

RESOLUTION PC25-12

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO THE SAN PABLO ZONING CODE CHAPTER 17.32, RESIDENTIAL DISTRICTS, ALLOWED USES, AND DEVELOPMENT STANDARDS; CHAPTER 17.34, COMMERCIAL AND INDUSTRIAL DISTRICTS, ALLOWED USES, AND DEVELOPMENT STANDARDS; AND CHAPTER 17.38, OVERLAY AND SPECIAL DISTRICTS, SECTION 17.38.080, SPECIFIC PLAN DISTRICTS; AMENDMENTS TO THE SAN PABLO ZONING MAP TO REDESIGNATE 139 PROPERTIES TO BE CONSISTENT WITH THE LAND USE DESIGNATIONS OF THE SAN PABLO GENERAL PLAN UPDATE 2035; AND AMENDMENTS TO THE SAN PABLO AVENUE SPECIFIC PLAN FIGURE 2-4, LAND USE DIAGRAM, TO REDESIGNATE 18 PROPERTIES TO BE CONSISTENT WITH THE LAND USE DESIGNATIONS OF THE SAN PABLO GENERAL PLAN UPDATE 2035. THIS RECOMMENDATION IS SUBJECT TO THE CITY COUNCIL'S APPROVAL OF GENERAL PLAN UPDATE 2035.

WHEREAS, on October 1, 2007, the City of San Pablo adopted the 23rd Street Specific Plan to provide a long-term strategy to revitalize and increase the development potential for a major commercial corridor; and this plan has now become out of date due to the loss of Redevelopment Authority and other factors; and

WHEREAS, on April 18, 2011, by Resolution No. 2011-046, the City of San Pablo adopted the San Pablo General Plan 2030, and since then considerable growth and change has taken place; and

WHEREAS, on April 18, 2011, by Resolution 2011-045, the City Council of San Pablo certified a Final Environmental Impact Report ("2011 EIR") for the San Pablo General Plan 2030, and adopted a Statement of Overriding Considerations regarding significant and unavoidable transportation impacts; and

WHEREAS, on September 19, 2011, by Resolution No. 2011-105, the City of San Pablo adopted the San Pablo Avenue Specific Plan; and

WHEREAS, on May 18, 2015, the City of San Pablo adopted the City of San Pablo, California Zoning Ordinance as Municipal Code Title 17, incorporating land use changes to the City's General Plan and San Pablo Avenue Specific Plan, both of which were adopted in 2011 by the City Council; and,

WHEREAS, updates to the General Plan 2030, along with the adopted Housing Element 2023-2031, have been undertaken to recognize the community progress that has been made since 2011, to outline future land use and growth strategies, to ensure consistency with other planning documents and initiatives, and to allow for increased focus in the areas of housing production, reductions to vehicle miles traveled, environmental justice, and updates to land use planning along the Rumrill Boulevard and

23rd Street corridors and other key locations, all of which are collectively referred to as "General Plan Update 2035"; and

WHEREAS, the General Plan Update 2035 includes the proposed redesignation of land uses for 139 land parcels, including 85 within the Rumrill Corridor area and 18 within the San Pablo Avenue Specific Plan area, to better reflect existing conditions, future development potential, and housing production goals, as well as property owner requests, and notices about these proposed changes have been mailed to the property owners of the subject properties; and

WHEREAS, California Government Code Section 65860 requires that, in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the general plan, or to any element of the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan, as amended; and

WHEREAS, the Zoning Code, Zoning Map and San Pablo Avenue Specific Plan Diagram therefore must be amended to be made consistent with the proposed Land Use Map and the land use designations described in the General Plan Update 2035; and

WHEREAS, on May 27, 2025, by Resolution PC25-07, the San Pablo Planning Commission held a public hearing to consider recommending adoption of the General Plan Update 2035, including the Rumrill Corridor Plan Appendix, and voted to recommend approval to the City Council by a vote of 3 ayes and 2 absent; and

WHEREAS, on July 7th, 2025, the San Pablo City Council will hold a public hearing and consider approval of an update to the General Plan 2030, which is proposed to be repealed and replaced with the General Plan 2035, along with the Rumrill Corridor Plan addendum and the repeal of the 23rd Street Specific Plan and approval of an Addendum to the EIR for the General Plan 2030 EIR, which was certified on April 18, 2011; and

