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

PROOF OF PUBLICATION

FILE NO. 7/21 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:

07/01/2025

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

Executed at Walnut Creek, California.  
On this 1st day of July, 2025.



Signature

Legal No.

0006904579

CITY OF SAN PABLO  
NOTICE OF PUBLIC HEARING  
MONDAY, July 21, 2025

NOTICE IS HEREBY GIVEN that the City Council of the City of San Pablo, State of California, will conduct a Public Hearing in the Council Chambers of the City of San Pablo, 1000 Gateway Avenue, San Pablo, CA 94806, on Monday, July 21, 2025, at 6:00 pm, to consider the following:

**City of San Pablo Municipal Code Amendment (PLAN 2504-0010) and Zoning/Specific Plan Map Amendments (PLAN 2505-0002):** To hold a public hearing and consider amendments to Chapter 17.26 through Chapter 17.38 of the Title 17, Zoning of the Municipal Code to include descriptions and development standards for three new zoning districts identified in the Rumrill Corridor Plan which is being considered for adoption as part of the General Plan Update 2035. In addition, the Planning Commission will consider zoning and San Pablo Avenue Specific Plan land use map amendments for 137 properties (in 139 APN parcels) whose land use designations are proposed for amendment as part of the General Plan Update 2035, including the Rumrill Corridor Plan area, to facilitate additional residential and commercial development opportunities and to better reflect actual and proposed land uses.

In **PLAN 2504-0010**, Title 17 (Zoning) would be amended to include three new zoning districts: Mixed Use Center West for properties at the western gateway at Rumrill Boulevard and Market Avenue. Will include multiunit residential development with a permitted density of 30-60 units per gross acre and/or activity-generating commercial uses with a maximum floor area ratio (FAR) of 2.5. A mix of uses is encouraged but not required on individual sites.

Employment Mixed Use seeks to foster a range of production, distribution, and repair-oriented businesses. Intended to provide opportunities for smaller scale commercial, office, industrial, and hybrid uses. On sites over 0.25 acres, multiunit housing is permitted where adequate buffering and noise mitigation is provided. Maximum permitted FAR for non-residential uses is 0.6.

Planned Development/Infill Opportunity is centered around a cluster of City-owned property at 1440 Rumrill Boulevard. Intended to promote high density residential, and/or mixed-use development, with an affordable housing component required. Residential density is up to 60 units per net acre prior to any density bonus.

These new designations would be added to Table 17-26-A, Base Districts; Table 17-32-A, Residential Districts; Use Regulations; Table 17-32-B, Residential Districts; Development Standards; Table 17-34-A, Commercial and Industrial Districts; Use Regulations; Table 17-34-B, Commercial and Industrial Districts; Development Standards. Reference to the new Mixed-Use designations will be added to Chapter 17.30, Classification of Uses and elsewhere in the Zoning Code where use classifications are referenced.

Additional amendments would be made to Chapter 17.38 to update references to Overlay and Special Districts consistent with the General Plan Update 2035. Section 17.38.080, Specific plan districts, would be amended to remove reference to the 23rd Street Specific Plan which is proposed to be discontinued with the adoption of the General Plan 2035, with all properties remaining Commercial Mixed Use (CMU) without the SP1 (23rd Street Specific Plan) prefix.

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.

In **PLAN 2505-0002**, amendments to the San Pablo Zoning Map and San Pablo Avenue Specific Plan Land Use Map would be made to reflect changed designations for the following addresses and parcels:

Pursuant to the new Land Use Designations contained in the General Plan Update 2035, affected addresses and parcels throughout San Pablo include: four parcels on Broadway Ave. (1500, 1501, 1516, 1525) to go from Neighborhood Commercial District (NC) to Multifamily Residential District (R-3); one parcel on Castro Rd. (2929) to go from NC to R-3; two parcels on Church Ln. (1901, 2424) to go from Institutional (I) to R-3; three parcels on El Portal (2523, 416-140-049, 2555) to go from NC to R-3; three parcels on El Portal (2300, 2400, 416-160-046) to go from NC to Commercial Mixed Use District (CMU); three parcels on Giant Rd. (3300, 3400, 3420) to go from NC to Industrial Mixed Use District (IMU); two parcels on Giant Rd. at Palmer Ave. (413-160-013 & 413-160-014) to go from Open Space District (OS) to Institutional District (I); one parcel on Laurie Ln. (14350) to go from NC to CMU; seven parcels on Market Ave. (1418, 1420, 1424, 1434, 1700, 1716, 410-265-003) to go from NC to R-3; one parcel on Mission Bell Dr. (2550) to go from NC to CMU; one parcel off of Moraga Rd. (416-140-051) to go from NC to R-3; four parcels on San Pablo Ave. (14400, 14330, 14280, 14270) to go from NC to CMU; one parcel on San Pablo Ave. (13561) to go from Medium Density Residential (MDR) to Mixed Use Center (MUC); one parcel on San Pablo Ave. (13880) to go from I to CMU; one parcel on San Pablo Dam Rd. (3410) to go from R-3 to High Density Multifamily Residential District (R-4); one parcel on San Pablo Dam Rd. (420-040-013) to go from OS to Regional Commercial District (CR); one parcel on San Pablo Dam Rd. (2700) to go from I to CR; one parcel on Sutter Ave. (410-251-002) to go from NC to Commercial Mixed Use District (CMU); five parcels on Vale Rd. (2023, 2089, 2101, 417-180-006, 417-190-013) to go from I to CMU; three parcels on Willow Rd. (3101, 3107, 3111) to go from CR to R-3; two parcels on 14th St. (1770, 1780) to go from NC to R-3; one parcel on 14th St. to go from NC to CMU; one parcel on 15th St. (2856) to go from NC to R-3; and two parcels on 16th St. (2783, 2841-2845) to go from NC to R-3.

