



CITY OF SAN PABLO
City of New Directions

PLANNING DIVISION
1000 Gateway Avenue
San Pablo, CA 94806
Tel: (510) 215-3030
Fax: (510) 215-3014

Permit No: _____
Application Fee: _____
Application Date: _____
Hearing Date: _____

PLANNING APPLICATION FORM

Conditional Use Permit	Parcel Map
Design Review	Rezoning
General Plan Amendment	Sign Review
Business License	Temporary Use Permit
Lot Line Adjustment	Variance
Subdivision	Not sure/Other: _____

PROPERTY INFORMATION

Street Address: _____
Assessor's Parcel No(s): _____ Zoning: _____
Present Use of Property: _____
Lot Size: _____ General Plan Designation: _____
Reason for filling this application: _____

APPLICANT INFORMATION

Property Owner: _____
Address: _____
Daytime Telephone: _____
Email Address: _____

Authorized Agent/Contact Name: _____
Mailing Address: _____
Daytime Telephone: _____
Email Address: _____

I HEREBY CERTIFY THE TRUTH OF THIS APPLICATION AND ACKNOWLEDGE THAT ANY INACCURACIES IN IT SHALL, AT THE CITY'S OPTION, RESULT IN AUTOMATIC INVALIDATION OF THE ACTION BASED THEREON AND THAT FINAL APPROVAL IS DEPENDENT UPON COMPLIANCE WITH CITY REQUIREMENTS.

Signature of Applicant

Date

Signature of Property Owner

Date

APPLICATION REQUIREMENTS

Your application requires the following information to be submitted:

- ✓ Completed Application form
- ✓ Stormwater Control Plan (for all projects that impact more than 10,000 sf and auto service facilities, gas stations, restaurants, and uncovered parking lots that impact more than 5,000 sf)
- ✓ Runoff Reduction Measures Form (for projects that impact more than 2,500 sf)
- ✓ Water Efficiency Landscape Ordinance (WELO). See this website for information: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>
- ✓ Letter of explanation regarding the project
- ~~Business plan (including hours of operation, # of employees, etc.)~~
- ~~Letter of authorization from the property owner~~
- ✓ Legal description of the property
- ✓ Scale and North arrow on plans
- ✓ Site plans & floor plans with dimensions (~~3 sets-full size~~) + a site section
- ✓ Color building elevations with dimensions (~~3 sets-full size~~)
- ✓ Landscaping plans (3 sets-full size) with Irrigation plans
- ~~CD or flashdrive with site and floor plans, and building elevations as part of the application submittal. A digital set of final site, and floor plans, and building elevations will be required.~~
- ✓ Color and materials board can be integrated w/ color elevations or pdf
- ✓ Photos of the site (digital photos or jpegs preferred)
- ~~8 1/2" x 11" reduction of the site plans, floor plans & elevations~~
- ✓ Application Fee (non-refundable) payable to the City of San Pablo
- ✓ Other _____

Once we have received your complete application, we will schedule the item for a Planning Commission hearing (if applicable to this project). Public notice of the hearing will be given by mail to all property owners within 300ft of the subject property and it will be published in the local newspaper, in accordance with the requirements of Government Code Section 65905. The Commission holds meetings every fourth Tuesday of each month at 6:00 PM in the Council Chambers, 1000 Gateway Avenue, San Pablo, CA 94806. You will be placed on the first available meeting agenda, generally thirty (30) days from submittal of a complete application. If you would like staff to conduct a preliminary plan review before you submit the formal application, please contact Planning at (510) 215-3030.

Planning staff is available from 7:30 a.m. to 6:00 p.m. Monday through Thursday on an appointment basis. If you have any questions please contact us at (510) 215-3030. We appreciate your business and cooperation. Thank you.



