECT. THE PARCEL IS IDENTIFIED AS APN 411-350-026 (13928 SAN PABLO AVENUE, 0.60 ACRES). THE PROPOSED FINDINGS HAVE BEEN DETERMINED TO BE EXEMPT FROM THE PROVISIONS OF CEQA, IN ACCORDANCE WITH CEQA GUIDELINES 15061(b)(3), NO POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

### **PROJECT TITLE AND REQUEST**

This is a City initiated project involving one parcel located at 13928 San Pablo Avenue. Staff is requesting that the Planning Commission make a General Plan Conformity Finding for the acquisition of one parcel identified as APN 411-350-026, (0.60 acres).

### **STAFF RECOMMENDATION**

Adopt Resolution 16-08 (Attachment A) finding that the acquisition of one parcel (APN 411-350-026) located at 13928 San Pablo Avenue to be in conformance with the General Plan.

### **LOCATION AND SITE CHARACTERISTICS**

|                                  |   |
|----------------------------------|---|
| <b>Applicant:</b>                | City of San Pablo   |
| <b>Location:</b>                 | 13928 San Pablo Avenue                                    |
| <b>Parcel Number:</b>            | 411-350-026   |
| <b>General Plan Designation:</b> | Public/Institutional                                      |
| <b>Zoning District:</b>          | SP2-San Pablo Avenue Specific Plan – Public Institutional |

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (CEQA), the proposed acquisition of the identified parcel has been determined to be exempt from the provisions of CEQA, in accordance with CEQA Guidelines 15061(b)(3), no potential for causing a significant effect on the environment. However, when the City considers moving forward with an actual project on the parcel, further environmental review will be undertaken as necessary.

## **PUBLIC HEARING NOTICE**

Notices were mailed to owners of properties within a 300-foot radius of the site. The notices were mailed on Thursday, September 8, 2016. In addition, a Public Hearing Notice was delivered to the West County Times newspaper on Wednesday, September 7, 2016, and was published on Saturday, September 10, 2016.

## **BACKGROUND**

This is a City initiated project. The acquisition of the parcel is a part of the new Fire Station #70 relocation project. The identified parcel is the current location of Fire Station #70 and would be obtained in exchanged for the new Fire Station #70 site on 23<sup>rd</sup> Street. The City anticipates the use of the parcel for the potential expansion of Police Department or other City services. This parcel is owned by the Contra Costa County Fire Protection District. California Government Code 65402 requires that the acquisition of properties by local agencies within their jurisdiction be found to be in conformance with a City's General Plan by their planning agency. The Code also requires the reporting of the purpose and extent of such acquisition. Use for the parcel is proposed for the potential extension of Police Department or other City services in the future. The proposed uses are allowable within the General Plan designation and parcel zoning.

## **GENERAL PLAN CONFORMANCE**

The General Plan designation of the applicable parcel is Public/Institutional. The designation allows for public facilities. The following General Plan policies apply:

*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.*

*Implementing Policy LU-I-32: Designate land for civic and institutional land uses, including parks, and open spaces, health and medical facilities, emergency services, educational institutions, and other City services.*

*Guiding Policy SN-G-8: Proactively advocate public safety services which respond to the emergency and rescue needs of San Pablo residents and employees.*

*Implementing Policy SN-I-25: Explore the feasibility of developing a small police station at Rumrill Boulevard and Market Avenue and/or expanding the existing facility.*

*Implementing Policy SN-I-27: Identify funding and develop new police and fire facilities, as needed.*

## **ZONING CONFORMANCE**

The subject parcel is currently zoned SP2–San Pablo Avenue Specific Plan (Public/Institutional). Public uses, quasi-public uses, and public utilities are permitted uses within the Specific Plan Area and the Public/Institutional zone by right.

## **RECOMMENDED ACTION**

Open the Public Hearing and consider public comment. Close the Public Hearing and adopt Resolution 16-08 finding that the acquisition of the parcel (APN 411-350-026) by the City of San Pablo to be in conformance with the General Plan.

