



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)

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

Photos of the site (digital photos or jpegs preferred)

8 ½" 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.



Chattleton Lane Row Houses

Planning Application Letter of Explanation Regarding the Project

In August 2020, the City of San Pablo and Bay Valley Builders, Inc (dba Bay Valley Development) entered into a Disposition and Development Agreement (DDA) for a 42,000 +/- square foot vacant parcel on Chattleton Lane owned by the City. The parcel lies within the San Pablo Avenue Specific Plan area (Block E). The DDA provides a framework for development of the land and requires Bay Valley to construct not less than 16 homes and associated infrastructure on the site in a well-landscaped and aesthetically pleasing design. The DDA also included the provision that one of the homes constructed on the site shall be made available for sale at affordable housing cost as defined in the Health and Safety Code. A portion of the project site is to be developed as public park space and dedicated as a separate lot to the City.

The Planning Application for Chattleton Lane Row Houses reflects a 20 single family lot subdivision with half of the homes containing front doors facing Chattleton Lane and the remaining homes focused on paseos facing Wildcat Creek. All homes are three-story structures with highly attractive Spanish influenced façade designs and materials and feature private balconies and/or terraces on upper floors. Each home has a two-car garage with area for three garbage bins. The two-bedroom and three-bedroom homes offer five floor plans and range in size from 1,611 square feet to 2,127 square feet. Four of the floorplans have a flexible ground floor space (or Junior Accessory Dwelling Unit) that can be used for a home office. Eight of the homes contain actual ground floor Junior Accessory Dwelling Units with separate entrances. The affordable home will be constructed within one of the units designated as Plan 1. The Chattleton Lane Row Houses will be under the guidance of a Homeowner Association for maintenance of the street, and any common area landscape and fencing.

The site plan and architectural design of the project introduce a scale of development compatible with the character of the neighboring area and the building details add visual interest. However, as noted in the San Pablo Avenue Specific Plan Regulatory Code, the Plan Area contains properties with conditions that can create design and construction challenges that require flexibility in the application of the Code's development regulations. This Planning Application for Chattleton Lane Row Houses contains a request for Major and Minor Exceptions to the Code.

For the main ingress and egress for the development, an existing curb cut on Chattleton Lane will connect to an interior private main road traversing the site behind the homes fronting Chattleton. For additional egress, (and to help serve emergency vehicle access,



garbage trucks, delivery trucks, etc.), we are proposing to connect the end of the project main road to the area programmed for the Police Station parking lot entrance/exit. The Police Station parking entrance area would be modified as necessary to accommodate project site egress and Police Station access to their gated vehicle parking area.

The Planning Application is consistent with the requirements of the DDA, however the DDA specified the development of two parks based on a conceptual site plan that did not show the inclusion of necessary storm water treatment areas. To meet the required water treatment areas, one of the previously designated locations for a park was converted into a bio retention area. In a letter to City staff dated March 3, 2021, Bay Valley has requested the DDA be amended to reflect the development of one park, and that the City allow an easement for egress into the proposed Police Department parking lot facing the housing development. The easement would allow for the circulation of emergency access vehicles, garbage trucks, and home delivery service vehicles. Bay Valley is proposing a subdivision map that identifies a dedicated city park parcel that will be constructed by the developer with improvements (including a tot lot) identified on the preliminary landscape plan.



