

# West County Times

1160 Brickyard Cove  
Suite 200, Rm 15  
Richmond, CA 94801  
(510) 262-2740

2015901

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

## PROOF OF PUBLICATION FILE NO. February 27 Hearing

### 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:

**02/17/2024**

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

Executed at Walnut Creek, California.  
On this 20th day of February, 2024.



Signature

Legal No.

0006810117

### CITY OF SAN PABLO NOTICE OF PUBLIC HEARING TUESDAY, February 27, 2024

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of San Pablo, State of California, will hold a public hearing on the following items:

**PLAN 2208-0002, Housing Element 2023-2031, Safety & Noise Element Update, and Community Health & Environmental Justice Element:** The Planning Commission will hold a public hearing and consider recommending approval of an updated Housing Element, an updated Safety & Noise Element, a new Environmental Justice Element, and an addendum to the Environmental Impact Report prepared for the City's General Plan of the City of San Pablo (the Project). The City of San Pablo has prepared a revised Second Draft Housing Element in response to comments received from the California Department of Housing and Community Development (HCD). The revised Second Draft Housing Element identifies goals, policies, programs, and objectives that focus on, among other things, assuring diversity of population, providing a variety of housing opportunities, addressing the City's Regional Housing Needs Allocation (RHNA), addressing housing needs of special need groups, and providing adequate housing sites. In addition, and in response to state law requirements, the City has prepared revisions to its Safety & Noise Element and prepared an Environmental Justice Element to be combined with its Health Element. The Project affects property within the San Pablo Planning Area, which includes the corporate limits and adjacent unincorporated areas in Rollingwood and Hasford Heights.

An Environmental Impact Report on the City's General Plan 2030 (EIR) was prepared and adopted in 2011. Per California Environmental Quality Act Guidelines, Section 15164, the City of San Pablo has prepared an Addendum to the EIR (Addendum) to analyze the potential environmental effects of the Project. The Addendum confirms that the Project would not result in any additional or more significant environmental impacts and no further environmental analysis is required.

The revised Second Draft Housing Element is posted on the City's web site and has been emailed to all individuals and organizations that have previously requested notices. The revised Second Draft Housing Element, Safety & Noise Element, and Community Health & Environmental Justice Element may be found at this location: <https://www.sanpabloca.gov/2804/General-Plan-Housing-Element-Update>. Public comments may be submitted to: [genralplan@sanpabloca.gov](mailto:genralplan@sanpabloca.gov).

The Housing Element Update, Safety & Noise Element Update, Community Health & Environmental Justice Element and Addendum will also be the subject of a Public Hearing and consideration by the San Pablo City Council at its regular meeting at 6:00 p.m. on March 18, 2024.

**PLAN 2402-0002, San Pablo Avenue Specific Plan Amendment** to consider an amendment to footnote 6 of Table 2-2 of Chapter 2: Land Use Standards By Classification; of the San Pablo Avenue Specific Plan to allow drive-through facilities at Fast Service, Full Service, and General restaurants under certain conditions in the Residential Mixed Use, Mixed Use Center (North and South), Commercial Mixed Use, and Neighborhood and Regional Commercial Districts and at Coffee Shops/Cafes in the Residential Mixed Use and Mixed Use Center North and South Districts. Under this amendment, drive-through facilities would be allowed with a conditional use permit; driveway entrances to drive-through facilities may not be located directly on San Pablo Avenue; and prominent pedestrian access to the restaurant must also be provided. For Fast Service restaurants, adherence to Section 17.62.160 of the San Pablo Zoning Ordinance would also apply. This amendment would not change footnote 11 which allows coffee shops/cafes to be located in the Commercial Mixed Use and Neighborhood and Regional Commercial districts with administrative review and the requirement that driveway entrances to drive-through facilities may be located directly on San Pablo Avenue.

This request was initiated by Pollo Campero and Marks Architects, and would apply to the Residential Mixed Use, Mixed Use Center North and South, Commercial Mixed Use, Neighborhood Commercial, and Regional Commercial zones of the San Pablo Specific Plan area. If the amendment is approved, the applicant is expected to request planning approval for a drive-through facility at a fast service restaurant to be proposed in a new building at 13220 San Pablo Avenue.

The proposed amendment is categorically exempt from the California Environmental Quality Act (CEQA), in accordance with CEQA Guidelines Section 15305 Minor Alterations in Land Use Limitations as well as with Section

15061012) General rule with no potential for causing a significant effect on the environment in that it would apply to a limited number of sites that would otherwise be covered by the in-fill or existing facility exemptions.

NOTICE IS HEREBY FURTHER GIVEN that the hearing will be held at the Planning Commission meeting on **Tuesday, the 27th of February 2024 at 6:00 p.m.** Questions may be directed to the City of San Pablo Community Development Department at (510) 215-3030.

All interested parties are invited to attend said hearing and express opinions concerning this item before or during consideration. Members of the public may participate in this meeting in-person at the Council Chambers at 1000 Gateway Avenue in San Pablo. Members of the public may also view, but not participate in, the meeting virtually through an on-line webinar which is livestreamed. Comments on agenda items may also be submitted in advance of the meeting to [pcommission@sanpablo.ca.gov](mailto:pcommission@sanpablo.ca.gov). Public comment by zoom or telephone during the meeting will not be accepted. Further information and links to virtual attendance may be found on the Planning Commission agenda to be posted at least 48 hours prior to the meeting at: <https://sanpablo.legistar.com/Calendar.aspx>

If you need Spanish language assistance, please contact the Community Development Department at (510) 215-3030. Si necesita asistencia en español, por favor contacte al Departamento de Desarrollo Comunitario al (510) 215-3030.

**Elizabeth H. Tyler, Ph.D., FAICP, Director  
Community Development Department  
City of San Pablo, California**

**WCT 6810117 February 17, 2024**