**ATTACHMENTS**

- A) Resolution 16-08
- B) Location Map
- C) Notice of Public Hearing

## RESOLUTION 16-08

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO MAKING A FINDING OF GENERAL PLAN CONFORMITY FOR THE ACQUISITION OF ONE PARCEL LOCATED AT 13928 SAN PABLO AVENUE BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402.**

**WHEREAS**, the City of San Pablo has initiated the acquisition of one parcel located at 13928 San Pablo Avenue; and

**WHEREAS**, the parcel is identified as APN 411-350-026 (0.60 acres); and

**WHEREAS**, California Government Code Section 65402 requires that the acquisition of properties by local agencies within their jurisdiction be found in conformance with the City's General Plan by the Planning Commission; and

**WHEREAS**, California Government Code Section 65402 also requires the reporting of the purpose and extent of such acquisitions; and

**WHEREAS**, on September 19, 2011, the City Council by Resolution No. 2011-105 adopted a Specific Plan for the San Pablo Avenue corridor, which contains a Public/Institutional designation; and

**WHEREAS**, the parcel identified as APN 411-350-026 is located within the Public/Institutional designation; and

**WHEREAS**, the parcel is proposed for the potential expansion of Police Department or other City services and that the proposed uses are allowed within the zoning district; and

**WHEREAS**, the uses for the parcel identified above is consistent with the following General Plan policies:

***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.***

***Implementing Policy LU-I-32: Designate land for civic and institutional land uses, including parks, and open spaces, health and medical facilities, emergency services, educational institutions, and other City services.***

***Guiding Policy SN-G-8: Proactively advocate public safety services which respond to the emergency and rescue needs of San Pablo residents and employees.***

***Implementing Policy SN-I-25: Explore the feasibility of developing a small police station at Rumrill Boulevard and Market Avenue and/or expanding the existing facility.***

*Implementing Policy SN-I-27: Identify funding and develop new police and fire facilities, as needed; and*

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), the acquisition of the identified parcel has been determined to be exempt from the provisions of CEQA, in accordance with CEQA Guidelines 15061(b)(3), no potential for causing a significant effect on the environment; however, when the City considers moving forward with an actual project on the parcel, further environmental review will be undertaken as necessary; and

**WHEREAS**, a Public Hearing Notice has been published in the West County Times in accordance with the requirements of Government Code and mailed to owners of properties within a 300-foot radius of the site.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Pablo hereby finds that the foregoing recitations are true and correct, and are included herein by reference as findings.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of San Pablo hereby finds that the acquisition of one parcel (APN 411-350-026) by the City of San Pablo, to be in conformance with the General Plan.

\*\*\*\*\*

Adopted this 20th day of September, 2016, by the following vote:

AYES:           Commissioner (s)  
NOES:           Commissioner (s)  
ABSENT:        Commissioner (s)  
ABSTAIN:       Commissioner (s)  
ATTEST:        Commissioner (s)

ATTEST:

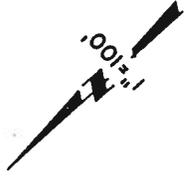
APPROVED:

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

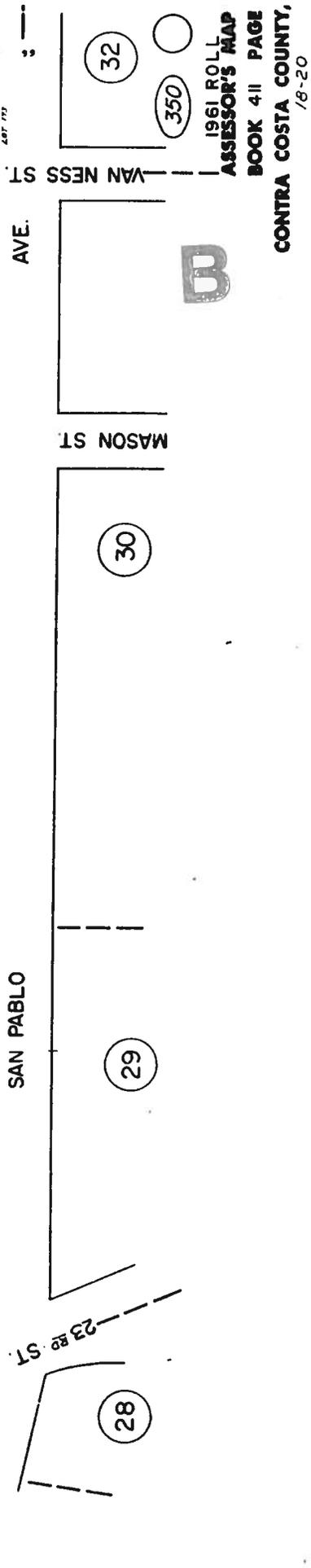
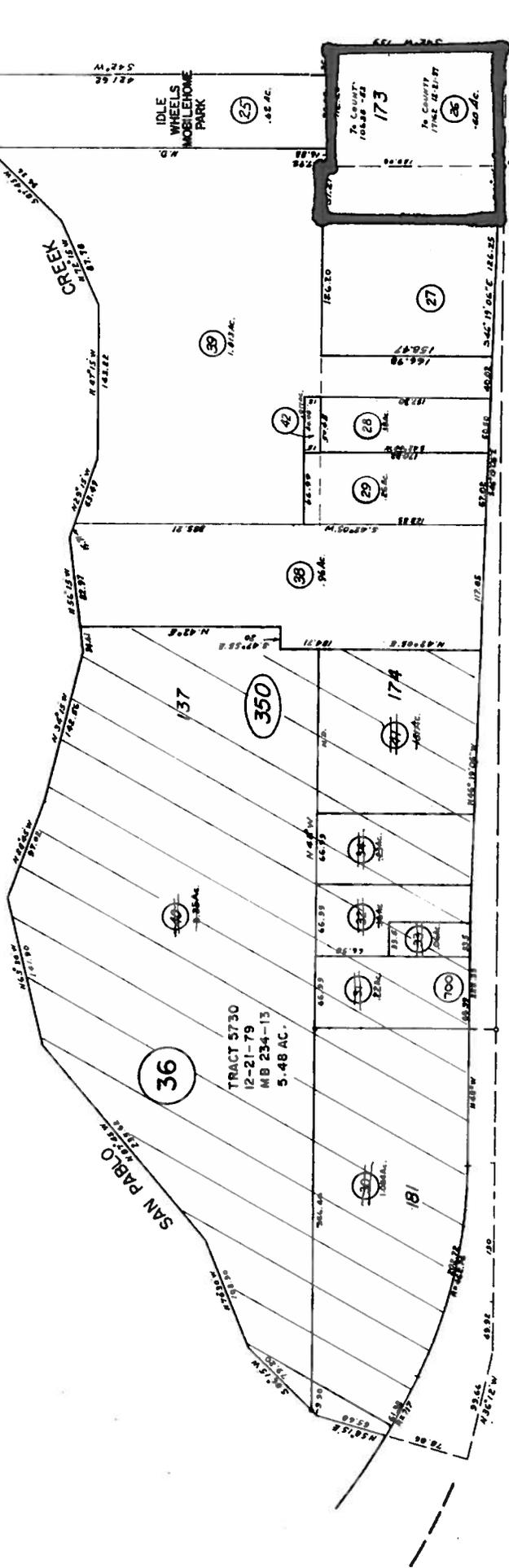
\_\_\_\_\_  
David Alvarado, Chairperson

SAN PABLO RANCHO

TAX CODE AREA



P.B.  
416



B

1961 ROLL  
ASSESSOR'S MAP  
BOOK 411 PAGE  
18-20  
CONTRA COSTA COUNTY,



C

CITY OF SAN PABLO

*City of New Directions*

**CITY OF SAN PABLO  
NOTICE OF PUBLIC HEARING  
PLAN1609-0003 FINDING OF GENERAL PLAN CONFORMITY**

As a property owner in the general vicinity of the below-described property, the following notice is presented for your information: the Planning Commission of the City of San Pablo, State of California, will hold a public hearing on the following:

**PLAN1609-0003**: Consideration of a finding of General Plan conformity for the acquisition of a parcel by the City of San Pablo, as required under Government Code section 65402. This is a city initiated project. The parcel is identified as 13928 San Pablo Avenue, APN 411-350-026 (0.60 acres). The proposed finding has been determined to be exempt from the provisions of CEQA, in accordance with CEQA guidelines 15061(b)(3), no potential for causing a significant effect on the environment.

