



CITY OF SAN PABLO  
*City of New Directions*

# PUBLIC HEARING



MAJOR DESIGN REVIEW, CONDITIONAL USE PERMIT, VARIANCE FOR REDUCED CREEK SETBACK, MAJOR EXCEPTIONS TO ALLOW DETACHED SINGLE-FAMILY BUILDING STYLE AND REDUCED SETBACK FROM CREEK TRAIL, AND VESTING TENTATIVE MAP APPROVAL TO ALLOW A 20-LOT SINGLE-FAMILY TOWNHOUSE SUBDIVISION (INCLUDING 8 ACCESSORY DWELLING UNITS) IN THE SP-2 MIXED USE CENTER SOUTH DISTRICT TO BE LOCATED AT 2812 CHATTLETON LANE, SAN PABLO,  
APN: 417-310-004, *PLAN2012-0011*

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CITY COUNCIL MEETING

SEPTEMBER 20, 2021



# LOCATION



## Location:

2812 Chattleton (“Block E” in Mixed Use Center South)

## General Plan Designation:

Mixed Use Center

Zoning District: SP-2, Mixed Use Center South

Regulating Code: Mixed Use Center South/Plaza San Pablo



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# PROJECT DESCRIPTION



- ❖ 20-lot townhouse-style single-family subdivision w/8 Junior ADUs
- ❖ One unit to be affordable (80% AMI)
- ❖ Subject of a Disposition and Development Agreement (DDA)
- ❖ Property Owner is City of San Pablo
- ❖ Developer/contractor is Bay Valley Development
- ❖ Lots range from 1,175 to 2,005 sq ft
- ❖ Three-story units w/2 bedroom, 2 ½ bath to 3 bedroom, 3 ½ bath options (1,611 to 2,127 sq ft)
- ❖ All lots have a two-car garage
- ❖ Access to be provided by a project driveway, with interior paseos
- ❖ Tot-lot/mini park to be developed/dedicated to City



# APPROVALS NEEDED

- ❖ Major Design Review for 20-unit townhouse style development
- ❖ Conditional Use Permit for development w/in 50 ft of a creek
- ❖ Variance to allow four units to encroach into 30-foot top of creekbank setback
- ❖ Major Exceptions from Regulating Code to allow single-family detached development pattern and five encroachments into 30-foot Creekway Trail setback
- ❖ Vesting Tentative Map for 20-lot subdivision – requires City Council approval
- ❖ CEQA: Addenda to prior EIRs/MND prepared to reflect change in development pattern. No additional impacts would occur





# SITE CHARACTERISTICS



- ❖ 42,008 square-foot project site
- ❖ Chattleton Lane is new street in Plaza San Pablo area
- ❖ Zoned SP-2 Residential Mixed Use Center South
- ❖ Nearby San Pablo library, Casa Adobe Apartments, Walgreens, Block C, Wildcat Creek Trail, new City Hall, Adobe museum
- ❖ Nearby transit, shopping, services



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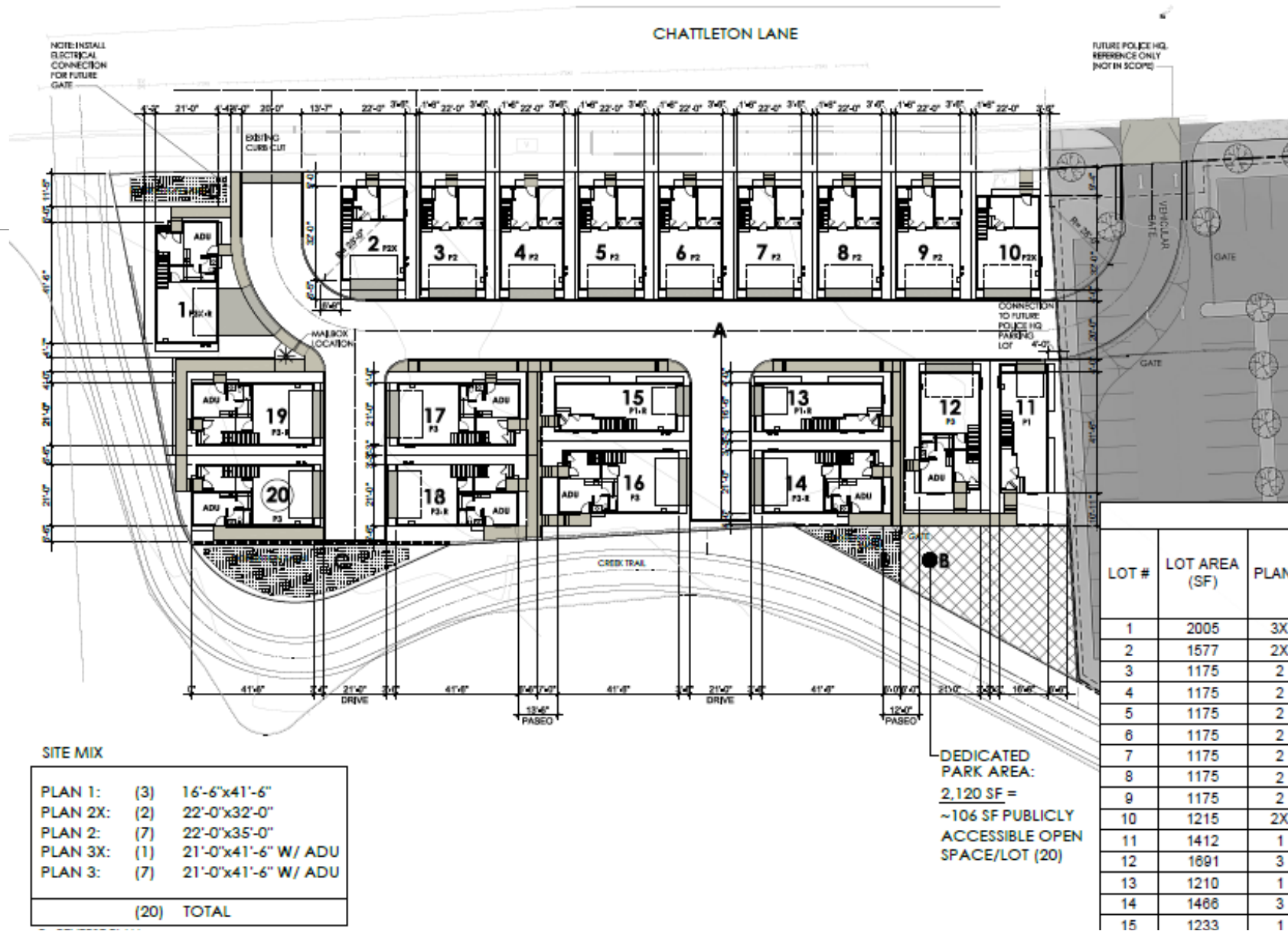
# PROPOSED PLANS





