
AGENDA

**CITY OF SAN PABLO
PLANNING COMMISSION MEETING AGENDA
Tuesday, November 15, 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**

Planning Commission approval of the minutes for the meeting of October 18, 2016.
7. **PUBLIC HEARINGS**
 - A. **PLAN1608-0026**: Consideration of a Tentative Parcel Map to allow for the division of a 5.88 acre parcel identified as Assessor's Parcel No: 417-310-005 and commonly known as Lot 5 within the Plaza San Pablo development. The proposed Tentative Parcel Map would divide the existing parcel into three parcels of 2.6 acres, 2.35 acres and 0.93 acres. The Property is zoned SP2-San Pablo Avenue Specific Plan and designated in the Mixed Use Center South Regulatory Code. It has been determined that the proposed action is categorically exempt under the California Environmental Quality Act Section 15315, Class 15, Minor Land Division.

8. **NEW BUSINESS:**

- Conflict of Interests including Real Property Interests – Presentation by City Attorney.
- Holiday Closure from 12/22/2016 -01/02/2017.
- Request to Cancel the Planning Commission meeting of 12/20/2016 and hold a special meeting on 12/13/2016 if items are scheduled.
- 2017 Planning Commission Meeting dates.

9. **OLD BUSINESS:**

- Development Services Monthly Report.
- Bicycle and Pedestrian Master Plan.

10. **ADJOURNMENT**

(Next scheduled meeting of the Planning Commission will be held on Tuesday, December 20th 2016, or Tuesday, December 13, 2016, if approved).

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.

* If you need Spanish language assistance, please contact the Development Services Department at (510) 215-3030.

* Si necesita asistencia en español, por favor contacte al Departamento de Servicios de Desarrollo al (510) 215-3030.

**CITY OF SAN PABLO
PLANNING COMMISSION MINUTES
OCTOBER 18, 2016
CITY COUNCIL CHAMBERS
ONE ALVARADO SQUARE
SAN PABLO, CA**

ROLL CALL

Chairperson Alvarado called the meeting to order at 6:30 P.M. Call of the roll showed present Commissioners Trujillo, Shi, Xavier and Chairperson Alvarado. Commissioner Sutton was absent. Staff present at the meeting were Michele Rodriguez, Development Services Director, Lynn Tracy Nerland, City Attorney, and Elizabeth Dunn, Assistant Planner.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Commissioner Trujillo made a correction on item 7.C. from the minutes of September 20, 2016. Commissioner Trujillo stated that he did not make a motion to approve the application; he only made a comment regarding the project.

Commissioner Xavier made a motion to approve the minutes for the special meeting of August 3, 2016, and for the regular meetings of August 16, 2016 and September 20, 2016, with the suggested corrections. The motion was seconded by Commissioner Trujillo. The motion was approved 3-0; Commissioner Shi abstained as she was absent from the September 20, 2016, meeting.

PUBLIC HEARINGS

PLAN1608-0003: Continued Item from the September 20th meeting. 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.

Elizabeth Dunn indicated there no action is needed on this item because the application has been withdrawn by the applicant.

7.B: PLAN1607-0016: Continued item from the September 20th meeting. 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.

Elizabeth Dunn indicated that the reason why this item was continued was because there was some confusion from a member of the public who thought this project affected her property, when in fact it related to a neighboring property.

Elizabeth Dunn gave an overview of the project, staff report, and recommendations.

Chairperson Alvarado asked the commissioners if they had any questions regarding the project.

Commissioner Trujillo asked Elizabeth Dunn the distance from the sidewalk to the garage door. Elizabeth Dunn responded that the distance from the back of the sidewalk to the face of the garage was approximately 35 feet.

Chairperson Alvarado opened the public hearing and asked if there was anyone in the audience wishing to speak regarding the project. Seeing none, Chairperson Alvarado closed the public hearing and asked for a motion from the Commissioners. Commissioner Trujillo made a motion to approve PLAN1607-0016 and Resolution 16-10. Commissioner Xavier seconded the motion. The Commission voted in favor 4-0.

AYES: Trujillo, Xavier, Shi, and Alvarado.

NOES: None.

ABSENT: Sutton.

ABSTAIN: None.

NEW BUSINESS

City Attorney Tracy Nerland reviewed her presentation on the following:

- Conflict of Interest.

Director Rodriguez reviewed the following items:

- Reception for Commissioner Sutton – 5:30 p.m., November 15, 2016.
- Boards and Commissions Appreciation Reception – January 26, 2017.
- Community Workshop: Bicycle and Pedestrian Master Plan – 6:00 – 8:00 p.m., November 17, 2016.
- West County Senior Coalition’s discussion on affordable housing – Friday, October 28, 2016, at Richmond City Council Chambers.
- Annual City Hall-O-Ween event – 4:00 – 5:00 p.m., October 27, 2016.
- Updates on the status of several current projects, including: existing City Hall building, new Heritage Park, transit-oriented development project around Contra Costa Community College, library, fire station at end of Church lane, and County WIC building at Plaza San Pablo.

OLD BUSINESS

Director Rodriguez reviewed the following items:

- Development Services Monthly Report.
- New California Unified Building Code.

ADJOURNMENT

There being no further business, Chairperson Alvarado adjourned the meeting at 7:25 P.M. to the November 15, 2016 meeting.