WHEREAS, the proposed Zoning Ordinance text amendment, zoning map amendment, and amendment to the San Pablo Avenue Specific Plan (collectively, the "Project") would implement updates to the proposed San Pablo General Plan 2035 and thus are covered by the environmental determination for the General Plan update; and

WHEREAS, an addendum to the 2011 EIR was prepared for General Plan Update 2035 ("Addendum," incorporated herein by reference), and this Addendum concluded that there are no substantial changes proposed by the General Plan Update 2035 or the circumstances in which the General Plan Update 2035 would be undertaken that would require major revisions to the 2011 EIR, that there are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible, and that the General Plan Update 2035 would be consistent with and within the scope of the impacts identified in the 2011 EIR in accordance with CEQA Guidelines section 15162; and

WHEREAS, the proposed Project would implement General Plan Update 2035, including new land use designations, densities, and development standards, and therefore the Addendum adequately and accurately evaluates the Project's environmental impacts. There are no substantial changes proposed by the General Plan Update 2035 or the Project or the circumstances in which the Project would be undertaken that would require major revisions to the 2011 EIR. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible, and the Project would be consistent with and within the scope of the 2011 EIR in accordance with CEQA Guidelines section 15162; and

WHEREAS, on June 24, 2025, the Planning Commission conducted a duly and properly noticed public hearing to take public testimony and consider this Resolution recommending approval of the Project; and

WHEREAS, the Planning Commission has reviewed the entire record for the Project, including the staff report and all attachments, and oral and written public comments; and

WHEREAS, notice of this public hearing was published in the West County Times newspaper (West Contra Costa edition of the East Bay Times) on Wednesday, June 4, 2025, in accordance with the requirements of Government Code Section 65091.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF SAN PABLO AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference as findings.

Section 2. Should the City Council adopt General Plan Update 2035 on July 7, 2025, the Planning Commission hereby recommends that the City Council: (1) adopt proposed zoning ordinance amendments attached hereto as Exhibit A, (2) adopt the proposed zoning map amendments attached hereto as Exhibit B, and (3) amend the San Pablo Avenue Specific Plan Land Use Diagram as shown on Exhibit C, pursuant to the following findings:

- A. Pursuant to San Pablo Municipal Code section 17.22.040, the proposed ordinance is consistent with the goals, policies, and implementation programs of the General Plan, subject to the City Council approving the proposed General Plan Update 2035.
- B. Pursuant to San Pablo Municipal Code section 17.22.030, the proposed amendment to the San Pablo Avenue Specific Plan is consistent with the goals, policies, and objectives of the General Plan and would not adversely affect surrounding properties.

C. The 2011 EIR for the San Pablo General Plan 2030 was prepared and certified by the San Pablo City Council on April 18, 2011 by Resolution in 2011-045 and an Addendum to this EIR was prepared for General Plan Update 2035 which determined that there are no substantial changes proposed by it or the circumstances in which the General Plan Update 2035 would be undertaken that would require major revisions or the need for additional mitigation measures, and that the General Plan 2035 would be consistent with and within the scope of the project and impacts evaluated in the 2011 EIR. The Project zoning code and other amendments implement the land use designations, densities, and development standards of General Plan Update 2035 and therefore the Addendum adequately and accurately evaluates the Project's environmental impacts. There are no substantial changes proposed by the General Plan Update 2035 or the Project or the circumstances in which the Project would be undertaken that would require major revisions to the 2011 EIR. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible, and the Project would be consistent with and within the scope of the 2011 EIR in accordance with CEQA Guidelines section 15162.

Section 3. The proposed amendments comply with state law governing zoning ordinance amendments at Government Code sections 65853 through 65857 and specific plan amendments at Government Code section 65453.

Section 4. This Resolution shall go into effect immediately; however, this Resolution's recommendation that the City Council adopt the zoning and specific plan amendments contained herein are contingent upon City Council adoption of the General Plan Update 2035.

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Adopted this 24th day of June 2025, by the following vote:

AYES:	COMMISSIONERS:	Owens, Feliciano, Jackson, Morris
NOES:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	Gurdian
ABSTAIN:	COMMISSIONERS:	

ATTEST:


Elizabeth H. Tyler, Secretary

APPROVED:


Paul Morris, Vice Chair

Exhibit A: Proposed Zoning Ordinance Amendment
Exhibit B: Proposed Zoning Map
Exhibit C: Proposed San Pablo Avenue Specific Plan Land Use Diagram