Chattleton Lane Row Houses

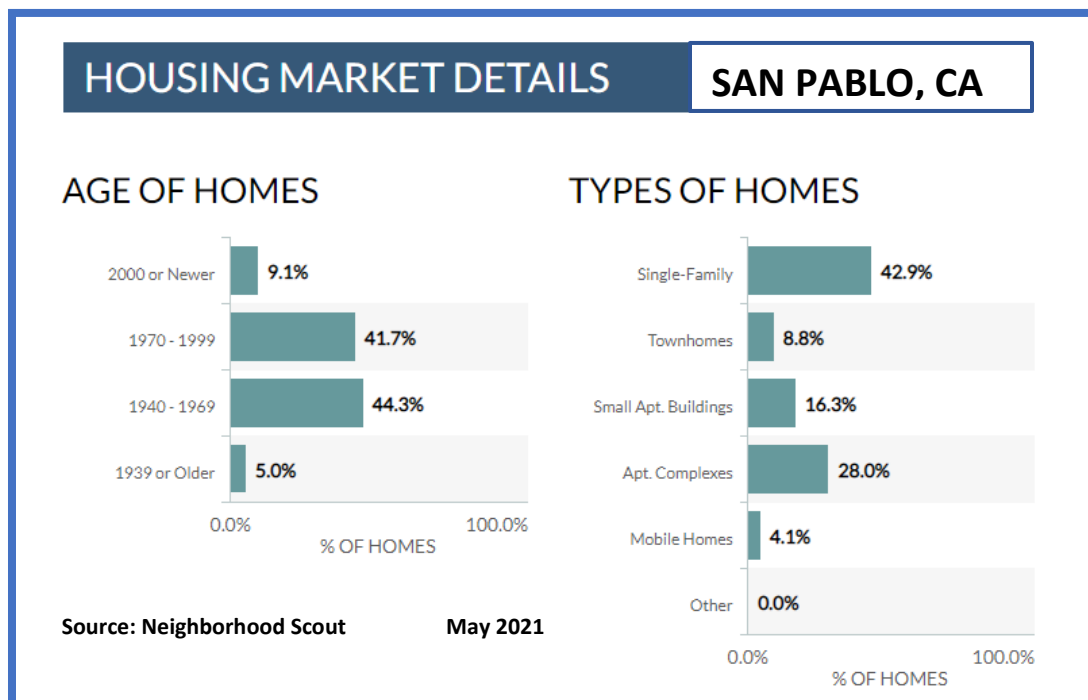
Planning Application Business Plan

Company Information

B.V. Builders, Inc., dba Bay Valley Development is a family-owned real estate development company with over 15 years' experience developing homes in Contra Costa, Solano, and Yolo counties. The company is managed by Indy Pahwa, a licensed California contractor. Mr. Pahwa has a breadth of knowledge and understanding of the design and development process for real estate from planning through completion. He assembles an experienced development team of architects, engineers, development consultants, etc., for each development project and takes an adaptable and flexible approach to solving real estate development challenges.

Purpose of Project

San Pablo is located along the Interstate 80 arterial route between the Bay Area and Sacramento and is a thriving community, however it has a predominant large aging housing stock and no new home construction offerings for sale. As shown in the Housing Market Details chart below from Neighborhood Scout website data, over 44% of San Pablo's approximate 9,200 total dwelling units were primarily built during the '40s through the '60s, and 42% were built between 1970-1999. Only 9% of San Pablo's homes were constructed between 2000 and later.





In comparison, San Pablo's neighboring city of Hercules contains approximately 8,400 total dwelling units with over 26% of the homes constructed between 2000 and later, and over 69% of the homes built between 1970-1999.

Recognizing San Pablo's marketplace void of new home construction, Mr. Pahwa negotiated a Disposition and Development Agreement (DDA) with the City of San Pablo to construct homes on a 42,000 +/- square foot parcel on Chattleton Lane near the newly constructed San Pablo City Hall. The proposed Chattleton Lane Row House development will help fill a void for new home development in the city of San Pablo.

Project Ownership

Bay Valley Development is proposing to construct 20 single family homes on the Chattleton Lane project site. The development will consist of two-bedroom and three-bedroom homes ranging in size from 1,611 square feet to 2,127 square feet. The three-story homes, have floorplans with a flexible ground floor space (or Junior Accessory Dwelling Unit [JADU]) that can be used for a home office. Bay Valley Development will operate as general contractor for the development. Project construction will occur during normal hours allowed by City Code. The DDA requires that Bay Valley Development work cooperatively with the San Pablo Economic Development Corporation (EDC) to contact local subcontractors to provide an opportunity to bid on project construction work. Ownership of the development will be a Limited Liability Corporation (LLC) under the management and control of Bay Valley Development. The LLC will hire any necessary workers on a contract or consulting basis.

Project Schedule / Market Strategy

Bay Valley's project schedule is as follows: Project Entitlements, Construction Financing, and Close of Escrow (land purchase) in summer 2021; Completion of Improvement Drawings and Building Permit approval in fall 2021; Commence Utility and Infrastructure Construction in fall 2021 or spring 2022; and Phase 1 Release of Homes for Sale in summer 2022. It is anticipated that the homes will be released in at least three phases. A real estate firm with new home sales experience will be utilized for on-site sales and marketing during normal business hours. The expected buyer target market is upwardly mobile professional workers desiring to live in an attractive walkable community with nearby public transportation and be located along the advantageous Interstate 80 corridor. With the Bay Area lifestyle changes promulgated by the COVID pandemic, many workers need a home office and / or desire to live in pleasant suburban locations. Chattleton Lane Row House development will offer an opportunity to satisfy various lifestyles.

LEGAL DESCRIPTION OF THE SITE

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SAN PABLO, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lot 4, Subdivision 9331, filed October 30, 2014, Book 521 of Maps, Page 41, Contra Costa County Records.

(APN: 417-310-004)