



# City of San Pablo

Council Chambers  
13831 San Pablo Avenue  
San Pablo, CA 94806  
(510) 215-3030  
www.SanPabloCA.gov

## Meeting Agenda

### Planning Commission

**Chairman Paul Morris**  
**Vice Chair Charlene Harlan-Ogbeide**  
**Roberta Feliciano**  
**Yuhong "Sophia" Shi**  
**Dorothy Gantt**

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**Tuesday, June 25, 2019**

**6:00 PM**

**Council Chambers**

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In accordance with the Americans with Disabilities Act, persons requiring assistance or auxiliary aids in order to participate should contact the Community & Economic Development Department at City Hall, 13831 San Pablo Avenue, Building 3, San Pablo, or by calling (510) 215-3030, as soon as possible prior to the meeting. The city will give such requests primary consideration, taking into account undue financial and administrative burdens or fundamental alterations in the city service, program or activity.

Copies of this Agenda and non-exempt public records relating to an open session item on this agenda will be available for public view at the Community & Economic Development Department, 13831 San Pablo Avenue, Building 3, San Pablo. The full agenda packet may also be viewed on the city website at [www.SanPabloCA.gov](http://www.SanPabloCA.gov).

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Speakers wishing to address the Planning Commission on a specific agenda item should file a form with the Recording Secretary indicating the agenda item. The Chair will invite you to speak at the appropriate time when the matter is being considered. If you desire to address the Commission, please file your name and address with the Recording Secretary on forms available at the podium. We also ask that all cell phones be turned off or silenced during the meeting.

#### **STAFF INTRODUCTIONS**

#### **PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on items that are NOT listed on tonight's agenda. Comments are limited to three (3) minutes per speaker. Any public comments made at this time regarding an item pending before the Commission do not go into the public record of that item.

#### **APPROVAL OF MINUTES**

*From the meeting held on May 28, 2019.*

1. [#19-296](#) MINUTES OF THE MEETING OF MAY 28, 2019

#### **APPEAL DATE**

*The appeal date for actions taken by the Commission at this meeting is no later than 6:00 p.m. on Tuesday, June 11, 2019.*

**PUBLIC HEARINGS**

2. [#PC19-005](#) CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A MULTIPURPOSE USE INVOLVING A COMMUNITY AND RELIGIOUS ASSEMBLY USE, A FILMING STUDIO, OFFICES AND A CAFÉ AT 13041 SAN PABLO AVENUE, APNs: 526-020-011, 014, AND 015

**STUDY SESSIONS**

**STAFF UPDATES**

- A. Announcements
- B. Community & Economic Development Projects 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, July 23, 2019.*



# City of San Pablo

13831 San Pablo Ave.  
San Pablo, CA 94806  
(510) 215-3000  
www.SanPabloCA.gov

## Legislation Text

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**File #: #19-296, Version: 1**

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**PREPARED BY: MICHELLE CHAVEZ DATE OF MEETING: 06/25/19**

**SUBJECT:**  
MINUTES OF THE MEETING OF MAY 28, 2019

### **RECOMMENDATION**

Approve



# City of San Pablo Planning Commission MINUTES

Tuesday, May 28, 2019 at 6:30 pm  
City Hall Council Chambers, Building 2  
13831 San Pablo Avenue, San Pablo, CA 94806

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## Roll Call

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

## 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
2. Approval of the Agenda

Commissioner Gantt made a motion to approve the Consent Calendar. The motion was seconded by Vice Chair Harlan-Ogbeide and approved by a vote of 5-0-0.

AYES: Feliciano, Gantt, Harlan-Ogbeide, Morris, Shi  
NOES: None  
ABSENT: None  
ABSTAIN: None

## Appeal Date

It was announced that the appeal date for actions taken by the Board at this meeting would be no later than 6:00 p.m. on Tuesday, June 11, 2019.

## Public Hearing(s)

1. PLAN1903-0023: Consideration of a Conditional Use Permit and determination of Public Convenience or Necessity for an on-sale alcohol license for beer and wine only for an existing restaurant, Koi Sushi, at 13501 San Pablo Avenue, Suite H, San Pablo, CA 94806, APN 417-180-023.

Location	13501 San Pablo Avenue, Suite H
APN	417-180-023
Zoning	Commercial Mixed Use (CMU)

CEQA	Categorical Exemption under Section 15301, Existing Facilities Class 1(e), addition to an existing structure
Owner	Blue Horse Horizon LLC
Applicant	Jie Gao (business owner)

Assistant Planner Marquez presented the staff report and answered questions from the Commissioners. The applicant indicated her approval of the conditions of approval. The Public Hearing was opened and closed, as there were no other comments. Commissioner Gantt made a motion, seconded by Vice Chair Harlan-Ogbeide, to adopt Resolution 19-04 for recommending that the City Council approve a Conditional Use Permit and determination of public convenience or necessity for on-site beer and wine sales at an existing restaurant at 13501 San Pablo Avenue Suite H, APN 417-180-023.

AYES:	Feliciano, Gantt, Harlan-Ogbeide, Morris, Shi
NOES:	None
ABSENT:	None
ABSTAIN:	None

2. PLAN1905-0014: Consideration of a finding of General Plan conformity for the fiscal year 2020-2021 capital improvement program (CIP). This is a City initiated project and the CIP is Citywide. The project is exempt from the California Environmental Quality Act per guideline 15061(b)(3), no potential for causing a significant effect on the environment with the understanding that each project will be reviewed under CEQA.

Location	Citywide
APN	Citywide
Zoning	NA
CEQA	Categorical Exemption under Section 15061(b)(3), no potential for causing a significant effect on the environment
Owner	City of San Pablo
Applicant	City of San Pablo

Planning Manager Dunn introduced the item. Public Works Director and City Engineer Mercurio gave a presentation on current and new capital improvement projects. The Public Hearing was opened and closed, as there were no comments. Commissioner Gantt made a motion, seconded by Commissioner Shi, to adopt Resolution 19-05 finding the FY 2020-2021 proposed CIP to be in conformance with the General Plan.

AYES:	Feliciano, Gantt, Harlan-Ogbeide, Morris, Shi
NOES:	None
ABSENT:	None
ABSTAIN:	None

#### Study Session

Amanda Booth, Senior Management Analyst, gave a presentation on Green Infrastructure Plan and Municipal Regional Storm Water Permit Requirements

#### Planning Commission Discussion

Planning Manager Dunn presented a memo to the Planning Commission on Two Proposed Procedural Changes: Change to Action Minutes and Change Planning Commission Meeting start time from 6:30 p.m. to 6:00 p.m. Commissioner Gantt made a motion, seconded by Vice Chair Harlan-Ogbeide, to use Action Minutes and change the start time to 6:00pm. This

motion was approved by a vote of 5-0-0. The new start time will begin at the next meeting, June 25, 2019, with the understanding that the schedule will be revisited if it is not becomes not convenient for the Commission.

#### Staff Updates

City Attorney Nerland confirmed with Commissioners that they received the update on the new FPPC regulation regarding conflicts of interests related to real property interests. She also clarified the importance of following the Brown Act. Planning Manager Dunn discussed the release of Legistar for Planning Commission packets in June.

#### Commissioner Updates

None

#### Adjournment

There being no further business, Chairman Morris made a motion, seconded by Commissioner Gantt and passed by a vote of 5-0-0, to adjourn the meeting at 8:00 p.m. to the June 25, 2019 meeting at 6:00 p.m.

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Paul V. Morris, Chairman

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Charles Ching, Secretary



## Legislation Text

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**File #:** #PC19-005, **Version:** 1

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**PREPARED BY:** SANDRA MARQUEZ,

**DATE OF MEETING:** 06/25/19

**SUBJECT:**

CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A MULTIPURPOSE USE INVOLVING A COMMUNITY AND RELIGIOUS ASSEMBLY USE, A FILMING STUDIO, OFFICES AND A CAFÉ AT 13041 SAN PABLO AVENUE, APNs: 526-020-011, 014, AND 015

**Location:** 13041 San Pablo Avenue, (corner of San Pablo Avenue and Rheem)  
**APN:** 526-020-011, 014, 015  
**Zoning:** SP2- San Pablo Specific Plan- Commercial Mixed Use  
**CEQA:** Exempt under Section 15301, Class 1, Existing Facilities  
**Owner:** Dito Prospero  
**Applicant:** Claudia Cordoba for RMedia Corporation (business owner)  
**Staff Contact:** Sandra Marquez, Assistant Planner

Adopt Resolution

**REQUESTED ACTION**

A request for approval of a Conditional Use Permit to allow multiple uses including a community and religious assembly use, a filming studio, offices and a café in an existing commercial building located at 13041 San Pablo Avenue, APNs 526-020-011, 014, 015. The community and religious assembly use is allowed subject to a conditional use permit approval as required in Section 17.34.030 of the City's Zoning Ordinance. The request also includes parking waivers, which would reduce the required number of off-street parking space from 28 spaces to 20 spaces. Staff recommendation is approval of the conditional use permit subject to the conditions of approval included in the resolution.

**Surrounding Zoning and Land Uses:**

The commercial building in a Commercial Mixed Use area in the southern part of the San Pablo Avenue Specific Plan.

North: SP2- Commercial Mixed Use

South: SP2- Commercial Mixed Use

East: SP2- Commercial Mixed Use

West: City of Richmond- Single Family

**PUBLIC HEARING NOTICE**

Notices were mailed to owners of properties within a 300-foot radius of the site on June 12, 2019. In

addition, a Public Hearing Notice was published in the East Bay Times newspaper on Saturday, June 25, 2019.

### **SITE LOCATION AND PROJECT DESCRIPTION**

The applicant is requesting approval of a Conditional Use Permit for a community and religious assembly use, a filming studio, offices and a café in an existing commercial building located at 13041 San Pablo Avenue. The project location is in the Commercial Mixed Use designation within the San Pablo Avenue Specific Plan (SP2). A conditional use permit is required for the community and religious assembly use and Section 17.16.070 (B) states that all projects with multiple approvals shall be processed concurrently, and final action shall be taken by the highest level designated approving authority for all such requested permits. The rest of the proposed uses -- a filming studio, offices, and café -- are permitted uses in this zoning district, but are also being reviewed concurrently in order to understand the project as a whole and consider parking requirements, hours of operation, and all other development standards for each use at the site. Thus, the entire project and uses are before the Planning Commission for consideration.

The existing commercial building and parking lot sit on three different parcels, APNs 526-020-011, 014, 015. If the Conditional Use Permit is approved, a condition of approval will be for all three parcels to be merged into one single parcel. A parcel merger will allow for the three parcels to be merged into one larger parcel. A lot merger will prevent the sale or transfer of a parcel which would result on a disconnect between the parking lot and the building. The lot merger must occur before the issuance of any building permit for the proposed tenant improvements.

### **GENERAL PLAN CONFORMANCE**

The site is designated Commercial Mixed Use within the San Pablo Avenue Specific Plan, SP-2. The proposed use is consistent with the following General Plan Actions and Policies for the Mixed Use land use category:

***Policy LU-I-20: Mixed Use***

*Allow small-scale non-residential uses in neighborhoods that contribute to the residential character of an area or provide complementary services within the neighborhood such as child care, neighborhood retail, and other stores.*

Offices, cafes, and professional services are allowed uses in the Commercial Mixed Use designation within the San Pablo Avenue Specific Plan (SP-2). However, the community and religious assembly use requires an approved Conditional Use Permit before this service can be established. The requested permit is consistent with the General Plan and Zoning Ordinance regulations and the application has been routed for review to the appropriate departments.

