

ORDINANCE 2025-002

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO APPROVING AMENDMENTS TO THE SAN PABLO ZONING CODE CHAPTER 17.32, RESIDENTIAL DISTRICTS, ALLOWED USES, AND DEVELOPMENT STANDARDS; CHAPTER 17.34, COMMERCIAL AND INDUSTRIAL DISTRICTS, ALLOWED USES, AND DEVELOPMENT STANDARDS; AND CHAPTER 17.38, OVERLAY AND SPECIAL DISTRICTS, SECTION 17.38.080, SPECIFIC PLAN DISTRICTS; AMENDMENTS TO THE SAN PABLO ZONING MAP TO REDESIGNATE 139 PROPERTIES TO BE CONSISTENT WITH THE LAND USE DESIGNATIONS OF THE SAN PABLO GENERAL PLAN UPDATE 2035; AND AMENDMENTS TO THE SAN PABLO AVENUE SPECIFIC PLAN FIGURE 2-4, LAND USE DIAGRAM, TO REDESIGNATE 18 PROPERTIES TO BE CONSISTENT WITH THE LAND USE DESIGNATIONS OF THE SAN PABLO GENERAL PLAN UPDATE 2035.

WHEREAS, on October 1, 2007, the City of San Pablo adopted the 23rd Street Specific Plan to provide a long-term strategy to revitalize and increase the development potential for a major commercial corridor; and this plan has now become out of date due to the loss of Redevelopment Authority and other factors;

WHEREAS, on April 18, 2011, by Resolution 2011-046, the City of San Pablo adopted the San Pablo General Plan 2030, and since then considerable growth and change has taken place;

WHEREAS, on April 18, 2011, by Resolution 2011-045, the City Council of the City of San Pablo certified a Final Environmental Impact Report (“2011 EIR”) for the San Pablo General Plan 2030, and adopted a Statement of Overriding Considerations regarding significant and unavoidable transportation impacts;

WHEREAS, on September 19, 2011, by Resolution 2011-105, the City of San Pablo adopted the San Pablo Avenue Specific Plan;

WHEREAS, on May 18, 2015, the City of San Pablo adopted the City of San Pablo, California Zoning Ordinance as Municipal Code Title 17, incorporating land use changes to the City’s General Plan and San Pablo Avenue Specific Plan, both of which were adopted in 2011 by the City Council;

WHEREAS, updates to the General Plan 2030, along with the adopted Housing Element 2023-2031, have been undertaken to recognize the community progress that has been made since 2011, to outline future land use and growth strategies, to ensure consistency with other planning documents and initiatives, and to allow for increased focus in the areas of housing production, reductions to vehicle miles traveled, environmental justice, and updates to land use planning along the Rumrill Boulevard and 23rd Street corridors and other key locations, all of which are collectively referred to as “General Plan Update 2035”;

WHEREAS, the General Plan Update 2035 includes the proposed redesignation of land uses for 139 land parcels, including 85 within the Rumrill Corridor area and 18 within the San Pablo Avenue Specific Plan area, to better reflect existing conditions, future development potential, and housing production goals, as well as property owner requests, and notices about these proposed changes have been mailed to the property owners of the subject properties in accordance with the requirements of Government Code Sections 65854, 65090, and 65091, as applicable;

WHEREAS, California Government Code Section 65860 requires that, in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the general plan, or to any element of the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan, as amended;

WHEREAS, the Zoning Code, Zoning Map and San Pablo Avenue Specific Plan Diagram therefore must be amended to be made consistent with the proposed Land Use Map and the land use designations described in the General Plan Update 2035;

WHEREAS, on May 27, 2025, the San Pablo Planning Commission held a duly noticed public hearing in accordance with the requirements of Government Code Section 65090, to consider recommending adoption of the General Plan Update 2035, including the Rumrill Corridor Plan Appendix, and voted to recommend approval to the City Council pursuant to Resolution PC25-07, by a vote of 3 ayes and 2 absent;

WHEREAS, on July 7th, 2025, the San Pablo City Council held a duly noticed public hearing in accordance with the requirements of Government Code Section 1090 and adopted General Plan 2035 pursuant to Resolution 2025-097, which repealed the 23rd Street Specific Plan and portions of General Plan 2030 (not including the 2023-2031 Housing Element) and included the Rumrill Corridor Plan addendum and approval of an Addendum to the General Plan 2030 EIR, which was previously certified on April 18, 2011;

WHEREAS, the proposed Zoning Ordinance text amendment, zoning map amendment, and amendment to the San Pablo Avenue Specific Plan (collectively, the "Project") implement updates to the San Pablo General Plan 2035 and thus are covered by the environmental determination for the General Plan update;

WHEREAS, on June 24, 2025, the San Pablo Planning Commission held a duly noticed public hearing in accordance with the requirements of Government Code Sections 65854 and 65091, to consider recommending adoption of the proposed Zoning Ordinance text amendment, zoning map amendment, and amendment to the San Pablo Avenue Specific Plan (collectively, the "Project"), and voted to recommend such approval to the City Council pursuant to Resolution PC25-12;

WHEREAS, an addendum to the 2011 EIR was prepared for General Plan Update 2035 (“Addendum,” incorporated herein by reference), and this Addendum concluded that there are no substantial changes proposed by the General Plan Update 2035 or the circumstances in which the General Plan Update 2035 would be undertaken that require major revisions to the 2011 EIR, that there are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible, and that the General Plan Update 2035 is consistent with and within the scope of the impacts identified in the 2011 EIR in accordance with CEQA Guidelines Section 15162;

WHEREAS, the proposed Project implements General Plan Update 2035, including new land use designations, densities, and development standards, and therefore the Addendum adequately and accurately evaluates the Project’s environmental impacts. There are no substantial changes proposed by the General Plan Update 2035 or the Project or the circumstances in which the Project would be undertaken that would require major revisions to the 2011 EIR. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible, and the Project would be consistent with and within the scope of the 2011 EIR in accordance with CEQA Guidelines section 15162;

WHEREAS, on July 21, 2025, the City Council conducted a duly and properly noticed public hearing to take public testimony and consider this Ordinance;

WHEREAS, the City Council has reviewed the entire record for this proposed Ordinance, including the staff report and all attachments, and oral and written public comments; and

WHEREAS, notice of this public hearing was published in the West County Times newspaper (West Contra Costa edition of the East Bay Times) on Tuesday, July 1, 2025, in accordance with the requirements of Government Code Section 65091.

The City Council of the City of San Pablo does ordain as follows:

Section 1. The City Council makes the following findings, pursuant to Section 17.22.040 of the San Pablo Municipal Code:

- A. This ordinance was initiated by the City of San Pablo staff as a means of amending the San Pablo Zoning Ordinance to bring it into consistency with the newly updated San Pablo General Plan 2035 and has been recommended for approval by the Planning Commission of the City of San Pablo following a duly noticed public hearing on June 24, 2025.
- B. A duly noticed public hearing of the City Council was scheduled on July 21, 2025, to consider this amendment to the Zoning Ordinance of the City of San Pablo codified as Title 17 of the San Pablo Municipal Code.

- C. This Ordinance is consistent with the following City of San Pablo General Plan Policies for Land Use:

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.

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.

2-I-12 Allow commercial uses to occupy the Public/Institutional area on the north side of Vale Road if medical office facilities vacate.

4-G-3 Encourage a mix of uses that is compatible with and caters to the needs of the community design.

4-I-6 Line San Pablo Avenue, the new “main street” and any other principal street frontages with commercial uses.

- D. This Ordinance is consistent with the following San Pablo Avenue Specific Plan policies:

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 Policies:

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.

