

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. June 27 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:

06/17/2023

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

Executed at Walnut Creek, California.
On this 19th day of June, 2023.



Signature

Legal No.

0006759840



CITY OF SAN PABLO NOTICE OF PUBLIC HEARING THURSDAY, June 27, 2023

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 2305-0006: City of San Pablo Municipal Code Amendment to consider amendments to Section 5.04.080 of Chapter 5.04 of the Municipal Code and Section 17.54.020 of Chapter 17.54 of the Zoning Code, regarding Small Family and Large Family Day Care Homes in order to reflect current state law regarding these facilities. 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 project is exempt from the California Environmental Quality Act per guidelines Section 15305, minor alterations in land use limitations, as well as with Section 15061(b)(3), as it has no potential for causing a significant effect on the environment.

PLAN 2305-0003: A request by Nithya Vemireddy, Novin Development, on behalf of the City of San Pablo, for approval of Major Design Review and Density Bonus with Concessions and Reductions/Waivers to allow an increase in the number of units, an increase in Floor Area Ratio, an increase in the number of residential stories from three to four, a decrease in required commercial Floor Area Ratio, a decrease in the minimum off-street parking requirements, and a decrease in common open space to allow a 40-unit affordable multi-family residential use with ground floor commons/amenity space on a 21,619 square-foot parcel located at 1820 Rumrill Boulevard in the Commercial Mixed Use (CMU) zoning district (APN: 411-041-009). This project is categorically exempt under the California Environmental Quality Act, Section 15332, In-Fill Development Projects.

PLAN 2305-0011: A request by Darrell Stelling, DLG Group Architecture, on behalf of the City of San Pablo, for approval of Major Design Review; a Conditional Use Permit for location within 50 feet of a creek, and a Minor Adjustment for fence height to allow for construction of a 42,000 square foot new two-story building in a 2.27-acre site, to serve as a new Police Department Headquarters and Training Facility for the City of San Pablo at 1050 Gateway Avenue, in San Pablo, CA (APN 417-310-012). The parcel is designated as Mixed Use Center in the San Pablo General Plan and is zoned San Pablo Avenue Specific Plan, (SP-2), Mixed Use Center South. Future development of the site was addressed in Environmental Impact Reports for the San Pablo General Plan and San Pablo Avenue Specific Plan and in an Initial Study/Mitigated Negative Declaration for the Mixed Use Center South Regulating Code issued in 2011. The project would not result in any additional or more significant environmental impacts and no further environmental analysis is required. Per California Environmental Quality Act Guidelines, Section 15164, the City of San Pablo has prepared Addenda to the previous environmental documentation to identify the specific development type proposed for the project and has filed Notices of Determination with the Contra Costa County Clerk

NOTICE IS HEREBY FURTHER GIVEN that the hearing will be held at the Planning Commission meeting on Tuesday, the 27th day of June 2023 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 this item before or during consideration. Members of the public have the option to participate in this meeting in-person at the Council Chambers at 1000 Gateway Avenue in San Pablo, or may participate virtually through an on-line webinar, livestreamed during the meeting, or via telephone. Further information and links to virtual participation may be found on the Planning Commission agenda to be posted at least 48 hours prior to the meeting at: <https://www.sanpabloca.gov/1400/City-Council-SA-Planning-Comm-AgendasMin>

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 6759840 June 17, 2023