### **ZONING CONFORMANCE**

The property is in the San Pablo Avenue Specific Plan (SP-2) and the land use designation is Commercial Mixed Use. Offices, cafes, and professional services are allowed uses in the Commercial Mixed Use district within the San Pablo Avenue Specific Plan (SP-2). However, the community and religious assembly use requires an approved Conditional Use Permit before this service can be established. The existing building is a two-story building with a total of 7,483 sq. ft. of floor space. No exterior changes are proposed to the building but the existing parking lot area will be improved to conform with parking lot design and standards per Sections 17.54 and 17.56. of the San Pablo Zoning

Ordinance.

The information provided by the applicant in the proposed use letter (Attachment B) explains the proposed uses, hours of operation, and functions.

First Floor- Office, Café, Filming Studio Sets, Assembly:

- 1- There is one office on the first floor. The office next to the film studio with access from Rheem Avenue will be used by the owner's staff, which operate the assembly and filming uses.
- 2- A coffee beverage service will operate at the lobby/entry of the building. There will be a public seating area in the lobby with small tables and chairs. Refer to the attached floor plans for location (Attachment C).
- 3- The large space at the rear of the building will comprise of 2 general uses that will not occur at the same time:
  - A. Religious and community assembly- there will be 3 religious services, which could also include live Instrument/vocal music at times, with each having a maximum total of 80 occupants, and will occur during the following days and times:
    - Saturday 6pm-10pm
    - Sunday 9am-12pm
    - Sunday 1pm-3pm
  - B. Filming studio functions- the filming studio sets are not open to the general public and will be used by the owner's staff. The filming and video produced in this space will be uploaded to the internet for public viewing or produced specifically for clients to distribute online or on CD's or DVD's. The content of the films/videos produced are of religious and community nature which comprises of the Pastor's sermons/discussions and at times could include live instrument/vocal music. Refer to the attached floor plans for location (Attachment C).
    - The office and film studio functions are to operate Monday through Friday from 8:00am to 5:00pm.

Second floor- Offices:

- 1- The office space on the second floor will be used by staff and not accessible to the public. The main office function is editing the filming into videos that are to be uploaded onto the internet or distributed to clients. The functions on this floor will operate Monday through Friday between 8:00am and 5:00pm.

The following table contains the proposed uses, hours of operation, required parking spaces per use, and the proposed parking spaces per use:

Use	Hours of Operation	Parking Required	Parking Provided
Assembly/Religious	Saturday 6pm-10pm Sunday 9am-12pm & 1pm-3pm	20 spaces	12 spaces (20 spaces available during hours of operation since the rest of the uses are not open)
Cafe	M-F 6:30am-5pm	3 spaces	3 spaces
1 <sup>st</sup> floor office	M-F 8am-5pm	1 space	1 space
2 <sup>nd</sup> floor offices	M-F 8am-5pm	4 spaces	4 spaces

Filming	M-F 8am-5pm	0 spaces (same staff as office, 5 spaces are offered, uses will occur concurrently)	0 spaces (same staff as office, 5 spaces are offered, uses will occur concurrently)
<b>Total Parking Space</b>		28	20 (parking waivers requested)

In addition to the proposed parking spaces, the applicant has requested the following parking waivers as stated in Section 17.54.040 Parking Waiver, of the City Zoning Ordinance:

<b>Parking Waivers:</b>	<b>Space Reduction per waiver:</b>
1. Building located within ¼ mile from a transit stop- Parking spaces allowed to be reduced by 10% per Section 17.54.050 F of the Zoning Ordinance.	2.8 (3)
2. Bicycle parking provided- 1space may be waived per Section 17.54.050 G of the Zoning Ordinance.	1
3. Mixed use projects- this project has office and commercial components per Section 17.54.050 H. The office and the café will be sharing the parking spaces with Community and Religious Assembly spaces since these uses will not be occurring at the same time.	5 for office 3 for cafe
<b>Total parking spaces after applying waivers:</b>	17
<b>Total parking spaces provided</b>	20

In total, 20 off-street parking spaces are being proposed, which is the number that the existing parking lot space can accommodate. The proposed parking lot includes the required handicap spaces and a bicycle rack. Although the requested parking waivers conform with site conditions, an important component for recommending approval of the proposed parking are the hours of operation and nature of services requested. Without a variety in operating hours, the parking demand can be difficult to meet. The surrounding uses are also within the SP-2, San Pablo Avenue Specific Plan, Commercial Mixed Use designation and are fronting San Pablo Avenue. The area that might experience a higher parking demand is the to the west of the project site, an existing single family neighborhood along Rheem Avenue, which is City of Richmond jurisdiction. However, The San Pablo Avenue Specific Plan encourages parking reductions. Section 3.4 “Reduced Parking Requirement” states that the Specific Plan provides flexibility for higher density and mixed-use development and reduced parking requirements to promote transit and reduce parking demand.

**USE PERMIT**

As stated above, the community and religious assembly use requires the approval of a Conditional Use Permit before this service can be established. The complete project will be considered as one, as stated in Section 17.16.070 (B), all projects with multiple approvals shall be processed concurrently, and final action shall be taken by the highest level designated approving authority for all such requested permits. The applicant has submitted a narrative which discusses the business plan, hours of operation and nature of the services. Attachment B is the narrative of the proposed uses,

and Attachment C is the site plan, floor plan, and elevations of the existing building. Photos have also been included in Attachment D. The existing building has been vacant for a number of years and if the Conditional Use Permit is approved, the building will undergo parking lot and tenant improvements to accommodate the proposed uses. Section 17.16.070 Approving Authority, of the Zoning Ordinance, recognizes the Planning Commission has the approving authority for Conditional Use Permits.

## **FINDINGS**

- A. The proposed project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act, in accordance with CEQA Guidelines pursuant to Section 15301, Existing Facilities. Class 1 addresses an existing private structure, such as the building, where the restaurant is currently operating.

*Section 15301, Existing Facilities, Class 1 of the CEQA Guidelines consists of the operating of private structures involving negligible or no expansion of use. As there is no expansion to the existing building, the proposal for the community and religious assembly, filming studio, café, and offices is exempt from the California Environmental Quality Act*

- B. 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.

*Granting the Use Permit for community and religious assembly along with the office, café, and filming studio uses will allow for the larger space of the building to be utilized for religious assembly. Not all four uses will occur concurrently, and the filming studio and office use will be operated by the same staff and not open to the public. These components of the uses alleviate parking demand. Additionally, the Specific Plan provides flexibility for higher density and mixed-use development and reduced parking requirements to promote transit and reduce parking demand. For this reason, the granting of the Use Permit and parking waiver will not 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.*

- C. The proposed project complies with the development standards of the Commercial Mixed Use district within the San Pablo Avenue Specific Plan (SP-2).

*The existing building meets the development standards of the Commercial Mixed Use district within the San Pablo Avenue Specific Plan (SP-2).*

- D. The proposed project incorporates Policy LU I -20, Mixed Use, for the Mixed Use Land Use category where this policy, “allows small-scale non-residential uses in neighborhoods that contribute to the residential character of an area or provide complimentary services within the neighborhood, such as child care, neighborhood retail, and other stores”.

*The existing commercial building has been vacant for a number of years and it is located in a Commercial Mixed Use area within the San Pablo Avenue Specific Plan (SP-2) and it is fronting San Pablo Avenue. The request of a Conditional Use Permit for a community and religious assembly, filming studio, offices and a café contribute to the character of the area.*

- E. 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, June 12, 2019. In addition, a Public Hearing Notice was published in the East Bay Times newspaper on Saturday, June 15, 2019.*

## **CONCLUSION**

Staff supports the request for a Use Permit and waiver of the parking requirements for the community and religious assembly, filming studio, office and café use at this location, 13041 San Pablo Avenue, San Pablo CA. All proposed construction work must be consistent with the proposed uses and must go through the City's Plan Check and permit process. The proposed resolution (Attachment A) includes conditions of approval that are specific to the proposed project, including the lot merger. Any changes to the approved Conditional Use Permit, including hours of operation, a change in use, change in services including type of filming being produced or type of beverage sales must first be submitted to the City of San Pablo for review.

## **ATTACHMENTS**

- A. Resolution 19-06
- B. Project Proposal and Narrative
- C. Site plan, floor plans, elevations
- D. Photos
- E. Proof of Publication from West County Times

**RESOLUTION PC19-06**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR A MULTIPURPOSE USE INVOLVING A COMMUNITY AND RELIGIOUS ASSEMBLY USE, A FILMING STUDIO, OFFICES AND A CAFÉ AT 13041 SAN PABLO AVENUE, APNs: 526-020-011, 014, AND 015.**

**WHEREAS**, Zoning Code Section 17.16.070(B) states that all projects with multiple approvals shall be processed concurrently, and final action shall be taken by the highest level designated approval authority for all such requested permits;

**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 project site is located in the San Pablo Avenue Specific Plan (SP-2) and the land use designation is Commercial Mixed Use; and

**WHEREAS**, commercial mixed uses including office, café, and professional services are allowed uses in the Commercial Mixed Use district within the San Pablo Avenue Specific Plan (SP-2); and

**WHEREAS**, San Pablo Avenue Specific Plan Table 2-2 allows community and religious assembly use in the Commercial Mixed Used district upon approval of a Use Permit; and

**WHEREAS**, this project is exempt from the California Environmental Quality Act under Class 1, Existing Facilities, and that Class 1 addresses existing private structures, such as this recently renovated building, where a restaurant will be operating; and

**WHEREAS**, a public notice 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 65091.

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

- A. The proposed project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act, in accordance with CEQA Guidelines pursuant to Section 15301, Existing Facilities. Class 1 addresses an existing private structure, such as the building, where the proposed

uses will operate.

*Section 15301, Existing Facilities, Class 1 of the CEQA Guidelines consists of the operating of private structures involving negligible or no expansion of use. As there is no expansion to the existing building, the proposal for the community and religious assembly, filming studio, café, and offices is exempt from the California Environmental Quality Act.*

- B. 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.

*Granting the Use Permit for community and religious assembly along with the office, café, and filming studio uses will allow for the larger space of the building to be utilized for religious assembly. Not all four uses will occur concurrently, and the filming studio and office use will be operated by the same staff and not open to the public. These components of the uses alleviate parking demand. Additionally, the Specific Plan provides flexibility for higher density and mixed-use development and reduced parking requirements to promote transit and reduce parking demand. For this reason, the granting of the Use Permit and parking waiver will not 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*

- C. The proposed project complies with the development standards of the Commercial Mixed Use district within the San Pablo Avenue Specific Plan (SP-2).

*The existing building meets the development standards of the Commercial Mixed Use district within the San Pablo Avenue Specific Plan (SP-2).*

- D. The proposed project incorporates Policy LU I -20, Mixed Use, for the Mixed Use Land Use category where this policy, “allows small-scale non-residential uses in neighborhoods that contribute to the residential character of an area or provide complimentary services within the neighborhood, such as child care, neighborhood retail, and other stores”.