2-I-12 Allow commercial uses to occupy the Public/Institutional area on the north side of Vale Road if medical office facilities vacate.

Guiding Policy for Urban Design and Building Development Standards:

4-G-3 Encourage a mix of uses that is compatible with and caters to the needs of the community design

Implementing Policy:

4-I-6 Line San Pablo Avenue, the new “main street” and any other principal street frontages with commercial uses.

E. This Ordinance is consistent with the purposes of the Zoning Ordinance:

Pursuant to Zoning Ordinance Section 17.01.020, Purpose, the purpose of the ordinance is to promote growth of the city in an orderly manner and to promote and protect the public health, safety, peace, comfort, and general welfare in conformance with the general plan. In addition, pursuant to Zoning Ordinance Section 17.32.010, Purpose, the ordinance helps to produce healthy, safe, and attractive neighborhoods in San Pablo, consistent with the policy direction in the San Pablo general plan.

F. This Ordinance facilitates updates to the General Plan Land Use element and the Rumrill Corridor Plan, aligning the Zoning Ordinance with these key policy documents and implementing land use changes that are designed to better promote orderly and positive growth and development in San Pablo.

G. The proposed Zoning Ordinance text amendment, zoning map amendment, and amendment to the San Pablo Avenue Specific Plan (collectively, the “Project”) would implement updates to the proposed San Pablo General Plan 2035 and thus are covered by the environmental determination for the General Plan update. An addendum to the 2011 EIR was prepared for General Plan Update 2035, and this Addendum concluded that there are no substantial changes proposed by the General Plan Update 2035 or the circumstances in which the General Plan Update 2035 would be undertaken that would require major revisions to the 2011 EIR, that there are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible, and that the General Plan Update 2035 would be consistent with and within the scope of the impacts identified in the 2011 EIR in accordance with CEQA Guidelines section 15162. The proposed Project would implement General Plan Update 2035, including new land use designations, densities, and development standards, and therefore the Addendum adequately and accurately evaluates the Project’s environmental impacts. There are no substantial changes proposed by the General Plan Update 2035 or the Project or the circumstances in which the Project would be undertaken that would require major revisions to the 2011 EIR. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible, and the Project would be consistent with and within the scope of the 2011 EIR in accordance with CEQA Guidelines section 15162.

Section 2. Chapter 17.32, Sections 17.32.020, 17.32.030, and 17.32.040; Chapter 17.34, Sections 17.32.020, 17.32.040; and Chapter 17.38, Section 17.38.080 of the San Pablo Zoning Code are amended to read as follows, with revised text indicated by means of strike-outs and underlines.

§ 17.32.020 **Intent of individual districts.**

A. R-1 District. The R-1 single-family residential district is intended to implement the single-family residential land use designation in the general plan by providing

opportunities for single-family homes on individual parcels. The maximum density ordinarily allowable in this district is twelve dwelling units per acre. Accessory dwelling units and accessory uses are also allowed.

B. R-2 District. The R-2 two-family residential district is intended to implement the medium-density multifamily residential land use designation in the general plan by providing opportunities for single-family and two-family homes (duplexes). The maximum density allowable in this district is eighteen dwelling units per acre. Accessory dwelling units and accessory uses are also allowed.

C. R-3 District. The R-3 multifamily residential district is intended to implement the medium-density multifamily residential land use designation in the general plan by providing opportunities for residential development characterized by a mix of housing types, including townhouses, apartments, and condominiums. The maximum density allowable in this district is twenty-four dwelling units per acre. Accessory dwelling units and accessory uses are also allowed.

D. R-4 District. The R-4 high-density multifamily residential district is intended to implement the high-density multifamily residential land use designation in the general plan by providing opportunities in select locations, such as near transit stops or neighborhood retail centers, for residential development characterized by a mix of housing types, including single-family homes, two-family homes, townhouses, apartments, and condominiums. The maximum density allowable in this district is forty-eight dwelling units per acre. Accessory dwelling units and accessory uses are also allowed.

E. RMU District. The RMU residential mixed-use district is intended to implement the residential mixed-use land use designation in the general plan by providing opportunities for mixed-use development that includes residential, office, and retail uses. The maximum floor area ratio (FAR) is 1.5 and the maximum residential density (included within the overall FAR limits) is fifty units per gross acre. Accessory dwelling units and accessory uses are also allowed.

F. PD District. The PD – Planned Development district is intended to implement the Planned Development/Infill Opportunity land use designation of the General Plan and the Rumrill Corridor Plan. The intent of the PD district is to promote high density residential and/or mixed-use development on a cluster of adjacent City-owned sites. Permitted residential density is up to 60 dwelling units per acre. A mix of unit types and live-work housing are encouraged, along with complementary non-residential uses.

§ 17.32.030 Uses allowed.

Table 17.32-A – Residential Districts: Use Regulations

Land Use/Zoning District	R-1	R-2	R-3	R-4	RMU	PD	Special Provisions
Residential Uses							
Accessory Dwelling Units ¹	R	R	R	R	R	<u>R</u>	Section 17.60.070
Animal Keeping	R	R	R	R	R	<u>R</u>	Section 17.60.010
Assisted Living Facilities	-	-	U	U	U	<u>U</u>	Section 17.60.010
Boarding Houses	-	-	U	U	U	<u>U</u>	
Community Care Facilities (7+) ²	U	U	U	U	U	<u>U</u>	
Day Care, Large Family ³	R	R	R	R	R	<u>R</u>	
Day Care, Small Family ⁴	R	R	R	R	R	<u>R</u>	
Dwellings, Multiple-Family ⁵	-	-	R	R	R	<u>R</u>	Section 17.58.020
Dwellings, Single-Family Attached ⁵	-	R	R	R	R	=	
Dwellings, Single-Family Detached ⁵	R	R	R	-	-	=	Section 17.32.050
Dwellings, Two-Family (Duplexes) ⁵	-	R	R	-	-	=	Section 17.32.050
Emergency Shelter	-	-	-	-	R	<u>R</u>	Section 17.60.080
Home Occupations	R	R	R	R	R	<u>R</u>	Section 17.60.030
Live-Work Facility	-	-	-	-	U	<u>R</u>	Section 17.60.040
Mobile Home Parks	-	-	-	-	-	=	Section 17.60.060
Residential Care Facilities (≤6)	R	R	R	R	R	<u>R</u>	
Single-Room Occupancy	-	-	-	-	R	<u>R</u>	Section 17.60.090
Supportive Housing	R	R	R	R	R	<u>R</u>	
Transitional Housing	R	R	R	R	R	<u>R</u>	
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses							
Cemeteries	U	U	U	-	-	=	
Community Facilities	U	U	U	U	U	<u>U</u>	
Community Gardens	A	A	A	A	A	<u>A</u>	
Day Care Centers	U	U	U	U	U	<u>U</u>	
Hospitals and Clinics	U	U	U	U	U	<u>U</u>	

