



# City of San Pablo Planning Commission AGENDA

Tuesday, March 26, 2019 at 6:30 pm  
City Hall Council Chambers, Building 2  
13831 San Pablo Avenue, San Pablo, CA 94806

---

**Roll Call** Paul V. Morris, Chairman  
Dr. Charlene Harlan-Ogbeide, Vice-Chair  
Roberta Feliciano  
Dorothy Gantt  
Yuhong Shi

## Pledge of Allegiance

**Introductions** Introduction of staff members.

**Public Comment** This is the time for comments on any item within the Planning Commission's jurisdiction, if such item is NOT listed on the agenda. Anyone who wishes to address the Planning Commission on a topic that is not on the agenda is requested to give a speaker form to staff. There is a 3-minute limit on public comments (6-minute limit w/translation). Comments on agenda items will be heard when that item is called.

**Meeting Procedures** Members of the public attending a Planning Commission meeting for the first time are encouraged to read the "Meeting Procedures" information following the agenda.

**Consent Calendar** The Consent Calendar includes routine items that are to be enacted by one motion. There will be no separate discussion of these items. If discussion is requested, the item will be removed from the Consent Calendar and considered separately.

**Item number(s):**

- 1. Approval of Minutes**  
From the meeting held on January 23, 2019.
- 2. Approval of the Agenda**  
At the discretion of the Chair, items on the agenda may be heard in an order different from that which appears on the agenda.

**Appeal Date** The appeal date for actions taken by the Board at this meeting is no later than 6:00 p.m. on **Tuesday, April 9, 2019.**

## Public Hearing(s)

1. **PLAN1806-0006**      **Consideration of a Conditional Use Permit for tandem parking on a lot less than 50 feet in width to allow a 388 sq. ft. residential addition, a 51.54 sq. ft. front porch, and a 99.4 sq. ft. rear porch to an existing single-family home at 1963 Tyler Street (APN 411-222-007).**

Location                    1963 Tyler Street  
APN                            411-222-007  
Zoning                        R-1 Single-Family Residential  
CEQA                         Categorical Exemption under Section 15301, Existing Facilities Class 1(e), addition to an existing structure.  
Owner                        Paola Osiris Espinoza  
Applicant                    Paola Osiris Espinoza  
Agent for Applicant      Brenda Munoz/ Jorge Deleon  
Staff Contact                Sandra Marquez, Assistant Planner

2. **PLAN1903-0007**      **Consideration to amend a Conditional Use Permit to allow the Willow Mobile Home Park to continue to operate at its current location.**

Location                    2885 Willow Avenue  
APN                            417-090-013  
Zoning                        R-1 Single-Family Residential  
CEQA                         Categorical Exemption under Section 15301, Existing Facilities Class 1(e), addition to an existing structure.  
Owner                        Roman Catholic Bishop of Oakland  
Applicant                    Creekside Village MHC, LLC  
Agent for Applicant      Creekside Village MHC, LLC  
Staff Contact                Elizabeth Dunn, Planning Manager

**Staff Updates**            A.      Announcements  
                                  B.      Community & Economic Development Department project status

**Commissioner Updates**    A.      Commission member reports regarding meetings or conferences  
                                  B.      Announcements

**Adjournment**            The next meeting of the City of San Pablo Planning Commission is scheduled on **Tuesday, April 23, 2019.**

**ADA** In accordance with the Americans with Disabilities Act, persons requiring assistance or auxiliary aids in order to participate should contact the Planning Division at 13831 San Pablo Avenue, Building 3, San Pablo, CA 94806, telephone (510) 215-3030, email [ElizabethD@SanPabloCA.gov](mailto:ElizabethD@SanPabloCA.gov), as soon as possible prior to the meeting. The City will give such requirements primary consideration, taking into account undue financial and administrative burdens or fundamental alterations in the City service, program or activity.

**Records** Copies of this agenda and non-exempt records relating to an open session item on this agenda will be available for public review at the City Clerk’s office, 13831 San Pablo Avenue, Building 1, at the same time they are distributed or made available to the Commission.

**Meeting Procedures** **Function of a Public Hearing** A public hearing is intended to inform the public of pending proposals and to enable members of the public to present relevant information and viewpoints before any Planning Commission action. The Planning Commission encourages community participation at its meetings and has established procedures that are intended to accommodate public input in a timely manner as follows.

**Speaker Registration** Persons wishing to speak on a particular item on the agenda are requested to submit a speaker form with the staff prior to the Planning Commission’s consideration of the item. The Planning Commission Chairperson will invite you to speak at the appropriate time when the matter is being considered.

**Consent Calendar** Applications that are considered routine by the Staff have been placed on the consent calendar with a recommendation to approve, conditionally approve, or continue the item to a date certain. The Planning Commission may act in one motion to adopt the staff recommendations on those items.

Prior to voting on the consent calendar, the Chair will ask if any member of the public wishes to speak on any of the items listed on the consent calendar. If you wish to speak, please rise and request that the agenda item be removed from the consent calendar. Items removed will be discussed in the numerical order listed on the agenda.

**Public Hearing Procedure**

1. Chair identifies the agenda item and explains any deviation from the standard speaker rules.
  2. Staff presents a brief project summary and makes a preliminary recommendation.
  3. Planning Commission members may ask questions of Staff regarding the proposal.
  4. Chair opens the public hearing.
  5. Applicant is invited to describe and explain the proposal..... 5 minute limit\*
  6. Registered speakers..... 5 minute limit\*
  7. Applicant may make rebuttal comments..... 3 minute limit\*
- \*All time limits shall be doubled if translation is needed.
8. Planning Commission members may ask follow-up questions of the speakers at any time.
  9. Staff presents a final summary and recommendation.
  10. Planning Commission members discuss the proposal and vote either to close or to continue the public hearing to a specific date.
  11. If the public hearing is closed, Planning Commission members further discuss the proposal and vote to approve, to approve with conditions, or to deny the application.
  12. Chair informs the audience of the Planning Commission’s action and appeal process.

**Appeals** Decisions of the Planning Commission may be appealed to the City Council within ten (10) days. Appeals must be submitted to the City Clerk's office in writing and must indicate the reasons that the Planning Commission's action should be reversed.

**Legal Challenge Notice** If you challenge a decision on any of the items on this agenda in court, you may be limited to only those issues you or someone else raised at any public hearing on the item challenged, or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

**Meeting Time Limits** If all of the agenda items are not completed by 9:00 PM, the items remaining shall be continued to the next regular meeting unless the Planning Commission votes to extend the meeting.

**Staff Reports and Tentative Recommendations** Copies of the staff reports for the public hearing items on this agenda can be viewed on the City of San Pablo's website at:

<http://www.ci.san-pablo.ca.us/875/Planning-Commission>

Go to: Agendas>Most Recent Agenda (for current agenda)

**Cell Phones** Please silence all cell phones, pagers, and other electronic devices during the meeting.

#### **Assistance**

**Any questions related to the Planning Commission hearing, Zoning, or related planning activities can be directed to the Community and Economic Development Department, Planning Division at (510) 215-3030.**

- \* **If you need Spanish language assistance, please contact the Community and Economic Development Department at (510) 215-3030.**
- \* **Si necesita asistencia en español, por favor contacte al Departamento de Desarrollo Comunitario y Económico al (510) 215-3030.**



# City of San Pablo Planning Commission MINUTES

Wednesday, January 23, 2019 at 6:30 pm

City Hall Council Chambers, Building 2

13831 San Pablo Avenue, San Pablo, CA 94806

---

## Roll Call

Vice Chair Feliciano called the meeting to order at 6:30 p.m. Call of the roll showed present: Commissioner Shi, Vice Chair Feliciano, Commissioner Gantt, Commissioner Harlan-Ogbeide and Commissioner Morris. Staff present at the meeting included: Michelle Chavez, Administrative Secretary; Elizabeth Dunn, Planning Manager; Sandra Marquez, Assistant Planner; Lynn Tracy Nerland, City Attorney; Charles Ching, Community & Economic Development Director.

## Public Comment

None.

## Meeting Procedures

Members of the public attending a Planning Commission meeting for the first time were encouraged to read the "Meeting Procedures" information following the agenda.

## Consent Calendar

### 1. Approval of the Minutes

Commissioner Harlan-Ogbeide made a motion to approve Item 1 of the Consent Calendar. The motion was seconded by Commissioner Shi and approved by a vote of 4-0-0-1, with Commissioner Morris abstaining.

AYES: Shi, Harlan-Ogbeide, Gantt and Feliciano

NOES: None

ABSENT: None

ABSTAIN: Morris

### 2. Approval of the Agenda

Commissioner Morris made a motion to approve Item 2 of the Consent Calendar, including moving the Election of Chair and Vice Chair after the Public Hearing. The motion was seconded by Commissioner Gantt and approved unanimously.

3.

4. AYES: Morris, Shi, Harlan-Ogbeide, Gantt and Feliciano

5. NOES: None

6. ABSENT: None

7. ABSTAIN: None

## Appeal Date

Vice Chair Feliciano announced that the appeal date for actions taken by the Board at this meeting would be no later than 6:00 p.m. on **Wednesday, February 6, 2019.**

## Public Hearing(s)

### 1. PLAN1809-0017

#### CONDITIONAL USE PERMIT FOR A CHECK-CASHING USE

Conditional Use Permit, PLAN1809-0017, a request for approval of a Conditional Use Permit to operate a check-cashing business in an existing commercial building at 1752 #1754 Rumrill Blvd. (APN 410-268-008). The property is zoned Commercial Mixed Use. This project is exempt under the California Environmental Quality Act, Section 15301, Class 1, Existing Facilities.

Location	1752 #1754 Rumrill Blvd.
APN	410-268-008
Zoning	Commercial Mixed Use
CEQA	Categorical exempt under Section 15301, Existing Facilities
Owner	Roberto Rolon
Applicant	Sergio Perera – Dolex Dollar Express Inc.
Agent for Applicant	Sergio Perera
Staff Contact	Sandra Marquez, Assistant Planner
Recommendation	<b>CONDITIONAL APPROVAL</b>

Assistant Planner Marquez gave a presentation of the project and staff recommendations, after which the Planning Commissioners were invited to ask questions of staff. A Public Hearing was opened. Sergio Perera, the owner, informed the Commission that he has operated this business for 18 years at another location, in the City of San Pablo. He would like to move locations to better accommodate his customers. Mr. Perera agrees with Assistant Planner Marquez's recommendation and the conditions of approval. There were no questions from the public, and the Vice Chair closed the Public Hearing. Commissioner Morris made a motion to approve, seconded by Commissioner Gantt, to adopt Planning Commission Resolution 19-01 for approval of a Conditional Use Permit for Check-Cashing use at 1752 #1754 Rumrill Blvd. APN 410-268-008. The motion was approved by a vote of 5-0-0.

AYES: Shi, Gantt, Harlan-Ogbeide, Feliciano, Morris

NOES: None

ABSENT: None

ABSTAIN: None

#### Study Session/Discussion

##### Zoning ordinance Update Study Session: Summary of Topics of Zoning Update

Elizabeth Dunn, Planning Manager, gave an overview regarding zoning ordinance topics discussed at previous Planning Commission meetings; amending the City of San Pablo's smaller Accessory Dwelling Units (ADU) "Tiny Homes," front yard landscaping, on-site tandem parking, air quality health risk overlay and commercial signage. There are inconsistencies in the zoning code, language that needs clarification and typographical errors that should be corrected. Ordinance changes and recommendations will be brought to the Planning Commission for recommendation to the City Council.

#### Election of Planning Commission Chair and Vice Chair

Commissioner Gantt made a motion to nominate Commissioner Morris as Chairman. Commissioner Shi seconded the motion. The motion was approved by a vote of 4-1-0 with Commissioner Harlan-Ogbeide voting no.

AYES: Shi, Gantt, Feliciano, Morris

NOES: Harlan-Ogbeide

ABSENT: None

ABSTAIN: None

Commissioner Harlan-Ogbeide nominated herself as Vice Chair. Chairman Morris seconded the motion. The motion was approved by a vote of 5-0-0.

AYES: Shi, Gantt, Feliciano, Morris, Harlan-Ogbeide

NOES: None

ABSENT: None

ABSTAIN: None

**Staff Updates**

Community & Economic Development Director, Charles Ching, informed the Commission that Prime Time Nutrition is open for business. A successful ribbon cutting ceremony was held on January 17, 2019. Joe’s Brew, a coffee establishment, is located inside Prime Time Nutrition.

**Commissioner Updates**

Chairman Morris informed the Commission of the EDC’s (Economic Development Corporation) mixer on February 7, 2019 at East Brother Beer Co in Richmond, CA.

**Adjournment**

There being no further business, Commissioner Gantt made a motion, seconded by Vice Chair Harlan-Ogbeide and passed by a vote of 5-0-0, to adjourn the meeting.

Chairman Morris adjourned the meeting at 7:10 p.m. to the February 26, 2019 meeting.

---

Paul Morris, Chairman

---

Charles Ching, Secretary

## Planning Commission Staff Report

**PREPARED BY:** Elizabeth Dunn, Planning Manager

**DATE:** March 26, 2019

**SUBJECT:** **PLAN1903-0007: CONSIDERATION TO AMEND A CONDITIONAL USE PERMIT TO ALLOW A SENIOR MOBILE HOME PARK TO CONTINUE TO OPERATE AT ITS CURRENT LOCATION. THE PARCEL IS IDENTIFIED AS 2885 WILLOW ROAD, APN 417-090-013. THE PROPOSED PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES. AS THERE IS NO EXPANSION OF THE USE, THERE IS NO POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

### **STAFF RECOMMENDATION**

Adopt Resolution 19-03 (Attachment A) to amend the Conditional Use Permit to allow the Willow Mobile Home Park to operate as a senior housing facility at its current location.

### **BACKGROUND**

**Applicant:** Creekside Village MHC, LLC  
**Owner:** Roman Catholic Bishop of Oakland  
**Location:** 2885 Willow Road  
**Parcel Number:** 417-090-013  
**General Plan Designation:** Medium Density Residential  
**Zoning District:** R-3, Multi-Family Residential

### **SITE AND PROJECT DESCRIPTION**

The Willow Mobile Home Park is at the northeast corner of Church Lane and Willow Road, and is a .99-acre mobile home park with 39 units. The use of the property as a mobile home park was approved by the Planning Commission in 1986 with approval of Use Permit #1389 (see Attachment B). The Willow Mobile Home Park was created to house tenants that were relocated from two other local mobile home parks in San Pablo due to larger redevelopment activities in the City. The tenants at this location are Seniors (55 years of age and older), and is one of the few age restricted housing complexes in the City of San Pablo. A term of ten (10) years was assigned to the length of the Conditional Use Permit as it appears that this was to be a temporary use at this location. The City of San Pablo Local Successor Agency (former Redevelopment Agency) entered

into a lease with the Roman Catholic Bishop of Oakland (“Oakland Diocese”), which owns the property as part of St. Joseph’s Cemetery, for use of the site as a mobile home park. From 1996 until the present, the lease of the site has been renewed. With the continued renewal of the lease of the site beyond the initial ten-year term, the Use Permit continued as well.

The Oakland Diocese is now selling this portion of its property with the Willow Mobile Home Park. The site is being purchased by Creekside Village MHC, LLC, a company that has operated mobile home communities for 20 years, and owns over 30 communities with a total of over 2,000 spaces. On behalf of the Oakland Diocese, Creekside Village MHC, LLC is requesting to amend the Conditional Use Permit to allow the Willow Mobile Home Park to continue to operate at this location.

**FIGURE 1: AERIAL VIEW OF THE WILLOW MOBILE HOME PARK**



**CONDITIONAL USE PERMIT**

Through the Use Permit process, the Planning Commission is given an opportunity to review uses with this classification, impose conditions of approval, approve or deny such proposals, and set terms for revocation of uses. In amending the Conditional Use Permit to allow the mobile home park to operate at its current location, the Planning Commission shall make a finding that the establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be

detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

### **ANALYSIS**

Willow Mobile Home Park was established in 1986 when this use was allowed with a Conditional Use Permit in the C-1, Light Commercial District (the previous zoning district). In October 2002, the City adopted new zoning regulations which prohibited a mobile home park in the C-1 zoning district. In May 2015, the property was zoned to R-3, Multifamily Residential, which does not allow a new mobile home park or the expansion of a current mobile home park. However, the use of the existing mobile home park provides a residential use that is in keeping with the intensity of the R-3 zoning district. As the zoning designations for this location have changed over the past 16 years, the use of the site as a mobile home park is considered to be legal non-conforming. Section 17.08.030(A) of the San Pablo Municipal Code allows a non-conforming use to remain with an approved Conditional Use Permit, and if the use meets the findings for the zoning district in which it's located. The following is a summary of relevant issues:

- No expansion in the land or the number of units on the site is proposed, which is a requirement of Section 17.60.060 for mobile home parks. While the City acknowledges this existing housing type within the City, it is not a land use the City wants to encourage.
- On-site parking exists for each unit, which is required for all residential land uses.
- Private open space exists for each unit, which is required for all residential land uses.
- The zoning for the site in 1986 was C-1, Light Commercial District. Setbacks were required if the proposed use was adjacent to a residential district. Based on the configuration of the mobile home park, and the previous zoning designation, it does not appear that a front yard setback of 20 feet was required. No side yard setback of ten feet was required. A rear yard setback of 10 feet was required.
- This site is bordered by the following uses: St. Joseph's Cemetery to the north (with the Public/Institutional General Plan designation), Single family residential to the east along Ridge Road (with the Low Density General Plan designation), Apartments, and Condominiums to the south (which have the High, and Medium Density General Plan designations, respectively), and Other mobile home parks to the west (with the High Density General Plan designation).
- A new residential development, using the R-3 zoning requirements, could be constructed to be a taller attached housing development, with a maximum of four (4) stories (approximately 50 feet tall). However, the site could be developed for single family uses, whether attached or detached, duplexes and multiple family (three or more) units. The existing mobile home park consists of single-story structures, and is consistent with the development pattern of primarily single-story, single family homes to the east.
- The site has been occupied by Seniors (55 years and older).