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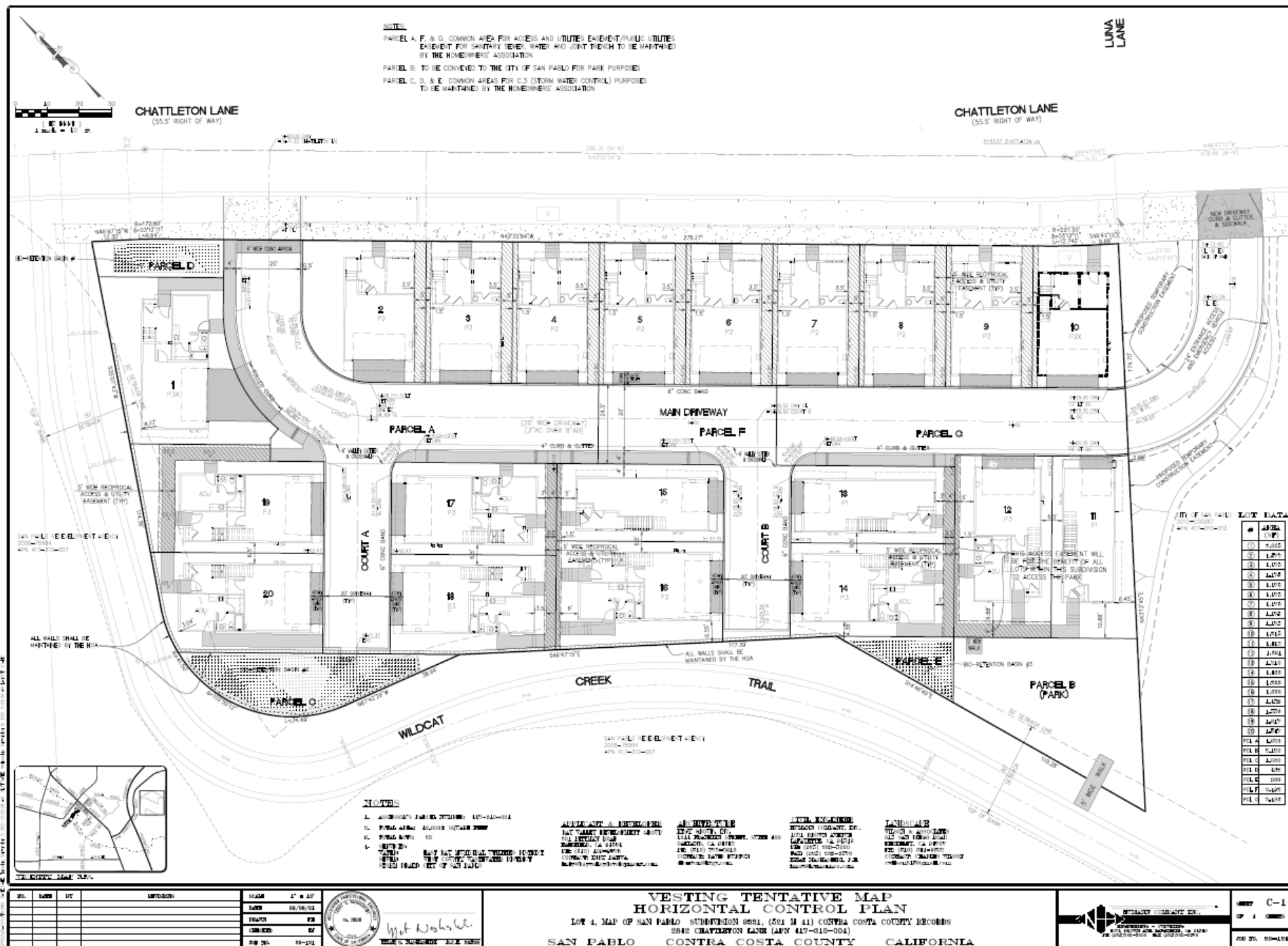






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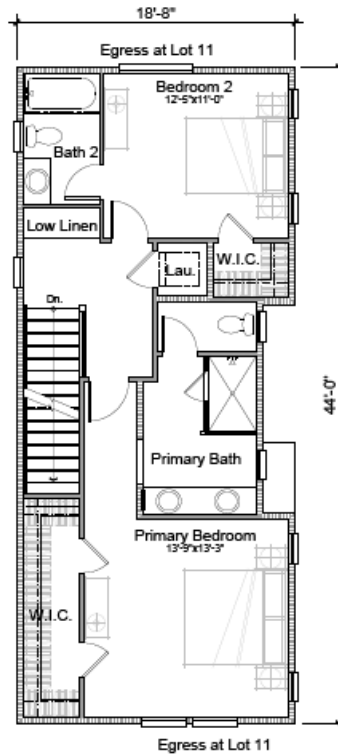