Land Use/Zoning District	R-1	R-2	R-3	R-4	RMU	PD	Special Provisions
Public Services	U	U	U	U	U	<u>U</u>	
Recreation, Amusements	-	-	-	-	-	=	
Recreation, Indoor	-	-	-	-	U	<u>U</u>	
Recreation, Major Arcades	-	-	-	-	-	=	
Recreation, Minor Arcades	-	-	-	-	-	=	
Recreation, Outdoor Passive	-	-	-	-	-	=	
Recreation, Parks and Playgrounds	U	U	U	U	U	<u>U</u>	
Religious Institutions	U	U	U	U	U	<u>U</u>	
Schools, Private	-	-	-	-	-	=	
Schools, Public	-	-	-	-	-	=	
Utility, Transportation, Public Facility, and Communication Uses							
Wireless Facilities	-	-	-	-	-	<u>U</u>	Sections 17.62.200 and 17.62.300
Utilities, Major	-	-	U	U	U	<u>U</u>	
Utilities, Minor	U	U	U	U	U	<u>U</u>	
Retail, Service, and Office Uses							
Adult-Oriented Businesses	-	-	-	-	-	=	Section 17.62.010
Alcoholic Beverage Sales	-	-	-	-	U	<u>U</u>	Section 17.62.020
Animal Boarding	-	-	-	-	-	=	Section 17.60.010
Animal Care	-	-	-	-	A	<u>A</u>	Section 17.60.010
Bed and Breakfasts	U	U	R	R	R	<u>R</u>	
Business and Professional Services	-	-	-	-	R	<u>R</u>	
Cash for Gold Facilities	-	-	-	-	-	=	
Cannabis, Retail Business	-	-	-	-	-	=	Section 17.62.130
Cannabis, Limited Personal Cultivation	P	P	P	P	P	<u>P</u>	Section 17.62.130
Cannabis, Outdoor Cultivation	-	-	-	-	-	=	Section 17.62.130
Check Cashing Businesses	-	-	-	-	U	=	Section 17.62.050
Dance and Fitness Studios	-	-	-	-	A	<u>A</u>	
Escort Services	-	-	-	-	-	=	

Land Use/Zoning District	R-1	R-2	R-3	R-4	RMU	PD	Special Provisions
Farmers Markets	-	-	-	-	U	<u>U</u>	
Food and Beverage Sales, Convenience	-	-	-	-	R	<u>R</u>	
Food and Beverage Sales, General	-	-	-	-	R	<u>R</u>	
Funeral and Interment Services	-	-	-	-	R	<u>R</u>	
Health Food Stores	-	-	R	R	R	<u>R</u>	Section 17.62.090
Hotels and Motels	-	-	U	U	U	<u>U</u>	
Massage Establishments	-	-	-	-	U	<u>U</u>	Section 17.62.120
Mobile Vending ⁶	-	-	-	-	U	<u>U</u>	Section 17.62.140
Nurseries	-	-	-	-	R	<u>R</u>	
Offices	-	-	-	-	R	<u>R</u>	
Pawn Broker	-	-	-	-	-	=	
Personal Services	-	-	-	-	R	<u>R</u>	
Repair Services, General	-	-	-	-	-	<u>U</u>	
Repair Services, Limited	-	-	-	-	U	<u>R</u>	
Restaurants, Fast Service	-	-	-	-	U	<u>U</u>	
Restaurants, General	-	-	-	-	R	<u>R</u>	
Retail Sales, General	-	-	-	-	R	<u>R</u>	
Retail Sales, Local	-	-	-	-	R	<u>R</u>	
Retail Sales, Outdoor	-	-	-	-	U	<u>U</u>	
Retail Sales, Regional	-	-	-	-	U	<u>U</u>	
Secondhand Dealers	-	-	-	-	R	<u>U</u>	Section 17.62.170
Smoke Shops	-	-	-	-	U	=	Section 17.62.180
Tattoo Parlors	-	-	-	-	-	<u>A</u>	Section 17.62.190
Wholesaling	-	-	-	-	-	=	
Automobile and Vehicle Uses							
Automotive, Major Repair	-	-	-	-	-	=	Section 17.62.040
Automotive, Minor Repair	-	-	-	-	U	=	Section 17.62.040
Automotive, New Car Sales	-	-	-	-	-	=	
Automotive, Parts Sales	-	-	-	-	U	<u>U</u>	

Land Use/Zoning District	R-1	R-2	R-3	R-4	RMU	PD	Special Provisions
Automotive, Gas Stations	-	-	-	-	U	=	
Automotive, Used Car Sales	-	-	-	-	-	=	
Automotive, Washing	-	-	-	-	-	=	
Boat and RV Sales	-	-	-	-	-	=	
Taxicab Companies	-	-	-	-	-	=	
Truck Repair and Sales	-	-	-	-	-	=	
Industrial, Manufacturing, and Processing Uses							
Building Materials Yard	-	-	-	-	-	=	
Industry, General	-	-	-	-	-	=	
Industry, Limited	-	-	-	-	-	=	
Junkyards	-	-	-	-	-	=	Section 17.62.110
Maintenance Yards	-	-	-	-	-	=	
Recycling Services, Consumer	-	-	-	-	-	=	
Recycling Services, Donation/Collection Boxes	-	-	-	-	U	<u>U</u>	Section 17.58.030
Recycling Services, General	-	-	-	-	-	=	
Research and Development	-	-	-	-	-	=	
Storage, Personal	-	-	-	-	-	=	
Warehousing and Storage, Enclosed	-	-	-	-	-	=	
Warehousing and Storage, Outdoors	-	-	-	-	-	=	

Notes:

1. Permitted in conjunction with existing and proposed single-family and multiple-family dwellings. Junior accessory dwelling units also allowed in existing and proposed single-family dwellings. See Section [17.60.070](#).
2. Six or fewer persons does not require a use permit and is permitted by right.
3. “Large-family day care” means a home that provides family day care for seven to fourteen children, including children under the age of ten who reside in the home, for periods of less than twenty-four hours per day (Health and Safety Code Section [1596.78](#)).

4. “Small-family day care” means a home that provides family day care for eight or fewer children, including children under the age of ten who reside in the home, for periods of less than twenty-four hours per day (Health and Safety Code Section [1596.78](#)).
5. In all cases, supportive housing and transitional housing are and shall be treated as residential uses, subject only to the permitting requirements that apply to residential uses of the same housing type location in the same zone.
6. Unless the use is exempt, it requires a special event permit.

§ 17.32.040 Development standards.

A. General. Table 17.32-B establishes property development standards for residential districts. Development standards for accessory dwelling units are contained within Section [17.60.070](#). Standards shown in the table are subject to the rules of measurement set forth in Chapter [17.46](#), Height and Yard Requirements.

Table 17.32-B – Residential Districts: Development Standards

Land Use/Zoning District	R-1 (and Substandard Parcels in R-2, R-3, and R-4 Districts) ¹	R-2	R-3	R-4	RMU	PD
Parcel Dimensions¹						
Parcel Area, min						
Interior Parcels	5,000 sf	7,000 sf	10,000 sf	10,000 sf	10,000 sf	<u>10,000 sf</u>
Corner Parcels	6,000 sf	7,000 sf	10,000 sf	10,000 sf	10,000 sf	<u>10,000 sf</u>
Parcel Frontage, min						
Interior Parcels	50 feet	70 feet	100 feet	100 feet	100 feet	<u>70 feet</u>
Corner Parcels	60 feet	70 feet	100 feet	100 feet	100 feet	<u>70 feet</u>
Coverage, Density, and Intensity						
Parcel Coverage, max	45% ²	50%	70%	75%	75%	<u>75%</u>
Density, max ³	12 du/ac	18 du/ac	24 du/ac	48 du/ac ¹²	50 du/ac ¹³	<u>60du/ac³</u>
Floor Area Ratio (FAR), max	-	-	-	-	1.5	=
Setbacks⁴						
Front, min	20 feet	20 feet	15 feet ⁵	15 feet ^{5,7}	0 ^{5,6,7}	<u>0⁵</u>
Side, max	10 feet/20% of parcel width for both sides	-	25 feet/20% of parcel width for both sides	25 feet/20% of parcel	25 feet/20% of parcel	<u>25 feet/20% of parcel width for both sides</u>

