

West County Times

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

PROOF OF PUBLICATION FILE NO. Sept. 3 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:

08/23/2024

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

Executed at Walnut Creek, California.
On this 23th day of August, 2024.



Signature

Legal No.

0006848305

CITY OF SAN PABLO NOTICE OF PUBLIC HEARING TUESDAY, September 3, 2024

NOTICE IS HEREBY GIVEN that the City Council of the City of San Pablo, State of California, will hold a public hearing in the Council Chambers of the City of San Pablo, 1000 Gateway Avenue, San Pablo, CA 94806, on **Tuesday, September 3, 2024 at 6:00 p.m.** to consider the following item:

City of San Pablo Municipal Code Amendment to consider amendments to Section 17.60.070 of Chapter 17.60 of the Zoning Code regarding Accessory Dwelling Units (ADUs) in order to reflect current state law regarding these uses and additional review comments provided by the California Department of Housing and Community Development. Proposed amendments pertain to the inclusion of Junior ADUs within any enclosed use of a single-family residence; the requirement for internal access to be provided when a Junior ADU shares sanitation facilities with the primary residence; the requirement for the denial of an application to describe any deficiencies and process for correction; clarification that expansion to accommodate ingress and egress shall be limited to accessory structures and not to the primary residences; clarification that Junior ADUs shall not be allowed as attachments to existing or proposed single-family dwellings, but only within the walls of an existing or proposed single-family residence; clarification that front yard setbacks for ADUs are only required to meet the requirements of the zoning district when doing so would not be prohibitive of the construction of an ADU at least 800 square feet in area with four-foot side and rear yards; clarification of height limits for detached ADUs; clarification that photovoltaic requirements shall not pertain to Junior ADUs or manufactured detached ADUs; clarification that the front yard setbacks for ADUs in multifamily developments are not applicable to the extent that they would prevent an ADU of at least 800 square feet from being constructed; allowance of parking exceptions when a permit for an ADU is filed alongside a permit for a new single-family or multi-family dwelling; removal of a 30-day rental requirement for Junior ADUs; clarification that failure to provide a deed restriction shall not be the basis to delay or deny an ADU application or permit; and revision to the application process for an ADU to remove any reference to a separate zoning review.

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. This is a City-initiated project and the proposed amendments apply citywide. The proposed amendment 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.

All interested parties are invited to attend said hearing and express opinions concerning this item. Members of the public are invited to attend the meeting in-person at Council Chambers at 1000 Gateway Avenue, San Pablo, CA 94806. 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 hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to the public hearing.

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 order of the City Council of the City of San Pablo.

By: Dorothy Gantt, City Clerk

WCT 6848305 August 23, 2024