David Alvarado
Chairperson

Michele Rodriguez
Development Services Director

Planning Commission Staff Report

PREPARED BY: Rod Simpson, Associate Planner

DATE: November 15, 2016

SUBJECT: PLAN1608-0026: TO CONSIDER A TENTATIVE PARCEL MAP TO ALLOW FOR THE DIVISION OF A 5.88 ACRE PARCEL IDENTIFIED AS ASSESSOR'S PARCEL NO: 417-310-005 AND COMMONLY KNOWN AS LOT 5 WITHIN THE PLAZA SAN PABLO DEVELOPMENT. THE PROPOSED TENTATIVE PARCEL MAP WOULD DIVIDE THE EXISTING PARCEL INTO THREE PARCELS OF 2.6 ACRES, 2.35 ACRES, AND 0.93 ACRES. THE PROPERTY IS ZONED SP2-SAN PABLO AVENUE SPECIFIC PLAN AND DESIGNATED IN THE MIXED USE CENTER SOUTH REGULATORY CODE. IT HAS BEEN DETERMINED THAT THE PROPOSED ACTION IS CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15315, CLASS 15, MINOR LAND DIVISION.

PROJECT TITLE AND REQUEST

This is a City initiated project involving a request for approval of a tentative parcel map to allow for the division of a 5.88 acre parcel into three parcels of 2.6 acres, 2.35 acres, and 0.93 acres.

STAFF RECOMMENDATION

Adopt Resolution 16-11 (Attachment A) approving PLAN1608-0026, subject to the findings and conditions.

LOCATION AND SITE CHARACTERISTICS

Applicant:	City of San Pablo
Location:	Corner of Gateway Avenue and Chatleton Lane
Parcel Number:	417-310-005
General Plan Designation:	Commercial Mixed-Use
Zoning District:	SP2-San Pablo Avenue Specific Plan – Mixed Use Center South

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), the proposed project (tentative parcel map) has been determined to be categorically exempt from the provisions of CEQA under CEQA Section 15315, Class 15, Minor Land Division.

PUBLIC HEARING NOTICE

Notices were mailed to owners of properties within a 300-foot radius of the site. The notices were mailed on Thursday, November 3, 2016. In addition, a Public Hearing Notice was delivered to the West County Times newspaper on Wednesday, November 2, 2016, and was published on Saturday, November 5, 2016.

BACKGROUND

This is a City initiated project that would make the resulting parcels more viable for various uses identified in the Plaza San Pablo regulating plan.

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 Plaza San Pablo (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 master plan was developed for the Plaza San Pablo and the City has implemented the policies with the projects approved on the site. These projects include the recently completed Walgreens and the Library, currently under construction.

The proposed Tentative Parcel Map creates three lots that would create a 0.93 acre parcel for a proposed Women, Infant, Children (WIC) Building, a 2.35 acre parcel for the proposed City Hall project, and a remaining 2.60 acre parcel for future development.

GENERAL PLAN CONFORMANCE

The General Plan designation of the applicable parcels is Mixed Use Center. The designation allows for a variety of commercial, residential, and public institutional uses. The following General Plan policies apply:

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

ZONING CONFORMANCE

The subject parcels are currently zoned SP2–San Pablo Avenue Specific Plan and Commercial Mixed Use, and is subject to the regulations contained in the Mixed Use Center South Regulating Plan.

SAN PABLO AVENUE SPECIFIC PLAN CONFORMANCE

The site is an opportunity site and focus area. The site presents an opportunity to capitalize on the proximity to nearby uses like City Hall, the Library, and San Pablo Lytton Casino, to establish a major mixed-use residential and commercial node in the heart of the corridor. The proposed Tentative Parcel Map is consistent with the following goals and implementing policies for the San Pablo Avenue Specific Plan area:

Goal 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.

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.

Implementing Policy 2-I-11: Develop the Mixed Use Center South area with commercial destinations that serve as a citywide and regional destination, and cater to families – for example, family-friendly restaurants, shopping, and entertainment options.

ANALYSIS

The project is consistent with the General Plan, Specific Plan, and Development Regulations. The creation of lots is essential to the further development of the Plaza San Pablo site.

PLANNING COMMISSION ACTION

As required in Municipal Code Section 16.04.050 (F)(1) - Planning Commission Action, for parcel maps, the Planning Commission shall hold a public hearing and shall approve, conditionally approve or disapprove the tentative map subject to agreement that the project is categorically exempt.

STAFF RECOMMENDATION

Open the Public Hearing and consider public comment. Close the Public Hearing and adopt Resolution 16-11 approving PLAN1608-0026 to approve a Tentative Parcel Map, subject to the findings and conditions.

ATTACHMENTS

- A) Resolution 16-11
- B) Location Map
- C) Tentative Parcel Map
- D) Notice of Public Hearing

RESOLUTION 16-11

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO APPROVING PLAN 1608-0026, A TENTATIVE PARCEL MAP TO ALLOW FOR THE DIVISION OF A 5.88 ACRE PARCEL, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 417-310-005, INTO THREE PARCELS OF 2.6 ACRES, 2.35 ACRES, AND 0.93 ACRES.

WHEREAS, Municipal Code Title 16 regarding Subdivisions has certain requirements regarding Tentative Parcel Maps, and that the Tentative Parcel Map is consistent with these regulations; and,

WHEREAS, an application by the City of San Pablo, PLAN1608-0026, was submitted to divide an existing 5.88 acre parcel, identified by Assessor's Parcel Number 417-310-005, into three parcels of 2.6 acres, 2.35 acres, and 0.93 acres; and

WHEREAS, the Planning Commission is the deciding body for the Tentative Parcel Map under Municipal Code section 16.04.050 - Review Procedures:

F.(1): For parcel maps, the planning commission shall hold a public hearing and shall approve, conditionally approve or disapprove the tentative map; and,

WHEREAS, the proposed Tentative Parcel Map is consistent with the 2016 Subdivision Map Act; and,

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

WHEREAS, the parcel identified as APN 417-310-005 is located within the 23rd Street Specific Plan/Commercial Mixed-Use designation; and,

WHEREAS, the Tentative Parcel Map is consistent with the following General Plan and Specific Plan policies:

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

***Goal 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.*

***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.*

***Implementing Policy 2-I-11:** Develop the Mixed Use Center South area with commercial destinations that serve as a citywide and regional destination, and*

cater to families – for example, family-friendly restaurants, shopping, and entertainment options; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Tentative Parcel Map has been determined to be categorically exempt from the provisions of CEQA under CEQA Section 15315, Class 15, Minor Land Division; 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, and to local affected agencies.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Pablo makes the following findings in approving PLAN1608-0026, a Tentative Parcel Map:

- A. That the Tentative Parcel Map is consistent with the General Plan and any applicable specific plan or other adopted applicable plan.