Table 17.32-B – Residential Districts: Development Standards

Land Use/Zoning District	R-1 (and Substandard Parcels in R-2, R-3, and R-4 Districts) ¹	R-2	R-3	R-4	RMU	PD
				width for both sides	width for both sides	
Side, min						
1st Story	4 feet per side	5 feet per side	-	-	0 feet; 10 feet when abutting a conforming residential use	0 feet; 10 feet <u>when abutting a conforming residential use</u>
2nd Story	8 feet per side/18 feet total	5 feet per side	-	-	-	=
1- to 2-Story Building	-	-	5 feet per side	5 feet per side	5 feet per side	<u>5 feet per side</u>
3-Story Building	-	-	8 feet per side	8 feet per side	8 feet per side	<u>8 feet per side</u>
4+ Story Building	-	-	12 feet per side	12 feet per side	12 feet per side ⁷	<u>12 feet per side</u>
Single-Row Dwelling Access ⁸	-	-	12 feet	12 feet	12 feet	<u>12 feet</u>
Rear, min	15 feet	15 feet	15 feet	15 feet	0 feet; 10 feet when abutting a conforming residential use	0 feet; 10 feet <u>when abutting a conforming residential use</u>
Site Development Measurements						
Height, max						
At Eave	20 feet	20 feet	40 feet ¹¹	60 feet ^{9,11}	60 feet ^{9,11}	<u>60 feet</u>
At Roof Peak	27 feet	27 feet	48 feet ¹¹	75 feet ^{9,11}	50 feet	<u>75 feet</u>
Stories, max	2	2	6 ¹¹	6 ¹¹	3	<u>6</u>

Table 17.32-B – Residential Districts: Development Standards

Land Use/Zoning District	R-1 (and Substandard Parcels in R-2, R-3, and R-4 Districts) ¹	R-2	R-3	R-4	RMU	PD
Building Separation, min	Building Code	Building Code	Building Code	Building Code	Building Code	<u>Building Code</u>
Width of Driveways and Driveway Cuts at Curb						
Single Driveway	12 feet	n/a	n/a	n/a	10 feet	<u>12 feet</u>
Double Driveway	22 feet or 40% of the lot frontage, whichever is less	22 feet or 40% of the lot frontage, whichever is less	22 feet or 40% of the lot frontage, whichever is less	22 feet or 40% of the lot frontage, whichever is less	22 feet or 40% of the lot frontage, whichever is less	<u>22 feet or 40% of the lot frontage, whichever is less</u>
Width of Inner Court Providing Access to Double-Row Dwelling Group	-	-	22 feet	22 feet	22 feet	<u>22 feet</u>
Required Open Space per Unit, min	-	350 sf	300 sf	300 sf	150 sf of publicly accessible and 60 sf of privately accessible	<u>150 sf of common open space and 60sf of private open space</u>
Accessory Structures¹⁴						
Height, max	12 feet	12 feet	12 feet	12 feet	12 feet	<u>12 feet</u>

Notes:

1. Parcels not meeting the minimum parcel area or parcel frontage requirements are subject to the provisions of Section [17.08.050](#), Nonconforming parking.
2. Parcel coverage may be increased to fifty percent if two R-1 lots of five thousand square feet or less are consolidated.
3. Maximum densities shown in this table may be increased pursuant to the state density bonus law for affordable housing and the city’s density bonus ordinance.

4. Additional setbacks may be required for development adjacent to creeks or steep slopes to meet the requirements in Chapter [17.08](#), Nonconformities, and other applicable laws and to ensure safety of development from unstable soils.
5. For residential mixed uses, there is no minimum setback, and maximum setback is twenty feet.
6. Portions of the building facade that exceed twice the height of adjoining buildings shall be set back from the adjoining property line a minimum of ten feet.
7. Twenty-foot setback is required if covered parking is located in the front of the building.
8. Second story not allowed except by use permit.
9. The planning commission shall determine if the placement of side yard windows would jeopardize the privacy of adjacent neighbors. The planning commission may impose greater setbacks or require other design features to protect privacy. The planning commission may also allow a minimum three-foot side yard at the second story if such setback would not jeopardize the privacy of adjacent neighbors. This reduced setback shall apply to one side of the dwelling only.
10. Single-row dwelling groups with side yard access are discouraged and allowed only with a use permit.
11. Within seventy-five feet of an R-1 or R-2 district, the height shall be limited to forty feet eave height, fifty feet roof peak height, and four stories.
12. Average assumed general plan build-out: thirty du/ac with a range between twenty-five to sixty du/ac.
13. Average assumed general plan build-out: fourteen du/ac in a mixed-use project. Consistent with GP—does not trip CEQA unless cumulative average (over time) exceeds average.
14. Development standards for accessory dwelling units are contained within Section [17.60.070](#).

§ 17.34.020 Intent of individual districts.

A. NC District. The NC neighborhood commercial district is intended to implement the commercial land use designation in the general plan by providing small-scale commercial uses that primarily provide convenience, personal services, and social services such as retail and specialty shops, eating and drinking establishments, and commercial recreation. The maximum permitted floor area ratio is 1.0.

B. CR District. The CR regional commercial district is intended to implement the commercial land use designation in the general plan by providing opportunities for uses, such as malls, major department stores, factory outlet stores, and home improvement stores, that serve a very large geographic area. The CR districts are to be located where

there is adequate vehicular access to regional markets. Other types of commercial uses are also encouraged, provided they are compatible with the regional uses. The maximum permitted floor area ratio is 0.75 for office uses and 0.40 for non-office uses.

C. CMU District. The CMU commercial mixed-use district is intended to implement the commercial mixed-use land use designation in the general plan by providing opportunities for retail, commercial, office, residential, and public uses. While the predominant development use is commercial, the city encourages the vertical and/or horizontal integration of office, residential, and/or public uses that are compatible with the commercial development. In multiple-story buildings, retail uses should be predominant on the ground floor. The maximum permitted floor area ratio is 1.5. The maximum density allowable in the district is fifty dwelling units per acre.

D. IMU District. The IMU industrial mixed-use district is intended to implement the industrial mixed-use land use designation in the general plan by providing opportunities for light manufacturing, distribution, sales, and services with ancillary commercial and office space uses. Targeted uses include single- and multi-story office, flex-space, and industrial buildings for single and multiple users, warehousing, and research and development facilities. Retail uses are not permitted. The maximum permitted floor area ratio is 0.6.

E. EMU District. The EMU employment mixed-use district is intended to implement the employment mixed-use land use designation in the General Plan and the Rumrill Corridor Plan by providing opportunities for a range of production, distribution, and repair-oriented businesses, including food production and distribution; small-scale auto and appliance repair; apparel, electronics, and furniture manufacturing; and other creative demonstration, showcase, and assembly uses. On-site live/work housing is also encouraged. On sites over 0.25 acres, multifamily housing is permitted where adequate buffering and noise mitigation is provided. Maximum non-residential FAR is 0.6.

F. MUCW District. The MUCW – Mixed-Use Center West district is intended to implement the Mixed Use Center West land use designation of the General Plan and the Rumrill Corridor Plan. This district is intended to provide for the creation of a prominent gateway into San Pablo with multifamily residential development between 30 to 60 dwelling units per acre and/or activity-generating commercial uses with a maximum FAR of 2.5. A mix of uses is encouraged, with desired commercial uses including a grocery store, restaurants, community-serving shops and services, a food truck park, a production facility with a tasting room or retail sales, or a commercial kitchen with on-site dining.

§ 17.34.030 Uses allowed.