*The existing commercial building has been vacant for a number of years and it is located in a Commercial Mixed Use area within the San Pablo Avenue Specific Plan (SP-2) and it is fronting San Pablo Avenue. The request of a Conditional Use Permit for a community and religious assembly, filming studio, offices and a café contribute to the character of the area.*

- E. 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, June 12, 2019. In addition, a Public Hearing Notice was published in the East Bay Times newspaper on Saturday, June 15, 2019.*

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Pablo hereby approved PLAN1901-0013 for a Conditional Use Permit based upon the following Conditions of Approval:

1. The Use Permit shall become null and void within one year of the effective date of approval if not applied.
2. All three parcels identified as APNs: 526-020-011, 526-020-014, and 526-020-015 must be merged into one larger parcel prior to the issuance of any building permits for the proposed tenant improvements.
3. A trash enclosure consistent with Section 17.58 “Refuse Disposal and Recycling” of the San Pablo Zoning Ordinance must be established subject to building permits before the businesses begin operations.
4. The Use Permit is only for the operation of community and religious assembly, a filming studio producing material of religious nature, offices which operate in conjunction with the filming studio, and a café as defined in Section 17.70.040 “KK. Restaurants, Coffee Shops/Cafes” of the San Pablo Zoning Ordinance.
5. The use shall be conducted in substantial compliance with Exhibit A-1, submitted May 20, 2019, on file with the Community and Economic Development Department, PLAN 1901-0013. 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.
6. The applicant shall obtain a City of San Pablo business license and all permits and licenses needed for all uses, including but not limited to licenses from the Contra Costa County Health Department for the café use and a permit to operate from the Fire Protection District for the entire commercial building.
7. The operating hours shall be 6:30am to 5:00pm Monday through Friday for the café use, 8:00pm to 5:00pm Monday through Friday for the filming studio and office uses, and Saturday 6:00pm to 10:00pm, Sunday 9:00am to 12:pm and 1:00pm to 3:00pm for the community and religious assembly use.
8. If the use granted by this Conditional Use Permit is discontinued for a period of six consecutive months, the Use Permit automatically expires.
9. Failure to comply with any of the terms or conditions of this Use Permit is a violation of the City of San Pablo Municipal Code, subject to the enforcement provisions

prescribed by Chapter 17.10, Enforcement, and any and all other penalties and remedies that may be provided by law.

- 10. Any Use Permit granted in accordance with the terms of the City of San Pablo Municipal Code may be revoked if any of the conditions or terms of such permit are violated, the use is discontinued, or if any law or ordinance is violated in connection therewith.
- 11. No illegal signs, pennants, banners, balloons, flags, or streamers are to be used on this site at any time.
- 12. All signs shall be subject to the review and approval by the City. No other outside displays are permitted. Prior to the installation of any signs, the applicant shall obtain design review approval from Development Services Planning Division, and building permits from the Building Department.
- 13. The site be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
- 14. 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.

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

\*\*\*\*\*

Adopted this 25<sup>st</sup> day of June, 2019, by the following vote to with:

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

ATTEST:

APPROVED:

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Charles Ching  
 Secretary

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Paul V. Morris  
 Chairman



May 20, 2019

To: Ms. Sandra Marquez Alaniz  
Assistant Planner  
Community & Economic Development – Building 3  
13831 San Pablo Avenue  
San Pablo, CA 94806

From: Claudia Cordoba for RMedia Corporation  
c/o Daniel Guich  
Studio Converge Architecture  
7 Magellan Avenue  
San Francisco, CA 94116

Dear Sandra,

This letter is being provided to the Planning Division of the City of San Pablo as an explanation for the proposed Use by the owner of the building at 13041 San Pablo Ave. The letter will explain the existing and proposed uses as requested by the Planning Division.

It is a 2 level building at the front with a high ceiling open space at the back of the building which is presently not in use. Refer to the attached floor plans for specific proposed building uses.

**Existing Use:**

The existing building spaces are assumed to be classified as a general office use. Currently the building is not operating any private or public functions.

Proposed Use:

**First Floor – Offices, Beverage Service, Filming Studio Sets, Small Assembly**

1. There is one office on the first floor. The office next to the film studio with access from Rheem Avenue will be used by the owner's staff. The office function will operate at the same time as the second-floor offices, Monday through Friday between 8 AM and 5 PM. Refer to the attached floor plan for location.
2. A coffee beverage service will operate at lobby/entry of the building. There will be a public seating area in the lobby with small tables and chairs. Refer to the attached floor plans for location. This function will operate Monday through Friday between 6:30 AM to 5PM.



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3. In the large space at the rear of the building will comprise of 2 general uses that will not occur at the same time:
  - A. Religious and community assembly - there will be 3 religious services, which could also include live Instrument/vocal music at times, with each having a maximum total of 80 occupants to occur on the following days and times:
    - Saturday evenings from 6:00 PM to 10:00 PM
    - Sunday mornings from 9:00 AM to 12 noon
    - Sunday afternoons from 1:00 PM to 3:00 PM
  - B. Filming studio functions - the filming sets are not open to the general public and will be used by the owner's staff. The filming and video produced in this space will be uploaded to the internet for public viewing or produced specifically for clients to distribute online or on cd's or DVD's. The content of the films/videos produced are of religious and community nature which comprises of the Pastor's sermons/discussions and at times could include live instrument/vocal music. Refer to the diagram floor plan for location and notes.
    - the office and film studio functions are to operate Monday through Friday from 8:00 AM to 5:00 PM.
    - parking to be provided as required by the zoning ordinance and as determined by the planning division (see sheet G0.02 for parking calculations)

### **Second floor – Offices**

1. The office space on the second floor will be used by staff and not accessible to the public. The main office function is editing the filming into videos that are to be uploaded onto the internet or distributed to clients. The functions on this floor will operate Monday through Friday between 8:00 AM and 5:00 PM. Parking to be provided as required by the zoning ordinance and as determined by the planning division. Refer to the diagram floor plan for location and notes. Refer to sheet G0.02 for parking calculations.

The above building function descriptions are being provided to the best of our knowledge to assist the Planning Division in the determination of the allowed uses and associated minimum parking requirements. We feel that the office and filming set fit within the Business and Professional Services as shown on Table 17.34-A and the Coffee Shop is within the Food and Beverage Sales, General per the same table. Please feel to contact us at (415) 683-9600 or via e-mail at [Daniel@studioconverge.com](mailto:Daniel@studioconverge.com) .

Sincerely,

Daniel Guich  
Studio Converge Architecture

Attachment: 13041 San Pablo Ave. Floor Plans

# GENERAL PROJECT NOTES

- THE CONTRACT DOCUMENTS INCLUDE THE WORKING DRAWINGS, PROJECT MANUAL, ADDENDA, MODIFICATIONS, AND THE CONDITIONS OF THE CONSTRUCTION CONTRACT.
- THE CONTRACT DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE LANDLORD OR TENANT FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY.
- MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION SYSTEMS, SHOP DRAWINGS AND LAYOUTS SHALL BE SUBMITTED AS SOON AS POSSIBLE AFTER AWARD OF CONTRACT TO THE ARCHITECT ALLOWING TEN (10) WORKING DAYS FOR REVIEW. NO CONSTRUCTION SHALL PROCEED UNTIL THE APPROVAL OF THESE DRAWINGS. ALL THE ABOVE TRADES NEED TO BE REVIEWED BY THE ARCHITECT AT THE SAME TIME.
- ALL GLASS AND GLAZING USED IN THIS PROJECT SHALL CONFORM TO REQUIREMENTS OF CHAPTER 24, 2016 CBC AND ALL FEDERAL REQUIREMENTS.
- SUBMIT REQUIRED SHOP DRAWINGS AND SAMPLES FOR ALL TRADES AS SOON AS POSSIBLE TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- WITHIN FIVE (5) DAYS FROM CONTRACT DATE, PREPARE & SUBMIT AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK, WITH SUB-SCHEDULES OF RELATED ACTIVITIES WHICH MAY AFFECT THE PROGRESS.
- CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL OF ALL MATERIALS AND METHODS TO BE USED PRIOR TO ORDERING OR PROCEEDING WITH THE WORK.
- CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES. IF THESE ARE CONTRARY TO THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING IMMEDIATELY, TO RESOLVE DISCREPANCIES PRIOR TO PROCEEDING.
- "ARCHITECT" STUDIO CONVERGE ARCHITECTURE.
- "LANDLORD" OR "BASE BUILDING OWNER" MEANS \_\_\_\_\_
- "TENANT" OR "OWNER" MEANS \_\_\_\_\_
- "FURNISH" MEANS SUPPLY ONLY, FOR OTHERS TO PUT IN PLACE.
- "INSTALL" MEANS SUPPLIED BY OTHERS, TO BE INSTALLED BY CONTRACTOR.
- "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR TO VERIFY DIMENSIONS AND ORIENTATION.
- "TYPICAL" MEANS IDENTICAL FOR CONDITIONS NOTED.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN INDIVIDUAL DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
- VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR, (A.F.F.).
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED.
- IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DIMENSIONS NOTED ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATIONS, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE/SHE SHALL REPORT AT ONCE TO THE ARCHITECT FOR CLARIFICATION AND SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHT SWITCHES AND THERMOSTATS WITH THE ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO NOTE UNFORESEEN MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURE.
- ALL WORK SHALL BE ERRECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- CUT AND FIT COMPONENTS FOR ALTERATION OF EXISTING WORK AND INSTALLATION OF NEW WORK. PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
- PATCH AND REPAIR ALL FIREPROOFING DAMAGED OR REMOVED DURING PERFORMANCE OF THE WORK. FIREPROOF NEW PENETRATIONS REQUIRED BY THE WORK AND EXISTING PENETRATIONS IN EXPOSED PLENUM AREAS.
- COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL BLOCKING/BACKING AND REINFORCING IN PARTITIONS BEHIND ALL MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED.
- CONTRACTOR SHALL COMPLY WITH ALL BASE BUILDING REQUIREMENTS AND DESIGN CRITERIA.

# PROJECT DESCRIPTION

IT IS A 2 LEVEL BUILDING AT THE FRONT WITH A HIGH CEILING OPEN SPACE AT THE BACK OF THE BUILDING WHICH IS PRESENTLY NOT IN USE. REFER TO DIAGRAM FLOOR PLANS FOR SPECIFIC PROPOSED BUILDING USES.

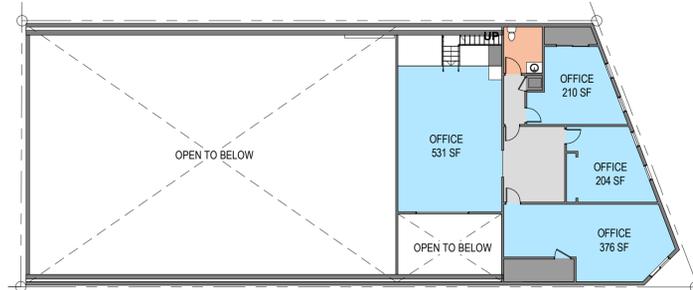
**EXISTING USE:**  
THE EXISTING BUILDING SPACES ARE ASSUMED TO BE CLASSIFIED AS A GENERAL OFFICE USE. CURRENTLY THE BUILDING IS NOT OPERATING ANY PRIVATE OR PUBLIC FUNCTIONS.