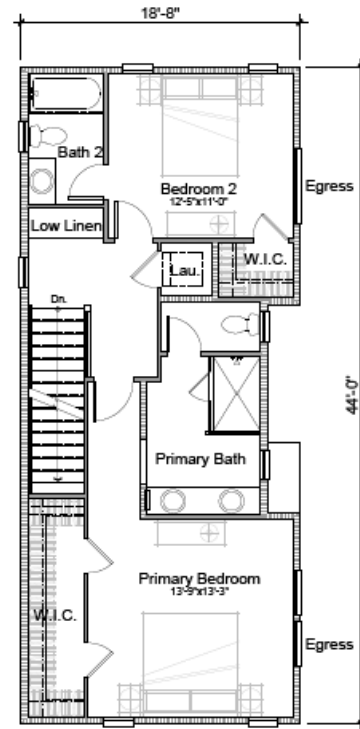


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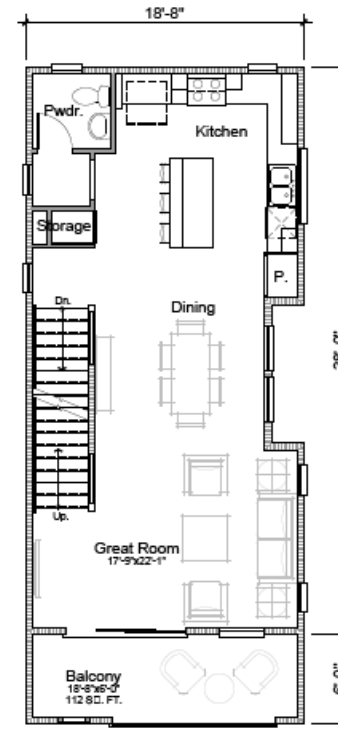
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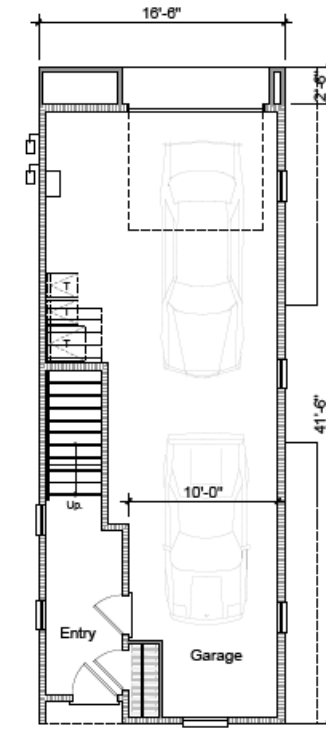
Third Floor -  
Alt. Egress Window Locations  
767 S<sup>Q</sup>. FT.



Third Floor  
767 S<sup>Q</sup>. FT.



Second Floor  
689 S<sup>Q</sup>. FT.



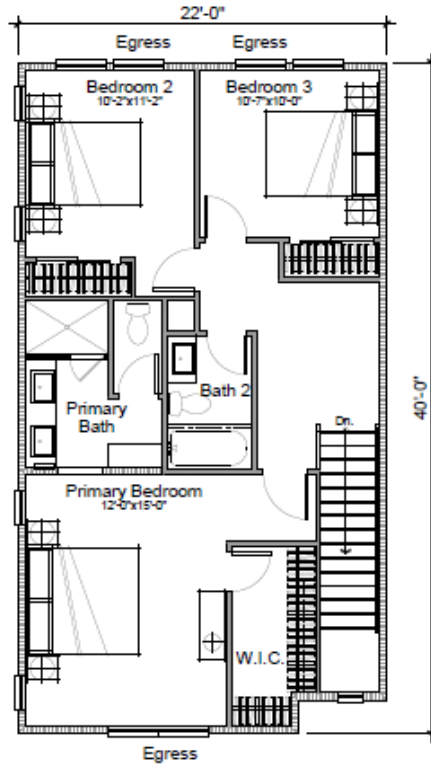
First Floor  
136 S<sup>Q</sup>. FT.

Plan 1  
2 Bed, 2.5 Bath  
1,611 S<sup>Q</sup>. FT. Gross Area

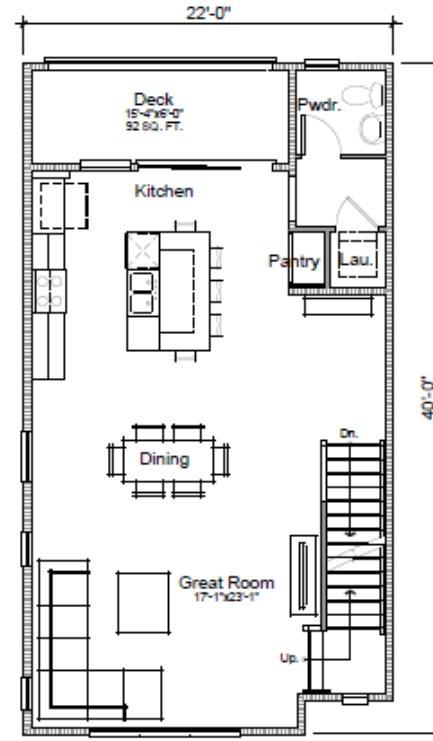


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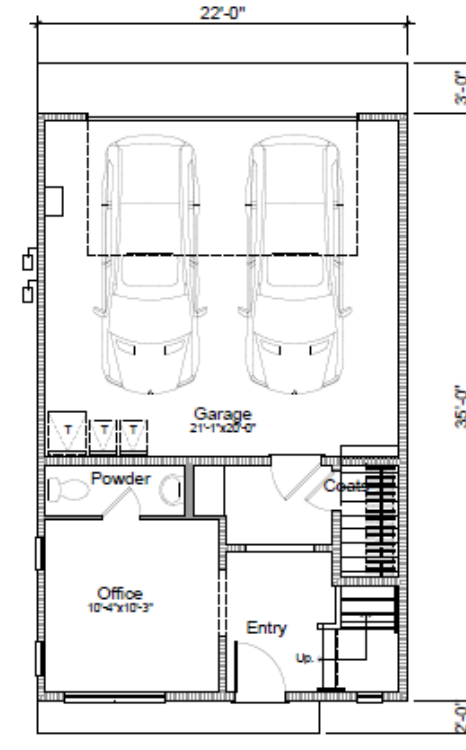
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Third Floor  
844 SQ. FT.

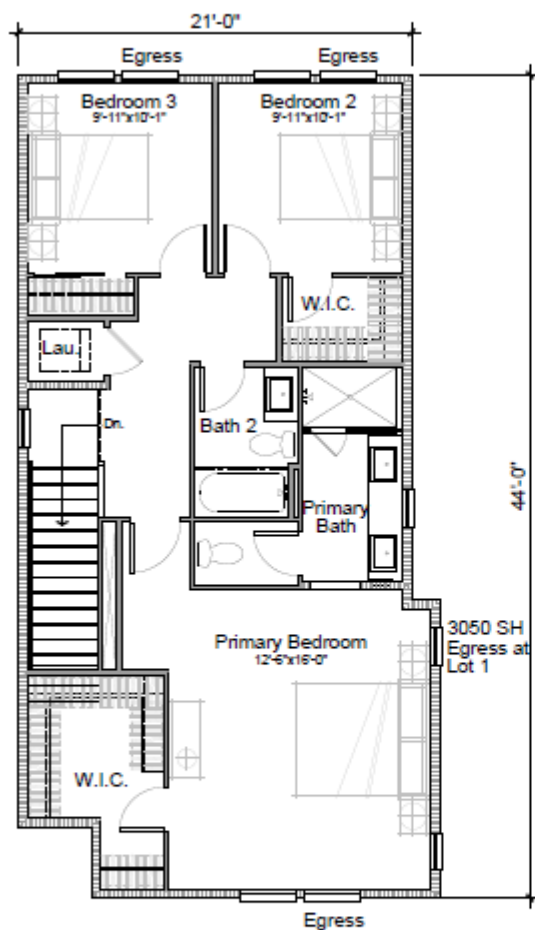


Second Floor  
776 SQ. FT.