The Map is consistent with the General Plan and San Pablo Avenue Specific Plan as identified in General Plan Guiding Policy LU-G-11, San Pablo Avenue Specific Plan Goal 2-G-1, and Implementing Policies 2-I-1 and 2-I-11 as identified above.

- B. That the site of the Tentative Parcel Map is physically suited for the type and density of development proposed.

The Map is consistent with the standards established in the Mixed Use Center South regulatory plan.

- C. That the design of the Tentative Parcel Map is not likely to cause substantial environmental damage to wildlife or habitat, and is not likely to cause significant public health problems.

The Map is consistent with the General Plan, San Pablo Avenue Specific Plan Act and development standards of the Mixed Use Center South regulatory plan. A Mitigated Negative Declaration was adopted by the City Council on October 17, 2011 for the Mixed Use Center South area. The Tentative Parcel Map is categorically exempt from the provisions of CEQA under CEQA Section 15315, Class 15, Minor Land Division.

- D. That the design of the Tentative Parcel Map will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed area.

The Map is consistent with the overall layout of the Mixed Use Center South regulatory plan and the circulation throughout.

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Pablo hereby approves PLAN1608-0026, Tentative Parcel Map based upon the following Conditions of Approval.

1. In accordance with Municipal Code Section 16.04.070, the Tentative Parcel Map is approved including 2 pages by Kister, Savio & REI, Inc. dated August 2014, for a period of 24 months from the date of approval.
2. In accordance with Municipal Code Section 16.10, a Final Parcel Map for Tentative Parcel Map MS 776-16 must be prepared and submitted for City Engineer review and acceptance prior to Final Map recordation with the Contra Costa County Recorder's Office.
3. Design Review shall be required for any proposed development of the final parcels.
4. The applicant shall comply with the regulations of the City of San Pablo Municipal Code, San Pablo Avenue Specific Plan, and the Mixed Use Center Regulatory Plan.

BE IT FURTHER 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.

Adopted this 15th day of November, 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

EXHIBIT B

FM PG 13.14.17.18
ASSESSOR'S
BOOK 417

MAR 06 2015

6

16

310

100'

