

RESOLUTION 18-06

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO MAKING A FINDING OF GENERAL PLAN CONFORMITY FOR THE DISPOSITION OF ONE PARCEL LOCATED AT 2812 CHATTLETON LANE BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402.

WHEREAS, the City of San Pablo (the “City”) is serving as the housing successor to the former Redevelopment Agency of the City of San Pablo and one of the housing assets owned by the City in that capacity is a parcel consisting of approximately 0.96 acres located at 2812 Chattleton Lane, APN 417-310-004, commonly referred to as Lot E; and

WHEREAS, the City is proposing to sell Lot E for development that will consist of residential townhomes with associated parking and two public activity areas consisting of an exercise area and playground with direct access to the creek trail; and

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

WHEREAS, on September 19, 2011, the City Council by Resolution No. 2011-105 adopted a Specific Plan for the San Pablo Avenue corridor, which contains a Mixed Use Center South designation; and

WHEREAS, Lot E is located within the San Pablo Avenue Specific Plan area and is within the Mixed Use Center South (Plaza San Pablo) designation; and

WHEREAS, the proposed development of Lot E is consistent with the adopted Mixed Use Center South Regulating Code, in that the development will include residential and open space uses that are allowed uses within that zoning district; and

WHEREAS, the proposed development of Lot E also conforms to the following General Plan policies:

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

Implementing Policy LU-I-14: Support housing that offers residents a range of amenities, including public and private open space, landscaping, and recreation facilities with direct access to commercial services, public transit, and community gathering spaces.

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.

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Pablo hereby finds that the disposition of Lot E (2812 Chatleton Lane) by the City of San Pablo conforms to the City's General Plan.

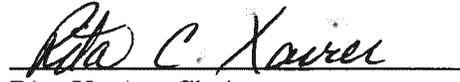
Adopted this 24th day of April, 2018, by the following vote:

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| AYES: | Commissioner (s) | Gantt, Harlan-Ogbeide, Feliciano, Xavier |
| NOES: | Commissioner (s) | None |
| ABSENT: | Commissioner (s) | Shi |
| ABSTAIN: | Commissioner (s) | None |
| ATTEST: | Commissioner (s) | |

ATTEST:


Charles Ching, Secretary

APPROVED:


Rita Xavier, Chairperson