

RESOLUTION PC24-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CITY OF SAN PABLO SUSTAINABLE TRANSIT ORIENTED DEVELOPMENT (TOD) MASTER PLAN

WHEREAS, Transit Oriented Development (TOD) is a strategy to achieve many local and statewide goals, including decreasing vehicle miles traveled and supporting housing development, especially in built-out communities like San Pablo and is reflected in the City's General Plan, Climate Action Plan, San Pablo Avenue Specific Plan and in the City Council's Priority Workplan; and

WHEREAS, in 2017 the California Department of Transportation (Caltrans) set aside \$25 million in SB 1 funds for the Sustainable Transportation Planning Grant Program to support Caltrans' Mission of providing a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability; and

WHEREAS, in June of 2021, the City was awarded Sustainable Transportation Planning Grant Program funds to develop the Sustainable Transit Oriented Development (TOD) Master Plan; and

WHEREAS, on July 5, 2022, the City Council accepted and appropriated Sustainable Transportation Planning Grant Program funds and the required City match through Resolution 2022-105; and

WHEREAS, the City issued a Request for Proposals (RFP) for professional consultant services for the Sustainable TOD Master Plan on April 7, 2022; and

WHEREAS, the San Pablo City Council authorized the City Manager or designee through Resolution 2022-105 to enter into an agreement with IBI Group (now known as Arcadis) for design services for the Sustainable TOD Master Plan in an amount not to exceed \$265,436; and

WHEREAS, the goal of the Sustainable TOD Master Plan is to create a TOD priority area and recommendations to facilitate climate-resilient TOD in San Pablo; and

WHEREAS, the Plan process included an existing conditions analysis, followed by an initial round of public and stakeholder outreach, development of a TOD Vision and Streetscape Toolkit, additional public and stakeholder outreach, development of a TOD Priority Area, completion of a Recommendations Report, and preparation of the final draft plan document; and

WHEREAS, the Sustainable TOD Master Plan identifies a suite of policy and physical recommendations that are categorized by cost, available funding sources, responsible party, timeframe, and level of impact; and

WHEREAS, the proposed Plan is consistent with the City of San Pablo General Plan 2030 land use, growth management, and circulation policies related to creating a safe,

walkable and attractive urban environment, providing adequate infrastructure and facilities to serve the population, and providing new and improved pedestrian, bicycle, parking and transit facilities; and

WHEREAS, the proposed Plan is consistent with the City’s San Pablo Avenue Specific Plan related to promoting pedestrian- and transit-friendly development that enhances the public realm, and ensuring that ample community gathering spaces, open spaces, and recreational facilities are part of any mixed-use development or master planned area; and

WHEREAS, a draft of the TOD Master Plan has been made available and posted online at <https://www.sanpabloca.gov/2808/Sustainable-TOD-Plan>; and

WHEREAS, approval of the Sustainable TOD Master Plan has been determined to be statutorily exempt from the California Environmental Quality Act (CEQA) under the provisions of Senate Bill 288 which created a new exemption from environmental review in Public Resources Code Sections 21080.20 and 21080.25 for plans for pedestrian and bicycle facilities, projects that improve customer information and wayfinding for transit riders, bicyclists, and pedestrians, and transit prioritization projects; and

WHEREAS, in addition, many of the projects described in the Sustainable TOD Master Plan are also Categorical Exempt under Section 15301 “Existing Facilities, Class 1” of the CEQA Guidelines, in that they consist of the operation, repair, maintenance, or minor alteration of existing public facilities, involving negligible or no expansion of existing or former use; 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 Saturday, January 13, 2024, in accordance with the requirements of Government Code Section 65091.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Pablo has reviewed the proposed Sustainable Transit Oriented Development Master Plan and recommends adoption of the Plan by the San Pablo City Council.

BE IT FURTHER RESOLVED that the foregoing recitations are true and correct, and are included herein by reference as findings.

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ADOPTED this 23rd day of January, 2024, by the following vote:

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| AYES: | COMMISSIONERS: | Feliciano, Morris, Gurdian, Jackson, Owens |
| NOES: | COMMISSIONERS: | |
| ABSENT: | COMMISSIONERS: | |
| ABSTAIN: | COMMISSIONERS: | |

ATTEST:

/s/ Elizabeth H. Tyler
Elizabeth H. Tyler, Secretary

APPROVED:

/s/ Jon Owens
Jon Owens, Chairman