### **GENERAL PLAN FINDINGS FOR CONFORMANCE**

There are guiding and implementing policies that are incorporated into all of the elements of the City's General Plan. The relevant guiding and implementing policies are from the Housing Element, Land Use Element, and Growth Management Element of the General Plan. These policies are listed below:

## **HOUSING ELEMENT**

**Housing Goal G-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*

**Program H-1.2.3:** *Continue to work with non-profit and for-profit housing developers to assist in achieving the City's housing goals and implementing programs.*

**Program H-3.1.2** *Preserve at risk Affordable Rental Units. Continue to preserve at-risk affordable rental housing units through the following actions:*

*c. Identify non-profit entities interested in the right of first refusal should property become available for sale.*

**Program H-3.3.3** *Encourage innovative and 'non-traditional' forms of housing. Provide opportunities and facilitate innovative housing approaches in financing, design, construction and types of housing to increase the variety and supply of lower and moderate-income housing. Examples include manufactured housing.*

**Policy H-4.2** *Special Needs Housing. Continue to promote housing developments that meet the special needs of senior citizens, disabled, homeless, large families, and female headed households.*

## **LAND USE ELEMENT**

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

## **GROWTH MANAGEMENT ELEMENT**

### **Policy LU 4.8: Neighborhood Integrity**

*The City shall promote the preservation of the integrity of existing stable residential neighborhoods.*

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

## **ZONING CONFORMANCE**

The site at 2885 Willow Road is zoned R-3, Multi-family residential. While three or more single-family attached or detached units and multi-family dwellings are allowed in the R-3 zoning district, a new mobile home park is not allowed within the City of San Pablo. This change to the zoning regulations took effect in October 2002. Additionally, with the adoption of the current zoning regulations in May 2015, language in Section 17.60.060, Mobile Home Parks, does not allow a current mobile home park to be enlarged or extended in area. The Willow Mobile Home Park was established in 1986 when this use was allowed with a Conditional Use Permit in the C-1, Light Commercial District. Therefore, the use of the site as a mobile home park is considered to be legal non-conforming. Section 17.08.030(A) of the San Pablo Municipal Code allows a non-conforming use to remain with an approved Conditional Use Permit, and meets the findings for the zoning district in which it's located.

## **FINDINGS**

In order to grant this Use Permit, after the conclusion of the public hearing, the Planning Commission needs to make findings showing that the following conditions exist:

- A. The proposed project has been determined to be categorically exempt from the provisions of CEQA, in accordance with CEQA Guidelines pursuant to Section 15301, Class 1, Existing Facilities.
- B. Public notice of hearing has been given by mail to the applicant, local affected agencies and to all property owners within 300 feet of the subject property and has been published in the East Bay Times in accordance with the requirements of Government Code section 65905.
- C. There is to be no expansion or enlargement of the mobile home park. On-site parking and private open space exist for each unit. A 10-foot rear yard setback was established for each unit when the site was zoned C-1, Light Commercial District.
- D. That the establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City. This finding can be made because the property is zoned R-3, Multifamily Residential district, and the use of the existing mobile home park provides a residential use that is in keeping with the intensity of the R-3 multi-family zoning district. Willow Mobile Home Park was established in 1986 when this use was allowed with a Conditional Use Permit in the C-1, Light Commercial District. Therefore, the use of the site as a mobile home park is considered to be legal non-conforming. Section 17.08.030(A) of the San Pablo Municipal Code allows a non-conforming use to remain with an approved Conditional Use Permit; no expansion or enlargement of the use; and the use and meets the findings for the zoning district in which it's located:
  - No expansion in the land or the number of units on the site is proposed, which is a requirement of Section 17.60.060 for mobile home parks. While the City acknowledges this existing housing type within the City, it is not a land use the City wants to encourage.
  - On-site parking exists for each unit, which is required for all residential land uses.
  - Private open space exists for each unit, which is required for all residential land uses.
  - The zoning for the site in 1986 was C-1, Light Commercial District. Setbacks were required if the proposed use was adjacent to a residential district. Based on the configuration of the mobile home park, and the previous zoning designation, it does not appear that a front yard setback of 20 feet was required. No side yard setback of ten feet was required. A rear yard setback of 10 feet was required.
  - This site is bordered by the following uses: St. Joseph's Cemetery to the north (with the Public/Institutional General Plan designation), Single family residential to the east along Ridge Road (with the Low Density General Plan designation), Apartments, and Condominiums to the south (which have the High, and Medium Density General Plan designations, respectively), and Other mobile home parks and multi-story apartments to

the west (with the High Density General Plan designation).

- A new residential development, using the R-3 zoning requirements, could be constructed to be a taller attached housing development, with a maximum of four (4) stories (approximately 50 feet tall). However, the site could be developed for single family uses, whether attached or detached, duplexes and multiple family (three or more) units. The existing mobile home park consists of single-story structures, and is consistent with the development pattern of primarily single-story, single family homes to the east.
- The site has been occupied by Seniors (55 years and older).

### **ENVIRONMENTAL DETERMINATION**

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

### **PUBLIC HEARING NOTICE**

Notices were mailed to owners of properties within a 300-foot radius of the site. The notices were mailed on Wednesday, March 13, 2019. In addition, a public hearing notice was delivered to the West County Times newspaper on Tuesday, March 12, 2019, and published on Friday, March 15, 2019.

### **RECOMMENDED ACTION**

Open the Public Hearing and consider public comment. Close the Public Hearing and adopt Resolution 19-03 to amend the Conditional Use Permit to the Willow Mobile Home Park to continue to operate at its current location as a Senior (55 years of age and older) housing facility at 2885 Willow Road, APN 417-090-013.

### **ATTACHMENTS**

- A) Resolution 19-03
- B) 1986 Use Permit #1394
- C) Letter of Explanation
- D) Proof of Publication

## RESOLUTION 19-03

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO TO AMEND A CONDITIONAL USE PERMIT (UP #1389 APPROVED IN 1986) TO ALLOW A MOBILE HOME PARK TO CONTINUE TO OPERATE AT ITS CURRENT LOCATION. THE PARCEL IS IDENTIFIED AS 2885 WILLOW ROAD, APN 417-090-013. THE PROPOSED PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES. AS THERE IS NO EXPANSION OF THE USE, THERE IS NO POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

**WHEREAS**, the City of San Pablo received an application, PLAN1903-0007, requesting to continue a Mobile Home Park at 2885 Willow Road, APN 417-090-013; and

**WHEREAS**, the Willow Mobile Home Park was approved in 1986 with a Conditional Use Permit in the former C-1, Light Commercial District; and

**WHEREAS**, the tenants at this location are Seniors (55 years of age and older), and is one of the few age restricted housing complexes in the City of San Pablo; and

**WHEREAS**, the term of ten (10) years was assigned to the length of the initial Conditional Use Permit when the Willow Mobile Home Park was created to house tenants who were relocated from two other local mobile home parks in San Pablo due to larger redevelopment activities in the City; and

**WHEREAS**, the City of San Pablo Local Successor Agency (former Redevelopment Agency) entered into a lease with the Roman Catholic Bishop of Oakland (“Oakland Diocese”), which owns the property as part of St. Joseph’s Cemetery, for use of the site as a mobile home park. From 1996 to the present, the lease of the site has been renewed. With the continued renewal of the lease beyond the initial ten-year term, the Use Permit has continued as well; and

**WHEREAS**, in October 2002, the City adopted new zoning regulations which prohibited a mobile home park in the C-1 zoning district. In May 2015, the property was zoned to R-3, Multifamily Residential, which does not allow a new mobile home park or the expansion of a current mobile home park. However, the use of the existing mobile home park provides a residential use that is in keeping with the intensity of the R-3 zoning district. As the zoning designations for this location have changed over the past 16 years, the use of the site as a mobile home park is considered to be legal non-conforming; and

**WHEREAS**, Section 17.08.030(A) of the San Pablo Municipal Code allows a non-conforming use to remain with an approved Conditional Use Permit, and meets the findings for the zoning district in which it’s located;

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), the proposed use has been determined to be exempt from the provisions of CEQA, in accordance

with CEQA Guidelines 15301, Existing Facilities. As there is no expansion of the sue, there is no potential for causing a significant effect on the environment; and

**WHEREAS**, a Public Hearing Notice has been published in the West County Times in accordance with the requirements of Section 65090 of the Government Code, and mailed to owners of properties within a 300-foot radius of the site.

**WHEREAS**, continuing the operation of the Mobile Home Park at its location at 2885 Willow Road is consistent with the follow General Plan policies:

### ***HOUSING ELEMENT***

***Housing Goal G-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***

***Program H-1.2.3: Continue to work with non-profit and for-profit housing developers to assist in achieving the City's housing goals and implementing programs.***

***Program H-3.1.2 Preserve at risk Affordable Rental Units. Continue to preserve at-risk affordable rental housing units through the following actions:***

*c. Identify non-profit entities interested in the right of first refusal should property become available for sale.*

***Program H-3.3.3 Encourage innovative and 'non-traditional' forms of housing. Provide opportunities and facilitate innovative housing approaches in financing, design, construction and types of housing to increase the variety and supply of lower and moderate-income housing. Examples include manufactured housing.***

***Policy H-4.2 Special Needs Housing. Continue to promote housing developments that meet the special needs of senior citizens, disabled, homeless, large families, and female headed households.***

### ***LAND USE ELEMENT***

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

### ***GROWTH MANAGEMENT ELEMENT***

***Policy LU 4.8: Neighborhood Integrity***

*The City shall promote the preservation of the integrity of existing stable residential neighborhoods.*

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Pablo has reviewed the proposed project and approves this proposal, based on the following findings:

- A. The proposed project has been determined to be categorically exempt from the provisions of CEQA, in accordance with CEQA Guidelines pursuant to Section 15301, Class 1, Existing Facilities.

*The project has been determined to be exempt under CEQA, Section 15301, Class 1, Existing Facilities. No expansion or enlargement is proposed or allowed by the City of San Pablo. Therefore, amending the Conditional Use Permit to allow the Mobile Home Park to continue to operate meets the requirements described in Section 15301, Class 1, under CEQA Categorical Exemption.*

- B. That the establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city.

*A Conditional Use Permit was approved in 1986 when the site had the C-1, Light Commercial Zoning district designation. In October 2002, the City adopted new zoning regulations which prohibited a mobile home park in the C-1 zoning district. In May 2015, the property was zoned to R-3, Multifamily Residential, which does not allow a new mobile home park or the expansion of a current mobile home park; however, the use of the existing mobile home park provides a residential use that is in keeping with the intensity of the R-3 zoning district. As the zoning designations for this location have changed over the past 16 years, the use of the site as a mobile home park is considered to be legal non-conforming. Section 17.08.030(A) of the San Pablo Municipal Code allows a non-conforming use to remain with an approved Conditional Use Permit, and meets the findings for the zoning district in which it's located:*

- On-site parking exists for each unit, which is required for all residential land uses.
- Private open space exists for each unit, which is required for all residential land uses.
- The zoning for the site in 1986 was C-1, Light Commercial District. Setbacks were required if the proposed use was adjacent to a residential district. Based on the configuration of the mobile home park, and the previous zoning designation, it does not appear that a front yard setback of 20 feet was required. No side yard setback of ten feet was required. A rear yard setback of 10 feet was required.
- This site is bordered by the following uses: St. Joseph's Cemetery to the north (with the Public/Institutional General Plan designation), Single family residential to the east along Ridge Road (with the Low

Density General Plan designation), Apartments, and Condominiums to the south (which have the High, and Medium Density General Plan designations, respectively), and Other mobile home parks to the west (with the High Density General Plan designation).

- A new residential development, using the R-3 zoning requirements, could be constructed to be a taller attached housing development, with a maximum of four (4) stories (approximately 50 feet tall). However, the site could be developed for single family uses, whether attached or detached, duplexes and multiple family (three or more) units. The existing mobile home park consists of single-story structures, and is consistent with the development pattern of primarily single-story, single family homes to the east.

- C. The proposed amendment to the Conditional Use Permit complies with Section 17.60.060, Mobile Home Parks, as no expansion or enlargement of the park is proposed.

*The proposed amendment to the Conditional Use Permit is to continue to operate the mobile home park for Seniors (55 years of age and older). There is no expansion or enlargement of the park with the request to amend the Conditional Use Permit.*

D. Public notice of the hearing has been given by mail to the applicants, local affected agencies, all property owners within 300 feet of the subject property, and has been published in the East Bay Times, in accordance with the requirements of Government Code Section 65905.

*Notices were mailed to owners of properties within a 300-foot radius of the site. The notices were mailed on Wednesday, March 13, 2019. In addition, a public hearing notice was delivered to the West County Times newspaper on Tuesday, March 12, 2019, and published on Friday, March 15, 2019.*

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Pablo hereby approved PLAN1903-0007, a Conditional Use Permit to allow the Willow Mobile Home Park to continue to operate at 2885 Willow Road, based on the following Conditions of Approval:

1. The Use Permit to allow the Mobile Home Park to continue to operate is effective after the appeal period has elapsed.
2. The use shall be conducted in substantial compliance with the plans and application submitted to the Community and Economic Development Department, PLAN1903-0007. Minor amendments to this Conditional Use Permit may be approved by the Zoning Administrator if it is determined the overall intent of the permit is fulfilled.
3. Operators of the Mobile Home Park are required to maintain a current business license issued by the City of San Pablo at all times.

4. Operators of the mobile home park are required to maintain the internal roadway system, lighting, landscaping, clubhouse, and other existing amenities of the mobile home park.
5. Obtain all necessary City of San Pablo Building and Public Works permits, and outside agency permits for water, waste, fire and any work that is conducted within the park.
6. Construction activity shall be limited between the hours of 7:00 am and 6:00 pm Monday through Friday and from 9:00 am to 5:00 pm on Saturday. Construction is not permitted on Sundays.
7. The property shall be free of all debris. All scrap materials shall be removed regularly.
8. All new utilities shall be undergrounded, including transformers.
9. All new outdoor lighting provided by the mobile home park operator shall be LED.
10. A dust and litter control program shall be submitted for the review and approval of the City for any on-site renovation project. Any violation of the approved program or applicable ordinances shall require an immediate work stoppage. Construction work shall not be allowed to resume until, if necessary, an appropriate construction bond has been posted.
11. For any on-site renovation project, the applicant shall make a good-faith effort to avoid interference with existing neighborhood traffic flows. Prior to issuance of building permits, the proposed roads serving this development shall be constructed to provide access as required by the City Engineer. Truck routes for hauling materials shall be submitted for City approval.
12. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
13. Any new signage requires compliance with Section 18 of the San Pablo Municipal Code.
14. Non-compliance of the conditions of approval may result in revocation of the business license and use permit.
15. Indemnification: Pursuant to Government Code Section 66474.9, the applicant (including any agent thereof) shall defend, indemnify, and hold harmless the City of San Pablo and its agents, officers, or employees from any claim to attack, set aside, void or annul, the City's approval concerning this planning application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense.

\*\*\*\*\*

Adopted this 26th day of March, 2019, by the following vote:

AYES:           Commissioner (s)  
NOES:           Commissioner (s)  
ABSENT:        Commissioner (s)  
ABSTAIN:       Commissioner (s)

ATTEST:

APPROVED:

---

Charles Ching, Secretary

---

Paul V. Morris, Chairperson

No. 1389

USE PERMIT FORM - TITLE 17, S.P.M.C.  
THE ZONING ORDINANCE OF THE CITY OF SAN PABLO

Name of Applicant Redevelopment Agency of the City of San Pablo Fee \$ waived

Address #1 Alvarado Square San Pablo, CA

Date 9-18-86 Phone 224-6449 Receipt No. fee waived

Application is hereby made for a Use Permit for the development and operation of a mobile home with 34 units and club house for 10-15 year period

on property located at 3.34 acre parcel bounded by Will Rd, Church Lane St Joseph's Celementary and Ridge Rd (Lot, Block, Tract, Street Address)  
lots 20 and Portions of Lots 19, 20, 21, 22  
Subdivision of Lot 237 - San Pablo Ranch Map Book 15 pg. 425  
as shown on drawings submitted with the application. Portions of Lots 417-090-12 and 13

Karen L. Majors  
Signature of Applicant

ACTION OF PLANNING COMMISSION

Public hearing held at 7:30 p.m. on the 7th day of October 1986

Motion recommending granting (denying) the Use Permit was adopted by the Planning Commission on October 7th 1986 at a meeting, after findings were (were not) made as provided in Section 5.23(a); subject to the following conditions: See attached Staff Report

ACTION OF THE CITY COUNCIL IN CASE OF APPEAL:

Public hearing held at \_\_\_\_\_ p.m. on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

Motion granting (denying) said Use Permit was adopted subject to the following conditions:

AFFIRMATION

I, the undersigned hereby certifies that he has full knowledge and agrees to comply with all conditions as set forth in the above Use Permit. I declare the foregoing to be true under penalty of perjury.

**I MUST ATTEND MEETING FOR APPLICATION TO BE CONSIDERED**

Karen L. Majors  
Signature of Applicant

MEMORANDUM

30 SEP 1986

TO: Planning Commission

FROM: Zoning Administrator

SUBJ: Use Permit No. 1389 for the Redevelopment Agency of San Pablo to establish a 39 unit mobile home park on a 3.34 acre site at the northeast corner of Willow Road and Church Lane, in a C-1 (Light Commercial) and R-1 (Single Family Residential) District.

1. The subject property, lying within the Central Addition to the El Portal Redevelopment Project, is in a C-1 and R-1 District and is an unused portion of St Joseph's Cemetary (currently is being used to grow flower crops by Park Florist). Surrounding properties to the north, south and west are also in a C-1 District and are developed by a mobile home park and residential units. Property to the east is in a R-1 District and is developed by single family dwellings.
2. The Redevelopment Agency proposes to lease the site from the Roman Catholic Church for a ten year period to provide relocation housing for residents being moved from the Willow Lodge and Castle's Trailer Parks.
3. Staff findings:
  - A. As a result of the commercial project involving the Price Club in the Willow Road - San Pablo Avenue area, the residents of the Willow Lodge and Castle's Mobile Home parks must be relocated. Thirty five of the relocatees are proposed to be relocated to the mobile home park that is planned to be constructed on the subject site. (The park is proposed for a total of 39 spaces and clubhouse; the extra spaces would be rented out at market value rents.)
  - B. The Agency is working out a lease with the Church for use of the site for a ten year period. The relocatees will pay a fixed rate for their rents for this period which will be the same amount they are paying for their current space. Upon expiration of the lease with the Church, any relocatees still residing at the mobile home park will be assisted in reloca-

## M E M O R A N D U M

30 SEP 1986

tion and receive a relocation allowance.

- C. In regards to the design of the mobile home park, there will be a building constructed at the corner of Church Lane and Willow Road that will contain a laundry, bathrooms and meeting room for use by the residents. There will be 39 spaces provided in the park, each of which will provide private parking and some open area for use by each resident. In addition to the private parking provided for each resident, there will be an additional 21 spaces for visitor parking.
  - D. Egress/ingress will be from one driveway that is located off Willow Road near the Church Lane intersection. The site will have a perimeter fence and may or may not have a security gate.
  - E. Approval of design layout and construction of the park will be administered by the State. (The State handles all mobile home parks within the City in regards to building permits and minimum space size.)
  - F. Based upon an environmental review of the proposed project, it was determined that the project would not have a significant effect on the environment, and a negative declaration has been prepared. (A copy of the findings are attached to this report.)
  - G. An on-site archeologic investigation has been performed on the property with negative results. As the site is currently at two different grades, and the high area will be reduced to form a level site, additional field investigation will be performed after grading of the higher level has be completed.
4. As the proposed mobile home park will provide last resort housing for 35 residents of the two mobile home parks being relocated, as the use will be for a finite period and revert back to cemetary use upon expiration of the lease, and as the project will not have an significant impact on the environment, Staff recommends approval of the use permit, subject to the following conditions:
- A. Comply with all State requirements in regards to the design and construction of the mobile home park.