18

17

24

11

2

20

5

05

10

7

04

3

03

13

15

2015 ROLL TRACT 9331 MB 521-41

GATEWAY AVE

GATEWAY AVE

GATEWAY AVE

GATEWAY AVE

LANE

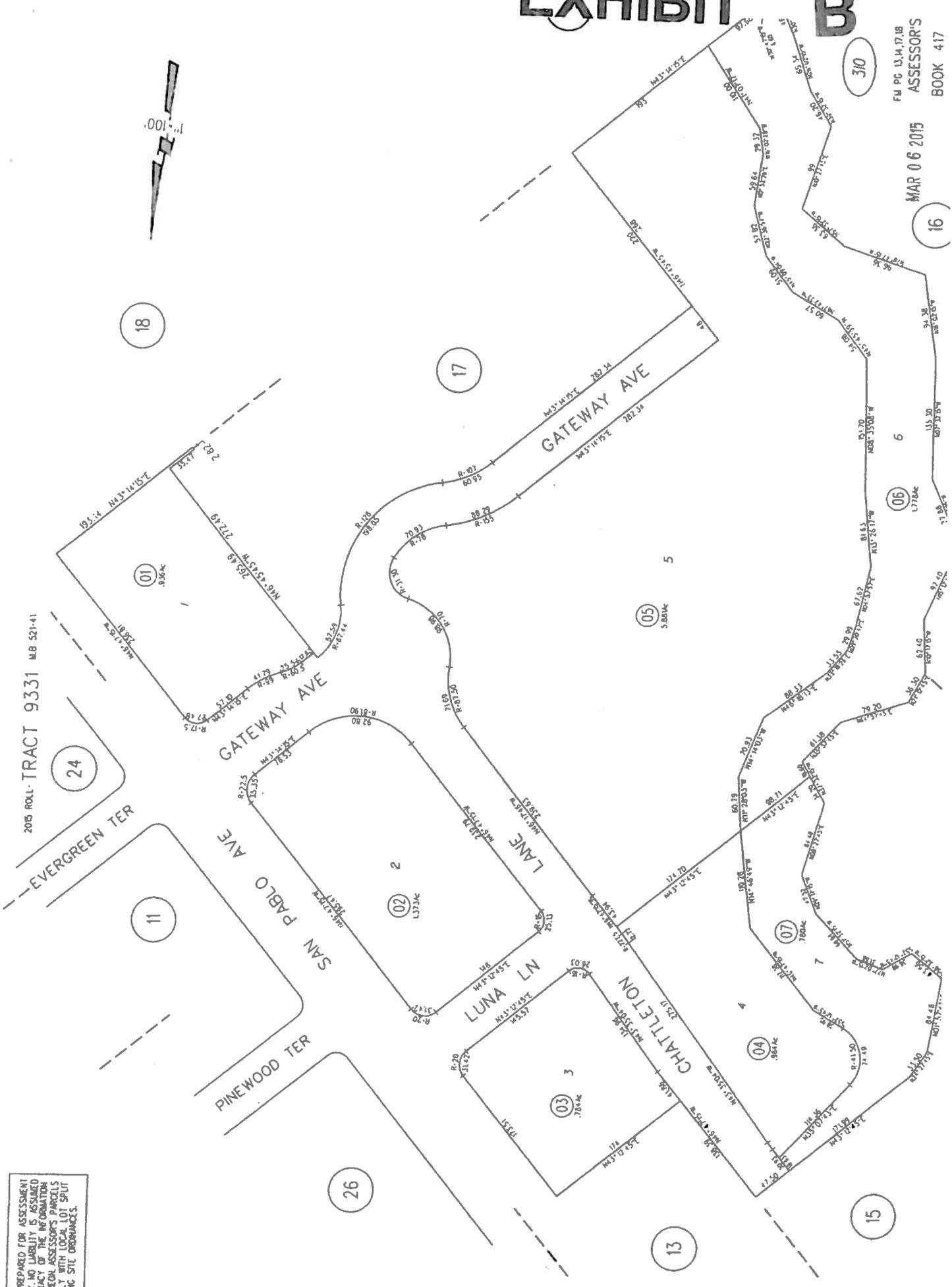
LUNA LN

CHATTLETON

SAN PABLO AVE

EVERGREEN TER

PREPARED FOR ASSESSMENT
ONLY. NO LIABILITY IS ASSUMED
BY THE ASSessor OF THE INFORMATION
HEREON. ASSESSOR'S PARCELS
MAY VARY FROM LOCAL LOT SPLIT
ORDINANCES.



PARCEL MAP
MS 776-16

BEING A SUBDIVISION OF LOT 5,
SUBDIVISION 9331, (521 M 41)

MASTER SMO & REL. INC. LAND SURVEYORS & CIVIL ENGINEERS
CALIFORNIA
AUGUST, 2014

CITY ENGINEER'S STATEMENT

I, ANDREW W. REL, ACTING CITY SUPERVISOR OF THE CITY OF SAN PABLO, STATE OF CALIFORNIA, HAVE EXAMINED THE HEREIN
DESCRIBED PARCEL MAP AND I AM SURE THAT SAID MAP IS TECHNICALLY CORRECT.

BY: ANDREW W. REL, S.E.B. 8178
ACTING CITY SUPERVISOR, CITY OF SAN PABLO

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME
AS IT APPEARED ON THE ORIGINAL MAP, AND APPROVED A TERRITORY INCORPORATED; THAT ALL PROVISIONS OF THE SUBDIVISION MAP
ACT AND LOCAL ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH.

BY: SHAROLA HARRISON
CITY ENGINEER, CITY OF SAN PABLO
A.C.E. NO. 50860

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DEMONSTRATED
AND DESCRIBED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE
PREPARATION AND RECORDATION OF SAID

THE UNDERSIGNED FURTHER STATE THAT THE ABOVE REQUISITED "M.A.S." ARE HEREBY PROVIDED AS A
PUBLIC UTILITY (EASEMENT) FOR THE CONSTRUCTION, ACCESS AND MAINTENANCE OF LOCAL
TELEPHONE AND TELEVISION, FIBER OPTIC PIPES, DUCTS, CABLES AND NECESSARY FITTINGS FOR
TRANSMISSION AND DISTRIBUTION OF SAID UTILITIES.

THE UNDERSIGNED FURTHER STATE THAT THE AREA DESIGNATED "P.S.D.C." IS NOT HEREBY DEDICATED
FOR USE BY THE CENTRAL PUBLIC UTILITIES AGENCY, AS A NON-EXCLUSIVE, PERPETUAL
EASEMENT TO PARCEL B, FOR DRAINAGE FACILITIES.

OWNER: CITY OF SAN PABLO, A CALIFORNIA MUNICIPAL CORPORATION

BY: _____
NAME: _____
TITLE: _____

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE KNOWS ONLY THE IDENTITY OF THE INDIVIDUAL
WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR
VALIDITY OF THE SAID DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF _____
ON _____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND
STATE, PERSONALLY APPEARED,

_____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHO(S) WANTED TO BE SUBDIVIDED TO THE BOUNDARIES AND ACKNOWLEDGED TO ME THAT
HE(S)/SHE(S) EXECUTE(S) THE SAID MAP AND CERTIFICATE, AND THAT BY HIS/HER/THEIR
SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR PARTY(S) WHO(S) EXECUTE(S) THE SAID MAP
DECLARED THE INSTRUMENT, I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,
SIGNATURE: _____
PRINTED NAME: _____
COMMISSION NO.: _____
BY COMMISSION EXPIRES: _____ COUNTY _____
PRINCIPAL PLACE OF BUSINESS: _____

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I CERTIFY AS CHECKED BELOW THAT:

A TAX BOND ASSURING THE PAYMENT OF ALL TAXES WHICH ARE NOW A LEAK, BUT NOT
PAYABLE, HAS BEEN RECEIVED AND FILED WITH BOARD OF SUPERVISORS, CONTRA COSTA COUNTY,
STATE OF CALIFORNIA.

ALL TAXES DUE HAVE BEEN PAID AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY
OF _____, 20____.