**PROPOSED USE:**  
**FIRST FLOOR - OFFICES, BEVERAGE SERVICE, FILMING STUDIO SETS, SMALL ASSEMBLY**

- THERE IS ONE OFFICE ON THE FIRST FLOOR. THE OFFICE NEXT TO THE FILM STUDIO/ASSEMBLY AREA WITH ACCESS FROM RHEEM AVENUE WILL BE USED BY THE OWNER'S STAFF. THE OFFICE FUNCTION WILL OPERATE AT THE SAME TIME AS THE SECOND-FLOOR OFFICES, MONDAY THROUGH FRIDAY BETWEEN 8 AM AND 5 PM. REFER TO THE DIAGRAM FLOOR PLAN FOR LOCATION.
- A COFFEE BEVERAGE SERVICE WILL OPERATE AT LOBBY/ENTRANCE OF THE BUILDING. THERE WILL BE A PUBLIC SEATING AREA IN THE LOBBY WITH SMALL TABLES AND CHAIRS. THE BEVERAGE SERVICE WILL BE OPEN TO THE PUBLIC MONDAY THROUGH FRIDAY FROM 8:30 AM TO 5:00 PM.
- IN THE LARGE SPACE AT THE REAR OF THE BUILDING WILL COMPRISE OF 2 GENERAL USES THAT WILL NOT OCCUR AT THE SAME TIME:  
A. RELIGIOUS AND COMMUNITY ASSEMBLY - THERE WILL BE 3 RELIGIOUS SERVICES, WHICH COULD ALSO INCLUDE LIVE INSTRUMENTAL/OCAL MUSIC AT TIMES. WITH EACH HAVING A MAXIMUM TOTAL OF 80 OCCUPANTS TO OCCUR ON THE FOLLOWING DAYS AND TIMES:  
-SATURDAY EVENINGS FROM 6:00 PM TO 10:00PM  
-SUNDAY MORNINGS FROM 9:00 AM TO 12 NOON  
-SUNDAY AFTERNOONS FROM 1:00 PM TO 3:00 PM  
B. FILMING STUDIO FUNCTIONS - THE FILMING SETS ARE NOT OPEN TO THE GENERAL PUBLIC AND WILL BE USED BY THE OWNER'S STAFF. THE FILMING AND VIDEO PRODUCED IN THIS SPACE WILL BE UPLOADED TO THE INTERNET FOR PUBLIC VIEWING OR PRODUCED SPECIFICALLY FOR CLIENTS TO DISTRIBUTE ONLINE OR ON CD'S OR DVD'S. THE CONTENT OF THE FILMS/VIDEOS PRODUCED ARE OF RELIGIOUS AND COMMUNITY NATURE AND AT TIMES COULD INCLUDE LIVE INSTRUMENTAL/OCAL MUSIC. REFER TO THE DIAGRAM FLOOR PLAN FOR LOCATION AND NOTES.  
-THE OFFICE AND FILM STUDIO FUNCTIONS ARE TO OPERATE MONDAY THROUGH FRIDAY FROM 8:00 AM TO 5:00 PM.  
-PARKING TO BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE AND AS DETERMINED BY THE PLANNING DIVISION (SEE SHEET G0.02 FOR PARKING CALCULATIONS) PARKING FOR THIS FUNCTION IS COVERED BY THE REQUIRED NUMBER OF SPACES DEDICATED TO THE OFFICE USE.

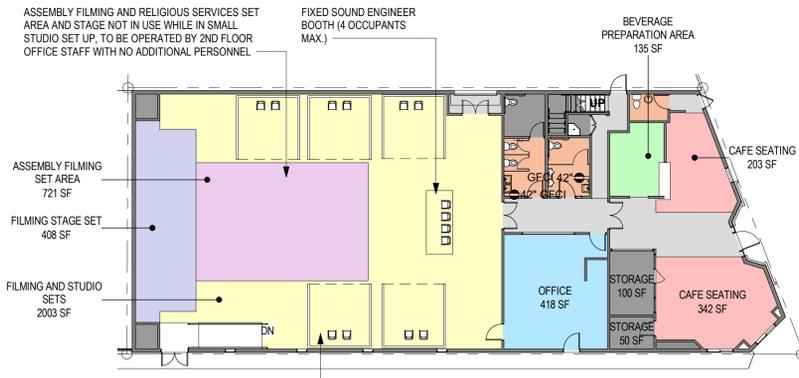
## SECOND FLOOR - OFFICES

- THE OFFICE SPACE ON THE SECOND FLOOR WILL BE USED BY STAFF AND NOT ACCESSIBLE TO THE PUBLIC. THE MAIN OFFICE FUNCTION IS EDITING THE FILMING INTO VIDEOS THAT ARE TO BE UPLOADED ONTO THE INTERNET OR DISTRIBUTED TO CLIENTS. THE FUNCTIONS ON THIS FLOOR WILL OPERATE MONDAY THROUGH FRIDAY BETWEEN 8:00 AM AND 5:00 PM. PARKING TO BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE AND AS DETERMINED BY THE PLANNING DIVISION. REFER TO THE DIAGRAM FLOOR PLAN FOR LOCATION AND NOTES. REFER TO SHEET G0.02 FOR PARKING CALCULATIONS.



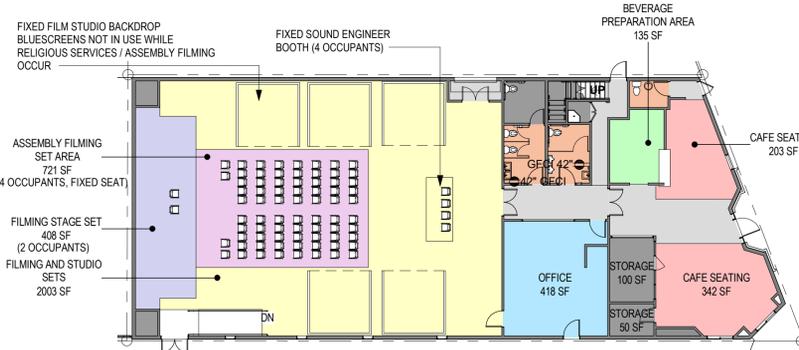
## 6 FLOOR 2 - STAFF OFFICES

1/16" = 1'-0"



## 5 FLOOR 1 - FILMING STUDIOS

1/16" = 1'-0"



# PROJECT DIRECTORY

**CLIENT:** RMEDIA CORPORATION  
13041 SAN PABLO AVE.  
SAN PABLO, CA 94806  
CONTACT: CLAUDIA CORDOBA  
T: (650) 296-2207  
E: BETZYCORDOBA@ME.COM

**ARCHITECT:** STUDIO CONVERGE ARCHITECTURE  
7 MAGELLAN AVE.  
SAN FRANCISCO, CA 94116  
CONTACT: DANIEL GUICH  
T: (415) 683-9600  
E: DANIEL@STUDIOCONVERGE.COM

**LANDSCAPE:** SUE ODA LANDSCAPE ARCHITECT  
P.O. BOX 2674  
EL CERRITO, CA 94530  
CONTACT: SUE ODA  
T: (510) 684-8789  
F: E.INFO@SUEODA.COM

# SITE AND INTERIOR ALTERATIONS

## 13041 SAN PABLO AVE. SAN PABLO, CA 94806

## APPLICABLE CODES & REGULATIONS

APN: 526-020-011-7  
526-020-014-1  
526-020-015-8

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE/BUILDING ENERGY EFFICIENCY STANDARDS
- 2016 CALIFORNIA GREEN BUILDING CODE (CALGreen)
- CITY OF SAN PABLO LOCAL AMENDMENTS TO THE STATE MODEL CODES
- AMERICANS WITH DISABILITIES ACT

## ABBREVIATIONS

&	And	MFR.	Manufacturer
@	At	(N)	New
⊕	Centerline	N.T.S.	Not To Scale
S.F.	Square Feet	O.C.	On Center
±	Plus or Minus	O.D.	Outside Diameter
B.O.	Bottom Of	OPP.	Opposite
CLG.	Ceiling	OPP. HD.	Opposite Hand
C.M.U.	Concrete Masonry Unit	PL.	Plate
COL.	Column	PLYWD.	Plywood
CONC.	Concrete	T-24	Title 24
DN.	Down	T. & G.	Tongue and Groove
(E)	Existing	T.B.D.	To Be Determined
ELEC.	Electrical	T.C.	Top of Concrete
EXST.	Existing	T.O.	Top Of
EXT.	Exterior	T.O.CONC.	Top of Concrete
FIN.	Finish	T.O.PL.	Top of Plate
F.O.B.	Face of Building	TYP.	Typical
F.O.C.	Face of Concrete	U.L.	Underwriters Laboratory
F.O.F.	Face of Finish	U.O.N.	Unless Otherwise Noted
F.O.S.	Face of Stud	VAR.	Varies
GF	Ground Fault Circuit Interruption	VB.	Vapor Barrier
GYP.	Gypsum Board	W	With
H.V.A.C.	Heating, Ventilation, Air Conditioning	WC	Water Closet
INSUL.	Insulation	WD.	Wood
		W.H.	Water Heater
		W/O	Without
		WP.	Waterproof
		W.P.T.	Work Point

SHEET NUMBER	SHEET NAME	PLANNING REVIEW SET
	G0.00 - PROJECT DATA	
G0.01	GENERAL NOTES	• •
G0.02	CODE ANALYSIS & VICINITY MAP	• •
G0.11	ACCESSIBILITY DETAILS (CODE SIGNAGE)	• •
G0.12	SIGNAGE DETAILS	• •
G1.20	EGRESS DIAGRAM - PATH OF TRAVEL	• •
A1.00	SITE PLAN AND/OR EXISTING CONDITIONS/DEMOLITION PLANS	
A1.01	EXISTING SITE PLAN	• •
A1.02	SITE PLAN	• •
A1.03	DEMOLITION / EXISTING CONDITIONS	• •
A2.00	FLOOR PLANS (C&S) PARTITION PLANS (TI)	
A2.01	FLOOR PLANS	• •
A7.00	ELEVATIONS (1/8" SCALE) & SECTIONS	
A7.01	ELEVATIONS - EXTERIOR	• •
A8.00	ENLARGED INTERIOR VIEWS	
A8.01	ENLARGED PLANS AND ELEVATIONS - TOILETS	• •
A8.02	ENLARGED PLANS AND ELEVATIONS - STAIR	• •
	LANDSCAPE	
L1	PLANTING PLAN	• •
L2	IRRIGATION PLAN	• •

## VICINITY MAP



ISSUE	DATE	ISSUE	DATE	ISSUE	DATE
		CONDITIONAL USE PERMIT SET - COMMENT RESPONSE NO.1	04-04-2019		
		CONDITIONAL USE PERMIT SET	01-25-2019		
		PROGRESS SET	09-24-2018		

# SITE AND INTERIOR ALTERATIONS

13041 SAN PABLO AVE.  
SAN PABLO, CA 94806

**STUDIO CONVERGE**  
ARCHITECTURE

P: 415.683.9600  
E: INFO@STUDIOCONVERGE.COM

GENERAL NOTES

Project number: 18-104  
Date: Issue Date

**G0.01**

Scale: As indicated

5/20/2019 11:45:42 AM

# BUILDING CODE ANALYSIS

## 13041 SAN PABLO - BUILDING CODE ANALYSIS

BUILDING CODE ISSUE	2016 CBC	Reference
<b>Occupancy Classifications</b>		
Occupancy Group		
Beverage Service Seating	Group A-2	303.3
Assembly - Church	Group A-3	303.4
Office Space	Group B	304.1
<b>Allowable Area</b>		
Type of Construction	5-B (No Fire Sprinklers)	Table 601
Allowable floor area:		
Group B	9,000 SF	Table 506.2
Group A-2	6,000 SF	Table 506.2
Group A-3	6,000 SF	Table 506.2
Existing floor area:		
Level 1: A-2	1,208 SF	
Level 1: A-3	3,440 SF	
Level 1: B	1,011 SF	
Level 2: B	1,823 SF	
Max # Stories		
Group A-2	1	Table 504.4
Group A-3	1	Table 504.4
Group B	2	Table 504.4
Max Height		
Group A-2	40 ft.	Sec. 504.3
Group A-3	40 ft.	Sec. 504.3
Group B	40 ft.	Sec. 504.3
Existing height:	22 ft. (V.I.F.)	Approximate height

Required Separation / Occ. Groups		
Between A and B (non-sprinklered)	2-hr	Table 508.4, Sec. 707.3.9

Fire Resistive Requirements		
Table 601		

5-B	Non-rated	
Bearing walls		
5-B	Non-rated	
Nonbearing Interior Partitions	Non-rated	Governed by occupancy separation requirements, shaft/stair ratings, and other code sections.
Shaft Enclosures	1-hr	Sect. 713
2 Story Openings	Non-rated	Sect. 712.1.9

Floor Construction & Secondary Members		
5-B	Non-rated	
Roof Construction & Secondary Members		
5-B	Non-rated	

Exterior Non-Bearing Wall Fire Resistance Rating		
X < 5'	1-hr	Table 602
5' ≤ X < 10'	1-hr	Table 602
10' ≤ X < 30'	Non-rated	Table 602
X ≥ 30'	Non-rated	Table 602