NOTICE IS HEREBY FURTHER GIVEN that said hearing of the Planning Commission will be on Tuesday, the 20th day of September, 2016. The meeting will be held at the hour of 6:30 p.m. in the City Council Chambers located at One Alvarado Square, 13831 San Pablo Avenue, San Pablo, CA. 94806 at which time and place all persons interested may appear and be heard thereon. 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 you or someone else 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**  
**Development Services Director**

# 2016 California Code of Regulations Adoption Summary For San Pablo

In July 2016, the State of California adopted a complete set of new building codes based on the latest national and international model building codes. These codes, known as the California Building Standards Code (BSC), have been adopted as Title 24 of the California Code of Regulations. The California Building Standards Code is updated by the State every three years. While many of the National Uniform Model Code standards have been incorporated into the BSC, it is the BSC that applies in all parts of California not the Model Codes. The new codes are effective January 1, 2017 and are immediately applicable to all building permits submitted after that date unless the City adopts amendments. Below is a list of the codes and Appendices to be adopted by the City.

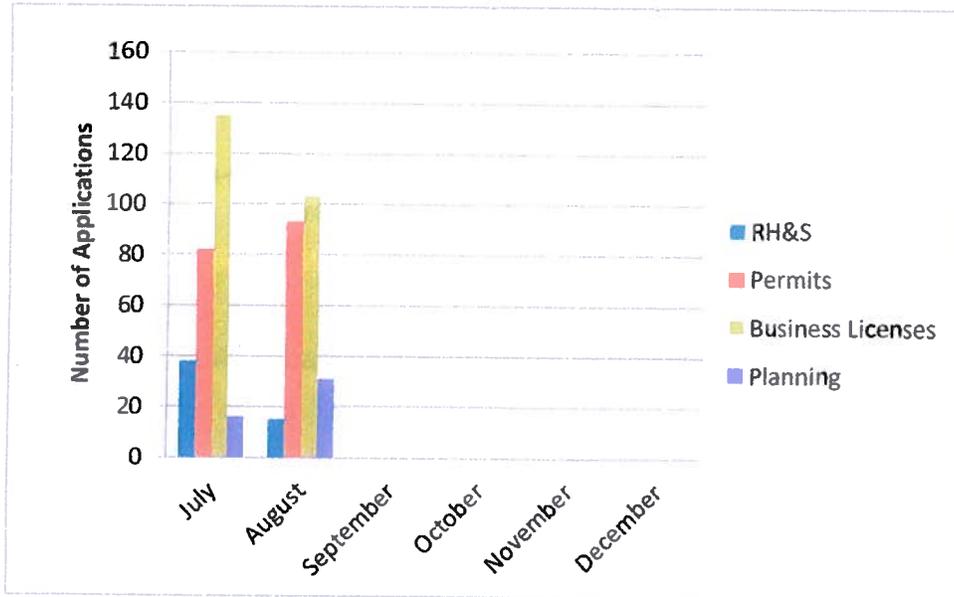
## **Building Standards Amendments**

- 2016 California Building Code – Volumes 1 and 2, we are including appendices I (Patio Covers), and J (Grading and Drainage), because the City does not currently have an ordinance addressing these topics.
- 2016 California Residential Code –
  - Appendix E (Manufactured Housing Used as Dwellings)
  - Appendix H (Patio Covers.)
  - Appendix J (Existing Buildings and Structures)
  - Appendix U (Solar-Ready provisions for SFD)
  - Appendix V (Swimming Pool Safety Act)
- 2016 California Electrical Code
- 2016 California Mechanical Code – Appendix E (Sustainable Practices)
- 2016 California Plumbing Code – Appendix A (Recommended Rules for sizing the Water Supply System.)
- 2016 California Energy Code
- 2016 California Historic Building Code
- 2016 California Fire Code – As amended by CCCFD
- 2016 California Green Building Standards Code
- 2016 California Reference Standards Code



**DEVELOPMENT SERVICES**

**Statistical Data**



**Applications Received: Residential Health & Safety, Building Permits, Business Licenses & Community Planning (July – December 2016)**

**YTD Total Applications Received – 513    YTD Total Fees Collected - \$211,152.52**

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

Total fees collected – \$5975.00, plus Imaging - \$226.00, Technology - \$292.00

- SF/Resales: \$3231.00
- SF/Rentals: \$1316.00
- MF Resales/Rentals: \$1428.00
- Total Certificates of Compliance issued – 28
- Customer Counter Assistance – 25

**Building Permit August summary:**

Total fees collected \$56,086.76

- Building Permits:\$27,140.94
- Electrical Permits: \$4,262.31
- Plumbing permits: \$6,365.10
- Mechanical permits: \$2,434.12
- Plancheck fees: \$10,708.46
- Imaging fees: \$2,327.20
- Technology fees: \$2,848.63
- Total Permits finalized – 67
- Fee Estimates provided: 11
- Customer Counter Assistance – 161
- Public Records Request: 28