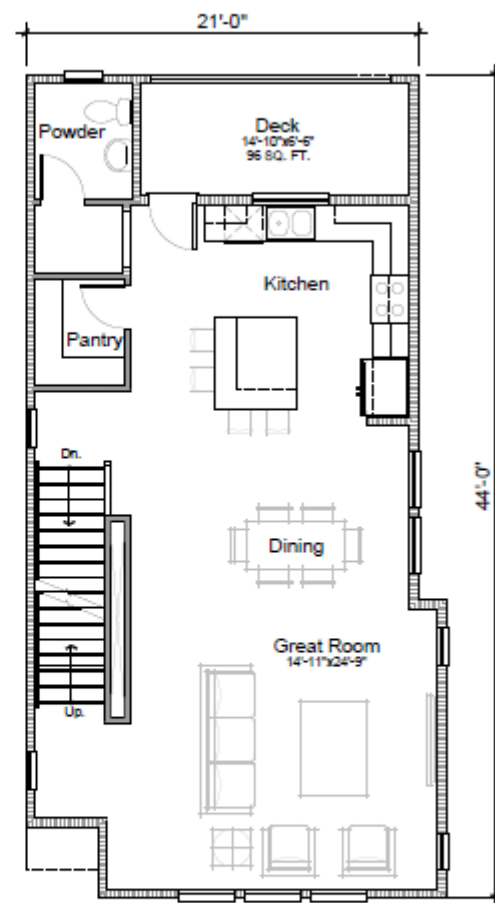


First Floor  
291 SQ. FT.

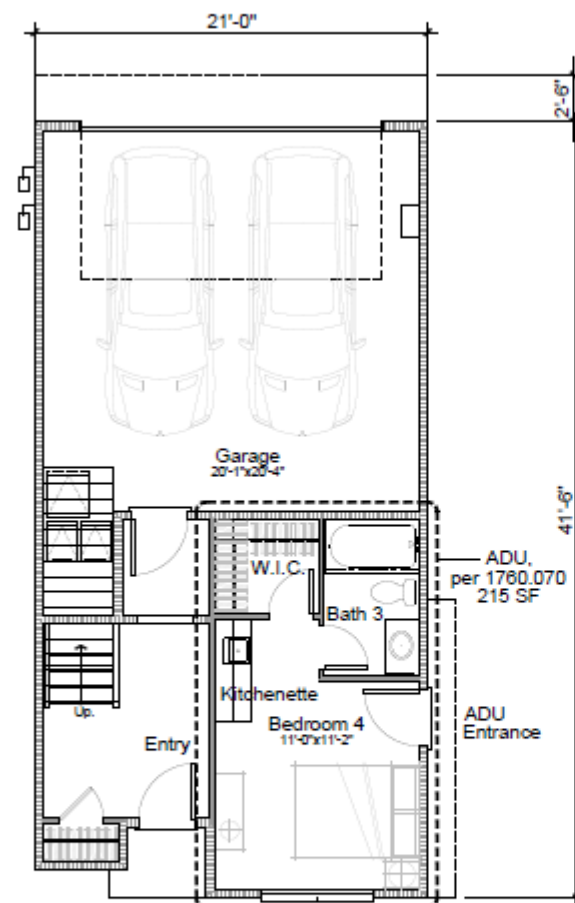
Plan 2  
3 Bed, 3.5 Bath, Office  
1,911 SQ. FT. Gross Area



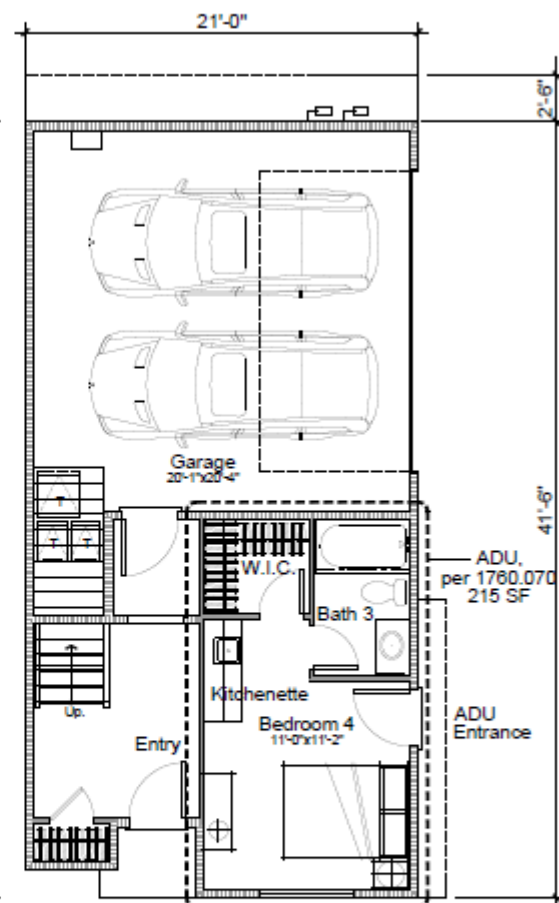
Third Floor  
912 SQ. FT.



Second Floor  
837 SQ. FT.



First Floor  
378 SQ. FT.



First Floor 3X  
378 SQ. FT.