Maximum Area Exterior Wall Openings		
Table 705.8		
Maximum area of exterior wall openings based on fire separation and degree of opening protection		
Unprotected (for nonsprinklered building per Table 705.8)		

Occupant Loads		
Table 1004.1.1		
Accessory storage areas, mechanical equipment room	1:300 gross	
Stages and Platforms	1:15 net	
Assembly, unconcentrated, tables and chairs	1:15 net	
Business areas	1:100 gross	
Beverage preparation area	1:200 gross	

Exit Access		
Common Path of Egress Travel (Without Sprinkler System)		
Table 1006.2.1 & 1006.3.2(2)		
Group A	75 ft.	
Group B	100 ft. Occupant Load ≤30 75 ft. Occupant Load >30	
Exit Access Doorways		
One Exit or Exit Access Doorway		Table 1006.2.1

Group A	Occupant Load < 49	
Group B	Occupant Load < 29 (Maximum Common Path of Travel is 75 feet)	
Three or more exits or exit access doorways	501 < X < 1000	Sec. 1006.2.1.1
Assembly exit access	Occ. load greater than 100 but less than 300	Sec. 1029.3.1
Exit Separation	not less than 1/2 max. overall diagonal of area	Sec. 1007.1.1
Exit Access Travel Distance		
Group A	200 feet	Table 1017.2
Group B	200 feet	without sprinkler system
Corridors	1 hour (no sprinkler system)	Table 1020.1
Dead Ends	20 feet	1020.4

Parking Requirements		
18.52.040 Table 1		
Vehicle Parking Provided:	On-grade - 20	(see Zoning Code)

Accessible Parking:		
Required:	1	
Provided:	1	
Van Accessible Space Requirement:		
Required:	1 (1 req. for every 8 acc. spaces)	
Provided:	1	

### Code Summary Notes:

Construction type is 5-B as an existing two story mix occupancy building, A and B occupancy and with no fire sprinkler system. Two hour occupancy separation is provided between the assembly occupancies and the office occupancy on the first floor. A horizontal fire separation to be provided between the assembly occupancies on the first floor and the office occupancy on the second floor as required by Table 508.4.

The existing stair between the first and second floor is allowed to be enclosed per CBC section 712.1.9. Two direct horizontal egress to the exterior are being provided from the church assembly area (A-3) and a fire rated corridor is not being provided as an egress component.

### MINIMUM PLUMBING FACILITIES 2016 CPC, Chapter 4 Table 422.1

First Floor - Required Fixture Counts						
A-2 Beverage Service	24.6	occupants				
A-3 Assembly*	97.4	occupants				
B Occupancy	5.7	occupants				
<b>Total</b>	<b>128</b>	<b>occupants</b>				

Required plumbing fixture count calculations based on primary occupancy of A-3. Section 422.9, Employee lavatories installed in food establishments shall be equipped with an approved single spout capable of providing tempered 100F-115F running water.

Male 64						
WC	Lav	Urinal	Female WC *	Lav **	DF ***	Service Sink or Laundry Tray
1	1	1	3	1	1	1

Second Floor - Required Fixture Counts						
B Occupancy	9	occupants				

Per section 422.2, exception (2), one facility shall be permitted for use by both sexes when the total occupant load is 10 or less.

Male 5						
WC	Lav	Urinal	Female WC *	Lav **	DF ***	Service Sink or Laundry Tray
1	1	1	1	1	1	1

Water Closets		Urinals		Lavatories		Drinking Fountains
Men	Women	Men	Men	Women		
1: 1-100	1: 1-25	1: 1-100	1: 1-200	1: 1-100	1: 1-250	
2: 101-200	2: 26-50	2: 101-200	2: 201-400	2: 101-200	2: 251-500	
3: 201-400	3: 51-100	3: 201-400	3: 401-600	3: 201-300	3: 501-750	
	4: 101-200	4: 401-600		5: 301-500		
	6: 201-300					
Over 400 - add 1 fixture for each additional 500 males and 1 fixture for each additional 125 females		Over 600, add one fixture for each additional 300 males		Over 750, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females		

\*Per footnote 3, the total number of water closets for females shall be equal to the total number of water closets and urinals required for males.

\*\*Per footnote 6, Metering or self closing faucets shall be installed on lavatories intended to serve the transient public.

\*\*\* Beverage Service to provide drinking water in lieu of providing a drinking fountain. In the office space, a water dispenser to provide drinking water in lieu of providing a drinking fountain.

# ZONING CODE ANALYSIS

Applicable Codes:  
City of San Pablo Zoning Ordinance

ZONING CODE ISSUE	Reference
Zone	CMU: Commercial Mixed Use
Planning District	San Pablo Avenue Specific Plan

### Development Standards 17.34.040

Minimum Site Area	5,000 sf	Table 17.34-B
<b>Actual Site Area:</b>		
APN: 526-020-011-7	10,050 SF	
APN: 526-020-014-1	5,850 SF	
APN: 526-020-015-8	2,500 SF	
<b>Total Combined Area:</b>	<b>18,400 SF</b>	

Setbacks:	
Minimum Front Yard:	No front yard setback required
Minimum Rear Yard:	No rear yard is required except where the rear yard abuts a residential district or a parcel on which a residential use is located, in which case the rear yard shall not be less than 10 feet
Minimum Side Yard:	No side yard is required except where the side yard of a parcel abuts the side of a parcel in a residential district or a parcel on which a conforming residential use is located, in which case the side yard shall not be less than 10 feet

Minimum Floor Area Ratio (FAR):	0.75
Maximum Floor Area Ratio (FAR):	1.5 (Office and Non-Office)
Maximum Heights:	50 feet

### Parking Requirements 17.54.000

	Parking Requirement (Table 17.54-A)	Area or Fixed Seats	Minimum Required Parking Spaces
<b>Community &amp; Religious Assembly</b>	1 space per 4 fixed seats	80 seats	20
<b>Food and Beverage Sales</b>	1 space per 300 sf	545 sf	2 plus 1 for employee
<b>Office</b>	1 space per 350 sf	1789 sf	5
<b>Total spaces (before parking waivers)</b>			<b>28</b>

### Parking Waivers:

	Space reduction per waiver:
1. Building located within 1/4 mile from a transit stop - Parking spaces allowed to be reduced by 10% (17.54.050.F), 28 parking spaces times 10% = 2.8 spaces	2.8
2. Bicycle parking provided, 1 space may be waived (17.54.050.G)	1
3. Mixed Use Projects (17.54.050.H): This project has an office and commercial component. The Office and Beverage Service will be sharing the parking spaces with Community & Religious Assembly spaces since these uses will not be occurring at the same time.	5 (Office) 3 (Beverage Service)

<b>Total parking spaces after applying waivers:</b>	<b>17</b>
<b>Total parking spaces provided:</b>	<b>20</b>

### Requirements not impacting provided parking space count:

Accessible Parking Spaces	1 space up to 25 spaces	Table 17.54-C
Van Accessible Space	1 of every 8 required accessible spaces to be van-accessible parking spaces.	17.54.100
Clean Air Vehicle Parking	1 space between 10-25 spaces	Table 17.54-D

### Site Metrics

Total Site Area:	18,400 sf
41% Existing FAR:	7,482 sf
150% Maximum Allowable FAR:	27,600 sf
First Floor:	5,659 sf
Second Floor:	1,823 sf
<b>Total</b>	<b>7,482 sf</b>

ISSUE	DATE	ISSUE	DATE	ISSUE	DATE
		CONDITIONAL USE PERMIT SET - COMMENT RESPONSE NO.1	04-04-2019		
		CONDITIONAL USE PERMIT SET	01-25-2019		
		PROGRESS SET	09-24-2018		

## SITE AND INTERIOR ALTERATIONS

13041 SAN PABLO AVE.  
SAN PABLO, CA 94806



**STUDIO CONVERGE**  
ARCHITECTURE

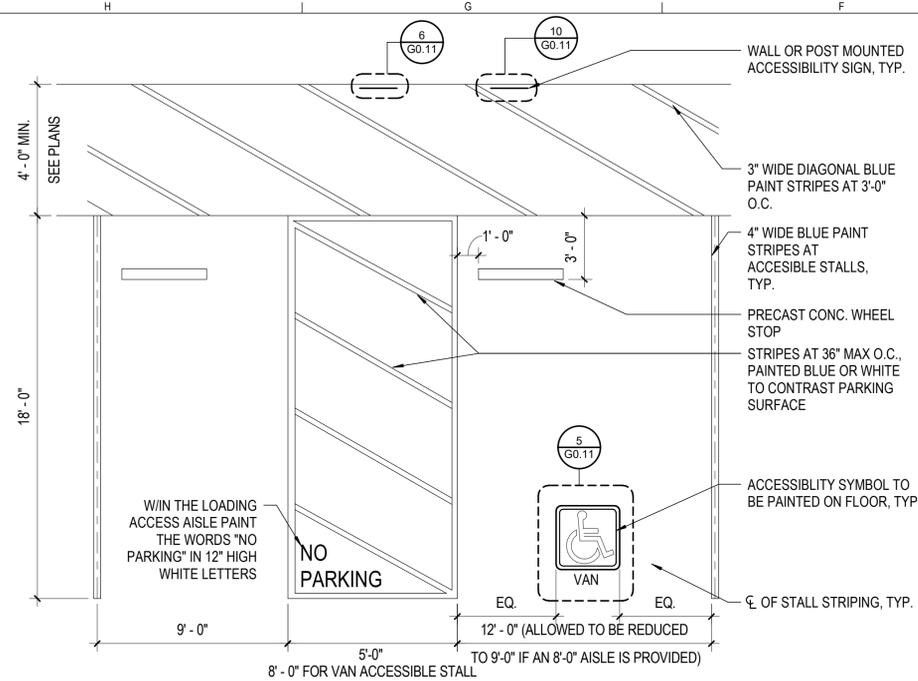
P: 415.683.9600  
E: INFO@STUDIOCONVERGE.COM

### CODE ANALYSIS & VICINITY MAP

Project number: 18-104  
Date: Issue Date

**G0.02**

Scale: 12" = 1'-0"

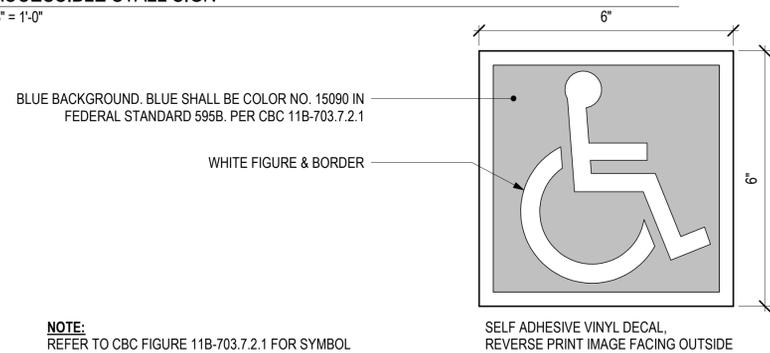


**11 ACCESSIBLE PARKING STRIPING**  
1/4" = 1'-0"



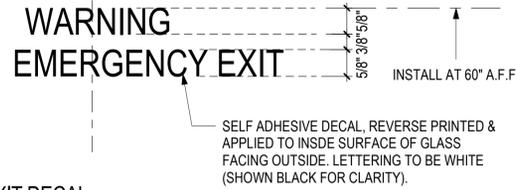
- SIGNAGE NOTES:**
- REFER TO CBC 11B-502.4 FOR SIGNAGE REQUIREMENTS
  - SIGN SHALL BE REFLECTORIZED. SYMBOL & CHARACTERS SHALL BE WHITE TO CONTRAST TO BLUE BACKGROUND
  - VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN OR LANGUAGE STATING "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY.