MEMORANDUM

30 SEP 1986

- B. Prepare a landscape and perimeter fencing plan for the site, and present to the Redevelopment Agency for approval. The plan should include comments and recommendations from relocatees who will be future residents of the park.
- C. The archeologic investigation of the site must be completed prior to any construction taking place on the site.
- D. The City Council must approve the Negative Declaration and file a Notice of Determination with the appropriate agencies.

**Creekside Village MHC, LLC**

6653 Embarcadero Drive, Suite C

Stockton, California 95219

Office: 209.932.8747

March 7, 2019

**RE: Willow Mobile Home Park - Conditional Use Permit Modification**

Dear Planning Commission:

Thank you for taking the time to review our request for a modification of the CUP. As you are aware, the City is currently negotiating to discontinue leasing the land underneath the Willow Mobile Home Park. The current CUP includes language that the CUP expires on the termination of the City's lease. This property currently adds 39 unsubsidized affordable housing units to the City's stock and its loss would be a detriment to the City. It is our desire to continue park operations. We have zero desire to displace these 39 residents and repurpose the land to another use. A modification of the existing CUP to eliminate the expiration language will allow us to continue to provide this source of housing.

Our ownership group has been operating manufactured housing communities for almost 20 years. We own over 30 communities comprising over 2,000 spaces, including the community directly across the street from Willow. We have a strong sense of community and take seriously our mission of providing affordable housing options for everyone. We appreciate your efforts in helping us to continue this mission.

Sincerely,

**Creekside Village MHC, LLC**



**Bruce Davies**

# West County Times

1050 Marina Way S  
Richmond, CA 94804  
(510) 262-2740

2015901

SAN PABLO CITY OF  
CITY CLERK OFFICE  
LEHNY CORBIN  
13831 SAN PABLO AV BLDG #1  
SAN PABLO, CA 94806

## PROOF OF PUBLICATION

**FILE NO. 3/26 Hrng/Plan1809-0006,1903-0007**

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:

**03/16/2019**

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

Executed at Walnut Creek, California.  
On this 21th day of March, 2019.



Signature

Legal No.

**0006308795**



CITY OF SAN PABLO  
*City of New Directions*

### CITY OF SAN PABLO NOTICE OF PUBLIC HEARING Tuesday, March 26, 2019

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of San Pablo, State of California, will hold a public hearing on the following items:

**PLAN1903-0007:** Consideration of a request to amend a Conditional Use Permit to allow the Willow Mobile Home Park to continue to operate at its current location. The parcel is identified as 2885 Willow Road, APN 417-090-013. The proposed project has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA), in accordance with CEQA guidelines Section 15301, Existing Facilities. As there is no expansion of the use, there is no potential for causing a significant effect on the environment.

**PLAN 1809-0006:** A request for approval of a Conditional Use Permit, for tandem parking to allow a 388 sq. ft. residential addition, a 51.54 sq. ft. front porch and a 99.4 sq. ft. rear porch to an existing single-family house on a lot that is 30 feet wide and 122 feet deep (3,660 square feet) at 1963 Tyler Street, San Pablo, Ca (APN 411-222-007). The property is zoned single family residential (R1). This project is exempt under the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1(e), addition to existing structure.

NOTICE IS HEREBY FURTHER GIVEN that the hearing will be held at the Planning Commission meeting on Tuesday, March 26, 2019 at 6:30 p.m. The meeting will take place in the City Council Chambers located at One Alvarado Square, 13831 San Pablo Avenue, San Pablo, CA. 94806 at which time and place all persons interested may be heard. Questions may be directed to the City of San Pablo Community and Economic Development Department at (510) 215-3030.

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 Planning Commission at, or prior to, the public hearing.

If you need Spanish language assistance, please contact Community and Economic Development Department at (510) 215-3030. Si necesita asistencia en español, por favor contacte al Departamento de Desarrollo Comunitario y Económico al (510) 215-3030.

**Elizabeth Dunn, Planning Manager  
Community and Economic Development  
Department**

**WCT 6308795 March 16, 2019**

Intentionally Left Blank

**Planning Commission Staff Report**

**PREPARED BY:** Sandra Marquez, Assistant Planner

**DATE:** March 26, 2019

**SUBJECT: CONSIDERATION OF A CONDITIONAL USE PERMIT FOR TANDEM PARKING ON A LOT LESS THAN 50 FEET IN WIDTH TO ALLOW A 388 SQ. FT RESIDENTIAL ADDITION, A 51.54 SQ. FT. FRONT PORCH AND A 99.4 SQ. FT. REAR PORCH TO AN EXISTING SINGLE-FAMILY HOME AT 1963 TYLER STREET (APN 411-222-007).**

**PROJECT TITLE AND REQUEST**

Conditional Use Permit, PLAN1809-0006, a request for approval of a Conditional Use Permit for tandem parking to allow a new 388 sq. ft. residential addition, a 51.54 sq. ft. front porch and a 99.4 sq. ft. rear porch to an existing single-family house on a lot that is 30 feet wide and 122 feet deep.

**STAFF RECOMMENDATION**

Adopt Planning Commission Resolution 19-02 approving PLAN1809-0006 for the Conditional Use Permit for a new 388 sq. ft. residential addition, a 51.54 sq. ft. front porch and a 99.4 sq. ft. rear porch to an existing single-family house residence with a one-car garage and tandem parking in the driveway with the findings and conditions of approval.

**BACKGROUND**

- Applicant: Paola Osiris Espinoza
- Location: 1963 Tyler St.
- Assessor Parcel Number: 411-222-007
- General Plan Designation: Single Family Residential
- Zoning District: R-1 (Single Family Residential) District

**Surrounding Zoning and Land Uses:**

- North: R-1 Single Family Residential District
- South: R-1 Single Family Residential District
- East: R-1 Single Family Residential District
- West: R-1 Single Family Residential District

## **SITE AND PROJECT DESCRIPTION**

The applicant is requesting the approval of a Conditional Use Permit for tandem parking to allow a 388 sq. ft. residential addition, a 51.54 sq. ft. front porch and a 99.4 sq. ft. rear porch to an existing single-family house on a lot that is 30 feet wide and 122 feet deep. Section 17.08.050, Nonconforming parking, states that where any nonconforming use or structure is allowed to be expanded, changed or replaced, the new structure or use shall comply with the current parking requirements in Chapter 17.54, Parking and Loading. The existing single family house is nonconforming because it currently has a one-car garage, but Chapter 17.54, Parking and Loading requires two-covered off street parking spaces. Now that the owner is proposing an expansion to the house, the parking would need to be brought up to code.

Section 17.54.020(E)(2) of the San Pablo Zoning Code allows a Conditional Use Permit for tandem parking (one parking in a garage, and one parking space in the driveway) on a property less than 50 feet in width with approval from the Planning Commission.

Tandem parking (one space in a garage located in the front half of the lot and one uncovered space in the driveway) is an alternative to standard parking requirements in order to comply with the residential design guidelines, maintain the maximum lot coverage, and meet the off-street parking requirement for a parcel less than 50 feet wide.

The proposed front living room addition would be placed at a greater setback than required to avoid any potential impacts to the adjacent property to the east (1969 Tyler St.). The proposed side yard setback is five (5) feet and the required side yard setback is three (3) feet. Additionally, the designer on file, Brenda Munoz, has prepared a shadow study to demonstrate the projected shadows that the new construction will create during the winter and during summer at different hours of the day (attachment E). The shadow study demonstrates that there will be minimal impact to the front of the adjacent property. During the summer months, the only time of day when the new front addition will generate shadows toward the front of the adjacent property is early in the morning, two (2) hours after sunrise. During the winter months, the front addition will create minimal shadows towards the front of the adjacent property and it will only occur around noon.

## **CONDITIONAL USE PERMIT**

Through the Conditional Use Permit process, the Planning Commission is given an opportunity to review uses with this classification and approve, approve with conditions or deny such proposals. In considering approval of a Conditional Use Permit, the Planning Commission shall make a finding that the establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Allowing tandem parking on the existing residence will allow for the proposed new bathroom, bedroom and living room extension while maintaining the existing garage. The existing driveway is 22 feet long leading to a one-car attached garage in front of the property. The configuration of the existing house and the proposed addition do not accommodate for an expansion of the existing garage, however, the driveway is long enough for tandem uncovered parking.

## **GENERAL PLAN CONFORMANCE**

The proposal to allow a new bathroom, a bedroom extension, and living room extension to an existing 3-bedroom single family home with a detached one-car garage and tandem parking is consistent with the following General Plan Actions and Policies for the Residential District in which it is located:

### ***Policy LU 4.8: Neighborhood Integrity***

*The City shall promote the preservation of the integrity of existing stable residential neighborhoods.*

The applicant is proposing a new bathroom and a bedroom and living room extension to an existing three (3) bedroom and one (1) bathroom single-family home; the proposal also includes new front and rear porches. This lot is considered substandard at 30 feet wide and 122 feet in depth. In order to provide the required off-street parking, the applicant is proposing tandem parking.

### ***Policy LU 4.9: Housing Needs***

*New housing developments or rehabilitations shall incorporate quality of life issues such as household size, layout, privacy, and quality of materials that reflect the current housing and household needs of the community.*

The proposed residence with the new addition incorporates quality of life issues, such as providing two off-street parking spaces in form of tandem parking (within the garage and driveway) to meet the automobile needs of the household. The proposed floor plan incorporates a dining room, living room, kitchen, two bathrooms and three bedrooms. The exterior elevations illustrate a stucco finish and shingle roofing.

## **ZONING CONFORMANCE**

The lot is in an R-1 Single-Family District and it is only 30 feet wide. Section 17.54.020 (E) (2) Parking and Loading for Dwellings-Single Family detail the following requirements to attached and detached single family dwellings:

*“For single-family dwellings located on a lot with a width of less than 50 feet, two (2) enclosed spaces are required. Alternatively, subject to approval by a use permit, one (1) space in a garage located in the front half of the lot and one (1) uncovered space in the driveway may be provided.”*

The Zoning Ordinance allows residential homes, where the lot is less than 50 feet wide, to have one vehicle parking space in a garage in the front half of the lot and one uncovered space in the drive way provided a Use permit is granted by the Planning Commission.

### **Summary of Zoning Ordinance Development standards:**

<b>DEVELOPMENT STANDARDS FOR R-1 ZONING DISTRICT</b>			
<b>Standards</b>	<b>Zoning Ordinance Requires</b>	<b>Proposed Project</b>	<b>Complies?</b>
Front yard setbacks	20 feet	22 feet	Yes
Rear yard setbacks	15 feet minimum	17 feet	Yes
Side setbacks	3 feet minimum	5 feet	Yes
Height limits	27 feet maximum	13'-4" feet	Yes
Lot coverage	45% maximum	42.1%	Yes

**ANALYSIS**

This existing single-story residence is complementary with the character of the neighborhood where other one-story homes exist. The proposed residential addition is to the rear of the property and also to the front. The front addition will include a front porch which will provide an appealing and welcoming characteristic to the residence and reduce the prominence of the garage. The house will continue to meet all of the zoning requirements with regards to setbacks, parcel coverage, and height limits of the R-1 zoning district.

The existing garage is in the front of the property with an existing 22 feet long and 12 feet wide driveway which gives enough space for tandem parking. The front of the property is a lawn which will remain. Based on the existing conditions of the property, a residential addition to an existing house with single car garage is adequate and meets the intent of the San Pablo General Plan.

**FINDINGS**

- A. That the granting of the Conditional Use Permit 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 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.
- B. That the proposed front living room addition and front porch will create minimal impact regarding sunlight to the adjacent property to the east as described under the site and project description section.
- C. That the project is exempt from provisions of CEQA, consistent with CEQA guidelines Section 15301, Existing Facilities, Class 1(e), Addition to existing structure.
- D. That the proposed project complies with the development standards of the R-1 Single-family Residential zoning district.
- E. That the proposed project incorporates the policies established in the General Plan and Housing Element regarding providing additional housing to meet the community needs.

- F. That public notice of the hearing has been given by mail to the applicants, local affected agencies, all property owners within 300 feet of the subject property, and has been published in the East Bay Times, in accordance with the requirements of Government Code Section 65905.

**ENVIRONMENTAL DETERMINATION**

This project is exempt under the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1(e), addition to existing structure. Class 1(e) consists of additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet. The proposed residential addition is covered under this exemption.

**PUBLIC HEARING NOTICE**

Notices were mailed to owners of properties within a 300-foot radius of the site. The notices were mailed on March 13, 2019. In addition, a Public Hearing Notice was published in the East Bay Times newspaper on Saturday, March 16, 2019.

**ATTACHMENTS:**

- A: Planning Commission Resolution 19-02
- B: Plans (Site Plan, Floor Plan, Elevations)
- C: Photos
- D: Proof of Publication from West County Times
- E: Shadow Study

## PLANNING COMMISSION RESOLUTION 19-02

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO APPROVING A CONDITIONAL USE PERMIT FOR TANDEM PARKING ON A LOT LESS THAN 50 FEET IN WIDTH TO ALLOW A 388 SQ. FT RESIDENTIAL ADDITION, A 51.54 SQ. FT. FRONT PORCH AND A 99.4 SQ. FT. REAR PORCH TO AN EXISTING SINGLE-FAMILY HOME AT 1963 TYLER STREET (APN 411-222-007).**

**WHEREAS**, staff received a Conditional Use Permit application, PLAN1809-0006, requesting approval of a Conditional Use Permit for tandem parking on a lot less than 50 feet in width (on a substandard lot of 3,660 square feet) to allow a 388 sq. ft. residential addition, a 51.54 sq. ft. front porch and a 99.4 sq. ft. rear porch; and

**WHEREAS**, Section 17.54.020(E)(2) of the San Pablo Zoning Code allows a Conditional Use Permit for tandem parking (one parking in a garage, and one parking space in the driveway) on a property less than 50 feet in width with approval from the Planning Commission; and

**WHEREAS**, the Planning Commission shall make findings that the establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and,

**WHEREAS**, the proposed design is consistent with the General Plan, Zoning Ordinance development standards, parking and landscaping requirements, fosters the harmonious development and preservation of the public health and welfare of the City and its neighborhoods, and the architectural design and colors of the proposed residence are visually harmonious with the surrounding development, landforms, and vegetation, and additionally the proposed use, together with the conditions applicable hereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and

**WHEREAS**, tandem parking creates two off-street parking spaces, which is the requirement for new single family residential construction; and

**WHEREAS**, this project is exempt under the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1 (e) addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

**WHEREAS**, a public hearing notice has been given by mail to the applicant, local affected agencies and to all property owners within 300 feet of the subject property, and has been published in the East Bay Times in accordance with the requirements of Government Code Section 65091 and a public hearing held on March 26, 2019, at which public testimony was considered.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of San Pablo has reviewed the proposed project and approves this proposal, based on the following findings:

- A. That the granting of this Conditional Use Permit 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 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.

*The General Plan land use designation is Single Family Residential. The zoning for the site is R-1, Single-family residential, which implements the General Plan land use designation. Staff finds the request to construct a 388 sq. ft. residential addition, a 51.54 sq. ft. front porch and a 99.4 sq. ft. rear porch to an existing single-family residence and allowing tandem parking, appropriate for the design of the neighborhood because the existing neighborhood has similar designed homes and the property is large enough to accommodate the addition and meet all development standards. For these reasons, granting of this Use Permit 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 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.*

- B. That the project is exempt from provisions of CEQA, consistent with CEQA guidelines Section 15301, addition to an existing structure Class 1(e).

*The project has been determined to be exempt under CEQA, Section 15301, addition to an existing structure, Class 1(e), consists of additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet.*

- C. The proposed project complies with the development standards of the R-1 Single-family Residential zoning district.

*The proposed residential addition adheres to the development standards of the R-1 zoning district. The front, side, and rear yard setbacks meet the established setbacks. Additionally, the height of the proposed new unit adheres to the height limit of 27 feet. The proposal is to allow tandem parking for the second required parking space in the driveway of the existing attached garage.*

- D. The proposed project incorporates the policies established in the General Plan and Housing Element regarding providing additional housing to meet the community needs.

*The proposal to construct a 388 sq. ft. residential addition, a 51.54 sq. ft. front porch and a 99.4 sq. ft. rear porch to an existing single-family residence and allow tandem parking in the driveway incorporates the General Plan policies regarding neighborhood integrity and housing needs. The design is complimentary to the existing neighborhood, uses quality materials, and meets the development standards of the R-1 zoning district. One covered parking space and one parking space in the driveway establishes the required two off-street parking spaces for this new residence.*

- E. The proposed front living room addition and front porch will create minimal impact regarding sunlight to the adjacent property to the east.

*The proposed front living room addition would be placed at a greater setback than required to avoid any potential impacts to the adjacent property to the east (1969 Tyler St.). The proposed side yard setback is five (5) feet and the required side yard setback is three (3) feet. Additionally, a shadow study has been prepared to demonstrate the projected shadows that the new construction will create during the winter and during summer at different hours of the day. The shadow study demonstrates that there will be minimal impact to the front of the adjacent property. During the summer months, the only time of day when the new front addition will generate shadows toward the front of the adjacent property is early in the morning, two (2) hours after sunrise. During the winter months, the front addition will create minimal shadows towards the front of the adjacent property and it will only occur around noon.*

- F. Public notice of the hearing has been given by mail to the applicants, local affected agencies, all property owners within 300 feet of the subject property, and has been published in the East Bay Times, in accordance with the requirements of Government Code Section 65905.

*Notices were mailed to owners of properties within a 300-foot radius of the site. The notices were mailed on Wednesday, March 13, 2019. In addition, a Public Hearing Notice was published in the East Bay Times newspaper on Saturday, March 16, 2019.*

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Pablo hereby approves PLAN1809-0006 for a Conditional Use Permit based upon the following Conditions of Approval:

1. The Conditional Use Permit shall become null and void after one year of the Planning Commission's effective date of approval unless a building permit has been issued and normal construction progress has been made.
2. Minor modifications to this Conditional Use Permit may be granted by the Zoning Administrator, if the proposed changes generally comply with the intent of the Use Permit.
3. Obtain all necessary City of San Pablo Building and Public Works permits, and submit payment of fees and agency permits and approval from water, waste, fire and the school district for any proposed work.
4. Plans submitted for building permits and all subsequent construction shall be in substantial compliance with plans prepared by Brenda Munoz, submitted to the City of San Pablo on January 12, 2019, consisting of the Site Plan, Floor Plan and Elevations, subject to the following condition:

As provided on the colors and materials board, the exterior materials shall be stucco finish and roof shingle to match existing house. The colors are to match the existing residence.

5. Indemnification: Pursuant to Government Code Section 66474.9, the applicant (including any agent thereof) shall defend, indemnify, and hold harmless the City of San Pablo and its agents,

officers, or employees from any claim to attack, set aside, void or annul, the City's approval concerning this planning application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense.