Plan 3  
3 Bed, 3.5 Bath  
2,127 SQ. FT. Gross Area





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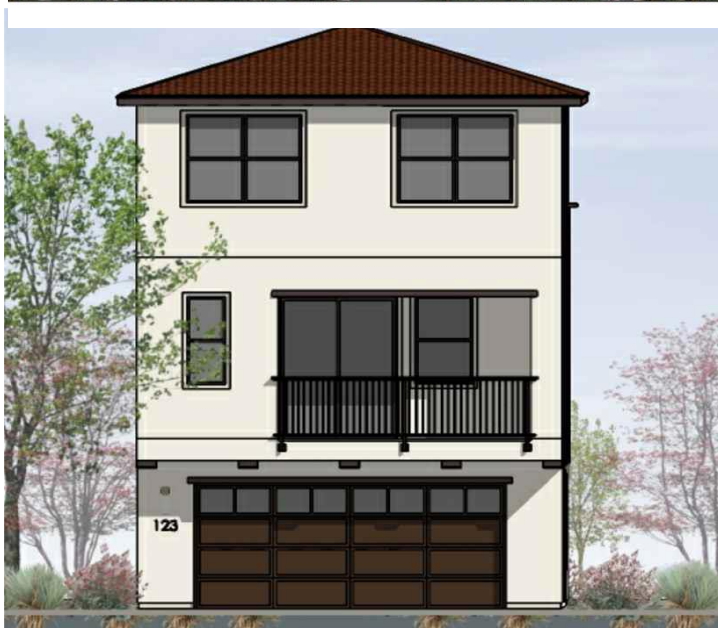






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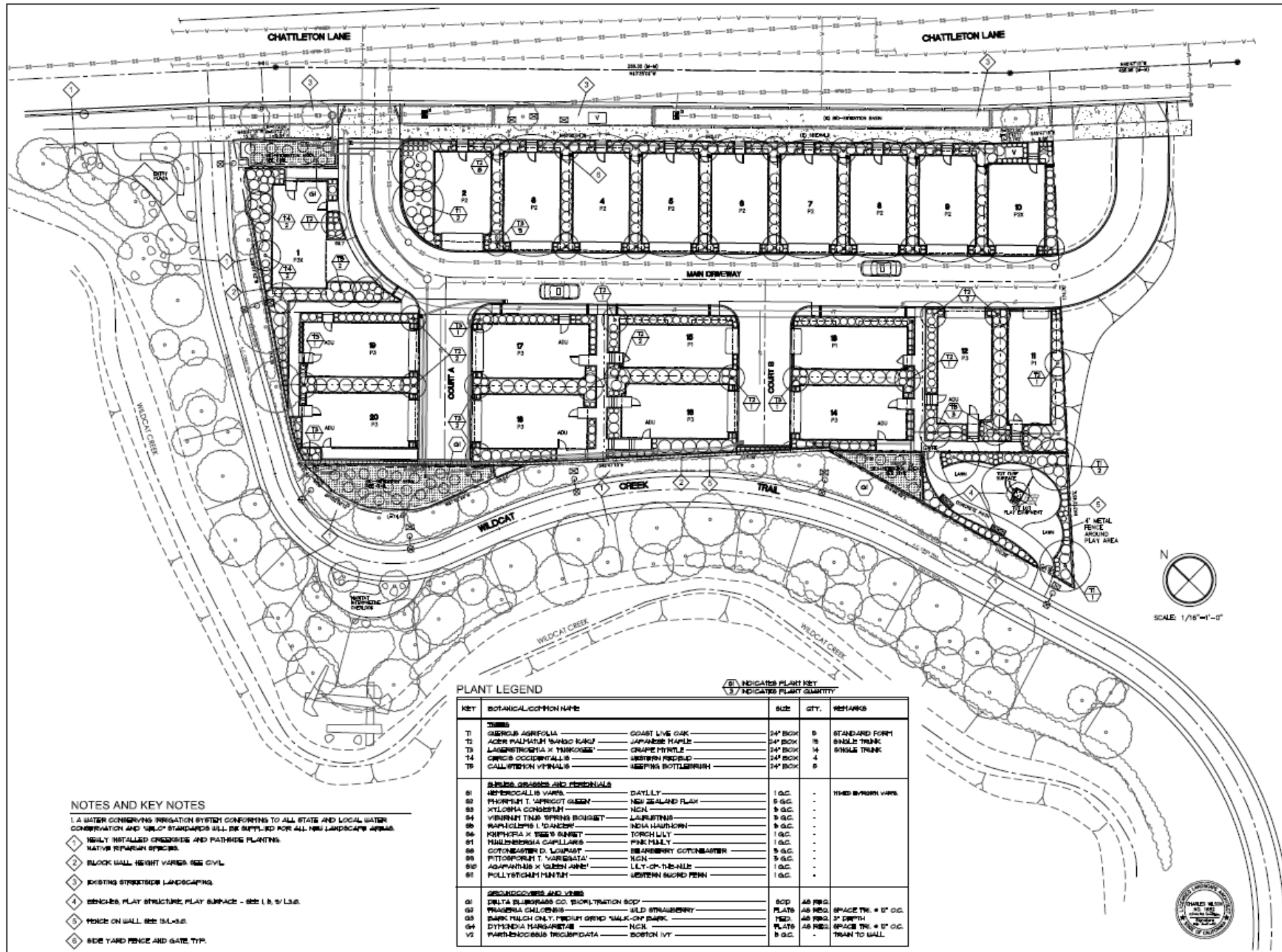
PLAN 1	PLAN 2, STYLE 'A' (2A)	PLAN 2, STYLE 'B' (2B)	PLAN 3, COLOR SCHEME 1 (3.1)	PLAN 3, COLOR SCHEME 2 (3.2)
<p>STUCCO BODY: Sherwin Williams, SW 7102 WHITE FLOUR</p> 	<p>STUCCO BODY: Sherwin Williams, SW 0053 PORCELAIN</p> 	<p>STUCCO BODY 1: Sherwin Williams, SW 7001 MARSHMALLOW</p> 	<p>STUCCO BODY: Sherwin Williams, SW 6252 ICE CUBE</p> 	<p>STUCCO BODY: Sherwin Williams, SW 6252 ICE CUBE</p> 
<p>ACCENT/TRIM/FASCIA GARAGE DOOR: Sherwin Williams, SW 2338 POLISHED MAHOGANY</p> 	<p>LAP SIDING: Woodtone, Rustic Series OLD CHERRY</p> 	<p>STUCCO BODY 2: Sherwin Williams, SW 8071 POPULAR GRAY</p> 	<p>ACCENT/TRIM/FASCIA GARAGE DOOR: Sherwin Williams, SW 2338 POLISHED MAHOGANY</p> 	<p>ACCENT/TRIM/FASCIA GARAGE DOOR: Sherwin Williams, SW 6258 TRICORN BLACK</p> 
<p>ROOF TILE: Eagle Roofing Capistrano, 3560 CALIENTE</p> 	<p>ACCENT/TRIM/FASCIA GARAGE DOOR: Sherwin Williams, SW 7623 CASCADES</p> 	<p>ACCENT 1/TRIM: Sherwin Williams, SW 7501 THRESHOLD TAUPE</p> 	<p>ROOF TILE: Eagle Roofing Capistrano, 8403 SANTA BARBARA BLEND</p> 	<p>ROOF TILE: Eagle Roofing Capistrano, 3526 VALENCIA</p> 
<p>ENTRY DOOR: Sherwin Williams, SW 7617 MEDITERRANEAN</p> 	<p>ROOF TILE: Eagle Roofing Capistrano, 3815 RED BLUFF BLEND</p> 	<p>ACCENT 2/ GARAGE DOOR: Sherwin Williams, SW 6048 TERRA BRUN</p> 	<p>ENTRY DOOR: Sherwin Williams, SW 6181 SECRET GARDEN</p> 	<p>ENTRY DOOR: Sherwin Williams, SW 6356 COPPER MOUNTAIN</p> 
<p>TILE ACCENT: Mosaic House, ROSA C5-6-24</p> 	<p>ENTRY DOOR: Sherwin Williams, SW 6342 SPICY HUE</p> 	<p>ROOF TILE: Eagle Roofing Capistrano, 8806 TUSCON BLEND</p> 		
	<p>TILE ACCENT: Mosaic House, ROSA C14-19-10-15</p> 	<p>ENTRY DOOR: Sherwin Williams, SW 6223 STILL WATER</p> 		
<p>ROOF TILE</p> <p>TILE INSET</p> <p>STUCCO BODY</p> <p>ACCENT</p> <p>ENTRY DOOR</p> 	<p>ROOF TILE</p> <p>STUCCO BODY</p> <p>LAP SIDING</p> <p>ACCENT</p> <p>ENTRY DOOR</p> <p>TILE ACCENT</p> 	<p>ROOF TILE</p> <p>STUCCO BODY 1</p> <p>ACCENT 2</p> <p>STUCCO BODY 2</p> <p>ACCENT 1</p> <p>ENTRY DOOR</p> 	<p>ROOF TILE</p> <p>ACCENT</p> <p>STUCCO BODY</p> <p>ENTRY DOOR</p> 	<p>ROOF TILE</p> <p>ACCENT</p> <p>STUCCO BODY</p> <p>ENTRY DOOR</p> 