**10 ACCESSIBLE STALL SIGN**  
3" = 1'-0"



**NOTE:**  
REFER TO CBC FIGURE 11B-703.7.2.1 FOR SYMBOL PROPORTIONS & DISPLAY CONDITIONS

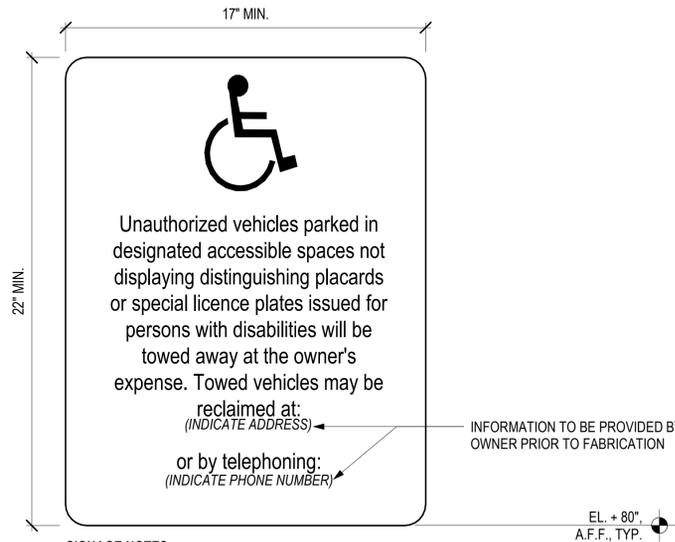
**9 ACCESSIBILITY DECAL AT ENTRY**  
6" = 1'-0"



**8 EMERGENCY EXIT DECAL**  
6" = 1'-0"

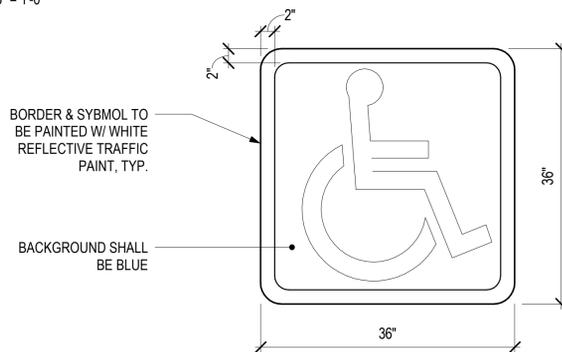


**7 NO SMOKING DECAL**  
6" = 1'-0"

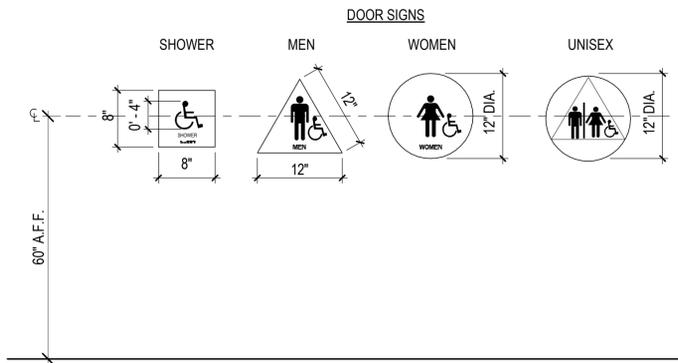


- SIGNAGE NOTES:**
- REFER TO CBC 11B-502.6 FOR SIGNAGE REQUIREMENTS
  - SIGN SHALL BE REFLECTORIZED. SYMBOL & CHARACTERS SHALL BE WHITE TO CONTRAST TO BLUE BACKGROUND
  - HEIGHT OF LETTERS = 1" MIN.

**6 REQ. PARKING SIGN**  
3" = 1'-0"



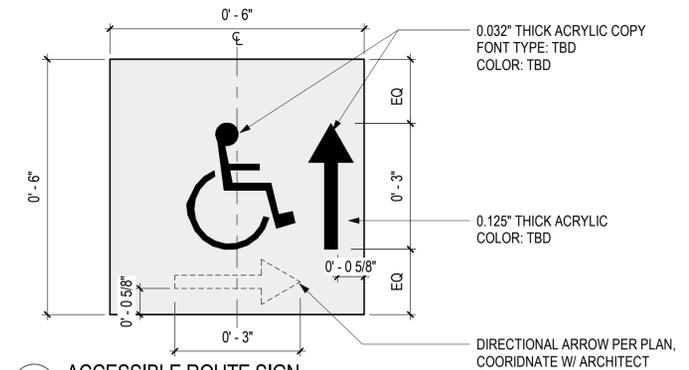
**5 ACCESSIBLE FLOOR SYMBOL**  
1" = 1'-0"



- NOTES:**
- SIGNS PER CALIFORNIA AND SAN FRANCISCO BUILDING CODE
  - ALL LETTERS AND SYMBOLS SHALL BE RAISED 1/32"
  - INTERNATIONAL SIGN OF ACCESSIBILITY, WHITE FIGURE ON BLUE (#15090 FEDERAL STANDARD 595A) BACKGROUND
  - SIGN SHALL BE MOUNTED @ 60" A.F.F. TO THE CENTERLINE OF THE SIGN, CENTERED ON THE DOOR; COLOR & CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR & CONTRAST OF THE DOOR, TYP.
  - LETTERS & NUMERALS ON SIGNS ARE RAISED 1/32", SANS SERIF UPPERCASE CHARACTERS TO BE ACCOMPANIED BY GRADE 2 BRAILLE.
  - BRAILLE DOTS ARE 1/10" ON CENTER IN EACH CELL W/ 2/10" SPACE BETWEEN CELLS
  - BRAILLE DOTS ARE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND
  - EDGES OF SIGNS SHALL BE ROUNDED CHAMFERED OR EASED. CORNERS OF SIGNS SHALL HAVE A MINIMUM RADIUS OF 1/8"

**3 RESTROOM IDENTIFICATION SIGNAGE**  
1" = 1'-0"

- NOTES:**
- LETTERS & NUMBERS SHALL BE UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE. CHARACTERS SHALL BE AT LEAST 1" HIGH.
  - CONTRAST SHALL BE 70% MIN. LIGHT/DARK BETWEEN TEXT/SYMBOL & BACKGROUND AT ALL TACTILE SIGNS.



**2 ACCESSIBLE ROUTE SIGN**  
6" = 1'-0"

ISSUE	DATE	ISSUE	DATE	ISSUE	DATE
				CONDITIONAL USE PERMIT SET - COMMENT RESPONSE NO.1	04-04-2019
				CONDITIONAL USE PERMIT SET	01-25-2019
				PROGRESS SET	09-24-2018

**SITE AND INTERIOR ALTERATIONS**

13041 SAN PABLO AVE.  
SAN PABLO, CA 94806

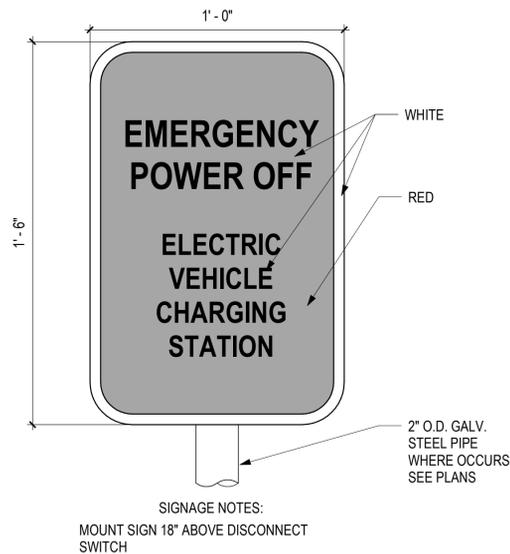
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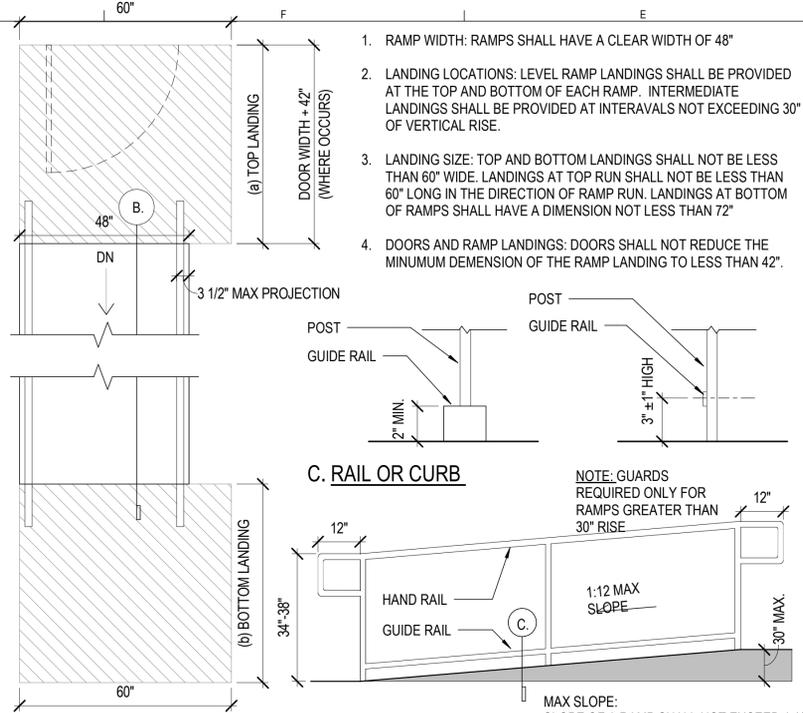
ACCESSIBILITY DETAILS (CODE SIGNAGE)

Project number: 18-104  
Date: Issue Date

**G0.11**  
Scale: As indicated

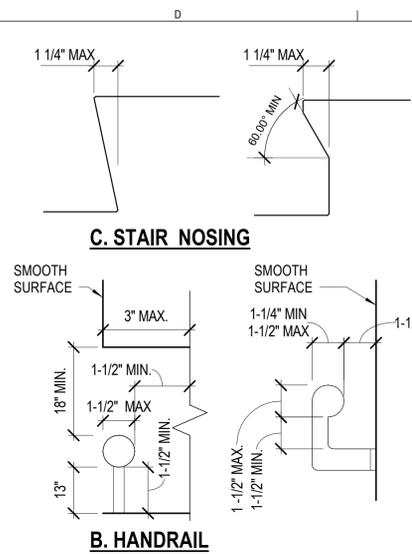


**7** EV POWER OFF SIGNAGE  
3" = 1'-0"

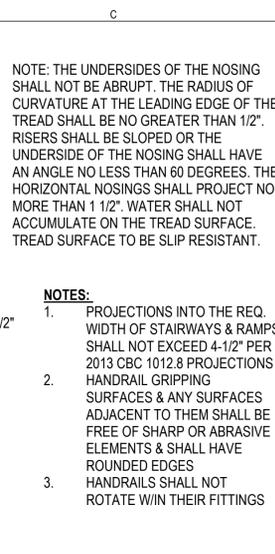


**3** A. PLAN  
TYPICAL RAMP DIAGRAM  
1/2" = 1'-0"

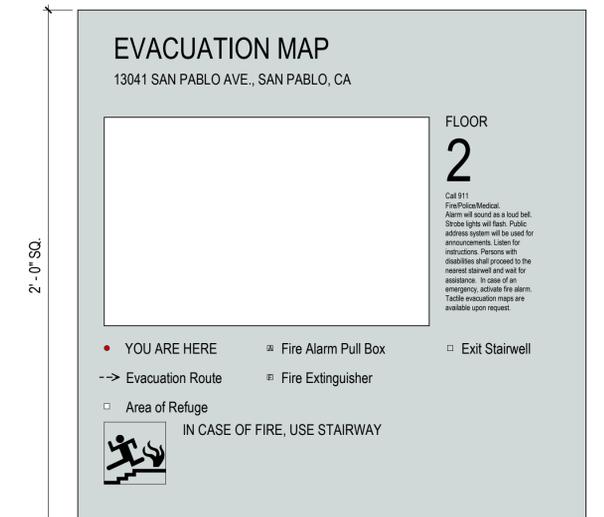
**B. SECTION**  
MAX SLOPE:  
SLOPE OF A RAMP SHALL NOT EXCEED 1:12.  
MAX RISE:  
MAXIMUM RISE FOR ANY RUN SHALL BE 30"