6. Any relocation of utilities as a result of this approval shall be at no expense to the City of San Pablo.
7. Construction activity shall be limited to between the hours of 7:00 A.M and 6:00 P.M Monday through Friday and from 9:00 A.M to 5:00 P.M on Saturday. Construction is not permitted on Sundays.
8. Property lines must be established by land surveyor and clearly identified before foundation inspection.
9. When submitting for a building permit ensure all plans and documents, as required by the city are included in the packet. Plan submittal must include Energy Calculations and CALGreen checklist.
10. The plans shall be designed using the 2016 California Building, Mechanical, Electrical, Plumbing, Fire and Energy Codes.
11. If fire sprinklers are a deferred submittal, it must be indicated on cover sheet of plan set.
12. The property shall be free of all debris during construction. All scrap materials shall be stored in a container and shall be removed regularly.
13. Submit a Drainage Plan at the time plans are submitted for building permit issuance. Storm water runoff shall not be conveyed across property lines, including street frontage and driveway. Storm water runoff should be directed to existing and/or new pervious area on site with a maximum of 2:1 ratio of impervious to pervious area. Rain gutters and downspouts shall be installed in all subject structures. Downspouts shall be sloping away from the building with splash blocks/energy dissipaters. Please show the following on the drainage/site plan:
  - A. Show which are created or replaced impervious area (roof, concrete, etc.) and which are existing or new pervious area (landscape, vegetation) that storm water runoff is draining to include the area size in square footage.
  - B. Show downspout locations, existing and proposed.
  - C. Show slopes/arrows to indicate storm drain flows on site.
14. Note that building on the City right-of-way line (ROW) is prohibited. Show City ROW limits on site plan. Any currently existing structures in the city ROW may either be removed immediately or stay until the City deems it necessary to use the ROW at which point the structures must be removed.

15. City Engineer/inspector may require the replacement of the front sidewalk, curb and gutter if a tripping hazard is present, or if existing facilities in the public's right of way are not up to current City or ADA standards.
16. The Contra Costa County pollution prevention plan sheet (full size) must be included in the construction plan set for plan check submittal and approval.
17. Storm drains must be protected from construction debris and materials. Include any storm drains located in or around your project on plans and call out the use of proper BMPs located on the City of San Pablo's website. <http://www.sanpabloca.gov/index.aspx?nid=1262>
18. The construction of any new structure must comply with CALGreen requirements for construction and demolition (C&D). At least 65% of nonhazardous C&D materials generated must be recycled and/or salvaged for reuse. All forms are found in the attached "San Pablo C&D Form." The "Pre-Construction Waste Management Plan (WMP) Instructions" shall be completed and returned to the city when the permit application is submitted. The Building Department will not issue permits unless the form is completed. The "Post Construction Waste Management Report" form and weight receipts must be completed and returned prior to the final inspection for occupancy.
19. Exterior fencing shall be at the property line and shall comply with section 17.45 Fences, Walls, Gates, and Screening, of the Zoning Ordinance.

BE IT FURTHER RESOLVED that the foregoing recitations are true and correct, and are included herein by reference as findings.

\*\*\*\*\*

Adopted this 26<sup>th</sup> day of March 2019, by the following vote:

AYES:            COMMISSIONERS:  
 NOES:            COMMISSIONERS:  
 ABSENT:        COMMISSIONERS:  
 ABSTAIN:       COMMISSIONERS:

ATTEST:

APPROVED:

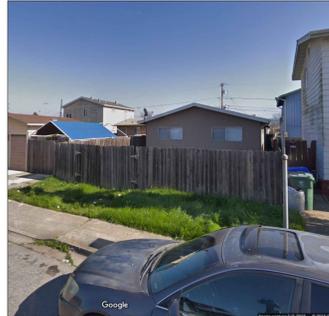
---

Charles Ching  
 Secretary

---

Paul V. Morris  
 Chairman

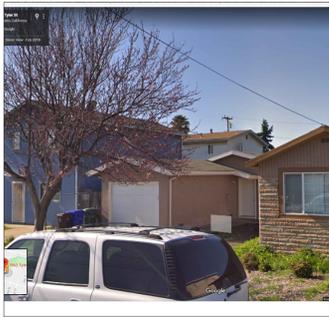
APN:411-222-007-6



SITE REAR VIEW



AERIAL VIEW 1



SITE FRONT VIEW 1



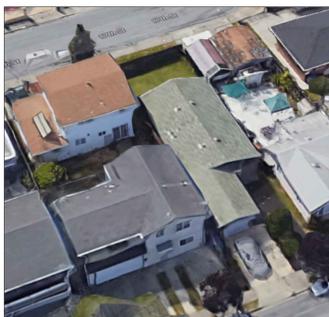
AERIAL VIEW 2



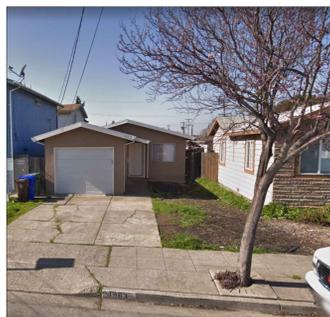
SITE REAR VIEW 2



GARAGE VIEW

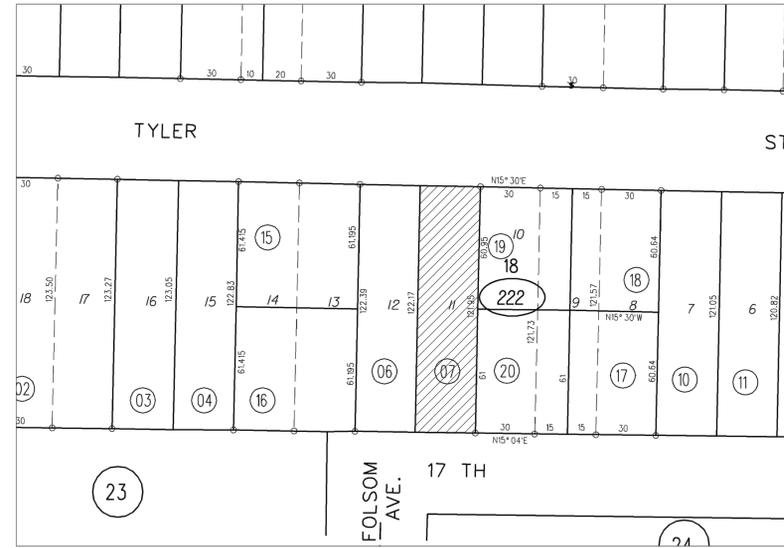


AERIAL VIEW 3



FRONT VIEW 2

SITE PICTURES



PARCEL MAP

SHEET INDEX

ARCHITECTURAL

- A0. COVER, INDEX, PARCEL MAP, PROJECT DIRECTORY, PROJECT DATA VICINITY MAP, ABBREVIATIONS AND CONSTRUCTION SYMBOLS, APPLICABLE CODES, SCOPE OF WORK, AND DEFERRED SUBMITTALS
- A1. EXISTING SITE PLAN, PROPOSED SITE PLAN.
- A2. EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN.
- A3. EXISTING AND PROPOSED REAR AND FRONT ELEVATIONS
- A4. EXISTING AND PROPOSED REAR AND RIGHT ELEVATIONS.

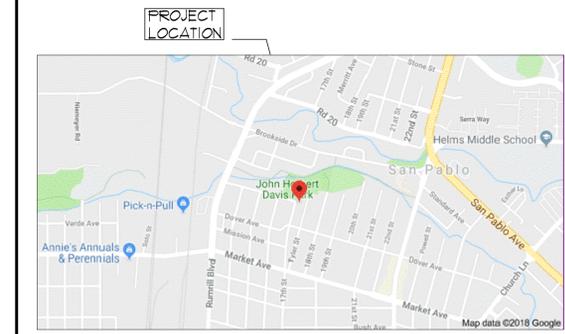
STRUCTURAL

- S0 SPECIAL INSPECTIONS
- S1 GENERAL NOTES
- S2 FOUND./ 1ST FLOOR FRAMING
- S3 2ND FLOOR FRAMING
- S4 ROOF FRAMING
- S5 GARAGE FRAMING
- S6 TYPICAL DETAILS

ABBREVIATIONS & CONSTRUCTION SYMBOLS

&	AND	DBL.	DOUBLE	FFRF.	FIREPROOF	M.O.	MASONRY OPENING	S.C.	SOLID CORE	WD.	WOOD
∠	ANGLE	DEPT.	DEPARTMENT	F.F.	FULL SIZE	MTD.	MOUNTED	S.C.D.	SEAT COVER DISPENSER	W/O	WITHOUT
⓪	AT	D.F.	DRINKING FOUNTAIN	FT.	FOOT OR FEET	MUL.	MULLION	SCHED.	SCHEDULE	WP.	WATERPROOF
Q	CENTERLINE	DET.	DETAIL	FIG.	FOOTING	N.	NORTH	S.D.	SOAP DISPENSER	WSCT.	WAINSCOT
∅	DIAMETER OR ROUND POUND OR NUMBER	DIA.	DIAMETER	FURR.	FURRING	N.I.C.	NOT IN CONTRACT	SECT.	SECTION	WT.	WEIGHT
#	DIAMETER OR ROUND POUND OR NUMBER	DIM.	DIMENSION	FUT.	FUTURE	NO.	NUMBER	SH.	SHELF		
(E)	EXISTING	DISP.	DISPENSER	GA.	GAUGE	NOM.	NOMINAL	SHR.	SHOWER		
ACOUS.	ACOUSTICAL	DN.	DOWN	GALV.	GALVANIZED	N.T.S.	NOT TO SCALE	SHT.	SHEET		
A.D.	AREA DRAIN	D.O.	DOOR OPENING	G.B.	GRAB BAR	O.A.	OVERALL	SIM.	SIMILAR		
ADJ.	ADJUSTABLE	DR.	DOOR	GL.	GLASS	OBS.	OBSCURE	S.I.D.	SANITARY NAPKIN DISPENSER		
AGGR.	AGGREGATE	DWR.	DRAWER	GND.	GROUND	O.C.	ON CENTER	S.N.R.	SANITARY NAPKIN RECEPTACLE		
AL.	ALUMINUM	DS.	DOWNSPOUT	GR.	GRADE	O.D.	OUTSIDE DIAMETER (DIM.)	SPEC.	SPECIFICATION		
APROX.	APPROXIMATE	D.S.P.	DRY STANDPIPE	GYP.	GYPSON	OFF.	OFFICE	SQ.	SQUARE		
ARCH.	ARCHITECTURAL	DWG.	DRAWING	H.B.	HOSE BIBB	OPNG.	OPENING	S.S.T.	STAINLESS STEEL		
ASB.	ASBESTOS	E.	EAST	H.C.	HOLLOW CORE	OPNG.	OPENING	S.S.K.	SERVICE SINK		
ASPH.	ASPHALT	EA.	EACH	HDWD.	HARDWOOD	PRCST.	PRE-CAST	STA.	STATION		
BD.	BOARD	E.J.	EXPANSION JOINT	HDWE.	HARDWARE	PL.	PLATE	STD.	STANDARD		
BITUM.	BITUMINOUS	EL.	ELEVATION	H.M.	HOLLOW METAL	P.LAM.	PLASTER	STL.	SELECT TIGHT KNOT		
BLDG.	BUILDING	ELEC.	ELECTRICAL	H.R.	HORIZONTAL	P.LAS.	PLASTER	STK.	STEEL		
BLK.	BLOCK	ELEV.	ELEVATOR	HGT.	HEIGHT	PLYWD.	PLYWOOD	STOR.	STORAGE		
BLKG.	BLOCKING	EMER.	EMERGENCY	HR.	HOUR	PR.	PAIR	STR.	STRUCTURAL		
BM.	BENCHMARK	ENCL.	ENCLOSURE	I.D.	INSIDE DIAMETER	PT.	POINT	SUSP.	SUSPENDED		
BOT.	BOTTOM	E.P.	ELECTRICAL PANELBOARD	INSUL.	INSULATION	P.T.D.	PAPER TOWEL DISPENSER	SYM.	SYMMETRICAL		
CAB.	CABINET	EQ.	EQUIPMENT	INT.	INTERIOR	P.T.D.F.	PRESSURE TREATED DOUG. FIR	S4S	SURFACE FOUR SIDES		
C.B.	CATCH BASIN	EQPT.	EQUIPMENT	JAN.	JANITOR	P.T.D./R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE	T.B.	TOWEL BAR		
CEM.	CEMENT	E.W.C.	ELECTRIC WATER COOLER	JT.	JOINT	PT.R.	PAPER TOWEL RECEPTACLE	T.C.	TOP OF CURB		
CER.	CERAMIC	EXT.	EXPOSED	KIT.	KITCHEN	Q.T.	QUARRY TILE	TEL.	TELEPHONE		
C.I.	CAST IRON	EXP.	EXPANSION	LAB.	LABORATORY	R.	RISER	TER.	TERRAZZO		
C.G.	CORNER GUARD	EXT.	EXTERIOR	LAM.	LAMINATE	R.	RISER	T.&G.	TONGUE AND GROOVE		
CLG.	CEILING	F.A.	FIRE ALARM	LAV.	LAVATORY	RAD.	RADIUS	THK.	THICK		
CLKG.	CALKING	F.B.	FLAT BAR	LAV.	LAVATORY	R.D.	ROOF DRAIN	T.P.	TOP OF PAVEMENT		
CLO.	CLOSET	F.D.	FLOOR DRAIN	LKR.	LOCKER	R.F.	ROUGH FINISH	T.P.D.	TOILET PAPER DISPENSER		
CLR.	CLEAR	FDN.	FOUNDATION	LT.	LIGHT	REF.	REFERENCE	T.V.	TELEVISION		
C.O.	CASED OPENING	F.E.	FIRE EXTINGUISHER	LT.	LIGHT	REFR.	REFRIGERATOR	T.W.	TOP OF WALL		
COL.	COLUMN	F.E.C.	FIRE EXTINGUISHER CABINET	MAX.	MAXIMUM	RGTR.	REGISTER	TYP.	TYPICAL		
CONC.	CONCRETE	F.H.C.	FIRE HOSE CABINET	M.C.	MECHANICAL	REINF.	REINFORCED	UNF.	UNFINISHED		
CONN.	CONNECTION	FIN.	FINISH	MECH.	MECHANICAL	REQ.	REQUIRED	U.O.N.	UNLESS OTHERWISE NOTED		
CONSTR.	CONSTRUCTION	FL.	FLOOR	MEMB.	MEMBRANE	RESIL.	RESILIENT	UR.	URNAL		
CONT.	CONTINUOUS	FLASH.	FLASHING	MTL.	METAL	R.M.	ROOM	VERT.	VERTICAL		
CORR.	CORRIDOR	FLUOR.	FLUORESCENT	MFR.	MANUFACTURER	R.O.	ROUGH OPENING	VEST.	VESTIBULE		
CTSK.	COUNTERSUNK	F.O.C.	FACE OF CONCRETE	MIN.	MINIMUM	RWD.	REDWOOD				

VICINITY MAP



APPLICABLE CODES

ALL CONSTRUCTION REGARDLESS OF DETAILS ON PLANS SHALL COMPLY WITH:  
 CALIFORNIA RESIDENTIAL CODE 2016 EDITION  
 CALIFORNIA BUILDING CODE 2016 EDITION  
 CALIFORNIA MECHANICAL CODE (CMC) 2016 EDITION  
 CALIFORNIA PLUMBING CODE (CPC) 2016 EDITION  
 CALIFORNIA ELECTRICAL CODE (CEC) 2016 EDITION  
 CALIFORNIA FIRE CODE (CFC) 2016 EDITION  
 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2016 EDITION  
 CALIFORNIA GREEN BUILDING STANDARDS (CGBS) 2016 EDITION

SCOPE OF WORK

REAR ADDITION 215 SQ. FT. TO ENLARGE EXISTING BEDROOM 3, NEW FULL BATHROOM, NEW CONCRETE PORCH 99.4 SQ. FT., FRONT ADDITION TO EXTEND EXISTING LIVING ROOM 173 SQ. FT. AND NEW FRONT ENTRANCE PORCH 62.34 SQ. FT.

DEFERRED SUBMITTALS

NO APPLY FOR THIS PROJECT

PROJECT DIRECTORY

**OWNER:**  
 PAOLA OSIRIS ESPINOZA  
 1963 TYLER ST.  
 SAN PABLO, CA  
 94806

**ARCHITECT:**  
 BM. RESIDENTIAL DESIGNER  
 2619 LOWELL AVENUE  
 RICHMOND, CA 94801  
 PHONE: (510) 734-2181  
 CONTACT: BRENDA MUNOZ

**STRUCTURAL ENGINEER:**  
 HUGO BARRON  
 CIVIL ENGINEER  
 2619 LOWELL AVENUE  
 RICHMOND, CA 94801  
 PHONE: 925-899-4927  
 FAX: N/A

**CIVIL ENGINEER:**  
 HUGO BARRON  
 CIVIL ENGINEER  
 2619 LOWELL AVENUE  
 RICHMOND, CA 94801  
 PHONE: 925-899-4927  
 FAX: N/A

**ENERGY ANALYSIS:**  
 TAILORED ENERGY ONLINE.  
 KEVIN@TAILOREDENERGYONLINE.COM  
 PHONE: 1-888-310-0808  
 FAX: 1-877-838-6167

PROJECT DATA

ASSESSORS PARCEL NO.: 411-222-007-6  
 PROPERTY ADDRESS: 1963 TYLER STREET  
 OWNER: SAN PABLO, CA 94806  
 PAOLA OSIRIS ESPINOZA  
 1963 TYLER STREET  
 SAN PABLO, CA 94806  
 OCCUPANCY: "U".  
 GARAGE OCCUPANCY: "U".  
 TYPE OF CONSTRUCTION: V-B  
 OWNERS PHONE NUMBER: 510-604-6491  
 NON SPRINKLERS IN BUILDING  
 ZONING DISTRICT: R-1  
 LOT AREA: 3,660 SQ. FT.  
 PARKING SPACES: 2  
 EXISTING HOUSE BUILDING AREA: 1020 SQ. FT.  
 PROPOSED ADDITION: 388 SQ. FT.  
 PROPOSED FRONT PORCH: 51.54 SQ. FT.  
 PROPOSED REAR PORCH: 99.4 SQ. FT.  
 ALLOWABLE SITE COVERAGE (45%): 1647 SQ. FT.  
 PROPOSED SITE COVERAGE: 1544 SQ. FT.=42.1 %  
 MAX ALLOWABLE BLDG. HEIGHT: 27 FT. 0 IN.  
 PROPOSED BUILDING PEAK HEIGHT: 13 FT. 5 IN.  
 MINIMUM FRONT SETBACK: 20'-0" FT.  
 MINIMUM SIDE SETBACK: 3.0 FT.  
 MINIMUM REAR SET BACK: 15.0 FT.