**Business License August summary:**

Total fees collected - \$29,812.67

- Business licenses issued: 103
- Customer Counter Assistance – 75

**Community Planning summary:**

- Total Fees Collected - \$10754.00, 8 Information/Misc., 1 Pre-application, 2 Zoning Letter, 7 Home Occupation, 3 Sign Review, 5 Design Review, 3 Planning Project, 1 Use Permit/Planning Commission, 1 Land Use Review
- Customer Counter Assistance – 40

**Planning Commission:** The Planning Commission met on Tuesday, August 16, 2016. The following items were considered:

- **PLAN1607-0020:** Amendment to the City of San Pablo Capital Improvement Projects Budget. To make a finding of General Plan conformance for fiscal year 2016/17 Capital Improvement Projects (CIP) Budget. This is a City initiated project and the program is citywide. The project is exempt from the California Environmental Quality Act per guideline 15061(b)(3), with no potential for causing a significant effect on the environment.
- **PLAN1606-0013:** Conditional Use Permit to allow for alcoholic beverage sales for a full service restaurant (East Bay Coffee Co.) located at 13751 San Pablo Avenue in the City of San Pablo (APN 417-130-035 and 417-130-034). The proposed reuse of the building for the relocation of the San Pablo Public Library with an integrated café/restaurant use was approved on January 20, 2016. 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 next Planning Commission meeting is scheduled on Tuesday, September 20, 2016.

**Customer Counter Assistance for One-Stop Shop Service:**

- Dump Vouchers: 54
- Public Works: 45
- Code Enforcement: 8
- Miscellaneous: 53 (Questions-Public Docs, Lot Lines, Deliveries, Interviews, P.D., Payments, Info, Taxes, Recreation, Corp Yard, etc.)

**Significant Events / Work Plan Accomplishments****Development Services Department**

- Completed ranking of secretary applicants.
- Conducted interviews for Admin Clerk, offered job to candidate.
- Launch of citywide website complete, Development Services content reviewed for broken links.
- All Staff Meeting.
- Participated in the San Pablo Economic Development Corp. Strategic Plan Focus Group.

- Follow-up on Development Services Staff Retreat focus group meeting on streamlining building permit process.
- Confirmation of attendance at CyberTrain presentation.
- Held an internal meeting regarding Public Records requests.

## **Planning**

- Began processing lot line adjustment for the WIC project.
- Gave advice on the lot line adjustment for the new fire station project.
- Provided Brown Act training to the Planning Commission.
- Bicycle and Pedestrian Master Plan: Kick-off Steering Committee meeting held; community surveys distributed, e-news article completed, workshop planning underway.
- City Hall(s) discussion with Historical Society; research on historic determinations of on-site buildings, contract with EMC Planning Inc. on CEQA determination; meeting with contractor for redevelopment; internal meeting on net lot area.
- BART Station research packet prepared, met with WCCTAC staff on San Pablo Alternative, contacted BART, laid-out graphic for new BART station in San Pablo.
- Planning Commission agenda, legal notice, public hearing, and Commissioner training on social media, minutes, and resolution signatures.
- Planning Commission vacancy advertising, and acknowledgement reception.
- Morrow Road geo-technical analysis and community notification underway.
- Re-face of the Denny's sign being guided thru process: encroachment permit issued, sign manufacturer production and installation status and timeline being researched.
- Broadband CEQA/NEPA project description meetings held, consultant internal draft complete.
- City LED sign CEQA consultant contract complete, work authorized.
- County Urban Limit Line project boundary maps reviewed and comment made.
- Plaza San Pablo parcel map submitted, and under review.
- Economic Development land use one-pager being created for Rumrill – Market marketing.

## **Building**

- La Quinta building, grading/drainage and retaining wall plans were submitted and under plan review.
- Shell Station re-build on El Portal is under way and moving along rapidly.
- Library plan check #2 completed, on-site building contractor kick-off meeting planned.
- Building Services RFP for inspection completed and distributed.
- Shell gas station construction underway.
- STMP – DS/Finance meeting held: reviewed resolution on responsibilities and generated a list of projects taken in vs. money sent to WCCTAC.