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CHATTLETON LANE ROW HOUSES  
SAN PABLO, CA

**WILSON & ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
815 SAN Geronimo Road • Berkeley, CA 94707  
PH: 510-844-0802 • E: [info@wilsonla.com](mailto:info@wilsonla.com)

PRELIMINARY  
LANDSCAPE  
PLAN

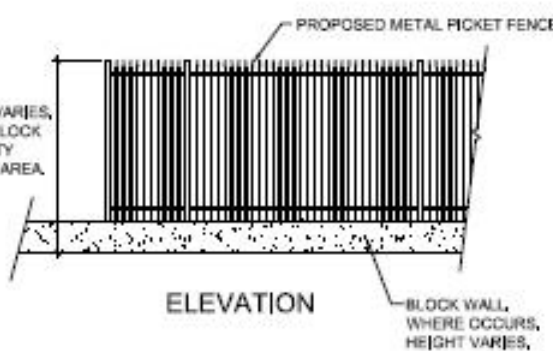

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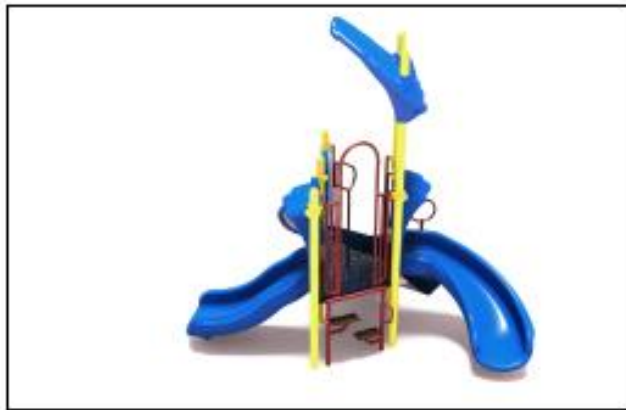
ENT — UP —  $\angle$



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 <p>PROPOSED METAL PICKET FENCE</p> <p>FENCE HEIGHT VARIES, 6' OVERALL AT BLOCK WALL / PROPERTY LINE, 4' AT PLAY AREA.</p> <p>ELEVATION</p> <p>BLOCK WALL, WHERE OCCURS, HEIGHT VARIES,</p>			
FENCE	13	"TOT TURF" PLAY SURFACE	9

			
TOT LOT BENCH.	5	TOT LOT PLAY STRUCTURE	1



# GENERAL PLAN CONFORMANCE

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## Land Use Guiding Policies

**LU-G-2:** *Ensure planned land uses are compatible with existing uses and provide for appropriate transitions or buffers for new uses, as needed.*

**LU-G-3:** *Preserve and strengthen the City's overall image and create a safe, walkable and attractive urban environment for the current and future generations of residents.*

**LU-G-4:** *Protect and enhance quality of life in the city's residential neighborhoods.*

**LU-G-5:** *Promote a variety of housing types and prices within neighborhoods to serve the economic needs of all segments of the community.*





# GENERAL PLAN CONFORMANCE

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## **Housing Element Goals and Policies**

### **H-3: Affordability and the Adequate Provision of Housing**

*Provide a diversity of housing types to meet the needs of all economic segments and family types in San Pablo.*

#### **H-3.3 Housing Variety, Choice and Innovation:**

*Continue to encourage the provision of a variety of housing choices and types in the community, including innovative forms of housing*

#### **Program H-3.3.1 Promote Second Units.**

*Continue to promote the development of second units as an affordable housing alternative in single-family areas, with reduced setback requirements.*



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# SAN PABLO AVENUE SPECIFIC PLAN CONFORMANCE



**Guiding Policy 2-G-3:** *Promote pedestrian- and transit-friendly development that enhances the public realm.*

**Guiding Policy 3-G-6:** *Ensure that private development integrates pedestrian and bicycle connections to transit, open space, and key destinations.*

**Guiding Policy 3-G-11:** *Avoid excessive supplies of parking that would discourage transit ridership and pedestrian or bicycle trips.*

**Guiding Policy 4-G-1:** *Develop the Circle-S site with a vital mix of synergistic retail, eating/drinking establishments, office, institutional, and residential uses, and as a citywide and regional destination.*