Table 17.34-A – Commercial and Industrial Districts: Use Regulations

Land Use/Zoning District	NC	CR	CMU	IMU	EMU	MUCW	Special Provisions
Residential Uses							
Accessory Dwelling Units	R	R	R	R	<u>R</u>	<u>R</u>	Section 17.60.070
Assisted Living Facilities	-	U	U	-	=	<u>U</u>	
Boarding Houses	-	-	U	-	=	<u>U</u>	
Community Care Facilities (7+)	U	U	U	-	<u>R</u>	<u>R</u>	
Day Care, Large Family ¹	U	U	R	-	=	<u>R</u>	
Day Care, Small Family	-	-	R	-	=	<u>R</u>	
Dwellings, Multiple-Family ²	U	R	R	U	<u>R⁵</u>	<u>R</u>	
Dwellings, Single-Family Attached ²	-	-	R	-	<u>R⁵</u>	=	
Dwellings, Single-Family Detached ²	-	-	R	-	=	=	Section 17.32.050
Dwellings, Two-Family (Duplexes) ²	-	-	R	-	=	=	Section 17.32.050
Emergency Shelter	-	U	-	-	<u>U</u>	<u>U</u>	Section 17.60.080
Home Occupations	-	-	-	-	<u>R</u>	<u>R</u>	Section 17.60.030
Incidental/Caretaker Residences	U	U	U	U	<u>U</u>	<u>U</u>	
Live-Work Facility	-	-	U	U	<u>R</u>	<u>R</u>	Section 17.60.040
Mobile Home Parks	-	U	-	U	=	=	Section 17.60.050
Residential Care Facilities (≤6)	-	-	R	-	<u>R</u>	<u>R</u>	
Single-Room Occupancy	-	U	-	-	<u>R</u>	<u>R</u>	Section 17.60.090
Supportive Housing	-	-	-	-	<u>R</u>	<u>R</u>	
Transitional Housing	-	-	-	-	<u>R</u>	<u>R</u>	
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses							
Cemeteries	-	-	-	-	=	=	
Community and Religious Assembly	U	U	U	U	<u>U</u>	<u>U</u>	
Community Facilities	U	U	U	U	<u>U</u>	<u>U</u>	
Community Gardens	A	A	A	-	<u>A</u>	<u>A</u>	
Day Care Centers	U	U	U	-	<u>U</u>	<u>U</u>	
Hospitals and Clinics	U	U	U	-	<u>U</u>	<u>U</u>	
Medical and Dental Offices	R	R	R	A	<u>R</u>	<u>R</u>	
Public Services	R	R	R	R	<u>R</u>	<u>R</u>	

Land Use/Zoning District	NC	CR	CMU	IMU	EMU	MUCW	Special Provisions
Recreation, Amusements	U	U	R	U	<u>U</u>	=	
Recreation, Indoor	R	R	R	R	<u>R</u>	<u>U</u>	
Recreation, Major Arcades	U	U	U	U	<u>U</u>	<u>U</u>	Section 17.62.030
Recreation, Minor Arcades	R	R	R	R	<u>R</u>	<u>R</u>	Section 17.62.030
Recreation, Outdoor Passive	R	R	-	R	<u>R</u>	<u>R</u>	
Recreation, Parks and Playgrounds	R	R	R	R	<u>R</u>	<u>U</u>	
Religious Institutions	U	U	U	U	<u>U</u>	<u>U</u>	
Schools, Private	U	U	U	-	<u>U</u>	<u>U</u>	
Schools, Public	U	U	U	-	<u>U</u>	<u>U</u>	
Schools, Vocational Schools	U	U	U	U	<u>U</u>	<u>U</u>	
Utility, Transportation, Public Facility, and Communication Uses							
Wireless Facilities	-	-	-	-	<u>U</u>	<u>U</u>	Sections 17.62.200 and 17.62.300
Utilities, Major	U	U	U	U	<u>U</u>	<u>U</u>	
Utilities, Minor	A	R	R	R	<u>R</u>	<u>R</u>	
Retail, Service, and Office Uses							
Adult-Oriented Businesses	-	U	-	-	=	=	Section 17.62.010
Alcoholic Beverage Sales	U	U	U	U	<u>U</u>	<u>U</u>	Section 17.62.020
Animal Boarding	U	R	U	R	<u>U</u>	=	Section 17.60.010
Animal Care	A	R	A	R	<u>A</u>	<u>A</u>	Section 17.60.010
Artist Studios	R	R	R	R	<u>R</u>	<u>R</u>	
Banks and Financial Institutions, Credit Unions	R	R	R	R	<u>R</u>	<u>R</u>	
Bed and Breakfast	-	-	R	-	<u>U</u>	<u>R</u>	
Building Materials—Indoor Sales	U	U	-	R	<u>R</u>	<u>U</u>	
Business and Professional Services	R	R	R	R	<u>R</u>	<u>R</u>	
Cannabis, Retail Business	U	U	U	U	<u>U</u>	<u>U</u>	Section 17.62.130
Cannabis, Limited Personal Cultivation	P	P	P	P	<u>P</u>	<u>P</u>	Section 17.62.130
Cannabis, Outdoor Cultivation	-	-	-	-	=	=	Section 17.62.130
Check Cashing Businesses	U	U	U	-	=	<u>U</u>	Section 17.62.050
Commissaries	-	U	-	U	<u>U</u>	=	

Land Use/Zoning District	NC	CR	CMU	IMU	EMU	MUCW	Special Provisions
Dance and Fitness Studios	A	A	A	A	<u>A</u>	<u>A</u>	
Escort Services	-	-	-	-	=	=	Section 17.62.120
Farmers Markets	U	A	A	U	<u>A</u>	<u>U</u>	
Food and Beverage Sales, Catering Services	A	R	A	A	<u>R</u>	<u>A</u>	
Food and Beverage Sales, Convenience ³	A	R	U	U	<u>R</u>	<u>R</u>	
Food and Beverage Sales, General	R	R	R	R	<u>R</u>	<u>R</u>	
Funeral and Interment Services	U	-	R	R	<u>R</u>	<u>U</u>	
Health and Exercise Clubs	A	R	R	R	<u>R</u>	<u>R</u>	
Healthy Food Stores	R	R	R	R	<u>R</u>	<u>R</u>	Section 17.62.090
Live Entertainment	U	U	U	U	<u>U</u>	<u>U</u>	
Lodging, Hotels and Motels	-	R	A	U	<u>U</u>	<u>U</u>	
Massage Establishments	U	U	U	-	<u>U</u>	<u>U</u>	Section 17.62.120
Mobile Vending ³	-	-	U	U	<u>A</u>	<u>A</u>	Section 17.62.140
Nightclubs and Bars	U	U	U	U	<u>U</u>	<u>U</u>	
Nurseries	U	R	R	R	<u>R</u>	<u>R</u>	
Offices	R	R	R	R	<u>R</u>	<u>R</u>	
Pawnshops or Pawnbrokers	U	U	U	U	<u>U</u>	=	Section 17.62.150
Personal Services	R	R	R	R	<u>R</u>	<u>R</u>	
Repair Services, General	-	-	-	R	<u>R</u>	=	
Repair Services, Limited	U	R	U	R	<u>R</u>	<u>A</u>	
Restaurants, Coffee Shops/Cafes	R	R	R	R	<u>R</u>	<u>R</u>	
Restaurants, Fast Service	U	U	U	U	<u>U</u>	<u>U</u>	Section 17.62.160
Restaurants, Full Service	R	R	R	R	<u>R</u>	<u>R</u>	
Restaurants, General	R	R	R	R	<u>R</u>	<u>R</u>	
Restaurants, Outdoor Dining	A	A	A	A	<u>A</u>	<u>A</u>	
Retail Sales, General	R	R	R	R	<u>R</u>	<u>R</u>	
Retail Sales, Local	R	R	R	R	<u>R</u>	<u>R</u>	
Retail Sales, Outdoor	U	U	U	R	<u>R</u>	<u>U</u>	Chapter 17.52
Retail Sales, Regional ⁴	-	R	R	R	<u>R</u>	<u>U</u>	
Secondhand Dealers	A	A	A	A	<u>R</u>	<u>A</u>	Section 17.62.170

