

# West County Times

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

## PROOF OF PUBLICATION

FILE NO. Sept. 20 Hearing/Plan2012-0011

In the matter of

### 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:

09/10/2021

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

Executed at Walnut Creek, California.  
On this 10th day of September, 2021.



Signature

Legal No.

0006606890



CITY OF SAN PABLO  
City of New Directions

### NOTICE OF PUBLIC HEARING MONDAY, SEPTEMBER 20, 2021

**NOTICE IS HEREBY GIVEN** that the City Council of the City of San Pablo, State of California, will hold a public hearing on the following item at a regular meeting:

**PLAN 2012-0011:** A request by Karl Dumas, Dumas Real Estate, on behalf of Bay Valley Development, for approval of Major Design Review; a Conditional Use Permit for location within 50 feet of a creek; a Variance to allow a reduced setback from top of creekbank; Major Exceptions from the Mixed Use Center South Regulating Plan to allow a detached single family residential building style and reduced setbacks from an adjacent creek-side trail; and a Vesting Tentative Map to allow a 20-lot townhouse style single family residential development including eight accessory dwelling units at 2812 Chattleton Lane (also known as "Block E"), in San Pablo, CA (APN 417-310-004). The project would involve the development of 20 single-family three-story homes on lots ranging from 1,175 to 2,005 square feet, under the terms of a Disposition and Development Agreement with the City of San Pablo. 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.

At its meeting on August 24, 2021, the Planning Commission made a recommendation to approve the request for Major Design Review, Conditional Use Permit, Variance, Major Exceptions, and Vesting Tentative Map for a 20-Lot Detached Townhouse-style Single-Family Development at 2812 Chattleton Lane, San Pablo.

**NOTICE IS HEREBY FURTHER GIVEN** that the hearing will be held at a City Council meeting on Monday, the 20th day of September 2021 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 City Council meetings and public hearings are in flux and are currently being held virtually (on-line). Please refer to the City of San Pablo website for the most up-to-date information about how to participate at: <https://www.sanpabloca.gov/1400/City-CouncilLSA-Planning-Comm-AgendasMin>

**NOTE:** If you challenge this item 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 City Council through the City Clerk at, or prior to, the public hearing.

If you need Spanish language assistance, please contact Community Development 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**  
Community Development Director

WCT 6606890 September 10, 2021