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SAN PABLO CITY OF
1000 GATEWAY AVENUE
ATTN: CASEY ERLLENHEIM
SAN PABLO, CA 94806

PROOF OF PUBLICATION

FILE NO. 11/17 Hearing PLAN2507-0002/0001

West County Times

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the West County Times, a newspaper of general circulation, printed and published in the City of Walnut Creek, County of Contra Costa, 94598

And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of August 29, 1978. Case Number 188884.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/28/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 28th day of October, 2025.

[Handwritten Signature]

Signature

CITY OF SAN PABLO
NOTICE OF PUBLIC HEARINGS
MONDAY, NOVEMBER 17, 2025

NOTICE IS HEREBY GIVEN that the City Council of the City of San Pablo, State of California, will conduct two Public Hearings in the Council Chambers, City of San Pablo, 1000 Gateway Avenue, San Pablo, CA 94806, on Monday, November 17, 2025, at 6:00 pm, to consider the following items:

City of San Pablo Municipal Code Amendment (PLAN 2507-0002): The Planning Commission will hold a public hearing and consider recommending approval of amendments to Chapters 17.26, 17.32, 17.34, 17.38, 17.54, 17.60, 17.62, 17.68, and 17.70 of Title 17, Zoning, of the Municipal Code to implement twelve programs of the Housing Action Plan component of the San Pablo 2023-31 Housing Element, and to achieve consistency with zoning designation changes resulting from adoption of the General Plan Update 2035, which are in addition to those adopted on August 4, 2025 under Ordinance 2025-002. An additional change to Chapter 17.60 regarding removal of deed restrictions for Accessory Dwelling Units (ADU) is also in compliance with current state law. The proposed text amendment would implement the following Housing Action Plan programs with the changes below:

- Program 1-D: Revise Multifamily Minimum Parcel Size. Minimum parcel sizes and frontages in R2, R3, R4, and RMU zones are proposed to be reduced consistent with other similar communities.
Program 1-G: Reduced Parking Standards. Multifamily parking standards would be linked to the number of bedrooms. Requirements for covered versus uncovered parking for single-family and multifamily would be reduced. Increased parking reductions are provided for mixed-use projects with housing, for housing on faith-based properties, and for projects implementing Transportation Demand Management measures.
Program 1-H: Faith-Based Community Housing. Parking reductions are proposed for housing projects on properties owned by faith-based organizations.
Program 1-I: Shopkeeper Housing. A new use class would be added for Shopkeeper Housing, which would be allowed in commercial and mixed-use zones.
Program 2-F: Mobile Home Parks. Text would be added to encourage the upkeep and maintenance of mobile homes and mobile home parks, consistent with state law.
Program 2-G: Single-Room Occupancy Hotels. The proposed amendment would allow for up to two people to occupy a room in single-room occupancy hotels, increased from one.
Program 3-B: Emergency Shelters. The requirement for a 500-foot buffer between emergency shelters would be removed.
Program 3-C: Employee Housing. A new use class is proposed to be included for Employee Housing, which would be allowed in all zones where single-family housing is permitted.
Program 3-D: Zoning for Residential Care Facilities. New names are proposed for Residential Care Facilities and Community Care Facilities, consistent with state law. Parking standards would be reduced for these use classes.
Program 3-E: Transitional and Supportive Housing. The amendment would allow transitional and supportive housing by-right in all commercial zones, in accordance with state law.
Program 3-J: Low-Barrier Navigation Centers. A new use class definition would be added for Low-Barrier Navigation Centers, which would be permitted in all commercial and mixed-use zones. A new section of the Special Residential Uses chapter would provide objective standards for these uses.
Program 3-K: Density Bonus. The Density Bonus chapter would be replaced and revised to comply with current state law, with the inclusion of additional incentives offered in San Pablo, consistent with those previously provided.
Program 3-M: Definition of Family. The definitions of "Family" and "Single household unit" would be updated for clarity and consistency with best practices.

