

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. July 23 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:

07/13/2024

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

Executed at Walnut Creek, California.
On this 15th day of July, 2024.



Signature

Legal No.

0006840406

CITY OF SAN PABLO NOTICE OF PUBLIC HEARING TUESDAY, July 23, 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 2406-0002: 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.

PLAN2404-0023: Consideration of a Conditional Use Permit to allow for a mobile food vending use in a portion of a parcel at 1305 23rd Street, San Pablo, CA (APN 410-1036-001 and 410-103-002) in the Commercial Mixed Use (CMU) zoning district. The proposed mobile vending food truck would be located on the Southern portion of an existing parking lot using three existing parking spaces and an outdoor seating area would be located on the lawn space north of an existing church building. The Food Truck would be required to operate no longer than from 7 a.m. – 8 p.m., Monday through Sunday. It has been determined that the proposed project qualifies for a CEQA Exemption as an Accessory or Appurtenant Structure, consistent with the provisions of CEQA Guidelines Section 15311

NOTICE IS HEREBY FURTHER GIVEN that the hearing will be held at the Planning Commission meeting on **Tuesday, the 23rd of July 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 these items 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. **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>

NOTE: If you challenge these items in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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 6840406 July 13, 2024