Pursuant to the new Land Use Designations contained in the General Plan Update 2035, affected addresses and parcels in the Rumrill Corridor Plan area include: four parcels on Brookside Dr. (1150, 1200, 1230, 411-020-034) to go from R-3 to R-4; two parcels on California St. (1212, 410-022-006) to go from IMU to the new designation identified as Employment Mixed Use (EMU); one parcel on Chesley Ave. (1200) to go from IMU to EMU; one parcel on Fillmore St. (410-022-006) to go from IMU to EMU; one parcel on Fillmore St. (1327) to go from I to EMU; 10 parcels on Fillmore St. (1301, 1303, 1309, 1314, 1318, 1321, 1329, 1334, 1343, 1375) to go from IMU to R-4; one parcel on Market Ave. (1300) to go from CMU to the new designation identified as Mixed Use Center West (MUCW); one parcel on Pine Ave. (1302) to go from NC to CMU; three parcels on Rumrill Blvd. (2145, 2031, 2025) to go from NC to CMU; one parcel on Rumrill Blvd. (2001) to go from NC to R-4; two parcels on Rumrill Blvd. (1865, 1869) to go from NC to CMU; one parcel on Rumrill Blvd. (1883) to go from NC to R-3; 28 parcels on Rumrill Blvd. (1452, 1454, 1472, 1484, 1522, 1524, 1532, 1542, 1550, 1600, 1610, 1620, 1634, 1640, 1646, 1652, 1700, 1712, 1718, 1732, 1742, 1836, 1852, 1868, 1940, 1942, 1964, 1970) to go from NC to CMU; one parcel on Rumrill Blvd. (1817) to go from CR to MUCW; four parcels on Rumrill Blvd. (1752, 1789, 1801, 1820) to go from CMU to MUCW; one parcel on Rumrill Blvd. (410-011-005) to go from IMU to EMU; one parcel on Rumrill Blvd. (1757) to go from CMU to

EMU; eleven parcels on Rumrill Blvd. (1157, 1291, 1441, 1527, 1533, 1505, 1621, 1665, 410-011-005, 410-012-007, 410-021-027) to go from IMU to EMU; two parcels at 1411 Rumrill Blvd. (410-021-021, 410-021-028) to go from I to a new designation identified as Planned Development/Infill Opportunity (PDIO); one parcel at 1411 Rumrill Blvd. (410-021-006) to go from IMU to PDIO; two parcels on Rumrill Blvd. (1317, 1405) to go from IMU to R-4; one parcel on Rumrill Blvd. (1153) to go from IMU to R-3; and five parcels on Sanford Ave. (1200, 1230, 1240, 1250, 1260) to go from IMU to R-4.

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 San Pablo General Plan 2035 Update and Rumrill Corridor Plan (i.e., the Project), including the proposed land use and zoning changes. The Addendum confirms that the Project would not result in any additional or more significant environmental impacts and no further environmental analysis is required. Since the proposed Project would implement General Plan Update 2035, including new land use designations, densities, and development standards, the Addendum adequately and accurately evaluates the Project's environmental impact.

A copy of the Public Review Draft of San Pablo General Plan 2035 Update and EIR Addendum is available at the project site:  
<https://www.sanpabloca.gov/2804/General-Plan-Housing-Element-Update>

A copy of the Public Review Draft of the Rumrill Corridor Plan is available at the project site at:  
<https://www.sanpabloca.gov/2863/Rumrill-Corridor-Plan>

Members of the public are invited to attend said hearing and express opinions regarding this item. 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](mailto: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: Dorothy Gantt, City Clerk

WCT 6904579 July 1, 2025