THIS PROJECT DATA IS FOR PLANNING AND PERMIT USE ONLY AND USED IN A SPECIFIC MANNER BY THE PLANNING DEPARTMENT, BUILDING OFFICIAL AND/OR PLANS EXAMINER ONLY. DO NOT USE IT FOR THE PURPOSE OF DEFINING WHAT THE MARKETABLE REAL ESTATE VALUE IS, NOR FOR TAKE OFFS FOR MATERIAL COSTS. EACH INDIVIDUAL PROFESSIONAL, CONTRACTOR OR SUBCONTRACTOR MUST PERFORM THEIR OWN SQUARE FOOTAGE TAKE-OFFS FOR VALUATION AND ESTIMATION.

REVISION	BY

**B.M. Brenda Muñoz**  
 Designer  
 2619 Lowell Av. Richmond, Ca 94801  
 Phone & Fax: (510) 734-2897  
 Cell: (510) 734-2181  
 brenda94801@yahoo.com

*Brenda Muñoz*  
 B. K. Muñoz  
 JANUARY - 2010

**OWNER:**  
 PAOLA OSIRIS ESPINOZA  
 AND FAMILY  
**ADDRESS:**  
 1963 TYLER ST.  
 SAN PABLO, CA 94806

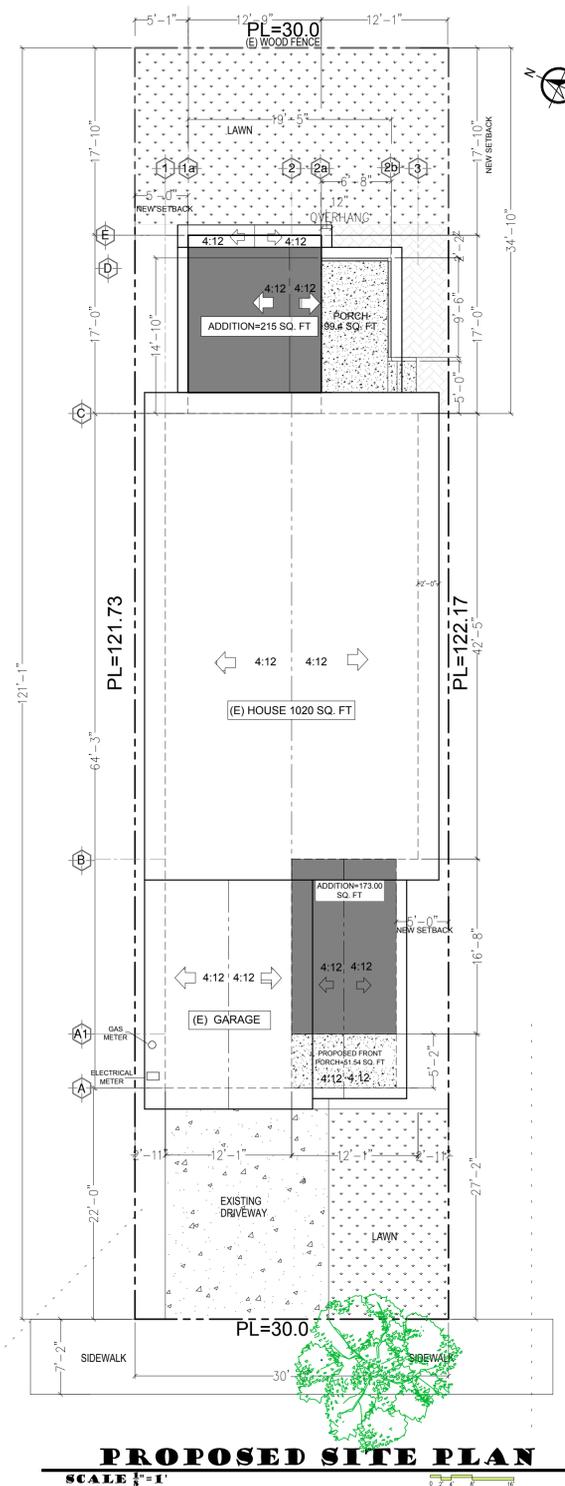
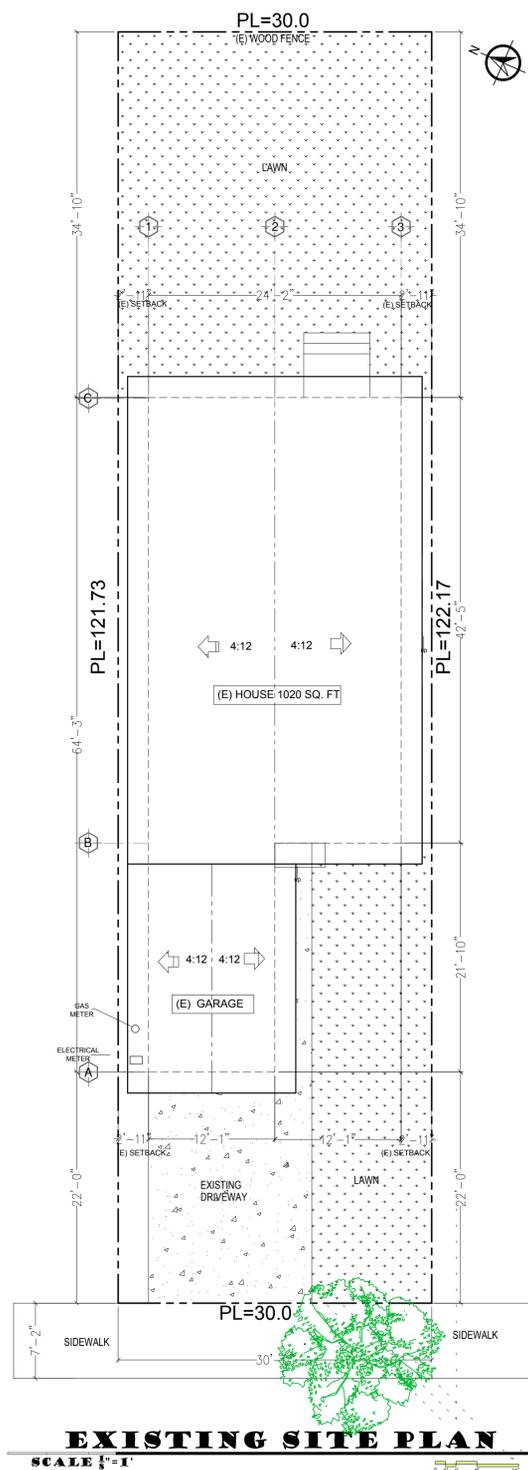
**PHONE:**  
 (510) 604-6491  
**e-mail:**  
 brenda9480-1@yahoo.com

**PROJECT NAME:**  
 PROPOSED REAR AND FRONT  
 ADDITION + NEW ENTRANCE PORCH

**PROJECT ADDRESS:**  
 1963 TYLER STREET  
 SAN PABLO, CA 94806

**CONTENT:**  
 GENERAL INFORMATION

**SCALE:** AS SHOWN  
**DRAW BY:** B.M.  
**JOB #:** 01-12-2019  
**SHEET:**  
 A0



**GENERAL BUILDING NOTES GENERAL BUILDING NOTES**

- A. DO NOT SCALE DRAWINGS.
- B. IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION OR CLARIFICATION.
- C. ALL MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY.
- D. CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS, PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS, AVOID OVER-LOADING STRUCTURE, AND SECURELY STORE ALL LOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION. ITEMS TO BE USED FOR CONSTRUCTION. AT LEAST 4" BETWEEN THE WEEP SCREED AND DIRT. E. E. AT LEAST 2" BETWEEN THE WEEP SCREED AND PAVED AREA AT LEAST 2" BETWEEN THE WEEP SCREED AND PAVED AREA ALL UNDER FLOOR VENTILATIONS TO BE COVERED WITH MESH INSECT SCREEN ALL UNDER FLOOR VENTILATIONS TO BE COVERED WITH MESH INSECT SCREEN OPENING NO MORE THAN 1/4". OPENING NO MORE THAN 1/4".
- E. AT LEAST 12" CLEAR BETWEEN THE GIRDERS TO THE DIRT AND MINIMUM 18" FROM FLOOR JOISTS TO THE DIRT. FROM FLOOR JOISTS TO THE DIRT.
- F. STUCCO SYSTEM SHALL BE TWO COAT STUCCO ON F. METAL LATH (ICBO #3878) WITH 15 LB. FELT VAPOR BARRIER ON 2X4 WOOD STUDS. 15 LB. FELT VAPOR BARRIER ON 2X4 WOOD STUDS.
- G. ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS.
- H. ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- I. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION. UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- J. ALL ELECTRICAL CALCULATIONS AND WIRE SIZE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR. RECEPTACLE, FIXTURE, AND EQUIPMENT LOCATIONS TO BE FOUND ON FLOOR PLANS AND SITE PLAN. CONTRACTOR TO VERIFY LOCATION, FIXTURE TYPES AND EQUIPMENT WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
- K. MECHANICAL SYSTEM TO BE INSTALLED BY A MECHANICAL CONTRACTOR. VERIFY EQUIPMENT TYPE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
- L. PLUMBING PIPING SHALL BE: WATER LINES - COPPER TYPE "L" UNDER FLOOR WATER LINES - COPPER TYPE "L" UNDER FLOOR AND TYPE "M" ABOVE FLOOR. AND TYPE "M" ABOVE FLOOR. OUTSIDE PIPING - 40 PVC (NO PVC UNDER SLABS OR DRIVEWAYS). WASTE LINES - ALL BENDS TO BE ABS PLASTIC, WASTE LINES - ALL BENDS TO BE ABS PLASTIC, LINES SHALL BE ABS PLASTIC OR CAST IRON. LINES SHALL BE ABS PLASTIC OR CAST IRON.
- M. ALL EXTERIOR DOORS SHALL BE 1-3/8" SOLID CORE WOOD, DOORS SHALL BE SELF CLOSING WHERE WOOD, DOORS SHALL BE SELF CLOSING WHERE INDICATED ON PLAN. INDICATED ON PLAN.
- N. SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT GYPSUM BOARD AND CERAMIC TILE (OR RESISTANT GYPSUM BOARD AND CERAMIC TILE (OR EQUAL) TO A HEIGHT OF 72" ABOVE DRAIN EQUAL) TO A HEIGHT OF 72" ABOVE DRAIN.
- O. SHOWER ENCLOSURES SHALL BE SHOWER RODS, SHOWER ENCLOSURES SHALL BE SHOWER RODS, O. TEMPERED GLASS, OR APPROVED EQUAL. TEMPERED GLASS, OR APPROVED EQUAL. CENTER OF WATER CLOSET SHALL BE A MINIMUM OF P. 15" TO VERTICAL SURFACE OF SIDES. 15" TO VERTICAL SURFACE OF SIDES. EACH BEDROOM SHALL HAVE ONE EXTERIOR WINDOW Q. EACH BEDROOM SHALL HAVE ONE EXTERIOR WINDOW Q. OR DOOR THAT IS OPERABLE FROM INTERIOR WITHOUT OR DOOR THAT IS OPENABLE FROM INTERIOR WITHOUT THE USE OF A KEY OR SPECIAL TOOLS, KNOWLEDGE, THE USE OF A KEY OR SPECIAL TOOLS, KNOWLEDGE, OR EFFORT. OR EFFORT. ALL PRODUCTS LISTED BY ICBO/NER NUMBER SHALL R. BE INSTALLED PER THE REPORT AND MANUFACTURER'S BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE ICBO APPROVED PRODUCTS LISTED SHALL ALSO HAVE ICBO APPROVED EVALUATION REPORT AND BE APPROVED AND LISTED EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES. BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT S. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT S. USE OF A KEY OR SPECIAL KNOWLEDGE. USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED T. MANUALLY OPERATED EDGE OR SURFACE MOUNTED T. FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS. A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.

REVISION	BY

**B.M. Brenda Muñoz**  
Designer  
2819 Lowell Av. Richmond, Ca 94801  
Phone & Fax: (510) 703-2897  
Cell: (510) 734-2181  
brenda94801@yahoo.com

*Brenda Muñoz*  
B. K. Muñoz  
JANUARY - 2010

**OWNER:**  
PAOLA OSIRIS ESPINOZA AND FAMILY  
**ADDRESS:**  
1963 TYLER ST.  
SAN PABLO, CA 94806

**PHONE:**  
(510) 604-6491  
**e-mail:**  
brenda9480-1@yahoo.com

**PROJECT NAME:**  
PROPOSED REAR AND FRONT ADDITION + NEW ENTRANCE PORCH  
**PROJECT ADDRESS:**  
1963 TYLER STREET  
SAN PABLO, CA 94806

**CONTENT:**  
EXISTING AND PROPOSED SITE PLAN

**SCALE:** AS SHOWN  
**DRAW BY:** B.M.  
**JOB #:** 01-12-2019

**SHEET:**  
A1

REVISION	BY



*Brenda Muñoz*  
 B. K. Muñoz  
 JANUARY - 2010

**OWNER:**  
 PAOLA OSIRIS ESPINOZA  
 AND FAMILY  
**ADDRESS:**  
 1963 TYLER ST.  
 SAN PABLO ,CA 94806

**PHONE:**  
 (510) 604-6491  
**e-mail:**  
 brenda94801-1@yahoo.com

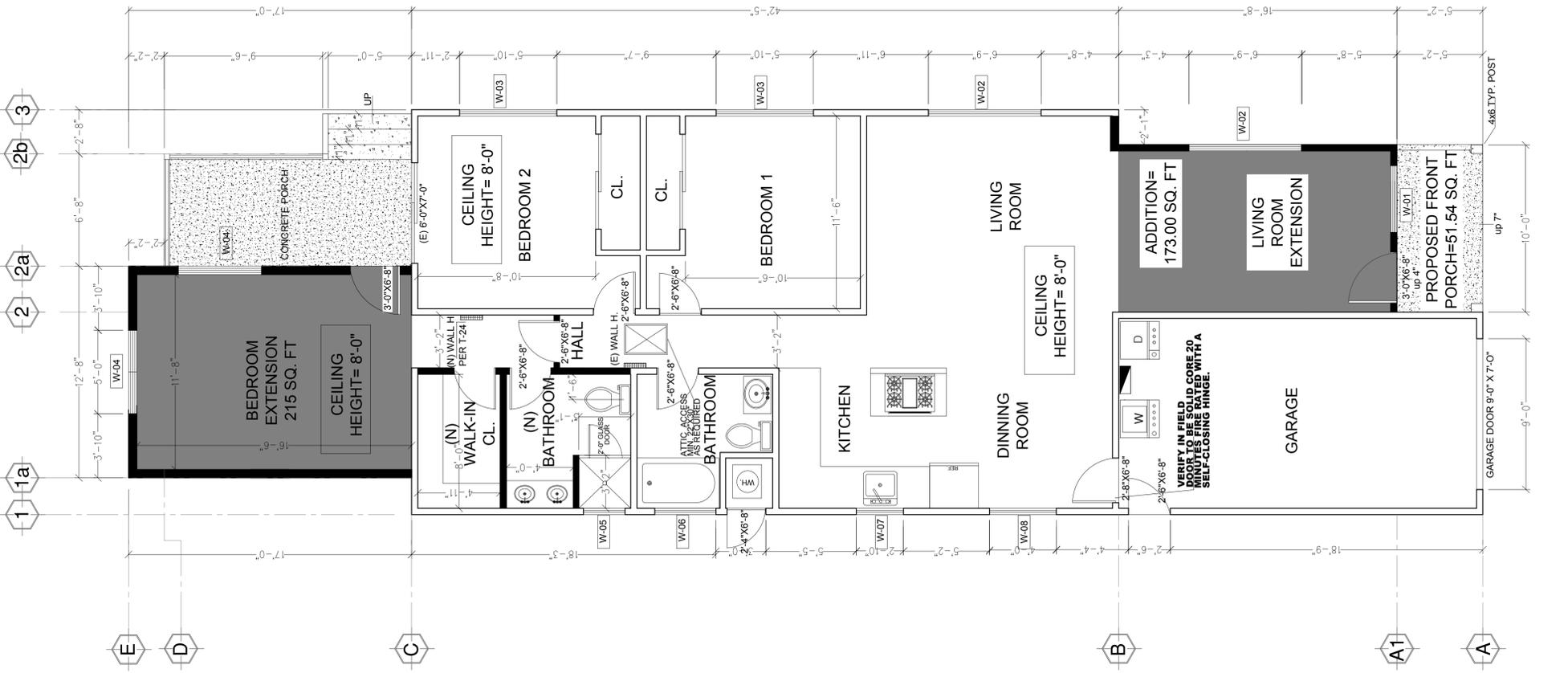
**PROJECT NAME:**  
 PROPOSED REAR AND FRONT  
 ADDITION + NEW ENTRANCE PORCH

**PROJECT ADDRESS:**  
 1963 TYLER STREET  
 SAN PABLO ,CA 94806

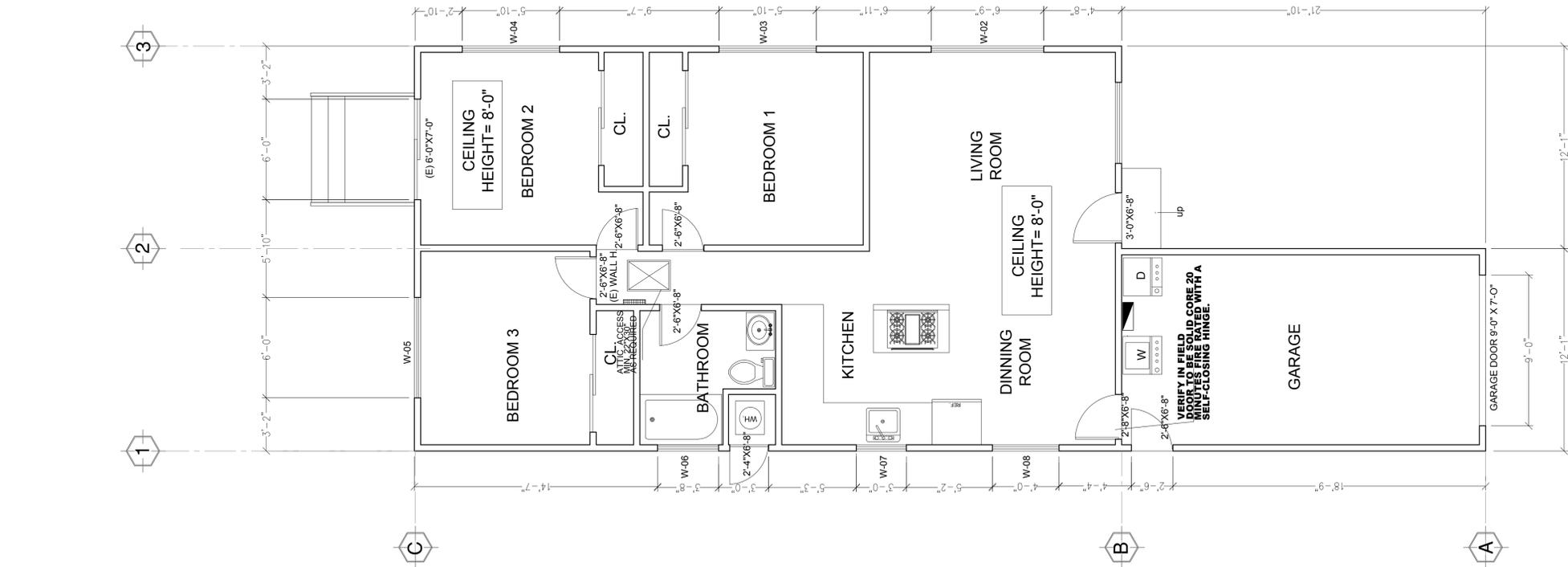
**CONTENT:**  
 EXISTING AND  
 PROPOSED  
 FLOOR PLAN

