

RESOLUTION 18-07

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO MAKING A FINDING OF GENERAL PLAN CONFORMITY FOR THE DISPOSITION OF THREE PARCELS LOCATED AT 14501, 14535, and 14555 SAN PABLO AVENUE BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402.

WHEREAS, the City of San Pablo (the "City") is serving as the successor to the former Redevelopment Agency of the City of San Pablo and has initiated the disposition of three parcels located at 14501, 14535, and 14555 San Pablo Avenue; and

WHEREAS, the parcels are identified as APN's 413-352-017 (0.53 acres), 413-352-013 (0.21 acres), and 413-352-012 (0.10 acres); and

WHEREAS, the City is proposing to sell the identified parcels for development that may consist of mixed use commercial uses; and

WHEREAS, California Government Code Section 65402 requires that the disposition of properties by local agencies within their jurisdiction be found in conformance with the City's General Plan by the Planning Commission; and

WHEREAS, on September 19, 2011, the City Council by Resolution No. 2011-105 adopted a Specific Plan for the San Pablo Avenue corridor, which contains a Mixed Use Center North designation; and

WHEREAS, the identified parcels are located within the San Pablo Avenue Specific Plan and the Mixed Use Center North (Mission Plaza); and

WHEREAS, the parcels are proposed for development consistent with the adopted San Pablo Avenue Specific Plan, which may include mixed use commercial development consistent with the Specific Plan that are allowed uses within the zoning district; and

WHEREAS, the proposed development of the parcels conforms to the following General Plan policies:

Guiding Policy ED-G-2: Recruit community-serving retail, neighborhood serving commercial, healthcare, and entertainment businesses and activities that meet the needs of residents.

Implementing Policy LU-I-9: Encourage new residential, commercial and related forms of development in a manner which fosters both day and appropriate night time activity; visual presence on the street level; appropriate lighting; and minimally obstructed view areas.

Guiding Policy LU-G-11: Recognize the importance of the mixed-use areas along San Pablo Avenue, San Pablo Dam Road, 23rd Street, and Rumrill Boulevard to the vitality and quality of life in San Pablo.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the disposition of the identified parcels have been determined to be exempt from the provisions of CEQA, in accordance with CEQA Guidelines 15061(b)(3), no potential for causing a significant effect on the environment; however, any proposed construction will require further environmental review as necessary; and

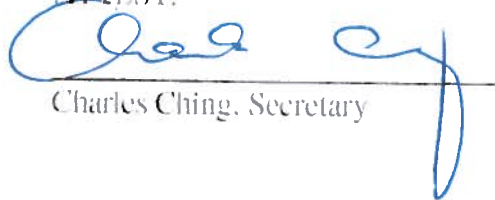
NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Pablo hereby finds that the foregoing recitations are true and correct, and are included herein by reference as findings.

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Pablo hereby finds that the disposition of the parcels (14501 San Pablo Avenue - APN 413-352-017, 14535 San Pablo Avenue - APN 413-352-013, and 14555 San Pablo Avenue - APN 413-352-012) by the City of San Pablo conforms to the City's General Plan.

Adopted this 29th day of May, 2018, by the following vote:

AYES: Commissioner (s)
NOES: Commissioner (s)
ABSENT: Commissioner (s)
ABSTAIN: Commissioner (s)

ATTEST:


Charles Ching, Secretary

APPROVED:


Rita Xavier, Chairperson