BY: DANIELA
CLERK OF THE BOARD OF SUPERVISORS AND
COUNTY ADMINISTRATOR, CONTRA COSTA
COUNTY, STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M
IN BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF FIRST AMERICAN TITLE
COMPANY _____

BY: _____
COUNTY RECORDER, CONTRA COSTA
COUNTY, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

PARCEL MAP MS 776-16

BEING A SUBDIVISION OF LOT 5,
SUBDIVISION 9331, (521 M 41)

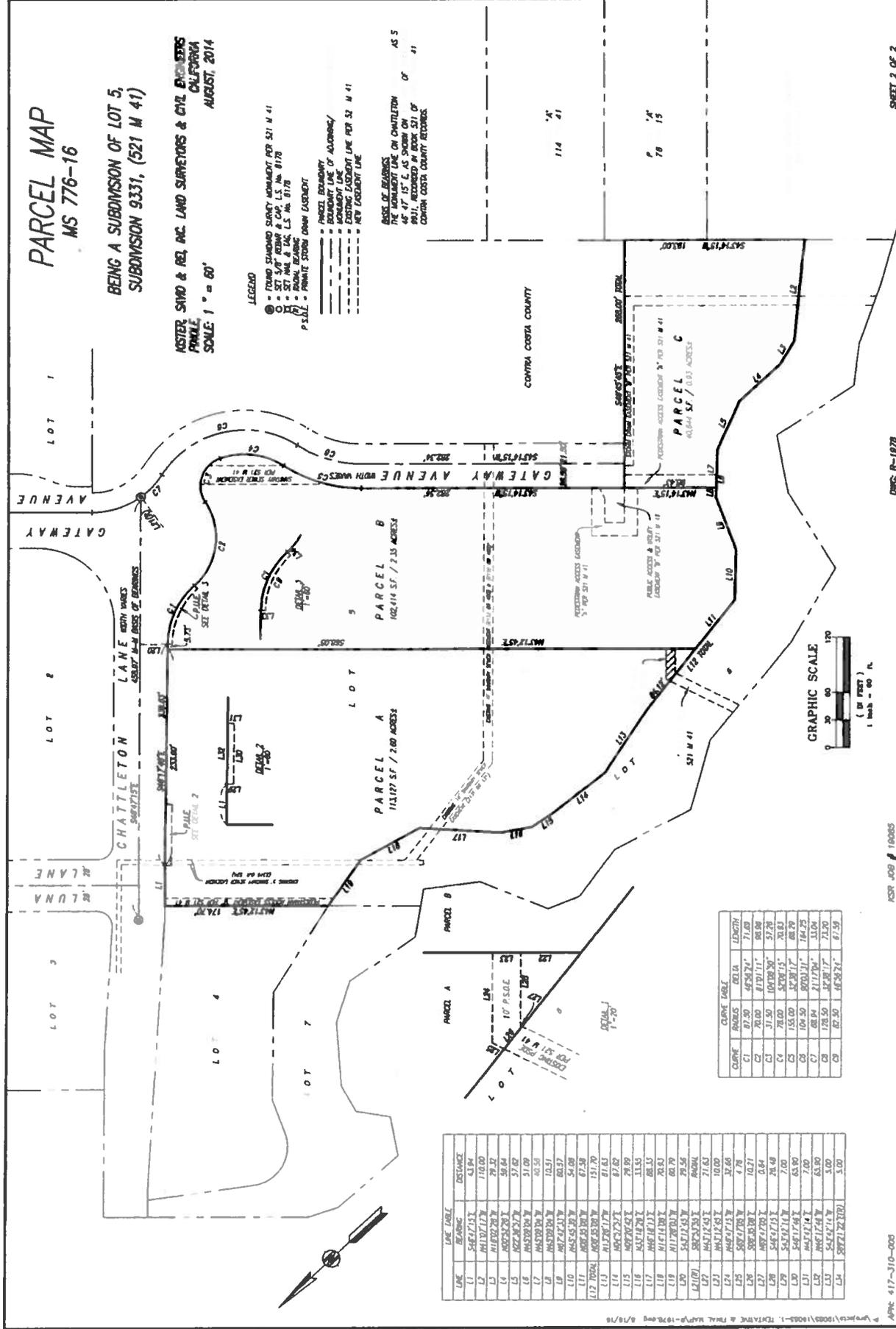
MASTER SHED & REL. AC. LAND SURVEYORS & CIVIL ENGINEERS
FRENCO
CALIFORNIA
AUGUST, 2014

SCALE: 1" = 60'

LEGEND

- = FOUND STANDARD SURVEY MONUMENT PER S21 M 41
- = SET 3/4" IRON & COP. L.S. No. 8178
- = SET 1/2" IRON & COP. L.S. No. 8178
- = SET 1/4" IRON & COP. L.S. No. 8178
- = PRIVATE STONE OWN EASEMENT
- = PARCEL BOUNDARY
- = MONUMENT LINE OF ADJACENCY
- = MONUMENT LINE
- = EXISTING EASEMENT LINE PER S1 M 41
- = NEW EASEMENT LINE

BASE OF BEARINGS
THE MONUMENT LINE ON ORIENTATION
48° 47' 15" E. AS SHOWN ON
THE MONUMENT RECORDS OF
CONTRA COSTA COUNTY RECORDS.



CURVE	BEARINGS	DETA	LENGTH
C1	87.30	45.5874	71.80
C2	70.00	81.9111	88.86
C3	31.50	104.7820	57.28
C4	78.00	82.2815	70.83
C5	153.00	82.2817	88.79
C6	109.50	82.2817	184.25
C7	68.84	211.7291	31.04
C8	178.50	82.2817	71.20
C9	87.30	45.5874	87.56

LINE	BEARING	DISTANCE
L1	S48°17'53"	43.84
L2	N11°07'17"	110.00
L3	N18°02'28"	79.37
L4	N02°28'21"	58.84
L5	N02°28'21"	57.62
L6	N45°02'04"	31.09
L7	N45°02'04"	40.56
L8	N45°02'04"	10.51
L9	N87°42'31"	60.57
L10	N45°45'29"	54.00
L11	N08°45'29"	67.48
L12	N08°45'29"	131.70
L13	N11°26'17"	81.63
L14	N65°57'23"	87.82
L15	N07°02'52"	79.89
L16	S33°18'28"	113.55
L17	N08°11'33"	88.35
L18	N15°11'08"	20.50
L19	N11°08'01"	88.14
L20	S47°24'53"	84.98
L21	N07°12'01"	69.88
L22	N41°14'51"	21.63
L23	N41°14'51"	10.00
L24	N48°47'15"	32.66
L25	S08°47'08"	1.78
L26	S08°47'08"	10.21
L27	N08°47'08"	0.84
L28	N48°47'15"	28.48
L29	S43°12'14"	7.00
L30	S43°12'14"	63.90
L31	N43°12'14"	7.00
L32	N43°12'14"	63.90
L33	S43°12'14"	5.00
L34	S07°12'21"	5.00