**SCALE:** AS SHOWN  
**DRAW BY:** B.M.  
**JOB #:** 01-12-2019

**SHEET:**  
 A2

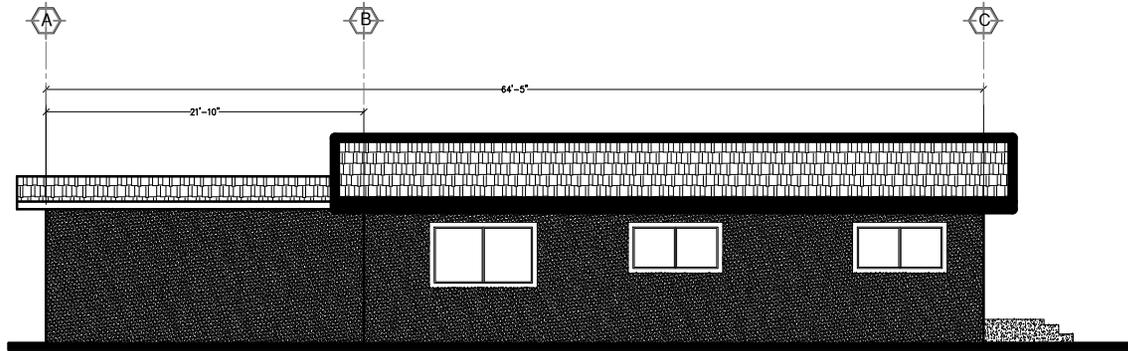


**PROPOSED FLOOR PLAN**  
 SCALE 1/4"=1'



**EXISTING FLOOR PLAN**  
 SCALE 1/4"=1'

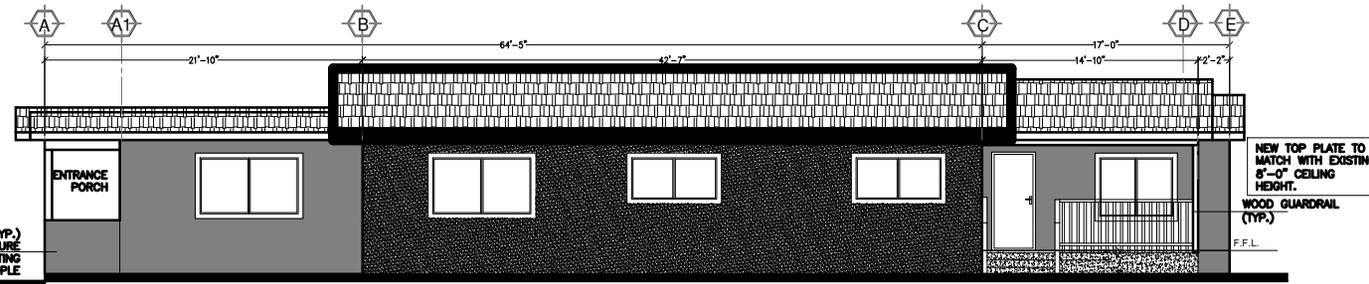




**(E) RIGHT ELEVATION**  
SCALE 1/4"=1'

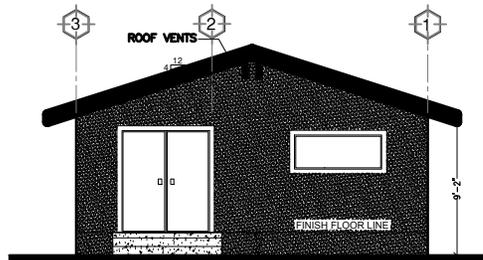
WINDOWS SCHEDULE EXISTING					
#	LOCATION	TYPE	W	H	TEMPERED GLASS
W-1	LIVING ROOM	SLD.	4'-2"	x 3'-2"	NO
W-2	LIVING ROOM	SLD.	8'-9"	x 3'-10"	NO
W-3	BEDROOM 1	SLD.	5'-10"	x 2'-10"	NO
W-4	BEDROOM 2	SLD.	5'-10"	x 2'-10"	NO
W-5	BEDROOM 3	FIXED	6'-0"	x 2'-4"	NO
W-6	BATHROOM	SLD.	3'-8"	x 2'-0"	NO
W-7	KITCHEN	SLD.	3'-0"	x 3'-0"	NO
W-8	DINING ROOM	SLD.	4'-0"	x 3'-10"	NO

WINDOWS SCHEDULE PROPOSED					
#	LOCATION	TYPE	W	H	TEMPERED GLASS
W-1	LIVING ROOM	SLD.	4'-0"	x 4'-0"	NO
W-2	LIVING ROOM	SLD.	6'-9"	x 3'-10"	NO
W-2	LIVING ROOM	SLD.	6'-9"	x 3'-10"	NO
W-3	BEDROOM 1	SLD.	5'-10"	x 2'-10"	NO
W-3	BEDROOM 2	SLD.	5'-10"	x 2'-10"	NO
W-4	BEDROOM 3	SLD.	5'-0"	x 4'-0"	NO
W-5	BATHROOM	SLD.	2'-6"	x 2'-0"	NO
W-6	BATHROOM	SLD.	3'-8"	x 2'-0"	NO
W-7	KITCHEN	SLD.	3'-0"	x 3'-0"	NO
W-8	DINING ROOM	SLD.	4'-0"	x 3'-10"	NO

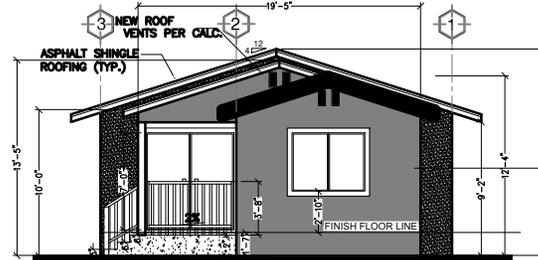


**PROPOSED RIGHT ELEVATION**  
SCALE 1/4"=1'

**NOTES**  
ADDITION AREA



**(E) REAR ELEVATION**  
SCALE 1/4"=1'



**PROPOSED REAR ELEVATION**  
SCALE 1/4"=1'

- BOTTOM EXTERIOR WALL FINISH: 7/8" THREE COAT STUCCO PLASTER STUCCO INSTALLATION REQUIREMENTS:**
- 1.a) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING SHALL INCLUDE A WATER-RESISTIVE VAPOR - PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF-GRADE-D-PAPER-R703.6.3).
  - 1.b) PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R031.1 OR GYPSUM-BACKING-(R703.6.2).
  - 1.c) A MINIMUM 26 GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS, AND , THE SCREED SHALL BE PLACED A MINIMUM OF INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

REVISION	BY

**Brinda Munoz**  
Designer  
1933 S. Bascom Ave., (Berkeley, CA 94701)  
Phone: & Fax: (510) 703-2827  
Cell: (510) 734-2181  
brenda94801@yahoo.com

*Brinda Munoz*  
B. K. Muñoz  
JANUARY - 2010

**OWNER:**  
PAOLA OSIRIS ESPINOZA  
AND FAMILY  
**ADDRESS:**  
1963 TYLER AVE  
SAN PABLO, CA 94806

**PHONE:**  
(510) 604-6491  
**e-mail:**  
brenda9480-1@yahoo.com

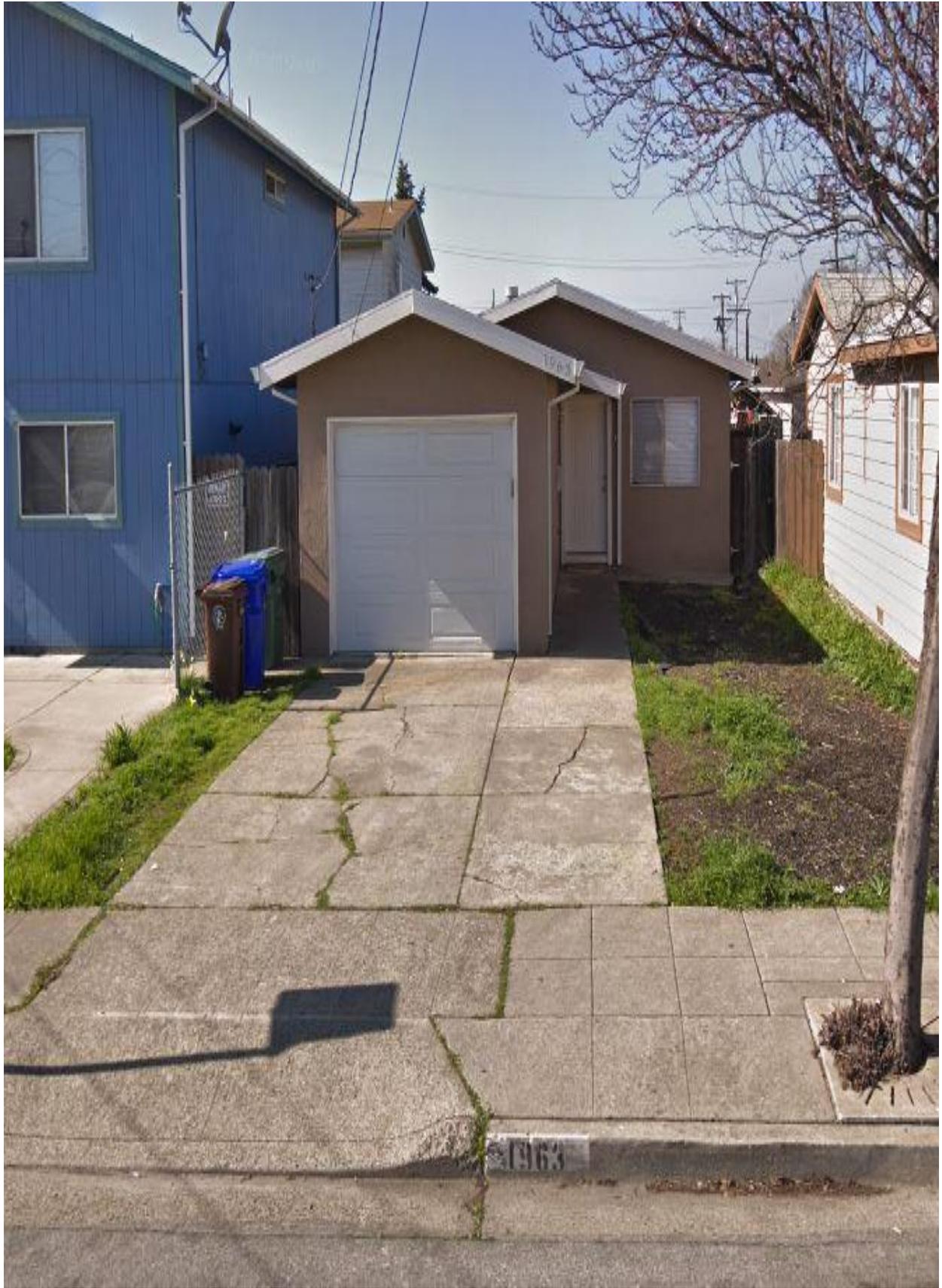
**PROJECT NAME:**  
PROPOSED REAR AND FRONT  
ADDITION + NEW ENTRANCE PORCH  
**PROJECT ADDRESS:**  
1963 TYLER AVE  
SAN PABLO, CA 94806

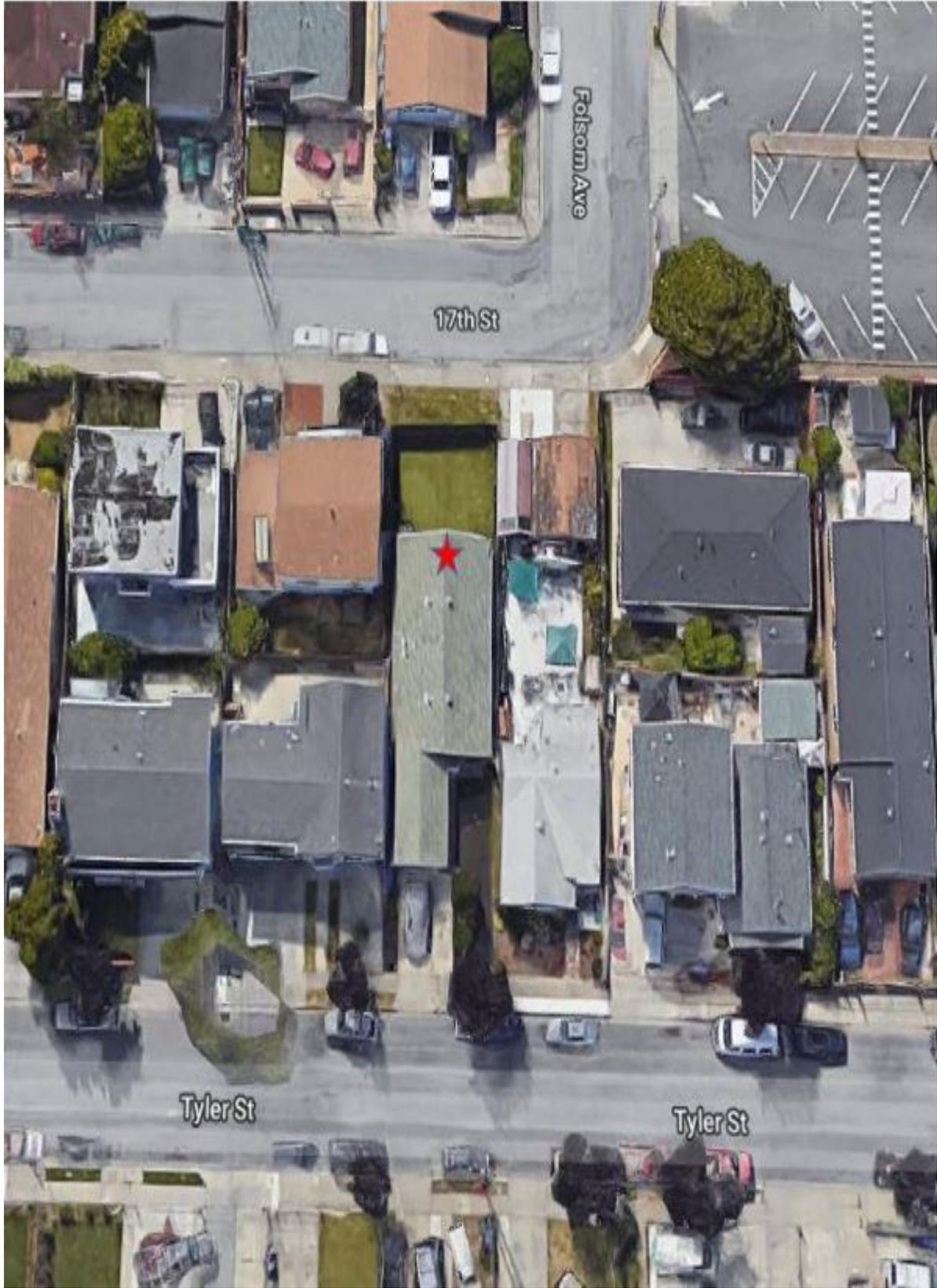
**CONTENT:**  
EXISTING AND  
PROPOSED  
REAR AND RIGHT  
ELEVATIONS

**SCALE:** AS SHOWN  
**DRAW BY:** B.M.  
**JOB #:** 01-12-2019

**SHEET:**

**A4**





# West County Times

1050 Marina Way S  
Richmond, CA 94804  
(510) 262-2740

2015901

SAN PABLO CITY OF  
CITY CLERK OFFICE  
LEHNY CORBIN  
13831 SAN PABLO AV BLDG #1  
SAN PABLO, CA 94806

## PROOF OF PUBLICATION

**FILE NO. 3/26 Hrng/Plan1809-0006,1903-0007**

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:

**03/16/2019**

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

Executed at Walnut Creek, California.  
On this 21th day of March, 2019.



Signature

Legal No.

**0006308795**



CITY OF SAN PABLO  
*City of New Directions*

### CITY OF SAN PABLO NOTICE OF PUBLIC HEARING Tuesday, March 26, 2019

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of San Pablo, State of California, will hold a public hearing on the following items:

**PLAN1903-0007:** Consideration of a request to amend a Conditional Use Permit to allow the Willow Mobile Home Park to continue to operate at its current location. The parcel is identified as 2885 Willow Road, APN 417-090-013. The proposed project has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA), in accordance with CEQA guidelines Section 15301, Existing Facilities. As there is no expansion of the use, there is no potential for causing a significant effect on the environment.

**PLAN 1809-0006:** A request for approval of a Conditional Use Permit, for tandem parking to allow a 388 sq. ft. residential addition, a 51.54 sq. ft. front porch and a 99.4 sq. ft. rear porch to an existing single-family house on a lot that is 30 feet wide and 122 feet deep (3,660 square feet) at 1963 Tyler Street, San Pablo, Ca (APN 411-222-007). The property is zoned single family residential (R1). This project is exempt under the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1(e), addition to existing structure.

NOTICE IS HEREBY FURTHER GIVEN that the hearing will be held at the Planning Commission meeting on Tuesday, March 26, 2019 at 6:30 p.m. The meeting will take place in the City Council Chambers located at One Alvarado Square, 13831 San Pablo Avenue, San Pablo, CA. 94806 at which time and place all persons interested may be heard. Questions may be directed to the City of San Pablo Community and Economic Development Department at (510) 215-3030.