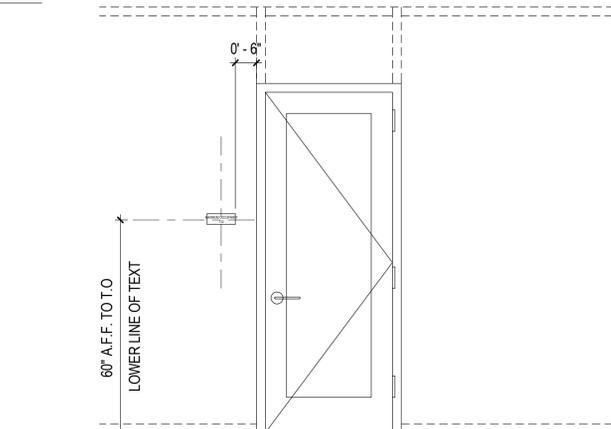
**5** TYPICAL STAIR & HANDRAIL DIAGRAM  
1/2" = 1'-0"



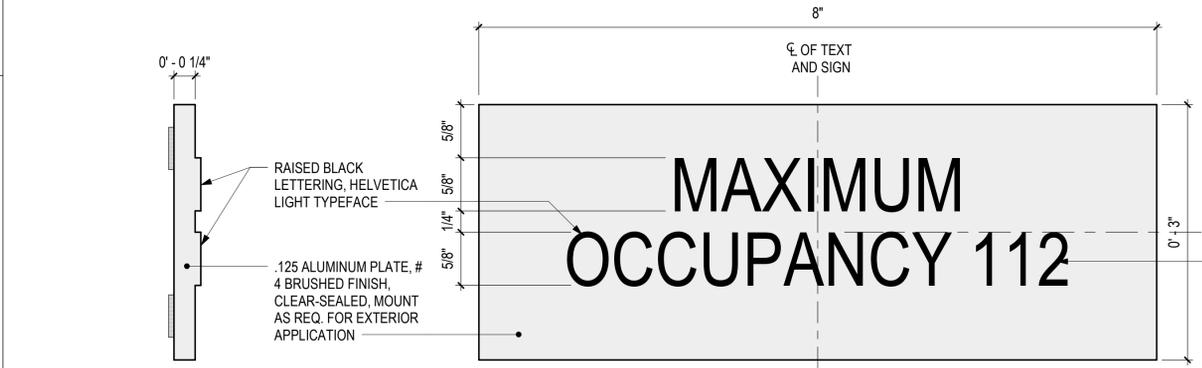
**A. STAIR**



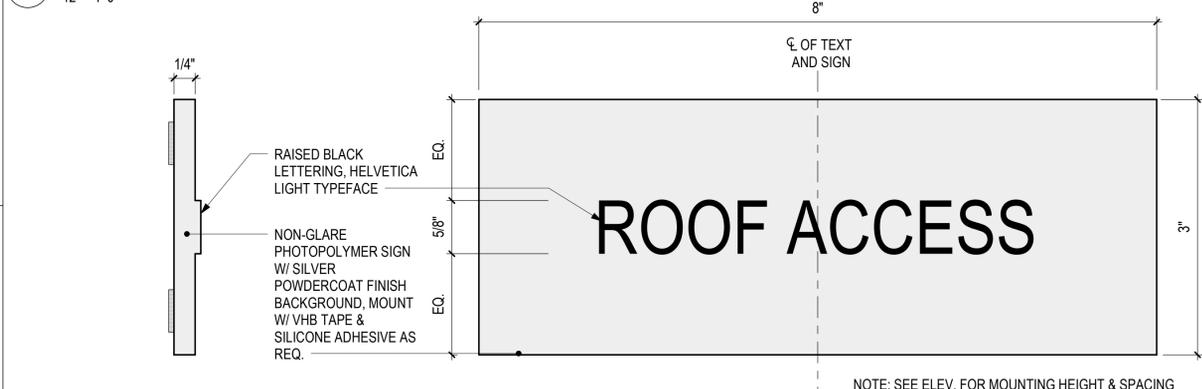
**2** DETAIL - EVACUATION MAP SIGNAGE LAYOUT B  
3" = 1'-0"



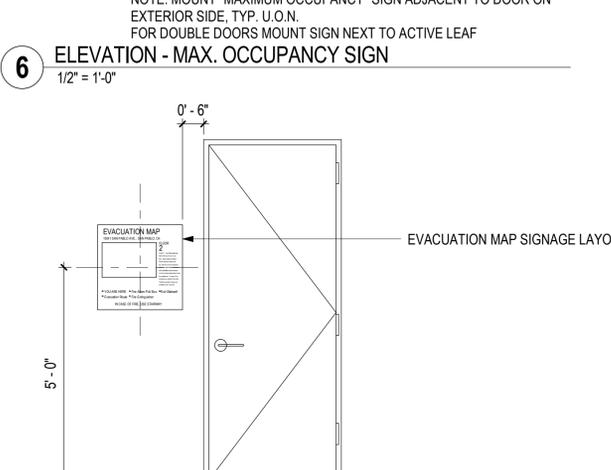
**6** ELEVATION - MAX. OCCUPANCY SIGN  
1/2" = 1'-0"



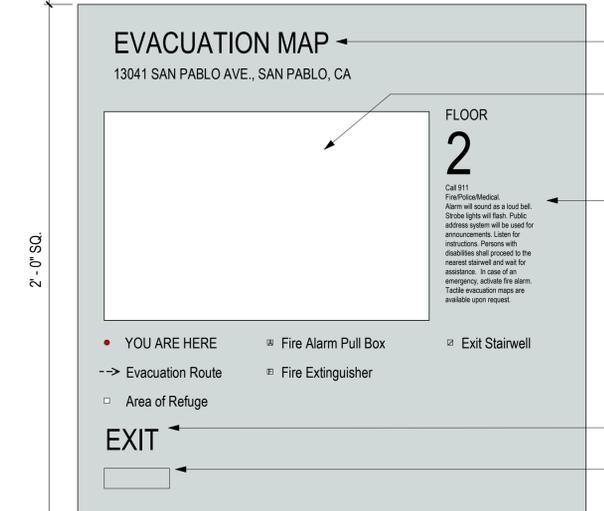
**14** DETAIL - MAXIMUM OCCUPANCY SIGN  
12" = 1'-0"



**13** DETAIL - ROOF ACCESS SIGN  
12" = 1'-0"



**4** ELEVATION - EVACUATION MAP @ STAIR, TYP.  
1/2" = 1'-0"



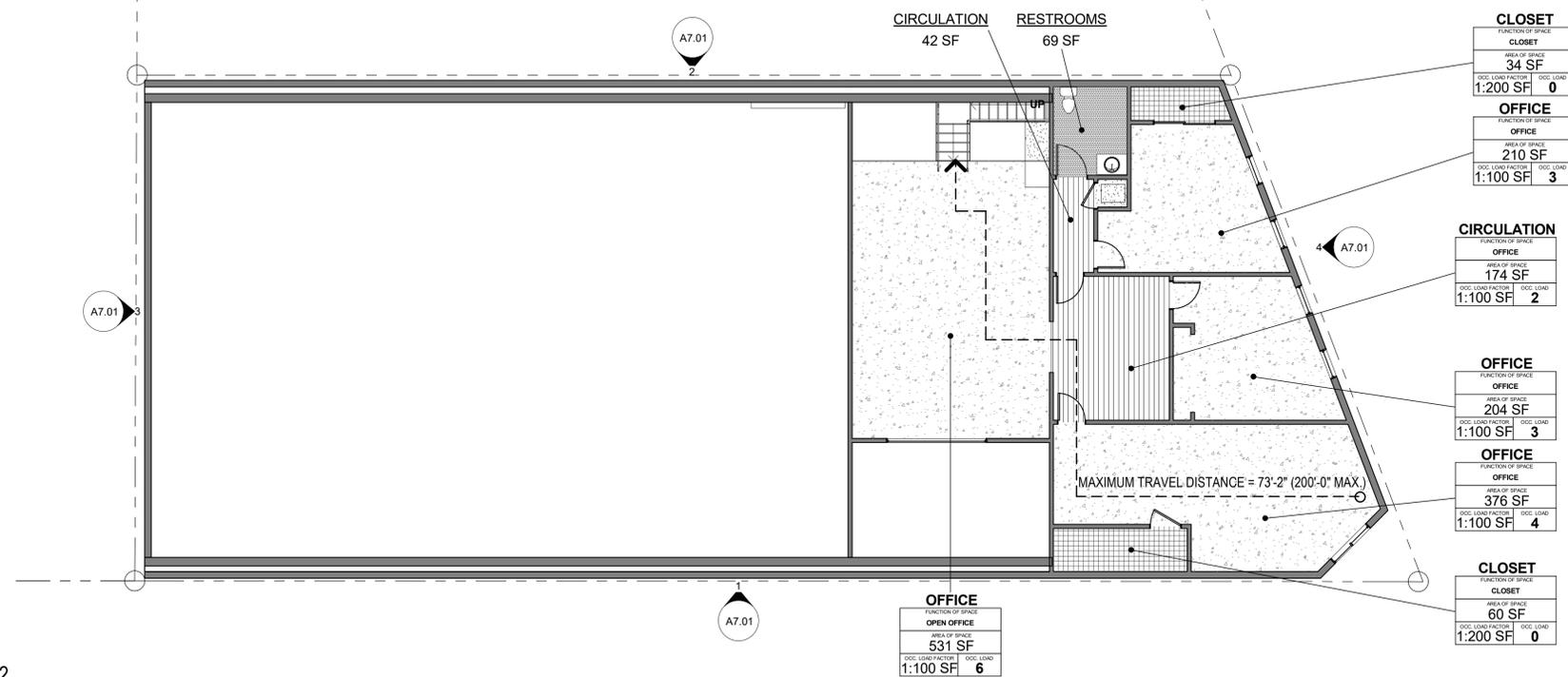
**1** DETAIL - EVACUATION MAP SIGNAGE LAYOUT A  
3" = 1'-0"

ISSUE	DATE	ISSUE	DATE	ISSUE	DATE
CONDITIONAL USE PERMIT SET - COMMENT RESPONSE NO.1	04-04-2019				
CONDITIONAL USE PERMIT SET	01-25-2019				
PROGRESS SET	09-24-2018				