EXHIBIT D

CITY OF SAN PABLO

City of New Directions

CITY OF SAN PABLO NOTICE OF PUBLIC HEARING TUESDAY, NOVEMBER 15, 2016

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

PLAN1608-0026: Consideration of a Tentative Parcel Map to allow for the division of a 5.88 acre parcel identified as Assessor's Parcel No: 417-310-005 and commonly known as Lot 5 within the Plaza San Pablo development. The proposed Tentative Parcel Map would divide the existing parcel into three parcels of 2.6 acres, 2.35 acres, and 0.93 acres. The property is zoned SP2-San Pablo Avenue Specific Plan and designated in the Mixed Use Center South Regulatory Code. It has been determined that the proposed action is categorically exempt under the California Environmental Quality Act Section 15315, Class 15, Minor Land Division.

NOTICE IS HEREBY FURTHER GIVEN that the hearing will be held at the Planning Commission meeting on Tuesday, the 15th day of November, 2016 at 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 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.

If you need Spanish language assistance, please contact the Development Services Department at (510) 215-3030. Si necesita asistencia en español, por favor contacte al Departamento de Servicios de Desarrollo al (510) 215-3030.

**Rod Simpson, Associate Planner
Development Services**



MEMORANDUM

TO: Planning Commission
FROM: Michele Rodriguez
 Development Services Director
DATE: November 15, 2016
SUBJECT: 2017 Calendar of the Planning Commission Meetings

BACKGROUND

The purpose of this memo is to establish Planning Commission Meeting dates for the calendar year 2017. As published in the City of San Pablo Municipal code, Planning Commission meetings will be held on the third Tuesday of each month, at 6:30pm, and the meetings will be held at the City’s Council Chambers. The following table identifies the meeting dates.

MONTH	3RD TUESDAY
JANUARY	*18 th (Wednesday)
FEBRUARY	*22 nd (Wednesday)
MARCH	21 st
APRIL	18 th
MAY	16 th
JUNE	20 th
JULY	18 th
AUGUST	15 th
SEPTEMBER	19 th
OCTOBER	17 th
NOVEMBER	21 st
DECEMBER	19 th

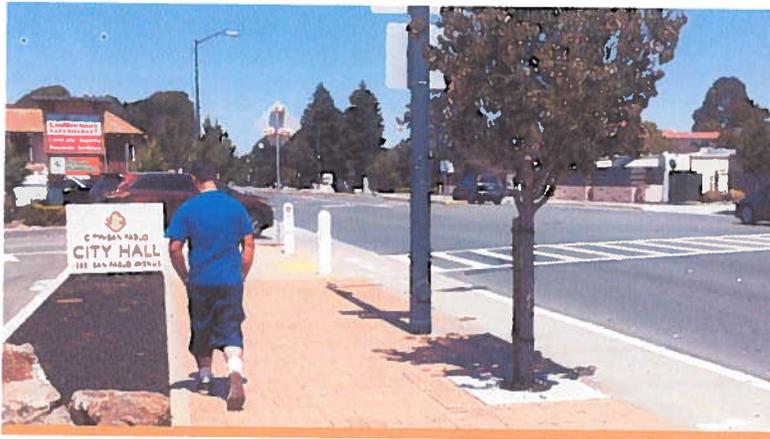
RECOMMENDATION: Approve Planning Commission Meeting dates for the calendar year 2017.

*Meeting dates changed due to holiday and City Council meetings

13831 San Pablo Avenue, Building 3 • San Pablo, CA 94806

Main: 510-215-3030 • Fax: 510-215-3014

www.SanPabloCA.gov/Planning



THE CITY OF SAN PABLO Bicycle and Pedestrian Master Plan Study

Community Workshop

The City is developing a plan to help make San Pablo a more enjoyable place for walking and bicycling.

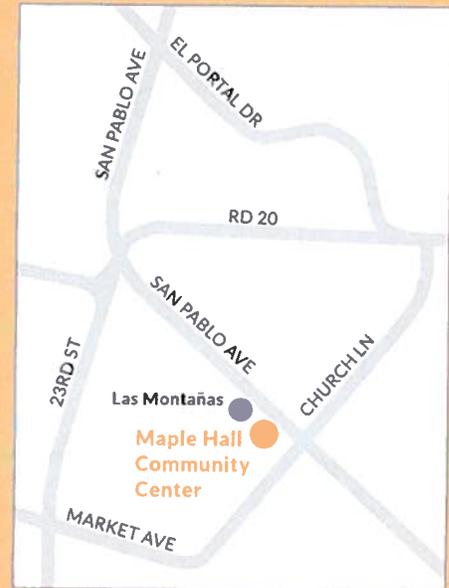
Come share your thoughts!



