



Legislation Details (With Text)

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Title: FINDING OF GENERAL PLAN CONFORMITY FOR THE DISPOSITION OF THREE PARCELS LOCATED AT 2023 VALE ROAD (APN'S 417-180-006, 417-180-010 & 417-190-013) BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A- Resolution PC20-01, 2. Attachment B- Location Map

Date	Ver.	Action By	Action	Result
5/31/2020	1	Planning Commission	approved	Pass
2/25/2020	1	Planning Commission		

PREPARED BY: SANDRA MARQUEZ **DATE OF MEETING:** 2/25/20

SUBJECT:

FINDING OF GENERAL PLAN CONFORMITY FOR THE DISPOSITION OF THREE PARCELS LOCATED AT 2023 VALE ROAD (APN'S 417-180-006, 417-180-010 & 417-190-013) BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402.

Location: 2023 Vale Rd
APN: 417-180-006, 417-180-010 & 417-190-013
Zoning: 23rd St. Specific Plan, Commercial Mixed Use
CEQA: Categorically exempt, Section 15061(b)(3)
Owner: City of San Pablo
Applicant: City of San Pablo
Staff Contact: Sandra Marquez, Assistant Planner

Adopt Resolution

REQUESTED ACTION

This is a City-initiated project involving three parcels located at 2023 Vale Rd. Staff is requesting that the Planning Commission make a General Plan Conformity Finding to allow for the disposition and sale of the three parcels identified as APNs 417-180-006, 417-180-010 & 417-190-013 (together, the "Property").

Surrounding Zoning and Land Uses:

The subject Property consists of a two-story medical office building (Lifelong Medical Care) and associated parking. The Property is located in a Public Institutional land use designation within the planned area of SP-2, San Pablo Avenue Specific Plan. Surrounding zoning and land uses are as

follows:

North: SP1- Mixed Use Center South; Women, Infants & Children (WIC) Facility

South: SP1- Commercial Mixed Use; Parking Lot

East: SP1- Public Institutional; Medial Office Building

West: SP1- Public Institutional; Salesian High School

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), the proposed disposition of the identified parcels has been determined to be exempt from the provisions of CEQA, in accordance with CEQA Guidelines 15061(b)(3), with no potential for causing a significant effect on the environment.

BACKGROUND

The City of San Pablo is the current owner of the Property. The proposed disposition of the Property will allow the current tenant, LifeLong Medical Care (“Lifelong”), to own the Property and to continue to provide health care services, including urgent care, to the community. California Government Code 65402 requires that the disposition of properties by local agencies within their jurisdiction be found to be in conformance with a City’s General Plan by the planning agency. The Code also requires the reporting of the purpose and extent of such disposition.

The Property was acquired by the City of San Pablo in 2015 when the prior owner (Doctors Medical Center (“DMC”) closed for business. The purpose of the acquisition was to help ensure that the medical needs of the community would continue to be met. The City of San Pablo has been leasing the property to LifeLong since the property was acquired from DMC.

The use of the Property is proposed to continue as medical offices and urgent care services provided by LifeLong. This is an allowed use within the General Plan designation and Specific Plan zoning designation of Public/ Institutional.

GENERAL PLAN CONFORMANCE

The General Plan designation of the Property is Public Institutional. This designation allows for uses that serve a public purpose, including hospitals and medical centers that provide essential services to the San Pablo community. The following General Plan policies apply:

Guiding Policy LU-C-10: Protect civil and institutional areas from incompatible uses that could affect their vitality and contributions to the City.

Implementing Policy LU-I-32: Designate land for civic and institutional land uses, including parks open space, health and medical facilities, emergency services, educational institutions, and other City Services.

ZONING CONFORMANCE

The Property is currently zoned SP2-San Pablo Avenue Specific Plan, Public/Institutional, and is subject to the regulations contained within the San Pablo Avenue Specific Plan. The existing use is consistent with the regulations under the Zoning Ordinance and Specific Plan.

SAN PABLO AVENUE SPECIFIC PLAN CONFORMANCE

The existing development and use of the Property are consistent with the intended uses for the Public/Institutional land use designation:

Public/Institutional. This designation is intended for uses that serve a public purpose, including schools, City administrative offices, corporation yards, and public facilities such as hospitals and medical centers, police stations, and fire stations.

ANALYSIS AND CONCLUSION

The three parcels identified as APNS 417-180-006, 417-180-010 & 417-190-013, located at 2023 Vale Road are in conformity of the General Plan, Zoning Ordinance, and San Pablo Avenue Specific Plan. The existing and proposed use are consistent with the Public/Institutional land use designation. Staff recommends that the Planning Commission adopt Resolution PC20-01, finding that the disposition of the three parcels by the City of San Pablo is in conformance with the General Plan.

ATTACHMENTS

- A) Resolution PC20-01
- B) Location Map