



CITY OF SAN PABLO
City of New Directions



SAN PABLO GENERAL PLAN ANNUAL PROGRESS REPORT CALENDAR YEAR 2025

SAN PABLO PLANNING COMMISSION

APRIL 28, 2026



CONTEXT: GENERAL PLAN APR

- Government Code Section 65400 and 65700 mandate that all cities and counties submit an annual report on the status of their General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Land Use and Climate Innovation (LCI) and the Housing and Community Development (HCD) by April 1 of each year.
- The Annual Progress Report (APR) provides local legislative bodies and the public with information regarding the implementation of the General Plan for their City. APRs also inform the public of the progress in meeting the community's goals.
- APRs must be presented to the local legislative body for its review and acceptance.



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CITY OF SAN PABLO GENERAL PLAN 2035



San Pablo General Plan 2035
Adopted July 7, 2025



- Adopted July 7, 2025 by Resolution 2025-097, updating General Plan 2030 (adopted 2011)
- Includes 8 elements required by state law at the time of passage as well as four additional elements:
 - Land Use & Physical Design
 - Circulation
 - Open Space & Conservation
 - Safety & Noise
 - Housing
 - Community Health & Environmental Justice
 - Economic Development
 - Growth Management
 - Parks, Schools, Community Facilities, & Utilities



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CITY OF SAN PABLO GENERAL PLAN 2035



- Housing Element updated and adopted March 18, 2024 by Resolution 2024-034.
- New Community Health/Environmental Justice Element and amendments to Safety & Noise Element adopted alongside new Housing Element
- Implementation measures underway



City of San Pablo

2023-31 Housing Element

Adopted | March 18, 2024

Certified | May 20, 2024

Volume 1





GENERAL PLAN COMPLIANCE

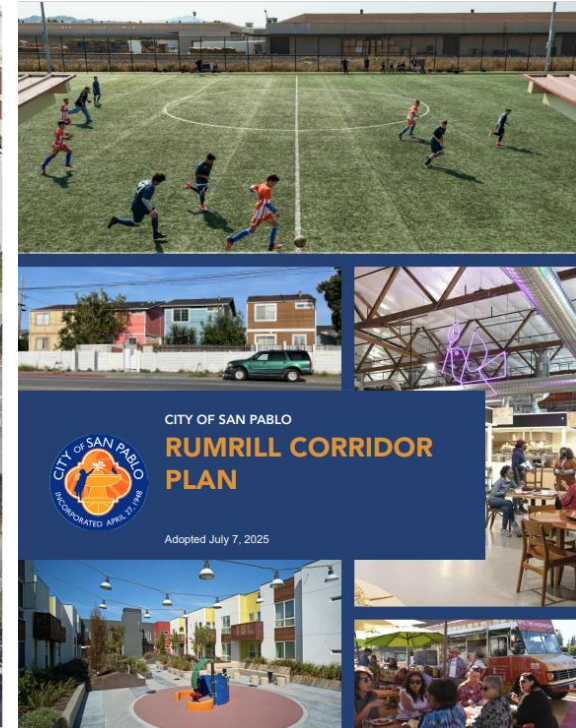
- The San Pablo General Plan 2035 complies with the Office of Land Use and Climate Innovation's General Plan Guidelines for being comprehensive, internally consistent, and long-range.
- Update underwent required consultation with Native American tribes
- Recent updates included the inclusion of an Environmental Justice (EJ) element.



IMPLEMENTATION MEASURES

The City of San Pablo has taken a range of recent measures to implement the goals and policies of the General Plan. These measures include:

- Sutter Avenue Green Street
- McNeil Park
- Contra Costa College Mobility Hub
- Rumrill Boulevard Priority Development Area Corridor Plan
- San Pablo Ave/23rd Street Bridge Replacement
- ADU Ordinance Amendments
- General Plan implementation zoning amendments
- Housing Element implementation text amendments
- Marketing and Branding program





MODIFICATIONS AND AMENDMENTS

- General Plan Update 2035 adopted July 7, 2025
 - Including Rumrill Corridor Plan annex
 - Provided an updated version of the General Plan 2030
 - Targeted updates to reflect changes to the city since 2011
 - New land use designations for 157 properties
 - 3 new land use designation categories
 - Local Hazard Mitigation Plan incorporated into Safety Element



MAJOR DEVELOPMENT APPLICATIONS PROCESSED

A number of major development proposals have been processed under the General Plan 2035, advancing goals and policies in the Housing Element and Land Use and Physical Design Element. These recent developments include:

Development Name	Description
2812 Chattleton Lane	20 units of single-family attached homes with 8 ADUs
Alvarado Gardens 13831 San Pablo Avenue	100 affordable housing units with 7,000 square feet of ground-floor commercial space
2834 El Portal Dr	New 4-unit apartment building
1701 Rumrill Blvd	New 25,549-square foot warehouse and manufacturing facility for Rudy's Refrigeration
15332 San Pablo Ave	5,158-square foot retail building





MAJOR DEVELOPMENT APPLICATIONS PROCESSED (Cont.)

A number of major development proposals have been processed under the 2030 General Plan, advancing goals and policies in the Housing Element and Land Use and Physical Design Element. These recent developments include:

Development Name	Description
1723 14 th Street	3 units of multifamily housing with 1,074 square feet of commercial space
1820 Rumrill Boulevard	40-unit 100% affordable multifamily development
San Pablo Police Headquarters and Regional Training Facility	New facility for the San Pablo Police Department with state-of-the-art training facility for departments around the region
Salesian gymnasium	New gymnasium and music center for Salesian College Preparatory school





ANNUAL PROGRESS REPORT SUBMITTAL

- HCD requires that all Annual Progress Reports be submitted to HCD and LCI by April 1st, 2026
- Before submitting to HCD and LCI, the City Council must hold a Public Hearing and adopt a Resolution authorizing the submittal of the City of San Pablo General Plan Annual Progress Report
- City Council adopted Resolution 2026-039 approving adoption of 2025 General Plan APR on March 16, 2026
- Adopted resolution and APR were submitted to HCD and accepted on March 19, 2026



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QUESTIONS?