CITYof SAN PABLO
City of New Directions

MORE INFORMATION AT:

www.ci.san-pablo.ca.us/1491/Bicycle-and-Pedestrian-Master-Plan



WHEN:

NOVEMBER 17, 2016

Thursday, 6:00-8:00 PM

WHERE:

MAPLE HALL

COMMUNITY CENTER

13831 San Pablo Ave.

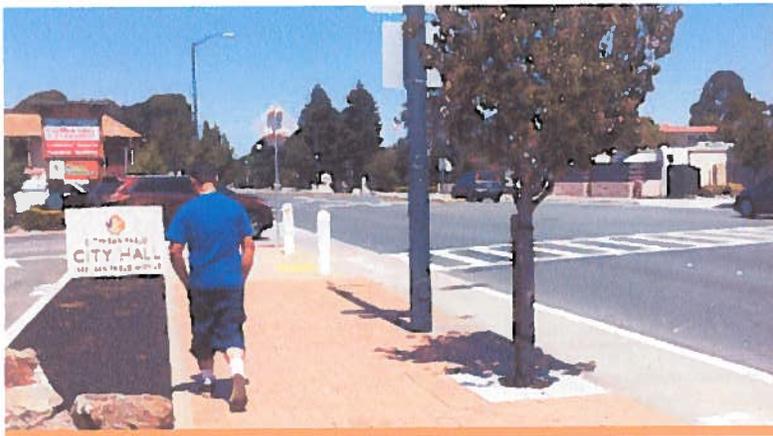
San Pablo, CA 94806

WHO:

BRING THE FAMILY!

Food provided

Activities for kids



Plan Maestro Peatonal y Ciclista de la Ciudad de San Pablo

Taller Comunitario

La Ciudad está desarrollando un plan para hacer de San Pablo un lugar más agradable para caminar y andar en bicicleta.

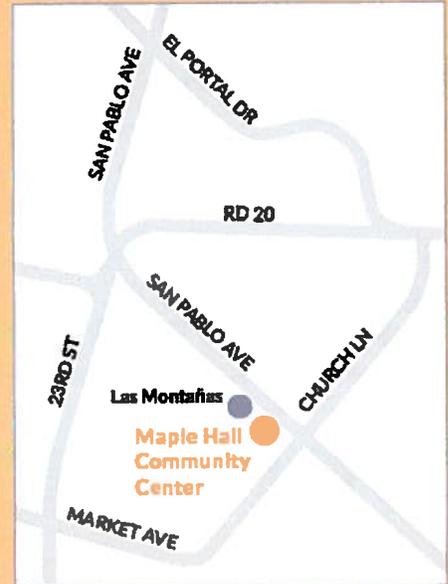
¡Ven a compartir tu opinión!



CITYof SAN PABLO
City of New Directions

MÁS INFORMACIÓN EN:

www.ci.san-pablo.ca.us/1491/Bicycle-and-Pedestrian-Master-Plan



CUÁNDO:

17 DE NOVIEMBRE DE 2016
JUEVES 6:00 - 8:00 PM

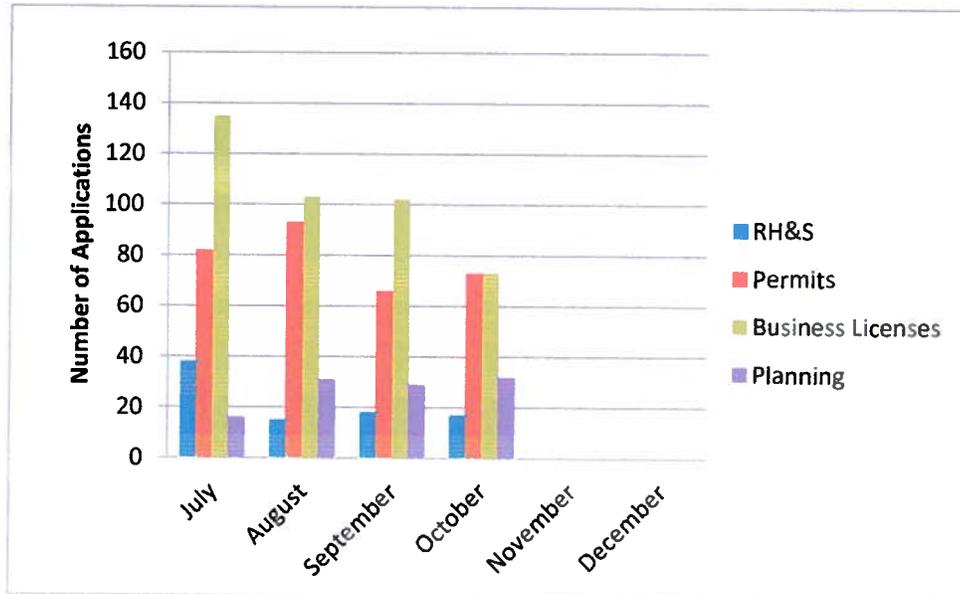
DÓNDE:

MAPLE HALL
COMMUNITY CENTER
13831 San Pablo Ave.
San Pablo, CA 94806

QUIÉN:

¡PARA TODA LA FAMILIA!
Habrá comida y actividades
para los niños y niñas.

DEVELOPMENT SERVICES
Statistical Data



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

YTD Total Applications Received – 923 YTD Total Fees Collected - \$440,442.41

Residential Health & Safety Program October summary:

Total fees collected – \$7,314, plus Imaging - \$292.00, Technology - \$368.00

- SF/Resales: \$3,590
- SF/Rentals: \$1,795
- MF Resales/Rentals: \$1,929
- Total Certificates of Compliance issued – 31
- Customer Counter Assistance – 23

Building Permit October summary:

Total fees collected \$42,868.03

- Building Permits: \$25,804.62
- Electrical Permits: \$3,779.20
- Plumbing permits: \$4,546.00
- Mechanical permits: \$1,953.00
- Plancheck fees: \$2,914.90
- Imaging fees: \$1,723.05
- Technology fees: \$2,147.26
- Total Permits finaled – 73
- Fee Estimates provided: 14
- Customer Counter Assistance – 95
- Public Records Request: 21

**Business License October summary:**

Total fees collected - \$16,361.95

- Business licenses issued: 73
- Customer Counter Assistance – 55

Community Planning summary:

- Total Fees Collected - \$34,636.10, (3) Information/Misc , (6) Pre-application, (1) Home Occupation, (1) Sign Review, (2) Design Review, (3) Planning Project, (2) Lan Use Review, (1) Use Permit/Planning Commission, (13) Use Permit/Admin Review
- Customer Counter Assistance – 19

Planning Commission: The Planning Commission met on Tuesday, October 18, 2016. The following items were considered:

- **PLAN1608-0003: Continued Item from the September 20th meeting.** 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.
- **PLAN1607-0016: Continued item from the September 20th meeting.** 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.