Land Use/Zoning District	NC	CR	CMU	IMU	EMU	MUCW	Special Provisions
Smoke Shops	U	U	U	U	<u>U</u>	<u>U</u>	Section 17.62.180
Specialty Food Retail	R	R	R	R	<u>R</u>	<u>R</u>	
Specialty Goods Retail	R	R	R	R	<u>R</u>	<u>R</u>	
Tattoo Parlors	U	U	U	U	<u>A</u>	<u>A</u>	Section 17.62.190
Wholesaling	-	U	-	R	<u>R</u>	<u>=</u>	
Automobile and Vehicle Uses							
Automotive, Major Repair	-	U	-	R	<u>U</u>	<u>=</u>	Section 17.62.040
Automotive, Minor Repair	U	U	U	R	<u>A</u>	<u>=</u>	Section 17.62.040
Automotive, New Car Sales	-	R	-	R	<u>=</u>	<u>=</u>	
Automotive, Parts Sales	R	R	R	R	<u>R</u>	<u>U</u>	Section 17.52.040 , Outdoor storage
Automotive, Gas Stations	U	R	-	R	<u>=</u>	<u>=</u>	
Automotive, Used Car Sales	-	-	-	R	<u>=</u>	<u>=</u>	
Automotive, Washing	U	A	-	R	<u>U</u>	<u>=</u>	
Boat and RV Sales	U	R	-	R	<u>=</u>	<u>=</u>	
Taxicab Companies	-	-	-	U	<u>=</u>	<u>=</u>	
Truck Repair and Sales	-	-	-	R	<u>=</u>	<u>=</u>	Chapter 17.52
Industrial, Manufacturing, and Processing Uses							
Building Materials Yard	-	U	-	R	<u>U</u>	<u>=</u>	Chapter 17.52
Industry, General	-	-	-	R	<u>U</u>	<u>=</u>	
Industry, Limited	-	-	-	R	<u>R</u>	<u>=</u>	
Junkyards	-	-	-	-		<u>=</u>	Section 17.62.110
Maintenance Yards	-	-	-	R	<u>U</u>	<u>=</u>	Chapter 17.52
Recycling Services, Consumer	-	-	-	A	<u>U</u>	<u>=</u>	Section 17.58.020
Recycling Services, Donation/Collection Boxes	U	U	U	U	<u>U</u>	<u>U</u>	Section 17.58.030
Recycling Services, General	-	-	-	A	<u>=</u>	<u>=</u>	Section 17.52.030
Research and Development	-	U	U	R	<u>R</u>	<u>U</u>	
Storage, Personal	-	U	-	R	<u>U</u>	<u>=</u>	
Warehousing and Storage, Enclosed	-	-	-	R	<u>R</u>	<u>=</u>	
Warehousing and Storage, Outdoors	-	-	-	U	<u>U</u>	<u>=</u>	Chapter 17.52

Notes:

1. A use permit is required if located in other than a single-family dwelling.
2. In all cases, supportive housing and transitional housing are and shall be treated as residential uses, subject only to the permitting requirements that apply to residential uses of the same housing type location in the same zone.
3. Food truck festivals require a temporary use permit.
4. Home improvement centers may be approved under retail sales, regional.
5. Multiunit residential uses permitted only on sites over 0.25 acres, where adequate buffering and noise mitigation is provided, pursuant to Section [17.45.080](#), Screening and Chapter [17.50](#), Noise.

§ 17.34.040 Development standards.

- A. General. Table 17.34-B establishes property development standards for commercial districts. Standards shown in the table are subject to the rules of measurement set forth in Chapter [17.46](#), Height and Yard Requirements.

Table 17.34-B – Commercial and Industrial Districts: Development Standards

	NC	CR	CMU²	IMU	EMU	MUCW
Minimum parcel area (sf)	2,000	10,000	5,000	No minimum	<u>No minimum³</u>	<u>No minimum</u>
Maximum building height (feet)	30	50	50	65	<u>60</u>	<u>60</u>
Minimum floor area ratio (FAR)	0.3	0.3	0.5	-	=	<u>0.5</u>
Maximum floor area ratio (FAR)	-	-	-	-	<u>0.6⁴</u>	<u>2.5</u>
Office	1.0	0.75	1.5	0.6	=	=
Non-office	1.0	0.5	1.5	0.6	=	=
Maximum density (du/ac)	-	-	50 ¹	-	<u>60</u>	<u>30-60</u>
Minimum setbacks (feet)	See Section 17.34.040 (B)					

Notes:

No side yard setback is required except where the side of a parcel abuts the side of a parcel in a residential district or a parcel on which a conforming residential use is located, in which case the side yard shall be not less than ten feet.

No rear yard setback is required except where the rear of a parcel abuts a residential district or on a parcel on which a residential use is located, in which case the rear yard shall not be less than ten feet.

¹Residential uses are only allowed when the commercial FAR is 0.5 or greater.

²For properties within SP1 and SP2 please refer to each specific plan for development and other design standards.

³Minimum parcel size of 0.25 acres required for multifamily residential uses.

⁴Maximum floor area of 0.6 for non-residential uses only. No applicable FAR maximum for residential uses.

§ 17.38.080 Specific plan districts (SP#).

A. Purpose. The purpose of the specific plan zoning district is to designate unique planning areas within the city for which the city council has adopted or requires adoption of a separate planning document (a specific plan) consistent with the general plan and state law. The contents, requirements, and adoption and amendment procedures for specific plans are listed in Section [17.22.030](#), Specific plan.

B. Designation. Specific plan zoning districts shall be delineated on the zoning map in a manner similar to that of any other zoning district except that each specific plan-zoned area shall also bear a name, number, symbol, or other delineation, as determined by the zoning administrator, which distinguishes it from other specific plan zoning districts, base zoning districts, or overlay zoning districts. The assignment of the specific plan zoning district serves to provide a reference to the corresponding specific plan zoning document adopted by ordinance of the city council. Adopted specific plans are as follows:

1. ~~23rd Street Specific Plan (SP1).~~

12. San Pablo Avenue Specific Plan (SP2)

C. Allowed Uses. Allowed uses within the specific plan area are those listed uses in the adopted specific plan document as permitted, conditionally permitted, or not permitted.

D. Development Standards. Development standards within the specific plan area are those standards listed in the adopted specific plan.

