

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. PHN Dec. 18 Municipal Code Amendment

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:

12/08/2023

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

Executed at Walnut Creek, California.
On this 8th day of December, 2023.



Signature

Legal No.

0006795968

NOTICE OF PUBLIC HEARING MONDAY, December 18, 2023

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 **Monday, December 18, 2023 at 6:00 p.m.**, to consider the following item

City of San Pablo Municipal Code Amendment to consider an amendment to add a new Section 17.38.090, Designated Housing Element Sites (HE), to Chapter 17.38, Overlay and Special Districts of the San Pablo Zoning Ordinance. This amendment creates an overlay district for certain locations that have been identified in the City of San Pablo Housing Element as potential housing development sites that would assist the City in meeting its Regional Housing Needs Allocation (RHNA) share of lower income units that have been assigned to San Pablo by the California Department of Housing and Community Development. Government Code Sections 65583.2(h) and (i) require this amendment to ensure that development projects which include housing developments with 20 percent or more of the units affordable to lower-income households on these designated sites are subject to by-right approval with no discretionary design review. The properties that are affected by the amendment are as follows:

2405 Church Lane (APN 411-340-026)
14560 San Pablo Avenue (APN 416-170-005)
3436-3440 San Pablo Dam Road (APNs 420-130-020; 420-130-024; 420-130-025).

These sites are currently zoned SP-2 High Density Residential (2405 Church Lane and 14560 San Pablo Avenue) and High Density Residential with Hillside Overlay (3436-3440 San Pablo Dam Road), which allow multi-family residential development by right. This amendment would add the overlay designation of HE to these properties.

This is a City-initiated project and the proposed amendments apply to the subject sites listed above. The proposed amendment is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" pursuant CEQA Guidelines section 15378(b)(5) because the proposed change to the zoning ordinance is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment; the amendment does not impact the type or intensity of use already allowed on the properties but rather simply recognizes that there is no discretionary permit or review required. Even if the amendment was considered to be a project, it would be exempt from environmental review pursuant to the "common sense exemption" at CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that its adoption would have a significant effect on the environment because it does not allow any different uses or additional density than currently permitted.

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
Publish Date: December 8, 2023

WCT# 6795968 Dec. 8, 2023