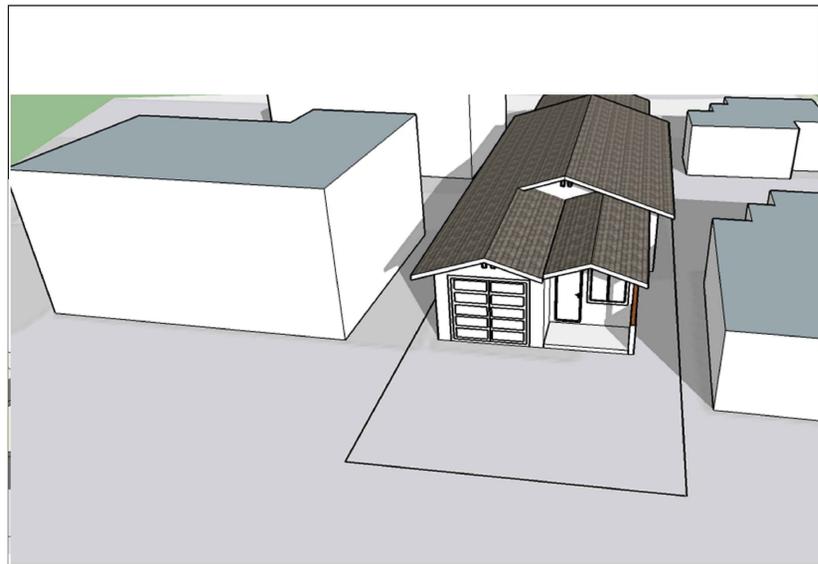
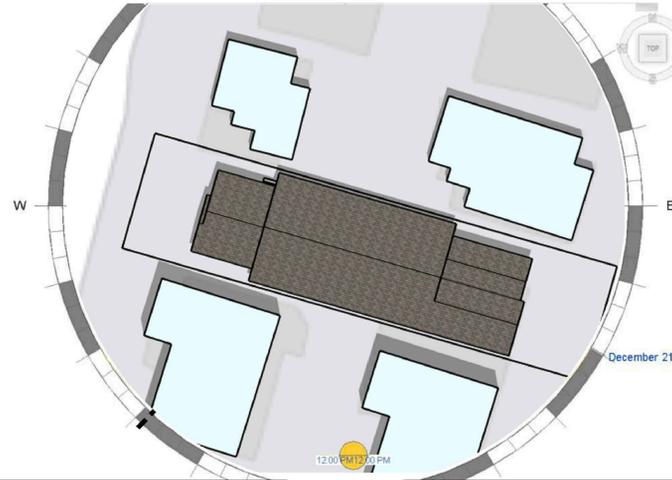
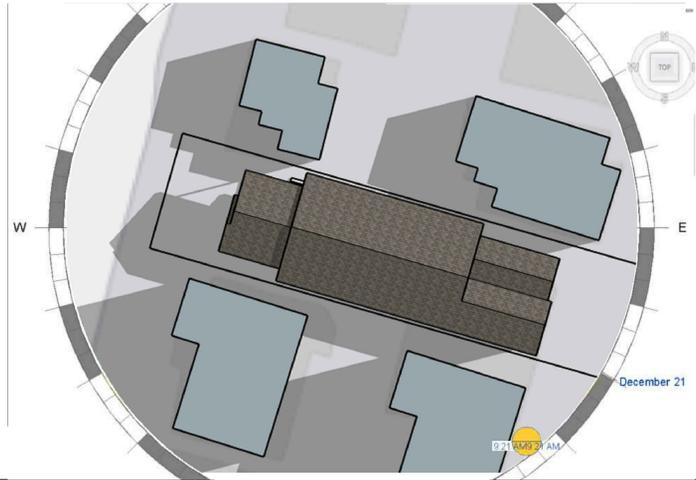
NOTE: If you challenge this item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

If you need Spanish language assistance, please contact Community and Economic Development Department at (510) 215-3030. Si necesita asistencia en español, por favor contacte al Departamento de Desarrollo Comunitario y Económico al (510) 215-3030.

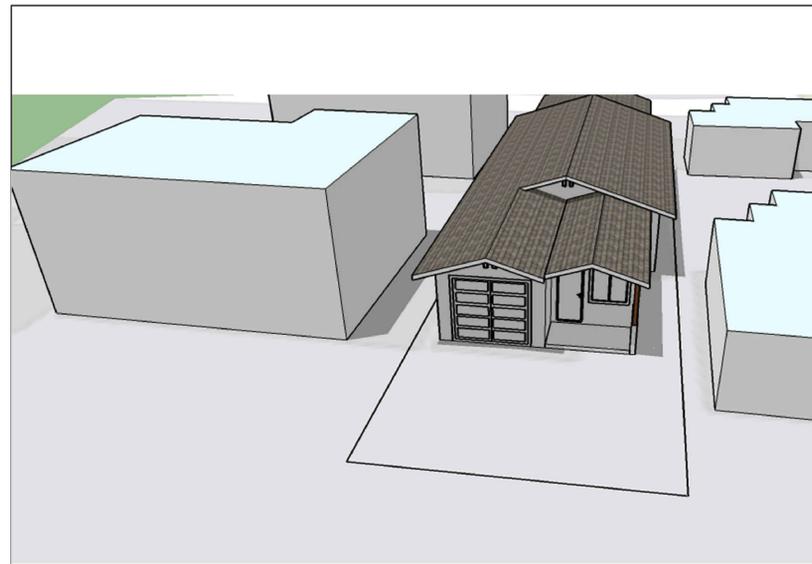
**Elizabeth Dunn, Planning Manager  
Community and Economic Development  
Department**

**WCT 6308795 March 16, 2019**

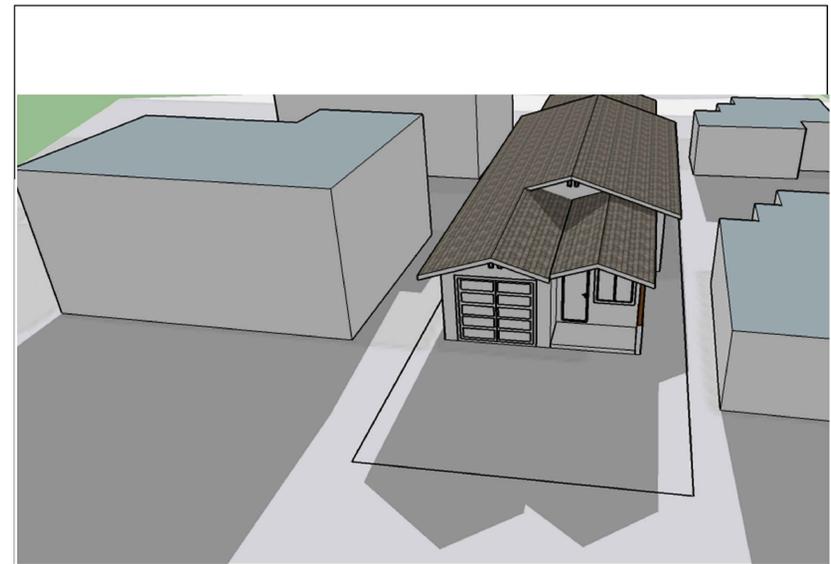
# DIAGRAMS SHADOW PROJECT AFTER CONSTRUCTION SUMMER SOLSTICE SOLAR STUDY (JUNE 21 2019)



FRONT 6:48 AM (2 HOURS AFTER SUNRISE)



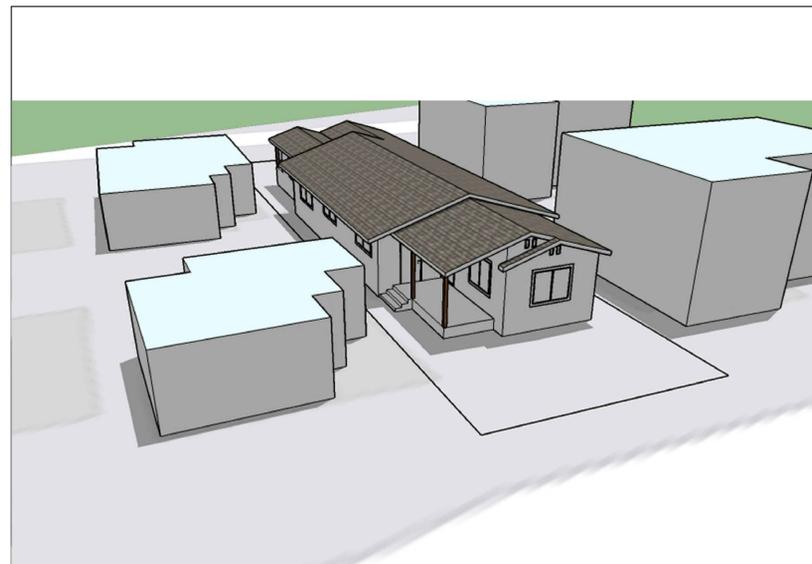
FRONT 12:00 PM



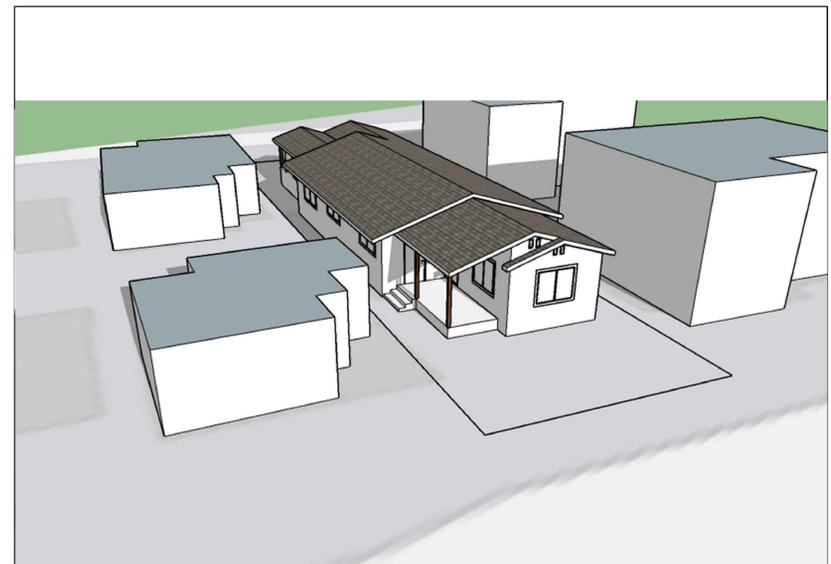
FRONT 5:32 PM (2 HOURS BEFORE SUNSET)



REAR 6:48 AM (2 HOURS AFTER SUNRISE)



REAR 12:00 PM



REAR 5:32 PM (2 HOURS BEFORE SUNSET)

REVISION	BY

**BM**  
Brenda Muñoz  
Designer  
2619 Lowell Av. Richmond, CA 94801  
Phone & Fax: (510) 703-2897  
Cell: (510) 734-2181  
brenda94801@yahoo.com

Brenda  
B. K. Muñoz  
JANUARY - 2010

**OWNER:**  
PAOLA OSIRIS ESPINOZA  
AND FAMILY  
**ADDRESS:**  
1963 TYLER ST.  
SAN PABLO, CA 94806

**PHONE:**  
(510) 604-6491  
**e-mail:**  
brenda9480-1@yahoo.com

**PROJECT NAME:** PROPOSED REAR AND FRONT  
ADDITION + NEW ENTRANCE PORCH  
**PROJECT ADDRESS:** 1963 TYLER STREET  
SAN PABLO, CA 94806

**CONTENT:**  
JUNE  
SHADOWS

**SCALE:** AS SHOWN

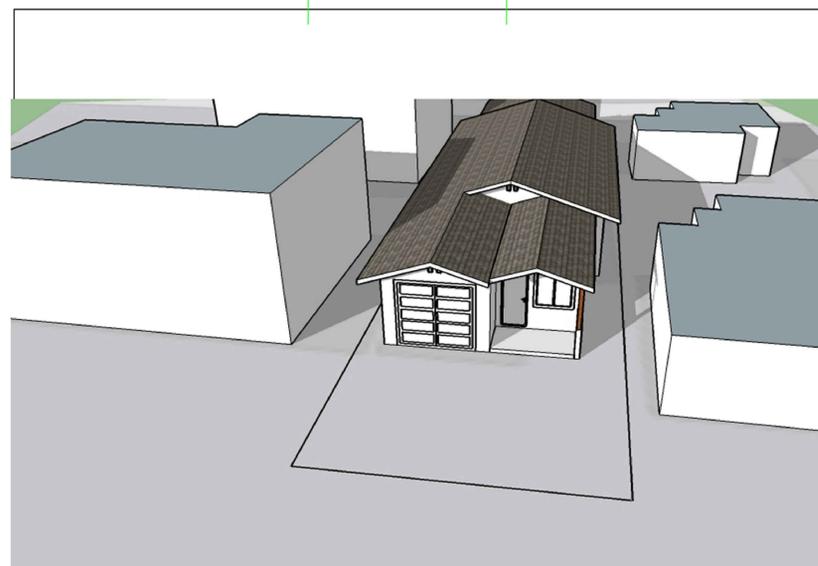
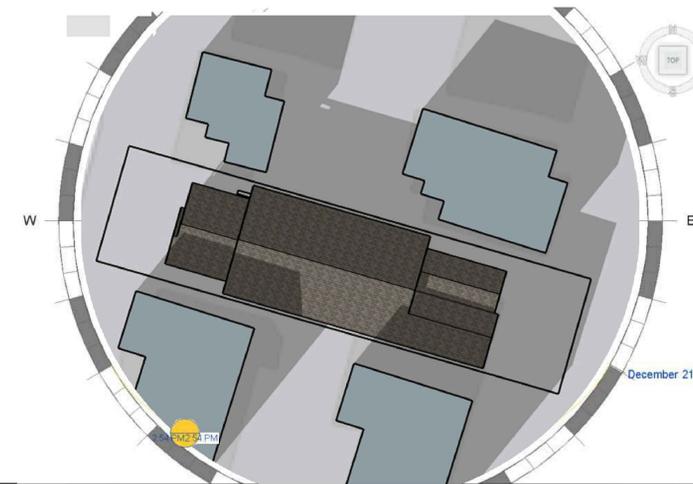
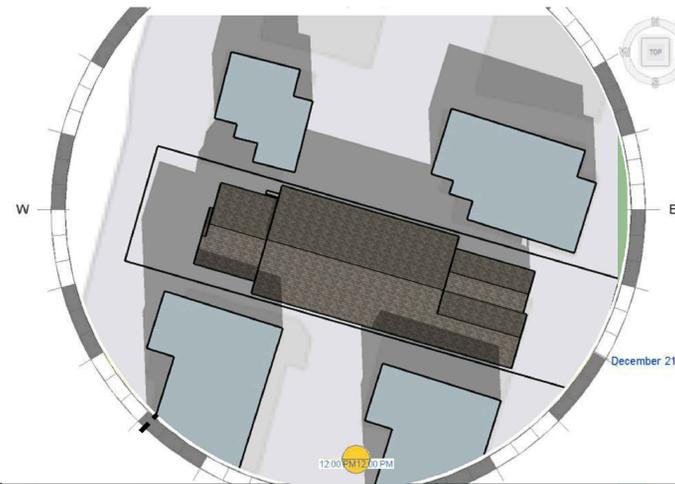
**DRAW BY:** B.M.

**JOB #:** 01-12-2019

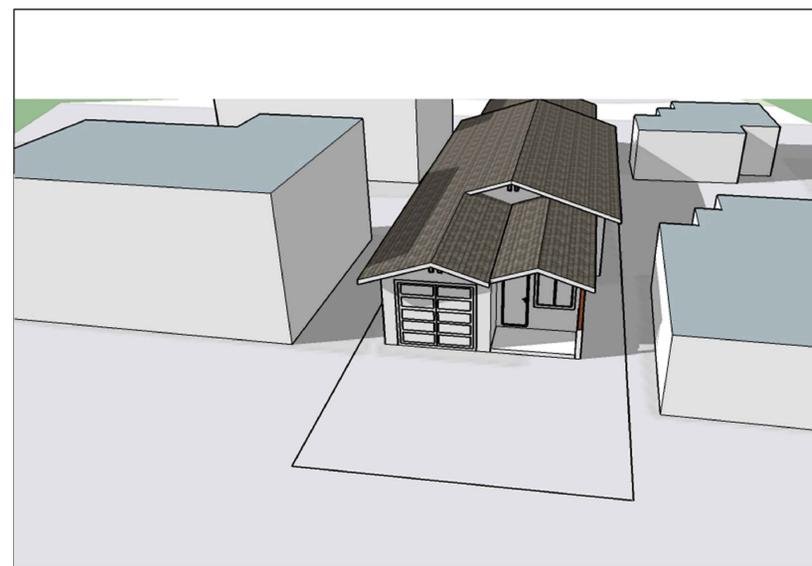
**SHEET:**

**A6**

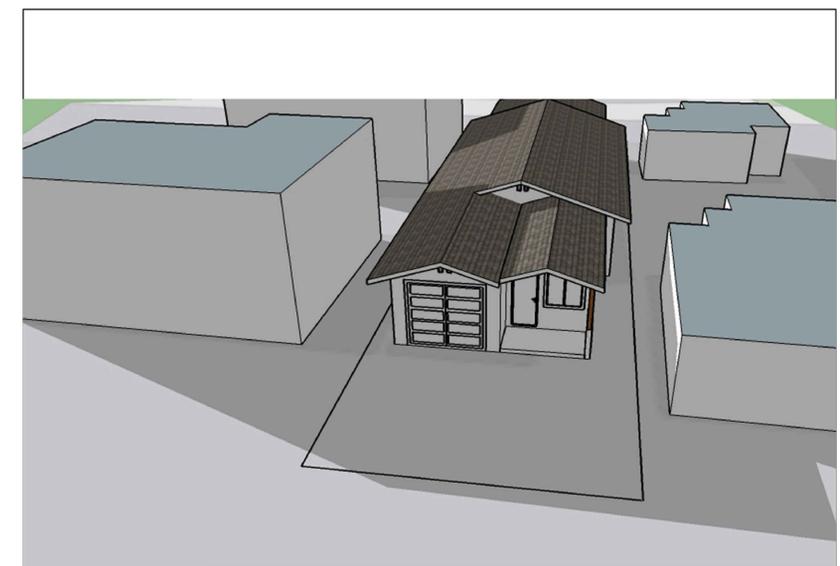
# DIAGRAMS SHADOW PROJECT AFTER CONSTRUCTION WINTER SOLSTICE SOLAR STUDY (DECEMBER 21 2019)



FRONT 6:48 AM (2 HOURS AFTER SUNRISE)



