

Legislation Text

File #: #22-321, Version: 1

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DATE OF MEETING: 08/01/22

SUBJECT:

CITY COUNCIL CONSIDERATION TO APPROVE CORRESPONDENCE IN SUPPORT OF THE DEVELOPMENT OF ALVARADO GARDENS AT 13831 SAN PABLO AVENUE (OLD CITY HALL)

CITY MANAGER RECOMMENDATION

Approve by Minute Order

COMPLIANCE STATEMENTS

FY 2021-2023 Council Priority Workplan Compliance Statements:

Expand Housing Options is a major policy goal contained in the FY 2021-23 City Council Priority Workplan, effective March 15, 2021.

CEQA Compliance Statement

Pursuant to the California Environmental Quality Act (CEQA), on August 17, 2017, an Initial Study/Mitigated Negative Declaration was issued for the San Pablo General Plan Amendment and San Pablo Avenue Specific Plan Amendment related to the disposition and redevelopment of the property which found that no significant impacts would occur if identified mitigation measures are incorporated at the time of redevelopment. These mitigation measures are included as conditions of approval for the project. Since the adoption of the Mitigated Negative Declaration, there have been no substantial changes to the project, the circumstances under which the project would be undertaken or new information of substantial importance that would require an EIR or subsequent Mitigated Negative Declaration to be considered pursuant to 14 California Code of Regulations section 15162.

BACKGROUND

As the former location of the San Pablo City Hall, the site for the subject Alvarado Gardens project at 13831 San Pablo Avenue, is owned by the City of San Pablo. In anticipation of the construction of the new City Hall and pursuant to a 2014 Targeted Industries Study, on February 20, 2018 the City Council adopted Resolution 2018-025 amending the General Plan and San Pablo Avenue Specific Plan to re-designate the property from Public/Institutional to Mixed Use Center City Hall Site. On April 6, 2020, by Resolution 2020-039, the City Council declared the property as surplus land and authorized the City Manager to notify interested entities and to negotiate with any entities providing written notice. In October 2020, the City entered into an Exclusive Negotiations Agreement with Danco Communities and the Mulholland Drive Company for the purchase and redevelopment of the property.

A Disposition and Development Agreement (DDA) between the City and Danco Communities was subsequently entered into on February 1, 2021, by Resolution 2021-013, and was amended on June 7, 2021 and again on August 17, 2021 for development of the Alvarado Gardens project at the site.

The DDA requires the development of a mixed-use project containing 100 units of affordable rental housing and 7,500 square feet of new ground floor commercial space, together with parking and associated amenities. The City notified the Department of Housing and Community Development by letter dated February 2, 2021 that the property was declared “exempt surplus land” to be developed with affordable rental housing.

On March 22, 2022, by Resolution PC22-03, the City of San Pablo Planning Commission approved a Major Design Review for Alvarado Gardens Apartments, containing 100 multi-family units and 7,500 square feet of commercial space in a new 122,933 square foot three to four-story building to be located on 4.43 acres at the site.

LETTER OF SUPPORT

To assist in obtaining funding for the proposed project, Danco Communities has requested that the City Council sign the attached letter of support for transmittal to the State Department of Housing and Community Development by September 1, 2022. City staff recommends approval by majority vote (via minute order) of the attached letter of support for Danco Communities’ application for the State of California Department of Housing and Community Development Infill Infrastructure Grant Program through Super NOFA for Alvarado Gardens at the former City Hall site.

FISCAL IMPACT

There is no new fiscal impact for this item.

ATTACHMENT: Proposed letter to State Department of Housing and Community Development