April 4, 2018
BKF Job No: 20147158-50

EXHIBIT "A"
Legal Description
LOT LINE ADJUSTMENT

Parcel A and B as shown on Parcel Map filed in Book 212 at Pages 1 and 2

All that real property situate in the City of San Pablo, County of Contra Costa, State of California, described as follows:

Being an adjustment of Parcels A and B as shown on that certain Parcel Map filed on December 28, 2016 in Book 212 of Parcel Maps at Page 1 and 2, Contra Costa County Records, more particularly described as follows:

Pre-Adjusted Parcel A (212 M 1)

Commencing at northwesterly terminus of the of the monument line shown within Chattleton Lane, having a bearing of South 46° 47'15" East and distance of 458.97 feet, as shown on said Parcel Map (212 M 1);

Thence along said monument line South 46° 47'15" East, 299.04 feet;

Thence leaving said monument line perpendicular to the last described course South 43°12'45" West, 29.56 feet to a point on the northeasterly line of said Parcel B;

Thence along said northeasterly line, North 46°17'46" West, 5.73 feet to the easterly corner of said Parcel A, said point being also the **POINT OF BEGINNING**;

Thence along the southeasterly line of said Parcel A South 43°12'45" West, 566.05 feet to the southerly corner of said Parcel A;

Thence along the general northwesterly line of said Parcel A the following nine (9) courses:

- 1) North 08°35'08" West, 84.12 feet;
- 2) North 13°26'17" West, 81.63 feet;
- 3) North 04°57'57" East, 67.62 feet;
- 4) North 09°20'42" East, 29.99 feet;
- 5) North 33°18'26" East, 33.55 feet;
- 6) North 46°18'13" East, 88.33 feet;
- 7) North 14°14'08" East, 70.93 feet;
- 8) North 11°28'03" West, 60.79 feet;
- 9) North 43°12'45" East, 174.70 feet to the northerly corner of said Parcel A;

Thence along the northeasterly line of said Parcel A being also the southwesterly line of Chattleton Lane South 46°47'15" East, 43.94 feet;

Thence continuing along said southwesterly line South 46°17'46" East, 233.91 feet to the **POINT OF BEGINNING**.



April 4, 2018
BKF Job No: 20147158-50

Containing an area of 113,128 square feet or 2.597 acres, more or less.

END OF DESCRIPTION

Pre-Adjusted Parcel B (212 M 1)

Commencing at northwesterly terminus of the of the monument line shown within Chattleton Lane, having a bearing of South $46^{\circ} 47' 15''$ East and distance of 458.97 feet, as shown on said Parcel Map (212 M 1);

Thence along said monument line South $46^{\circ} 47' 15''$ East, 299.04 feet;

Thence leaving said monument line perpendicular to the last described course South $43^{\circ} 12' 45''$ West, 29.56 feet to a point on the northeasterly line of said Parcel B;

Thence along said northeasterly line, North $46^{\circ} 17' 46''$ West, 5.73 feet to the northerly corner of said Parcel B, said point being also the **POINT OF BEGINNING**;

Thence along the northeasterly and southeasterly lines of said Parcel B the following seven (7) courses:

- 1) South $46^{\circ} 17' 46''$ East, 5.73 feet to the beginning of a tangent curve to the right, having a radius of 87.50 feet;
- 2) Southeasterly along said curve, through a central angle of $46^{\circ} 56' 24''$, an arc length of 71.69 feet to the beginning of a reverse curve, concave to the northeast, having a radius of 70.00 feet, from said point a radial line bears South $89^{\circ} 21' 22''$ East;
- 3) Southeasterly along said reverse curve, through a central Angle of $81^{\circ} 01' 11''$, an arc length of 98.98 feet to the beginning of a reverse curve, concave to the southwest, having a radius of 31.50 feet, from said point a radial line bears South $09^{\circ} 37' 27''$ West;
- 4) Southeasterly along said reverse curve, through a central Angle of $104^{\circ} 08' 50''$, an arc length of 57.26 feet to the beginning of a compound curve, concave to the northwest, having a radius of 78.00 feet, from said point a radial line bears North $66^{\circ} 13' 43''$ West;
- 5) Southwesterly along said curve, through a central angle of $52^{\circ} 06' 15''$, an arc length of 70.93 feet to the beginning of a reverse curve, concave to the southeast, having a radius of 155.00 feet, from said point a radial line bears South $14^{\circ} 07' 28''$ East;
- 6) Southwesterly along said reverse curve, through a central Angle of $32^{\circ} 38' 17''$, an arc length of 88.29 feet;
- 7) South $43^{\circ} 14' 15''$ West, 380.77 feet to the southerly corner of said Parcel B;