The next Planning Commission meeting is scheduled on Tuesday, November 15, 2016.

Customer Counter Assistance for One-Stop Shop Service:

- Dump Vouchers: 31
- Public Works: 24
- Code Enforcement: 11
- Miscellaneous: 148 (Questions-red tag check, dumping, encroachment, easement, garbage, mayor, police, sewer waiver, etc.)

Significant Events / Work Plan Accomplishments**Planning**

- Hotel San Pablo: Refund remaining application fees, pay invoices transportation consultant, close-out file.
- El Portal Park grant: environmental determination, scope of work for CEQA, completion of contract, initiation of work and collaboration with
- Bicycle and Pedestrian Master Plan six stakeholder presentations, and preparation for November Community Workshop.

- Citywide Broadband Master Plan CEQA Initial Study and Mitigated Negative Declaration draft review.
- Planning staff registered for CEQA annual law update training.
- Initiated update to general plan open space statistics.
- Hired contract planner for back-log of projects.
- Antenna projects: 14 applications submitted, outside counsel meetings on special laws related to project types, update to the Antenna ordinance initiated, December Planning Commission Study Session planned.
- Sign Ordinance review of maximum commercial signs with City Attorney; two meetings.
- Started new contract planner from MIG to assist with current planning backlog of antenna and KFC Design Review application.
- WIC Building feedback on Design Build RFP; initiate exemption from STMP fees transportation study.
- City LED Sign CEQA determination, County recordation, and Out-front Media Counsel meeting.
- Planning Commission meeting and training on Conflict of Interest law.
- Plaza San Pablo intake and processing of 8 condominiums and associated restaurant.
- Planning Commissioner, Cheremay Sutton, 18-years of service reception.
- Moose Lodge application for re-use submittal, initiate 30-day project review.
- Fire Station #70 review of project design, approval of parcel merger.
- 1621 Rumrill Avenue: complaint of two businesses one location, determination consistent with zoning.
- Planning Commission meeting agenda for November, newspaper legal notices, and minutes for October.
- Proposed City Hall parcel map review and processing through Planning Commission.
- Measure J annual report initiated.
- Coordination of art at La Quinta
- Update Fresh Cargo Administrative Use Permit to change locations in collaboration with Community Services.
- BART TOD
 - Meeting Contra Costa County Housing Executive Director Joseph Villarreal
 - Meeting with Board of Supervisor John Gioia
 - WCCTAC Board meeting on Alternatives
 - WCCTAC staff meeting on Pedestrian modeling.
 - Ron Sisseem meeting on Scope of Work
- Existing City Hall
 - Preservation Park design and alternatives recommendations.
 - City Ventures meeting, and follow-up information and questions-answers.
 - Calculation of adjacent property minimum parking requirements vs. actual.

Building

- State of California Building Codes adoption, City Council staff report, resolution, and ordinance. Coordination with County Fire, and other local code amendment; coordination with Contra Costa County on their local amendments.
- Solar Youth Training initiative feedback on building permit requirements.
- Staff sent to annual Laserfiche training.
- I-80 Police cameras collaboration on electrical permit requirements.
- Carl Welte process and procedure meetings with the Building staff on improving building permit intake, tracking, and distribution of comments, inspections, and final.
- Citywide mobile home inspection program building permit review and issue.
- Annual community flood survey responses completed in collaboration with Public Works.
- Annual Local Agency American with Disability Act certification contribution.
- Building Fees streamlining: completed merger of six associated fees into one rolled-up fee for water heater permits; wall furnace fees; forced air unit, windows, electrical service, and residential re-roof.
- Residential Health and Safety Program 80 paid initial inspections, short-term increase to full time inspection to cover demand.

Development Services

- Department wide initiative for scanning project.
 - Pilot Program. Sent two boxes to scanning company.
 - Completed a survey of all DS back-log of items to be scanned.
 - Initiated lists for City Attorney review of items for destruction.
- Carl Welte DS – PW permit processing collaboration and communication improvement contract.
- New Department Secretary one-year Work Plan; initiated training.
- Initiated update to DS Work Plan for priorities meeting with Matt.
- John Villandre, Building Inspector, annual evaluation.
Draft cash handling procedure to Finance for review.
- San Pablo Economic Development Corporation staff meeting on business licenses, building permits, sign ordinance, zoning code requirements.
- Rod Simpson, Associate Planner, 6-month probationary evaluation.
- El Portal Park grant master plan input and CEQA determination underway including biology and photometric studies underway.
- Finding Dory booth Citywide Halloween Open House.
- Attended West County Senior Coalition's Affordable Housing Forum.
- City Council introduction of Elizabeth V.
- Department All staff meeting.
- Completed two WCCTAC audits of last five years of development activity, and one year of fees accessed and paid.
- Modification of finance fee codes for STMP fees.
- WCCTAC Board meeting packet review.
- Completed project routing form to adjoining agencies for project comment.
- Officer Zink's memorial participation and support.

- Training Rod and Michele: Survivor Skills for Managers.
- Draft Cash Handling Policy and sent it to the Finance Department.
- Participated in 360 Executive evaluation process.
- AC Transit letter of support provided for their Transit Performance Initiative.
- Ergonomics Elizabeth D equipment purchase and installation.
- One year College intern period ends.
- Form 700 completed by Planning Commission, and all applicable staff.
- Plan Bay Area 2040 Update
 - City Council resolution and letter regarding the Alternatives.
 - Summary of Preferred Alternative to staff and City Manager.