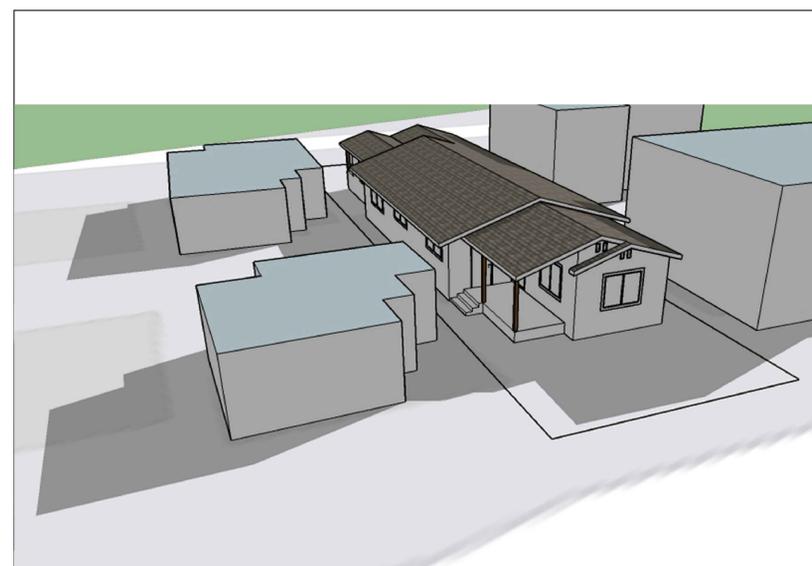
FRONT 12:00 PM



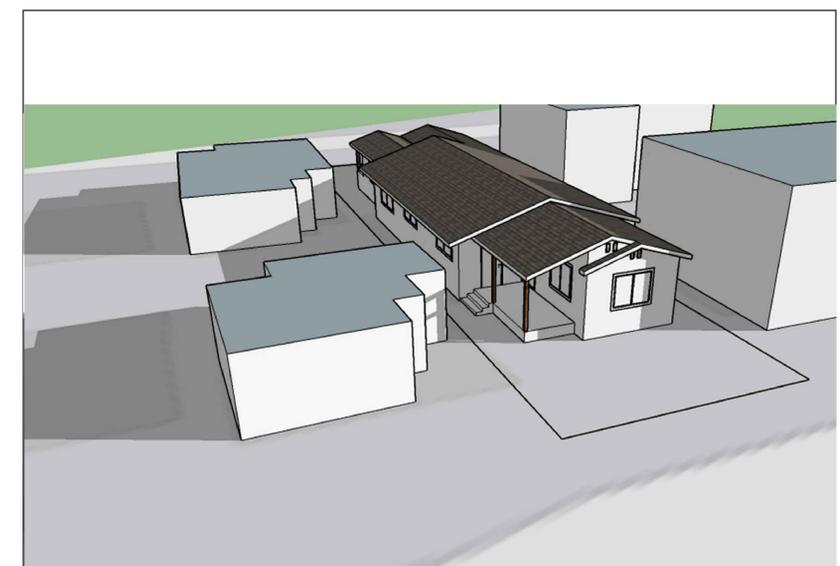
FRONT 5:32 PM (2 HOURS BEFORE SUNSET)



REAR 6:48 AM (2 HOURS AFTER SUNRISE)



REAR 12:00 PM



REAR 5:32 PM (2 HOURS BEFORE SUNSET)

REVISION	BY

**BM**  
Brenda Muñoz  
Designer  
2619 Lowell Av. Richmond, CA 94801  
Phone & Fax: (510) 703-2897  
Cell: (510) 734-2181  
brenda94801@yahoo.com

Brenda  
B. Muñoz  
JANUARY - 2010

**OWNER:**  
PAOLA OSIRIS ESPINOZA  
AND FAMILY  
**ADDRESS:**  
1963 TYLER ST.  
SAN PABLO, CA 94806

**PHONE:**  
(510) 604-6491  
**e-mail:**  
brenda9480-1@yahoo.com

**PROJECT NAME:** PROPOSED REAR AND FRONT  
ADDITION + NEW ENTRANCE PORCH  
**PROJECT ADDRESS:** 1963 TYLER STREET  
SAN PABLO, CA 94806

**CONTENT:**  
DECEMBER  
SHADOWS

**SCALE:** AS SHOWN

**DRAW BY:** B.M.

**JOB #:** 01-12-2019

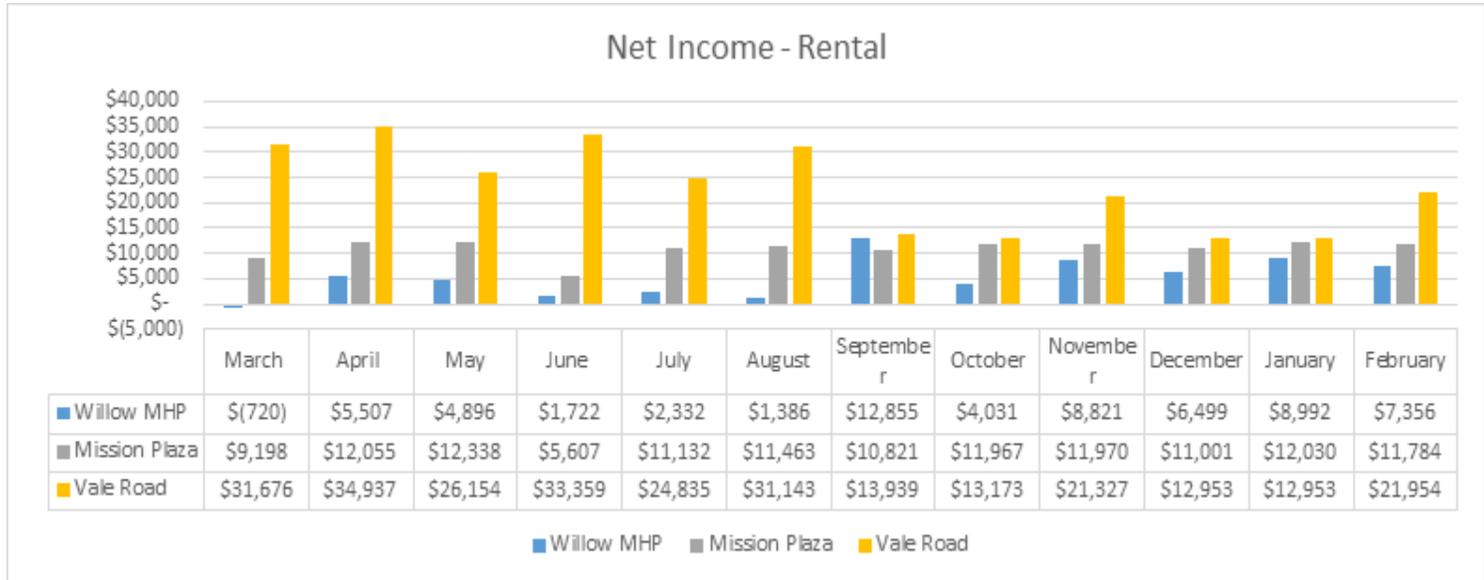
**SHEET:**

**A7**

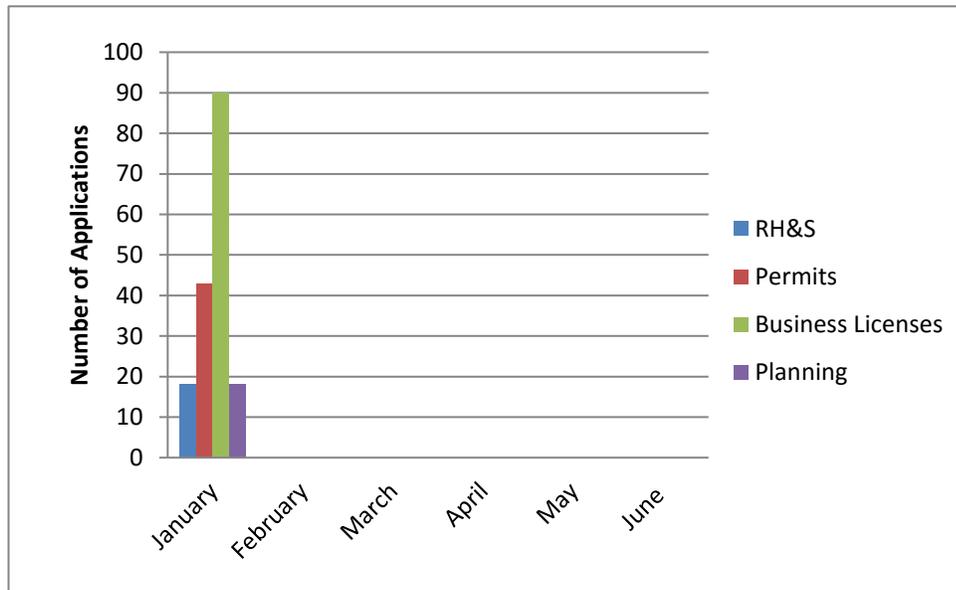
# COMMUNITY & ECONOMIC DEVELOPMENT

## Statistical Data

### ECONOMIC DEVELOPMENT STATISTICAL DATA 2018-2019



### BUILDING AND PLANNING STATISTICAL DATA 2019



**Applications Received: Residential Health & Safety, Building Permits, Business Licenses & Community Planning**

**FYTD Total Applications Received – 169    FYTD Total Fees Collected - \$86,823.40**

**FYTD Total Number of Customers Assisted – 349**

Total # of applications received in January: 169  
Total # of customers assisted at counter in January: 349

Residential Health & Safety Program January summary:

Total fees collected: \$7,741.00

- Single Family Resale: \$5,474.00
- Single Family Rental: \$782.00
- Multi-Family Resale/Rental: \$1,485.00
- Total units inspected: 35
- Total Certificates of Compliance issued:4
- Customer Counter Assistance: 12

Building Permit January summary:

Total fees collected: \$42,719.67

- Building Permits: \$16,439.82
- Electrical Permits: \$3,643.00
- Plumbing permits: \$2,199.00
- Mechanical permits: \$1,917.22
- Plancheck fees: \$10,941.68
- Imaging fees: \$3,368.19
- Technology fees: \$4,210.76
- Total Permits finalized: 19
- Fee Estimates provided:4
- Customer Counter Assistance: 116

Business License January summary:

Total fees collected: \$27,451.73

- Business licenses issued: 90
- Customer Counter Assistance: 55

Community Planning January summary:

- Total Fees Collected: \$8,911.00 for (2) Sign Review, (9) Info. /Misc., (3) Home Occupation, (1) Use Permit/ Planning Commission, (2) Use Permit Admin. Review, (1) Pre-Application
- Customer Counter Assistance: 20

Customer Counter Assistance for One-Stop Shop Service:

- Dump Vouchers: 18
- Public Works: 18
- Code Enforcement: 6
- Miscellaneous: 104 (inspections, tenant issues, visitor for Charles, recreation, unincorporated, PG&E, property tax, hall rental, safety hazard, sewer (WC Water), COE, loan payment, etc.

## Planning Commission:

The January's Planning Commission was held on January 23, 2019.

## Public Hearing

### PLAN1809-0017 CONDITIONAL USE PERMIT FOR A CHECK-CASHING USE

Conditional Use Permit, PLAN1809-0017, a request for approval of a Conditional Use Permit to operate a check-cashing business (Dolex Dollar Express Inc.) in an existing commercial building at 1752 #1754 Rumrill Blvd. (APN 410-268-008). The property is zoned Commercial Mixed Use. This project is exempt under the California Environmental Quality Act, Section 15301, Class 1, Existing Facilities.

**Result:** Planning Commission Resolution 19-01 was passed by a vote of 5-0 approving a Conditional Use Permit for Check-Cashing use at 1752 #1754 Rumrill Blvd. APN 410-268-008.

## Study Session: Summary of Topics of Zoning Update

Elizabeth Dunn, Planning Manager, gave an overview regarding zoning ordinance topics discussed at previous Planning Commission meetings; Amending the City of San Pablo's smaller Accessory Dwelling Units (ADU) "Tiny Homes," front yard landscaping, on-site tandem parking, air quality health risk overlay and commercial signage. Ordinance changes and recommendations will be brought to the Planning Commission for recommendation to the City Council.

The next regularly scheduled Planning Commission meeting is set for February 26, 2019, at 6:30 p.m.

## Significant Events / Work Plan Accomplishments

### DEPARTMENTAL

1. Hired Jessica Arroyo, Administrative Clerk

### ECONOMIC DEVELOPMENT

1. Primetime Nutrition Ribbon Cutting

### BUILDING

1. Mayra Corleto started supervisor/manager training.

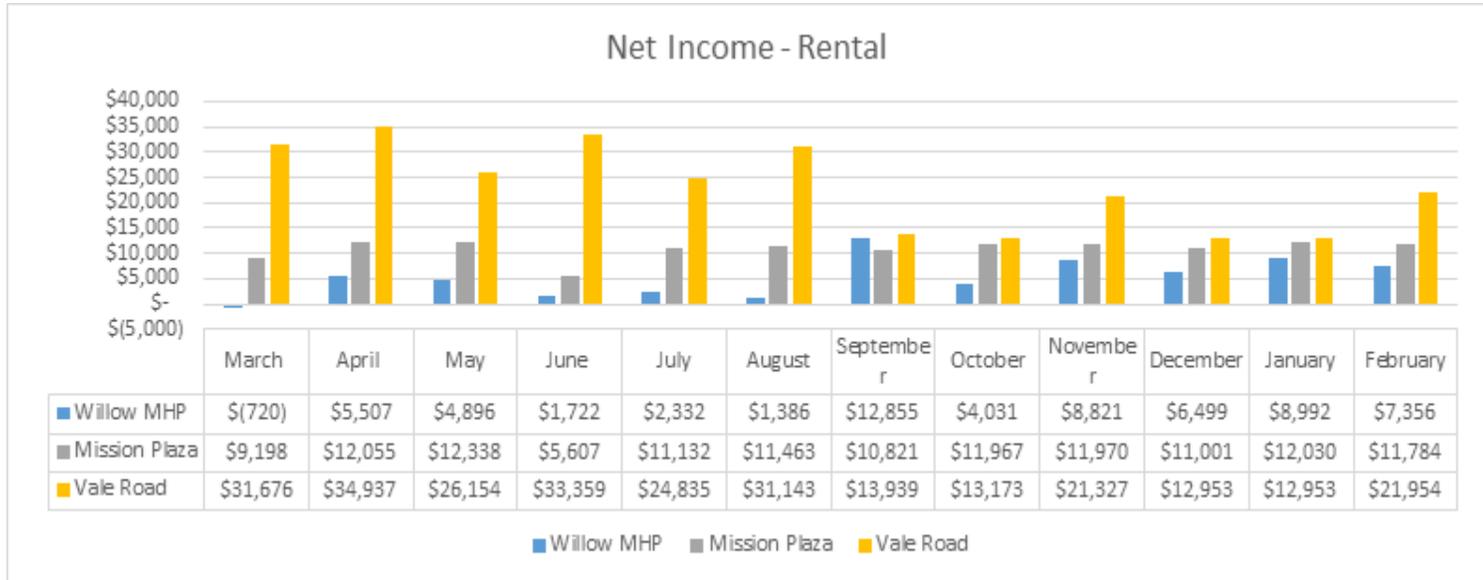
### PLANNING

1. Met with new Planning Commissioner
2. Planning Commission Meeting was held on January 23, 2019
3. Webinar: Compliance with the FCC's new Rule on Small Cell Wireless Deployment

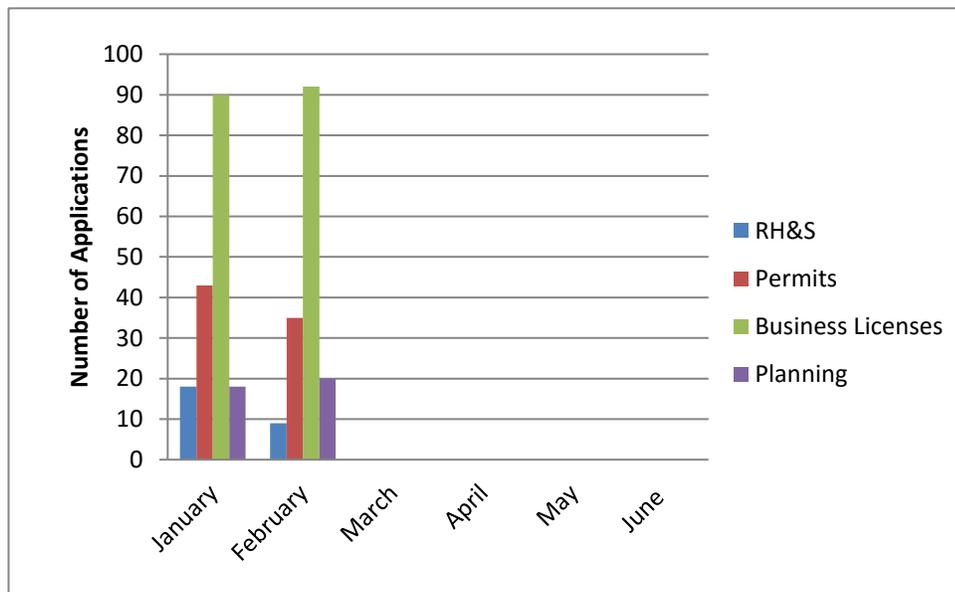
# COMMUNITY & ECONOMIC DEVELOPMENT

## Statistical Data

### ECONOMIC DEVELOPMENT STATISTICAL DATA 2018-2019



### BUILDING AND PLANNING STATISTICAL DATA 2019



**Applications Received: Residential Health & Safety, Building Permits, Business Licenses & Community Planning**

**FYTD Total Applications Received – 325    FYTD Total Fees Collected - \$154,508.05**

**FYTD Total Number of Customers Assisted – 608**

Total # of applications received in February: 156  
Total # of customers assisted at counter in February: 259

Residential Health & Safety Program February summary:

Total fees collected: \$4,533.00

- Single Family Resale: \$2,346.00
- Single Family Rental: \$782.00
- Multi-Family Resale/Rental: \$1,405.00
- Total units inspected: 32
- Total Certificates of Compliance issued: 18
- Customer Counter Assistance: 9

Building Permit February summary:

Total fees collected: \$31,483.40

- Building Permits: \$11,927.03
- Electrical Permits: \$3,114.00
- Plumbing permits: \$1,163.00
- Mechanical permits: \$1,587.00
- Plancheck fees: \$10,888.90
- Imaging fees: \$1,234.97
- Technology fees: \$1,568.50
- Total Permits finalized: 23
- Fee Estimates provided: 3
- Customer Counter Assistance: 65

Business License February summary:

Total fees collected: \$25,498.25

- Business licenses issued: 92
- Customer Counter Assistance: 52

Community Planning February summary:

- Total Fees Collected: \$6,170.00 for (1) Sign Review, (11) Info. /Misc., (2) Home Occupation, (2) Design Review, (3) Use Permit Admin. Review, (1) Planning Project
- Customer Counter Assistance: 21
- Customer Counter Assistance for One-Stop Shop Service:
- Dump Vouchers: 16
- Public Works: 6
- Code Enforcement: 3
- Miscellaneous: 87 (inspection report, tenant issues, visitor for Greg, forms, unincorporated, PG&E, property tax, hall rental, general info, sewer (WC Water), loan payment, relocation, etc.

**Planning Commission:**

February's Planning Commission Meeting scheduled for February 26, 2019 was cancelled.

The next regularly scheduled Planning Commission meeting is set for March 26, 2019, at 6:30 p.m.

Significant Events / Work Plan Accomplishments

**CITY WIDE**

1. Participated in City Hall Health Fair

**DEPARTMENTAL**

1. Participated in the City Hall Career Day Workshop
2. GIS Training; Staff created and led

**ECONOMIC DEVELOPMENT**

1. Received an American Public Works Award for San Pablo Library

**BUILDING**

1. Mayra Corleto attended the second of three sessions of supervisor/manager training.