**Guiding Policy 4-G-2:** *Ensure that streets and open spaces form the framework for development, with the public realm designed to be accessible from the surroundings, and designed to enhance pedestrian movement.*



# ZONING CONFORMANCE

DEVELOPMENT STANDARDS FOR SP-2 MIXED USE CTR SOUTH DISTRICT			
Standards	SP/Zoning Code Requires	Proposed	Complies?
Minimum parcel area (sf)	–	1, 175 - 2,005 sf	Yes
Lot Width	–	23 ft-9 in to 27 ft	Yes
Block Length	400 ft max	200± ft	Yes
Maximum building height (feet)	60 ft	34 - 35 ft	Yes
Max Stories	4-6	3	Yes
Maximum floor area ratio (FAR)	2.5	1.34 - 2.10	Yes
Density (DU/acre)	Up to 60	21 (29 w/ADU's)	Yes
Maximum Lot Coverage	90%	43 - 66%	Yes
Open Space	60 sf privately accessible/ unit + 150 sf publicly accessible	95 – 112 sf per lot plus 1,910 sf publicly accessible and 2,120 sf public park	Yes
Front yard setback (feet)	5 -10 ft	5 ft	Yes
Rear yard setback (feet)	0 ft.	4 ft to 6 ft-5 in	Yes
Side yard setbacks (feet)	0 ft	3 ft-3 in to 3 ft-6 in	Yes
Setback adjacent to Creek	30 ft from top of bank	29± ft on Lot 1, 16, 18 21± ft on Lot 20	No





# REGULATING CODE COMPLIANCE

- ❖ Covers Circle S/Plaza San Pablo/Mixed Use Center South area
- ❖ Adopted along with San Pablo Avenue Specific Plan
- ❖ Supplements and provides additional guidance
- ❖ Site is shown as “Block E” in Code
- ❖ Permitted land use types include “Single-Family Attached dwellings”
- ❖ Requires 30-foot setback from Creekway Trail
- ❖ Includes Code Exceptions process where improved layouts are proposed





# I. MAJOR DESIGN REVIEW

- ❖ **Design Guidelines:** San Pablo Avenue Specific Plan and Mixed Use Center South Regulating Code design guidelines followed in project design
- ❖ **Block lengths** will be broken up with side-facing courts; length along Chattleton Lane limited to 200 feet.
- ❖ **Building Height, Massing, Articulation:** Project would include recessed garage entries and other articulating elements, use a variety of materials and colors, roof heights and forms would vary
- ❖ **Building Orientation, Entries and Facades:** Project will have varied, home-like facades, with prominent front doors, window openings, dormers, balconies, recessed entryways
- ❖ **Open Space:** Project to include perimeter and roadside landscaping, three bioretention areas, and public park/tot-lot
- ❖ **Parking:** Parking areas to be completely enclosed.
- ❖ **Contextual Design Style:** Project to fit in well with contemporary and traditional Spanish style architecture in vicinity.



# MAJOR DESIGN REVIEW FINDINGS

1. *Design Guidelines. The proposal is consistent with applicable design guidelines.*
2. *Community Plans. The proposal is consistent with any community design plan or specific plan.*
3. *General Plan. The proposal is consistent with the land use, physical design, and economic development element and the open space element of the general plan.*
4. *Location and Design. The location and design of proposed development gives particular consideration to privacy, views, and sunlight on adjoining properties and fosters the orderly and harmonious development and preservation of the public health and welfare of the city and its neighborhoods.*
5. *Design and Colors. The architectural design of structures and their colors and materials are visually harmonious with surrounding development, landforms, and vegetation.*



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## II. CONDITIONAL USE PERMIT

- ❖ Per Section 17.32.030.B.2, a use permit may be granted to ensure protections from nearby creeks for development within 50 feet of a creekway.
- ❖ Project is adjacent to Wildcat Creek Trail
- ❖ Recent Wildcat Creek Trail improvements provide protective buffering and appropriate landscaping along the Creek
- ❖ Project incorporates similar landscape elements along with bioretention areas to protect against stormwater impacts
- ❖ Project involves minor encroachment into top of (30-foot) creekbank setback at four locations, but will not result in environmental impacts on the creek due to creekway trail and site improvements.





# CONDITIONAL USE PERMIT FINDINGS

1. The granting of the requested Conditional Use Permit will not materially adversely affect the health or safety of persons residing or working in the neighborhood of the property of the applicants and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
2. The proposed use is allowed in the Mixed Use Center South district, as modified by requested Exception
3. The project complies with the development regulations of the Zoning Code, San Pablo Avenue Specific Plan, and Mixed Use Regulating Code, with the exception of encroachments into the 30-foot top of creekbank setback and Creekway Trail setback.
4. The site is physically suited for the type, density, and intensity of the proposed use.



# CONDITIONAL USE PERMIT FINDINGS

5. The site is buffered from the Wildcat Creek corridor by the trail project and would not physically impact the creek corridor or the trail.
6. The applicant has submitted a Geotechnical Report showing that the site is geotechnically suitable for the project and setting forth conditions that have been incorporated.
7. A portion of site is in Flood Zone AE and will be required to place building pads above the 100-year floodplain Base Flood Elevation.
8. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located. The site has long been planned for redevelopment with a variety of urban scale uses, including residential development.
9. Public notice of the hearing has been given by mail to the applicants, local affected agencies, and all property owners within 300 feet of the subject property, and has been published in the West County Times, in accordance with the requirements of Government Code Section 65905.



## III. VARIANCE

- ❖ Variance requested for 30-foot top of bank setback along Wildcat Creek required by San Pablo Avenue Specific Plan.
- ❖ Minor encroachments of approximately 1 foot on Lots 1, 16, and 18, and larger encroachment of approximately 9 feet on Lot 20:

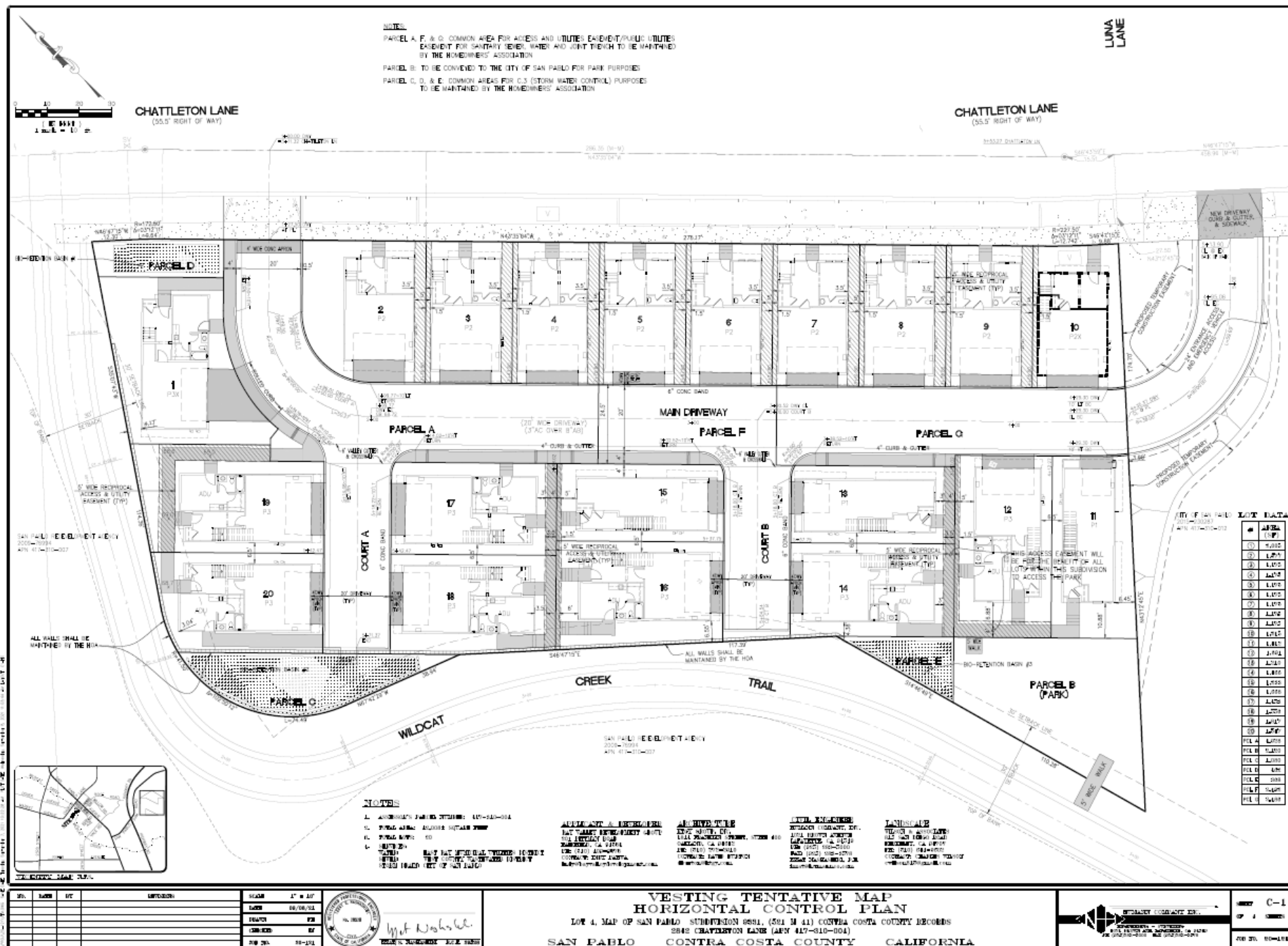
### Findings for Variances:

1. There are exceptional or extraordinary circumstances or conditions applying to the land or building referred to in the application, including size, shape, topography, location or surroundings, which circumstances or conditions do not apply generally to land, buildings and/or uses in the same district.
2. Because of these exceptional or extraordinary circumstances or conditions, the strict application of this title deprives the property of privileges enjoyed by other properties in the vicinity and within the same zoning district.
3. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner.
4. The granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.



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## IV. CODE EXCEPTIONS

- ❖ Code Exceptions requested for single-family detached townhouse development pattern and for encroachments into 30-foot setback from the Creek Pathway

### Findings for Code Exceptions:

- 1. The applicant demonstrates that a clearly superior design solution would result if the exception were granted, and the new solution is supportive of the intent of this Code's applicable regulations.*
- 2. The proposed exception will not result in conditions that adversely affect public health and/or safety.*
- 3. The proposed exception will not detract from the peaceful enjoyment of residents or visitors.*



## V. VESTING TENTATIVE MAP

- ❖ Tentative Map approval requested to divide parcel into 20 individual lots for sale, to identify easements to be held in common, and to dedicate land for park or access.
- ❖ Applicant has requested Vesting Tentative Map approval.
- ❖ Requires approval by City Council
- ❖ Findings for Approval:
  - A. *Plan Consistency. That the proposed map is consistent with the general plan and any applicable specific plan or other adopted applicable plan;*
  - B. *Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the general plan and any applicable specific plan;*
  - C. *Type of Development. That the site is physically suitable for the type of development proposed;*
  - D. *Density of Development. That the site is physically suitable for the proposed density of development;*
  - E. *Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat;*
  - F. *Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;*
  - G. *Access. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.*



# ENVIRONMENTAL DETERMINATION

1. The City adopted EIRS for the General Plan and San Pablo Avenue Specific Plan and an Initial Study/MND for the Regulating Code in 2011.
2. The documents anticipated development of the site with a mix of uses, potentially including commercial, office, residential, institutional and/or hotel uses.
3. Addenda prepared for the two EIRs and IS/MND to document change in land use pattern at Block E to a detached single-family townhome style development.
4. No change in the severity of impacts or new impacts due to change. No additional environmental analysis is necessary.
5. The City to prepare and file a Notice of Determination for the Addenda for proper record keeping.





# CONDITIONS OF APPROVAL

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- ❖ Contained in attached Resolution 2021-####
- ❖ Standard conditions for new developments
- ❖ Special conditions include:
  - ❖ Dedication of improved public park/tot-lot to City
  - ❖ Access provision from adjacent City-owned lot to south (progress ingress only)
  - ❖ Affordability and ownership provisions per DDA
  - ❖ Finalize subdivision platting per Municipal Code



# RECOMMENDATION

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- ❖ Public Hearing before Planning Commission on August 24, 2021
- ❖ Adopted Resolution PC 21-08, recommending approval of Major Design Review, Conditional Use Permit, Variance, Major Exceptions, and Vesting Tentative Map for a 20-lot townhouse-style single-family residential development at 2812 Chattleton Lane subject to Conditions of Approval (3 ayes, 2 absent, 0 nays)
- ❖ Recommend City Council adoption of Resolution 2021-### approving the requests along with and contingent upon the Conditions of Approval contained in the Resolution.



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# QUESTIONS?