Thence along the southwesterly line of said Parcel B the following four (4) courses:

- 1) North $45^{\circ} 09' 04''$ West, 10.51 feet;
- 2) North $67^{\circ} 42' 33''$ West, 60.57 feet;
- 3) North $45^{\circ} 45' 39''$ West, 54.08 feet;
- 4) North $08^{\circ} 35' 08''$ West, 67.58 feet to the westerly corner of said Parcel B;

Thence along the northwesterly line of said Parcel B North $43^{\circ} 12' 45''$ East, 566.05 feet to the **POINT OF BEGINNING**.

Containing an area of 102,413 square feet or 2.351 acres, more or less.

END OF DESCRIPTION



April 4, 2018
BKF Job No: 20147158-50

LOT 1

Commencing at northwesterly terminus of the of the monument line shown within Chattleton Lane, having a bearing of South $46^{\circ} 47' 15''$ East and distance of 458.97 feet, as shown on said Parcel Map (212 M 1);

Thence along said monument line South $46^{\circ} 47' 15''$ East, 299.04 feet;

Thence leaving said monument line perpendicular to the last described course South $43^{\circ} 12' 45''$ West, 29.56 feet to a point on the northeasterly line of said Parcel B;

Thence along the northeasterly line of said Parcel B and Parcel A, North $46^{\circ} 17' 46''$ West, 31.54 feet to the **POINT OF BEGINNING**;

Thence South $43^{\circ} 14' 17''$ West, 545.65 feet to the general northwesterly line of said Parcel A;

Thence along said general northwesterly line the following nine (9) courses:

- 1) North $08^{\circ} 35' 08''$ West, 50.97 feet;
- 2) North $13^{\circ} 26' 17''$ West, 81.63 feet;
- 3) North $04^{\circ} 57' 57''$ East, 67.62 feet;
- 4) North $09^{\circ} 20' 42''$ East, 29.99 feet;
- 5) North $33^{\circ} 18' 26''$ East, 33.55 feet;
- 6) North $46^{\circ} 18' 13''$ East, 88.33 feet;
- 7) North $14^{\circ} 14' 08''$ East, 70.93 feet;
- 8) North $11^{\circ} 28' 03''$ West, 60.79 feet;
- 9) North $43^{\circ} 12' 45''$ East, 174.70 feet to the northerly corner of said Parcel A;

Thence along the northeasterly line of said Parcel A South $46^{\circ} 47' 15''$ East, 43.94 feet;

Thence South $46^{\circ} 15' 49''$ East, 208.09 feet to the **POINT OF BEGINNING**.

Containing an area of 98,710 square feet or 2.266 acres, more or less.

END OF DESCRIPTION

LOT 2

Commencing at northwesterly terminus of the of the monument line shown within Chattleton Lane, having a bearing of South $46^{\circ} 47' 15''$ East and distance of 458.97 feet, as shown on said Parcel Map (212 M 1);

Thence along said monument line South $46^{\circ} 47' 15''$ East, 299.04 feet;

Thence leaving said monument line perpendicular to the last described course South $43^{\circ} 12' 45''$ West, 29.56 feet to a point on the northeasterly line of said Parcel B;

Thence along the northeasterly line of said Parcel B and Parcel A, North $46^{\circ} 17' 46''$ West, 31.54 feet to the **POINT OF BEGINNING**;

Thence along the northeasterly line of said Parcel A and Parcel B South $46^{\circ} 17' 46''$ East, 31.54 feet to the beginning of a tangent curve to the right, having a radius of 87.50 feet;



ENGINEERS
SURVEYORS
PLANNERS

100+
YEARS

April 4, 2018
BKF Job No: 20147158-50

Thence along the northeasterly and southeasterly lines of said Parcel B the following six (6) courses:

- 1) Southeasterly along said curve, through a central angle of $46^{\circ}56'24''$, an arc length of 71.69 feet to the beginning of a reverse curve, concave to the northeast, having a radius of 70.00 feet, from said point a radial line bears South $89^{\circ}21'22''$ East;
- 2) Southeasterly along said reverse curve, through a central Angle of $81^{\circ}01'11''$, an arc Length of 98.98 feet to the beginning of a reverse curve, concave to the southwest, having a radius of 31.50 feet, from said point a radial line bears South $09^{\circ}37'27''$ West;
- 3) Southeasterly along said reverse curve, through a central Angle of $104^{\circ}08'50''$, an arc Length of 57.26 feet to the beginning of a compound curve, concave to the northwest, having a radius of 78.00 feet, from said point a radial line bears North $66^{\circ}13'43''$ West;
- 4) Southwesterly along said curve, through a central angle of $52^{\circ}06'15''$, an arc length of 70.93 feet to the beginning of a reverse curve, concave to the southeast, having a radius of 155.00 feet, from said point a radial line bears South $14^{\circ}07'28''$ East;
- 5) Southwesterly along said reverse curve, through a central Angle of $32^{\circ}38'17''$, an arc Length of 88.29 feet;
- 6) South $43^{\circ}14'15''$ West, 380.77 feet to the southerly corner of said Parcel B;

Thence along the southwesterly line of said Parcel B the following four (4) courses:

- 1) North $45^{\circ}09'04''$ West, 10.51 feet;
- 2) North $67^{\circ}42'33''$ West, 60.57 feet;
- 3) North $45^{\circ}45'39''$ West, 54.08 feet;
- 4) North $08^{\circ}35'08''$ West, 100.73 feet to the westerly corner of said Parcel B;

Thence along the northwesterly line of said Parcel B North $43^{\circ}14'17''$ East, 545.77 feet to the **POINT OF BEGINNING**.

Containing an area of 116,827 square feet or 2.682 acres, more or less.

END OF DESCRIPTION

A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit "B".

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.