In addition to the Housing Element program implementation amendments, several minor changes would be made for consistency with the new and revised zoning designations that were previously approved consistent with the land use designation changes of the General Plan Update 2035, adopted by Ordinance 2025-002. Changes include updating the Establishment of Zoning Districts table to include three new districts in the Rumrill Corridor Plan area: EMU - Employment Mixed-Use; MUCW - Mixed-Use Center West; and PD - Planned Development; updating other sections of the code that reference all districts to include the new districts; and removing references to the 23rd Street Specific Plan. Additionally, Section 17.60.070 would be amended to remove requirements for deed restrictions for ADUs, consistent with State Law. Additional minor revisions and amendments may be added during the course of the public review of the proposed amendments to assist in the clarity, consistency, and administration of the Zoning Ordinance.

These amendments to the San Pablo Zoning Code implement the adopted Housing Element and were previously evaluated in the Addenda to the 2030 General Plan EIR (certified on April 18, 2011) prepared for the Housing Element, Environmental Justice Element and Amendments to the Health and Safety & Noise Elements (adopted on March 18, 2024) and on the General Plan Update 2035 (adopted on July 7, 2025), which found that there would not be any new or additional significant environmental impacts due to adoption of the Housing Element. Further, the amendments would implement programs from the 2023-31 Housing Element and would implement the land use designations identified in the General Plan Update 2035, so they are exempt from CEQA pursuant to Public Resources Code section 21080.085 which states that CEQA does not apply to rezonings that implement the schedule of actions contained in an approved housing element. Finally, modifications to the accessory dwelling unit portion of the Zoning Code are statutorily exempt from CEQA, pursuant to Public Resources Code Section 21080.17, which exempts the adoption of ADU ordinances.

City of San Pablo Municipal Code Amendment (PLAN 2507-0001): The Planning Commission will hold a public hearing and consider recommending approval of amendment to Title 17, Zoning, Section 17.60.070, Accessory Dwelling Units, of the Municipal Code to allow the sale of Accessory Dwelling Units (ADUs) as condominiums, as authorized by Assembly Bill 1033 and approved as a City Council Priority Workplan item in City Council Resolution 2024-127, adopted on October 7, 2024.

The text amendment would include changes to 17.60.070.I.4 Deed Restrictions, to remove the listed limitations on sale of an ADU separate from the primary residence; the addition of a new Section 17.60.070.J, detailing the provisions for separate sale; and the addition of a new Section 17.60.070.K, Accessory Dwelling Unit Condominiums. Additional minor revisions and amendments may be made during the course of

the public review of the proposed amendments to assist in the clarity, consistency, and administration of the Zoning Ordinance.

This amendment to the ADU portion of the Zoning Ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which exempts the adoption of accessory dwelling unit ordinances. Additionally, the ordinance would be categorically exempt from the provisions of CEQA, in accordance with Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no potential for causing a significant effect on the environment because it consists of minor changes to land use regulations that do not, on their own, impact the environment. Any projects proposed pursuant to the changes proposed would be separately evaluated for their environmental impacts.

Members of the public are invited to attend said hearings and express opinions regarding these items. Members of the public may also view the meeting online at <https://us02web.zoom.us/j/83708212256> or during livestream at <https://sanpablo.legistar.com/Calendar.aspx>

Public comment by zoom or telephone will not be accepted. Public comment may be provided only in person during the meeting or via email at cityclerk@SanPabloCA.gov before or during the meeting. The City Council agenda will be posted at least 72 hours prior to the meeting at: <https://sanpablo.legistar.com/Calendar.aspx>

NOTE: If you challenge the City Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City Clerk at, or prior to the public hearings.

Further information on the above may be obtained in the Office of the City Clerk, City Hall, or by telephone at 510.215.3000.

By: Dorothy Gantt, City Clerk

WCT 6928325 October 28, 2025