Section 3. The City Council adopts the new Zoning Map for the City, which is attached and incorporated by reference herein as Exhibit 1, showing that the following parcels are now zoned as listed in the table below:

Address	APN	Previous Zoning	New Zoning
1723 14th St	410-264-016	NC	CMU
1770 14th St	410-267-018	NC	R3
1780 14th St	410-267-017	NC	R3
2856 15th St	413-213-013	NC	R3
2783 16th St	412-160-001	NC	R3
2841-2845 16th St	413-213-026	NC	R3
1500 Broadway Ave	412-142-009 & 412-142-011	NC	R3
1501 Broadway Ave	412-213-022	NC	R3
1516 Broadway Ave	412-142-010	NC	R3
1525 Broadway Ave	413-213-010	NC	R3
1150 Brookside Drive	411-020-022	R3	R4
1200 Brookside Drive	411-020-013	R3	R4
1230 Brookside Drive	411-020-012	R3	R4
1212 California St	410-022-005	IMU	EMU
2929 Castro Rd	416-140-041	NC	R3
1200 Chesley Ave	410-021-001	IMU	EMU
2424 Church Ln	417-090-024	I	R3
2523 El Portal Dr	416-140-048	NC	R3
2555 El Portal Dr	416-140-047	NC	R3
1327 Fillmore St	410-022-015	I	EMU
1301 Fillmore St	410-022-016	IMU	R4
1303 Fillmore St	410-021-018	IMU	R4
1309 Fillmore St	410-021-022	IMU	R4
1314 Fillmore St	410-022-013	IMU	R4
1318 Fillmore St	410-022-012	IMU	R4
1321 Fillmore St	410-021-023	IMU	R4
1329 Fillmore St	410-021-024	IMU	R4
1334 Fillmore St	410-022-004	IMU	R4
1343 Fillmore St	410-021-019	IMU	R4
1375 Fillmore St	410-021-014	IMU	R4
3300 Giant Rd	413-110-031	NC	IMU
3400 Giant Rd	413-100-033	NC	IMU
3420 Giant Rd	413-100-034 & 413-100-035	NC	IMU
1300 Market Ave	410-268-001	CMU	MUCW
1418 Market Ave	410-267-002	NC	R3
1420 Market Ave	410-267-003	NC	R3
1424 Market Ave	410-267-004	NC	R3
1434 Market Ave	410-267-005	NC	R3
1700 Market Ave	410-271-012	NC	R3

1716 Market Ave	410-271-015	NC	R3
1302 Pine Ave	410-220-029	NC	CMU
2145 Rumrill Blvd	411-020-025	NC	EMU
1153 Rumrill Blvd	741-002-007	IMU	R3
1157 Rumrill Blvd	410-023-002	IMU	EMU
1291 Rumrill Blvd	410-023-012	IMU	EMU
1317 Rumrill Blvd	410-022-009	IMU	R4
1405 Rumrill Blvd	410-021-007	IMU	R4
1411 Rumrill Blvd	410-021-021	I	PD
1411 Rumrill Blvd	410-021-028	I	PD
1411 Rumrill Blvd	410-021-026	IMU	PD
1441 Rumrill Blvd	410-021-002	IMU	EMU
1452 Rumrill Blvd	410-220-012	NC	CMU
1454 Rumrill Blvd	410-220-045	NC	CMU
1472 Rumrill Blvd	410-220-044	NC	CMU
1484 Rumrill Blvd	410-220-027	NC	CMU
1503 Rumrill Blvd	410-012-009	IMU	EMU
1509 Rumrill Blvd	410-012-008	IMU	EMU
1522 Rumrill Blvd	410-230-036	NC	CMU
1524 Rumrill Blvd	410-230-032	NC	CMU
1527 Rumrill Blvd	410-012-006	IMU	EMU
1532 Rumrill Blvd	410-230-019	NC	CMU
1533 Rumrill Blvd	410-012-013	IMU	EMU
1542 Rumrill Blvd	410-230-037	NC	CMU
1550 Rumrill Blvd	410-230-024	NC	CMU
1600 Rumrill Blvd	410-251-012	NC	CMU
1610 Rumrill Blvd	410-251-014	NC	CMU
1620 Rumrill Blvd	410-251-015	NC	CMU
1621 Rumrill Blvd	410-012-012	IMU	EMU
1634 Rumrill Blvd	410-251-022	NC	CMU
1640 Rumrill Blvd	410-251-023	NC	CMU
1646 Rumrill Blvd	410-251-024	NC	CMU
1652 Rumrill Blvd	410-251-001	NC	CMU
1665 Rumrill Blvd	410-012-001	IMU	EMU
1700 Rumrill Blvd	410-264-012	NC	CMU
1712 Rumrill Blvd	410-264-011	NC	CMU
1718 Rumrill Blvd	410-264-010	NC	CMU
1732 Rumrill Blvd	410-264-009	NC	CMU
1742 Rumrill Blvd	410-268-011	NC	CMU
1752 Rumrill Blvd	410-268-008	CMU	MUCW
1757 Rumrill Blvd	410-011-002	CMU	EMU
1789 Rumrill Blvd	410-011-001	CMU	MUCW

1801 Rumrill Blvd	411-030-004	CMU	MUCW
1817 Rumrill Blvd	411-030-006	CR	MUCW
1820 Rumrill Blvd	411-041-009	CMU	MUCW
1836 Rumrill Blvd	411-041-007	NC	CMU
1852 Rumrill Blvd	411-048-001	NC	CMU
1865 Rumrill Blvd	411-030-008	NC	CMU
1868 Rumrill Blvd	411-048-002	NC	CMU
1869 Rumrill Blvd	411-030-010	NC	CMU
1883 Rumrill Blvd	411-030-009	NC	R3
1940 Rumrill Blvd	411-244-012	NC	CMU
1942 Rumrill Blvd	411-244-013	NC	CMU
1964 Rumrill Blvd	411-244-015	NC	CMU
1970 Rumrill Blvd	411-245-015	NC	CMU
2001 Rumrill Blvd	411-020-019	NC	R4
2025 Rumrill Blvd	412-142-010	NC	EMU
2031 Rumrill Blvd	411-020-036	NC	EMU
1200 Sanford Ave	410-023-010	IMU	R4
1230 Sanford Ave	410-023-009	IMU	R4
1240 Sanford Ave	410-023-008	IMU	R4
1250 Sanford Ave	410-023-007	IMU	R4
1260 Sanford Ave	410-023-011	IMU	R4
2700 San Pablo Dam Rd	419-020-016	OS	CR
3410 San Pablo Dam Rd	420-130-026	R2	R4
3101 Willow Rd	417-290-008	CR	R3
3107 Willow Rd	417-290-009	CR	R3
3111 Willow Rd	417-290-010	CR	R3
	410-265-003	NC	R3
	410-251-002	NC	CMU
	410-011-005	IMU	EMU
	410-012-007	IMU	EMU
	410-021-027	IMU	EMU
	410-022-006	IMU	EMU
	411-020-034	R3	R4
(at Giant/Palmer)	413-160-013 & 413-160-014	OS	I
	416-140-051	NC	R3
	416-140-049	NC	R3
	420-040-013	I	CR

Legend:
NC = Neighborhood Commercial

I = Institutional
 CR = Regional Commercial
 CMU = Commercial Mixed Use
 R4 = High Density Residential
 R3 = Multifamily Residential
 R2 = Two-Family Residential
 IMU = Industrial Mixed Use
 EMU = Employment Mixed Use
 MUCW = Mixed Use Center West
 PD = Planned Development/Infill Opportunity
 OS = Open Space

Section 4. The City Council amends the San Pablo Avenue Specific Plan Figure 2-4 – Land Use Diagram as shown in Exhibit 2, which is attached and incorporated by reference, showing that the following parcels are now designated as listed in the table below:

Address	APN	Previous Designation	New Designation
1901 Church Ln	411-151-013	SP2 - I	SP2 - MDR
2300 El Portal Dr	416-160-039	SP2 - NC	SP2 - CMU
2400 El Portal Dr	416-160-047	SP2 - NC	SP2 - CMU
14350 Laurie Ln	416-160-053	SP2 - NC	SP2 - CMU
2550 Mission Bell Dr	416-160-038	SP2 - NC	SP2 - CMU
13561 San Pablo Ave	417-180-026	SP2 - MDR	SP2 - Mixed Use Center South
13880 San Pablo Ave	411-340-033 & 411-340-041	SP2 - I	SP2 - CMU
14270 San Pablo Ave	416-160-057	SP2 - NC	SP2 - CMU
14280 San Pablo Ave	416-160-056	SP2 - NC	SP2 - CMU
14330 San Pablo Ave	416-160-055	SP2 - NC	SP2 - CMU
14400 San Pablo Ave	416-150-012	SP2 - NC	SP2 - CMU
2023 Vale Rd	417-180-010	SP2 - I	SP2 - CMU
2089 Vale Rd	417-220-018	SP2 - I	SP2 - CMU
2101 Vale Rd	417-270-017	SP2 - I	SP2 - CMU
	416-160-046	SP2 - NC	SP2 - CMU
	417-180-006	SP2 - I	SP2 - CMU
	417-190-013	SP2 - I	SP2 - CMU

Legend:

SP2 = San Pablo Avenue Specific Plan
 NC = Neighborhood Commercial
 I = Institutional
 MDR = Medium Density Residential
 CMU = Commercial Mixed Use
 MUCS = Mixed Use Center South

Section 5. Severability. Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decisions shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

Section 6. Effective Date and Publication. This Ordinance shall become effective thirty (30) days following its adoption. The City Clerk’s Office shall publish and post the Ordinance in accordance with California Government Code section 36933.

* * * * *

First introduced at a regular meeting of the City Council of the City of San Pablo on July 21, 2025, by the following called vote:

AYES:	COUNCILMEMBERS:	Ponce, Xavier, and Cruz
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	Pineda, Pabon-Alvarado
ABSTAIN:	COUNCILMEMBERS:	None

ATTEST: APPROVED:

/s/ Dorothy Gantt
Dorothy Gantt, City Clerk

/s/ Arturo Cruz
Arturo Cruz, Mayor

Finally passed and adopted at a regular meeting of the City Council held on August 4, 2025, by the following vote:

AYES:	COUNCILMEMBERS:	Ponce, Xavier, Pabon-Alvarado and Cruz
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	Pineda

ATTEST: APPROVED:

/s/ Dorothy Gantt
Dorothy Gantt, City Clerk

/s/ Arturo Cruz
Arturo Cruz, Mayor

Exhibit 1: Proposed Zoning Map
Exhibit 2: Proposed San Pablo Avenue Specific Plan Land Use Diagram

Citywide Zoning Map 2025

Zoning Districts

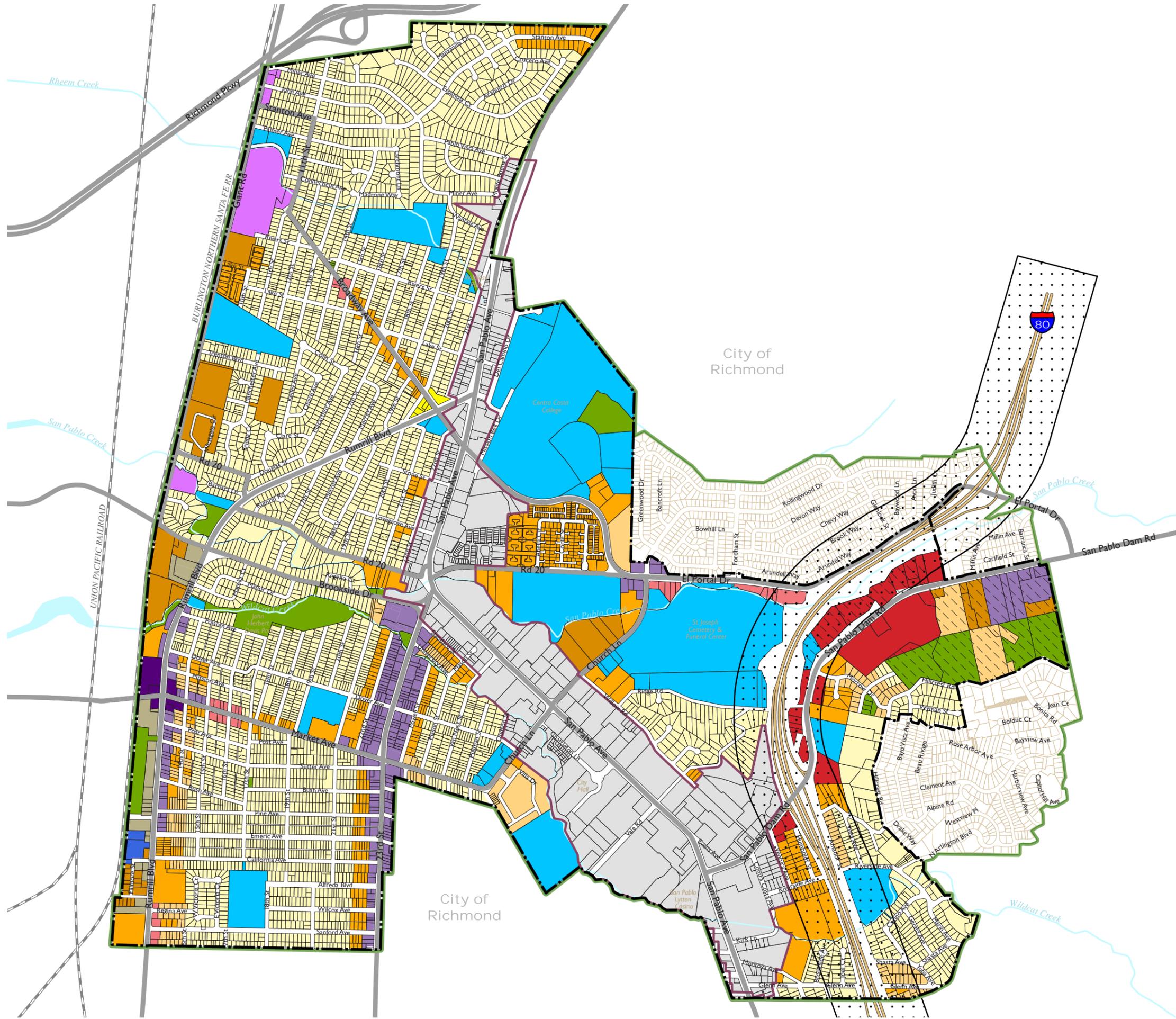
- R-1 Single-Family Residential District
- R-2 Two-Family Residential District
- R-3 Multifamily Residential District
- R-4 High-Density Multifamily Residential District
- RMU - Residential Mixed-Use District
- MUCW - Mixed Use Center West
- NC - Neighborhood Commercial District
- CR - Regional Commercial District
- CMU - Commercial Mixed-Use District
- EMU - Employment Mixed-Use District
- IMU - Industrial Mixed-Use District
- PD - Planned Development/Infill Opportunity
- I - Institutional District
- OS - Open Space District

Specific Plans

- SP2 - San Pablo Avenue Specific Plan

Overlay Districts

- Air Quality Health Risk Overlay Zone
- Hillside Overlay
- Multifamily Overlay
- City Limits
- Sphere of Influence
- Major Highway
- Major Roads
- Railroads



SOURCE: City of San Pablo, 2021; Contra Costa County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

San Pablo Avenue Specific Plan Land Use Diagram (2025)



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use Center North
- Mixed Use Center South
- Commercial Mixed Use
- Residential Mixed Use
- Neighborhood Commercial
- Regional Commercial
- Entertainment Overlay District
- Public/Institutional
- Parks/Recreation

- San Pablo Avenue Specific Plan Area
- City Limits
- Sphere of Influence
- Major Highway
- Major Roads
- Railroads