For: BKF Engineers

Davis Thresh, P.L.S. No. 6868

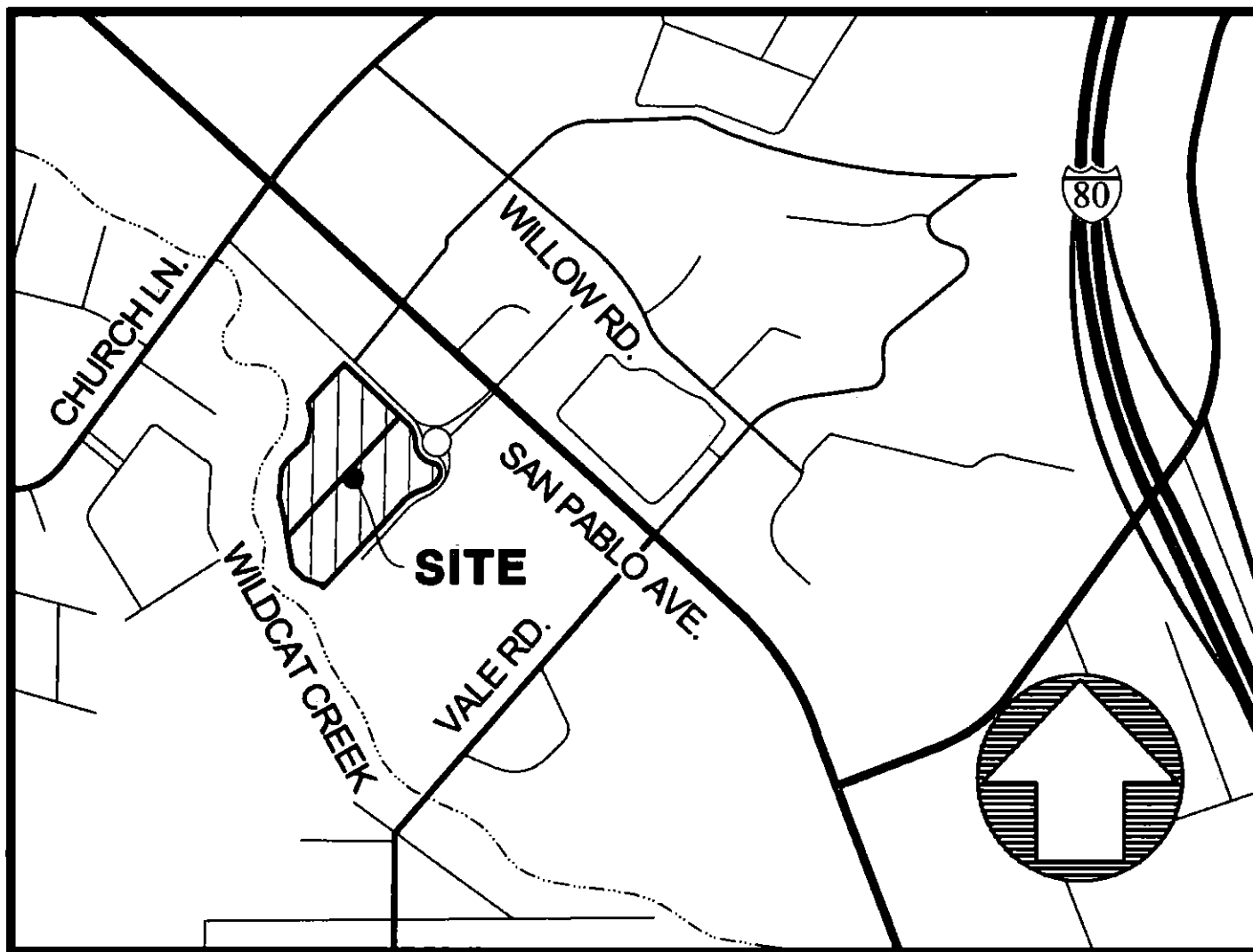
4.4.2018

Dated



LOT LINE ADJUSTMENT

OF PARCELS A AND B OF PARCEL MAP FILED
IN BOOK 212 OF MAPS AT PAGE 1



BASIS OF BEARINGS

THE MONUMENT LINE ON CHATTLETON LANE TAKEN AS
SOUTH 46°47'15" EAST, AS SHOWN ON THAT CERTAIN
PARCEL MAP FILE ON DECEMBER 28, 2016 IN BOOK
212 OF PARCEL MAPS AT PAGES 1 AND 2

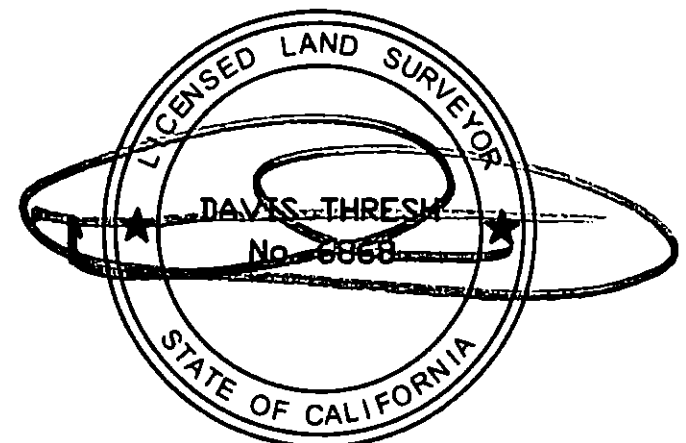
LEGEND

POC = POINT OF COMMENCEMENT
TPOB = POINT OF BEGINNING
(R) = RADIAL BEARING
⊙ = MONUMENTS PER 521 M 41

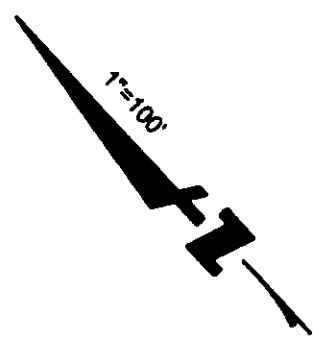
————— = ABANDONMENT AREA
————— = CENTERLINE
————— = LOT LINE

LINE TABLE		
	DIRECTION	LENGTH
L1	S43°12'45"W	29.56'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	87.50'	46°56'24"	71.69'
C2	70.00'	81°01'11"	98.98'
C3	31.50'	104°08'50"	57.26'
C4	78.00'	52°06'15"	70.93'
C5	155.00'	32°38'17"	88.29'



LOTS PER 212 M 1



ADJUSTED LOT DIMENSIONS

