

West County Times

1160 Brickyard Cove
Suite 200, Rm 15
Richmond, CA 94801
(510) 262-2740

2015901

SAN PABLO CITY OF
1000 GATEWAY AVENUE
ATTN: LEHNY M. CORBIN
SAN PABLO, CA 94806

PROOF OF PUBLICATION

FILE NO. Sept. 27 Hearing/PLAN2109-0012

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:

09/17/2022

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 September, 2022.



Signature

Legal No.

0006698838



CITY OF SAN PABLO
City of New Directions

CITY OF SAN PABLO NOTICE OF PUBLIC HEARING TUESDAY, September 27, 2022

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 item:

PLAN 2109-0012: A request by Adriana Cook, on behalf of San Pablo Road 20, LLC, for approval of Major Design Review; a Conditional Use Permit for location within 50 feet of a creek; Density Bonus with Concessions to allow an increase in the number of units and height and a reduction in the side yard setback; and Density Bonus Waivers/Variations to allow an increase in the number of stories from four to five and a reduced setback from top of creekbank to allow a 64-unit multifamily residential use on a 45,302-square foot parcel located at 2364 Road 20 in the SP2 - San Pablo Avenue Specific Plan High Density Residential district (APN: 416-120-029).

The project would consist of a mixture of studio, one-bedroom, two-bedroom, and three-bedroom rental units and 71 parking spaces contained within a 5-story contemporary-style structure. Six of the 64 units would be set aside for very low-income households. The density bonus would allow for two additional units and the concessions would include an increase in the permitted height from 45 feet to 65 feet-4 inches and a reduction in the east side setback from 10 feet to 8 feet. In addition, density bonus waivers/variances are requested to allow an increase in the number of stories from 4 to 5 and encroachments into the creek setback to allow up to 5 feet of second-level overhang and up to 13 feet for placement of supports at ground level.

The parcel is designated as High Density Residential/Potential Park Location in the San Pablo General Plan and is zoned San Pablo Avenue Specific Plan, (SP-2), High Density Residential. Future development of the site was addressed in Environmental Impact Reports for the San Pablo General Plan 2030 and San Pablo Avenue Specific Plan adopted in 2011. Per California Environmental Quality Act Guidelines, Section 15164, the City of San Pablo has prepared Addenda to the previous environmental documentation to address the proposed increase in height, density, and setback encroachments. The project would not result in any additional or more significant environmental impacts and no further environmental analysis is required.

NOTICE IS HEREBY FURTHER GIVEN that the hearing will be held at the Planning Commission meeting on Tuesday, the 27th day of September 2022 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. However, given the COVID-19 pandemic, the operations of the Planning Commission meetings and public hearings are in flux and are currently being held virtually (on-line). Please refer to the "Planning Commission" tab on the City of San Pablo website for the most up-to-date information about how to participate at: <https://www.sanpabloca.gov/875/Planning-Commission>

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 6698838 September 17, 2022