**SITE AND INTERIOR ALTERATIONS**  
13041 SAN PABLO AVE.  
SAN PABLO, CA 94806



**SIGNAGE DETAILS**  
Project number: 18-104  
Date: Issue Date  
**G0.12**  
Scale: As indicated



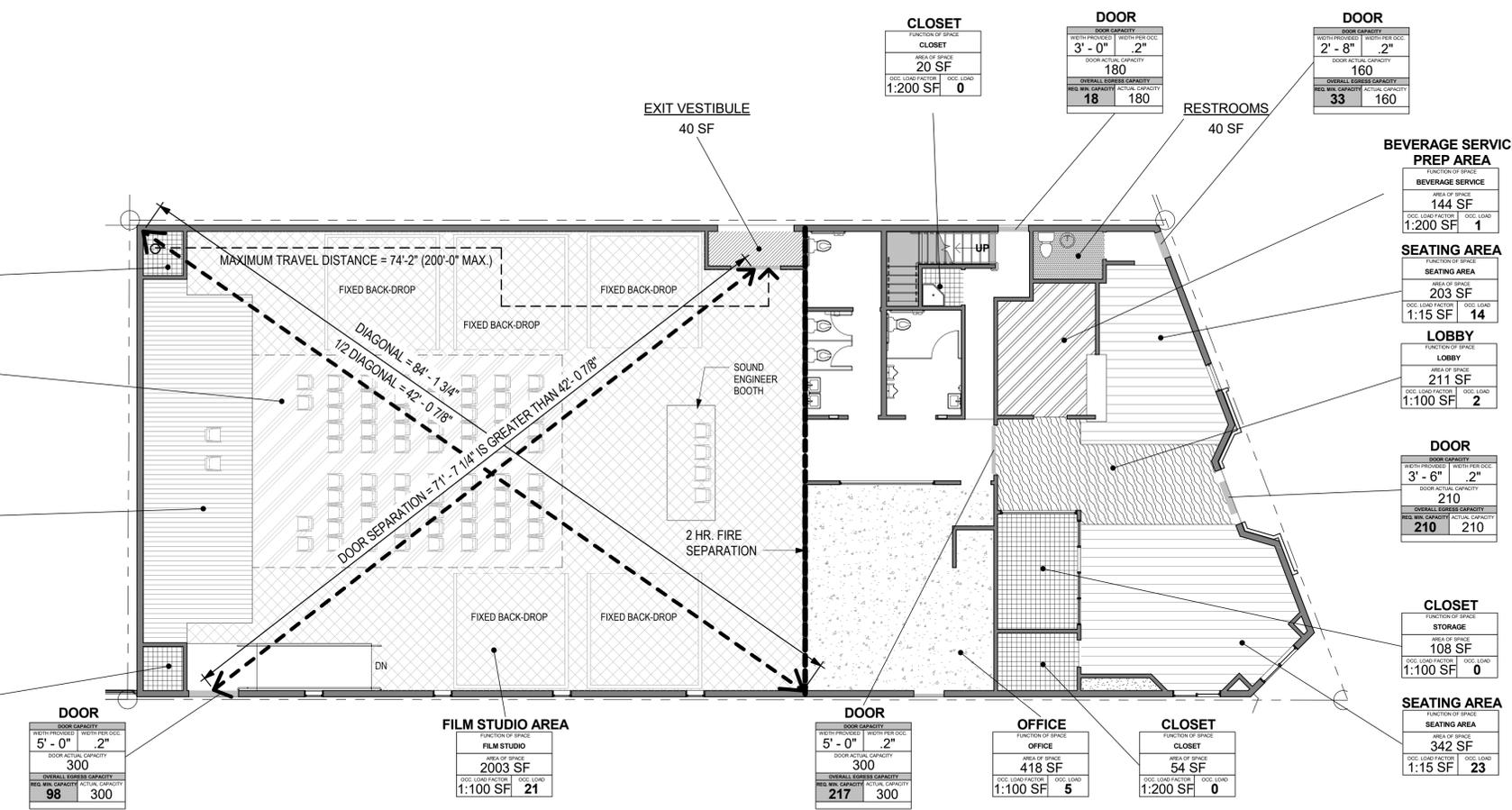
<b>CLOSET</b> FUNCTION OF SPACE CLOSET AREA OF SPACE 34 SF DOOR LEAD FACTOR   DOOR LEAD 1:200 SF   0
<b>OFFICE</b> FUNCTION OF SPACE OFFICE AREA OF SPACE 210 SF DOOR LEAD FACTOR   DOOR LEAD 1:100 SF   3
<b>CIRCULATION</b> FUNCTION OF SPACE OFFICE AREA OF SPACE 174 SF DOOR LEAD FACTOR   DOOR LEAD 1:100 SF   2
<b>OFFICE</b> FUNCTION OF SPACE OFFICE AREA OF SPACE 204 SF DOOR LEAD FACTOR   DOOR LEAD 1:100 SF   3
<b>OFFICE</b> FUNCTION OF SPACE OFFICE AREA OF SPACE 376 SF DOOR LEAD FACTOR   DOOR LEAD 1:100 SF   4
<b>CLOSET</b> FUNCTION OF SPACE CLOSET AREA OF SPACE 60 SF DOOR LEAD FACTOR   DOOR LEAD 1:200 SF   0
<b>OFFICE</b> FUNCTION OF SPACE OPEN OFFICE AREA OF SPACE 531 SF DOOR LEAD FACTOR   DOOR LEAD 1:100 SF   6

Code Analysis - Occupancy Loads - 02 - Second Floor			
Occupancy Function	SF	Load Factor	Occupant Load
CIRCULATION	53 SF		0
CLOSET	42 SF		0
MECH/ELEC	94 SF	200 SF	0
OFFICE	20 SF	300 SF	0
OFFICE	963 SF	100 SF	12
OPEN OFFICE	531 SF	100 SF	6
RESTROOMS	69 SF		0
Grand total	1,772 SF		18

**2** OCCUPANCY - FLOOR 2  
1/8" = 1'-0"

1/8" = 1'-0"

<b>CLOSET</b> FUNCTION OF SPACE CLOSET AREA OF SPACE 23 SF DOOR LEAD FACTOR   DOOR LEAD 1:200 SF   0
<b>RELIGIOUS ASSEMBLY</b> FUNCTION OF SPACE RELIGIOUS ASSEMBLY AREA OF SPACE 721 SF DOOR LEAD FACTOR   DOOR LEAD 1:7 SF   74
NOTE: MAXIMUM OCCUPANCY IS 74 BASED ON ZONING ORDINANCE AND NUMBER OF PARKING SPACES PROVIDED. SEATING IS FIXED
<b>STAGE</b> FUNCTION OF SPACE STAGE AREA OF SPACE 408 SF DOOR LEAD FACTOR   DOOR LEAD 1:15 SF   28
NOTE: MAXIMUM OCCUPANCY IS 2 BASED ON ZONING ORDINANCE AND NUMBER OF PARKING SPACES PROVIDED
<b>CLOSET</b> FUNCTION OF SPACE CLOSET AREA OF SPACE 23 SF DOOR LEAD FACTOR   DOOR LEAD 1:200 SF   0



<b>BEVERAGE SERVICE PREP AREA</b> FUNCTION OF SPACE BEVERAGE SERVICE AREA OF SPACE 144 SF DOOR LEAD FACTOR   DOOR LEAD 1:200 SF   1
<b>SEATING AREA</b> FUNCTION OF SPACE SEATING AREA AREA OF SPACE 203 SF DOOR LEAD FACTOR   DOOR LEAD 1:15 SF   14
<b>LOBBY</b> FUNCTION OF SPACE LOBBY AREA OF SPACE 211 SF DOOR LEAD FACTOR   DOOR LEAD 1:100 SF   2
<b>DOOR</b> DOOR CAPACITY WIDTH PROVIDED   WIDTH PER DOOR 3' - 6"   2" DOOR ACTUAL CAPACITY 210 OVERALL EGRESS CAPACITY REQ. MIN. CAPACITY   ACTUAL CAPACITY 210   210
<b>CLOSET</b> FUNCTION OF SPACE STORAGE AREA OF SPACE 108 SF DOOR LEAD FACTOR   DOOR LEAD 1:100 SF   0
<b>SEATING AREA</b> FUNCTION OF SPACE SEATING AREA AREA OF SPACE 342 SF DOOR LEAD FACTOR   DOOR LEAD 1:15 SF   23
<b>DOOR</b> DOOR CAPACITY WIDTH PROVIDED   WIDTH PER DOOR 5' - 0"   2" DOOR ACTUAL CAPACITY 300 OVERALL EGRESS CAPACITY REQ. MIN. CAPACITY   ACTUAL CAPACITY 217   300
<b>OFFICE</b> FUNCTION OF SPACE OFFICE AREA OF SPACE 418 SF DOOR LEAD FACTOR   DOOR LEAD 1:100 SF   5
<b>CLOSET</b> FUNCTION OF SPACE CLOSET AREA OF SPACE 54 SF DOOR LEAD FACTOR   DOOR LEAD 1:200 SF   0

Code Analysis - Occupancy Loads - 01 - First Floor			
Occupancy Function	SF	Load Factor	Occupant Load
BEVERAGE SERVICE	144 SF	200 SF	1
CIRCULATION	40 SF		0
CLOSET	120 SF	200 SF	0
ELECTRICAL / PHONE	13 SF	300 SF	0
FILM STUDIO	2,003 SF	100 SF	21
LOBBY	211 SF	100 SF	2
OFFICE	418 SF	100 SF	5
RELIGIOUS ASSEMBLY	721 SF	7 SF	74
RESTROOMS	40 SF		0
SEATING AREA	545 SF	15 SF	37
STAGE	408 SF	15 SF	28
STORAGE	108 SF	100 SF	0
Grand total	4,845 SF		168

**1** OCCUPANCY - FLOOR 1  
1/8" = 1'-0"

1/8" = 1'-0"

ISSUE	DATE	ISSUE	DATE	ISSUE	DATE
		CONDITIONAL USE PERMIT SET - COMMENT RESPONSE NO.1	04-04-2019		
		CONDITIONAL USE PERMIT SET	01-25-2019		
		PROGRESS SET	09-24-2018		

**SITE AND INTERIOR ALTERATIONS**

13041 SAN PABLO AVE.  
SAN PABLO, CA 94806

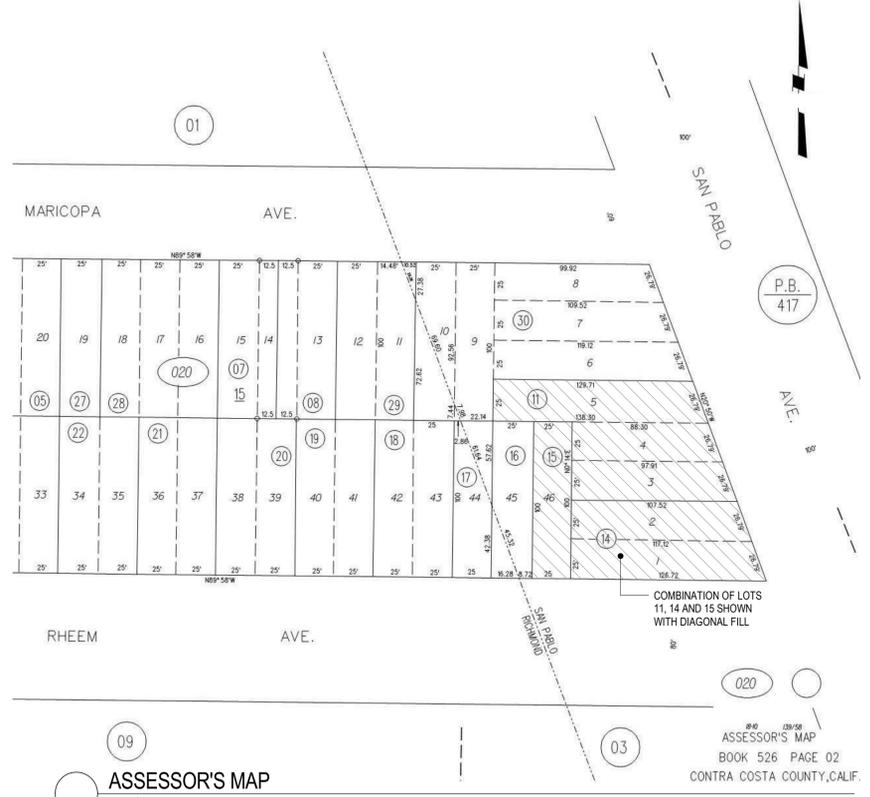
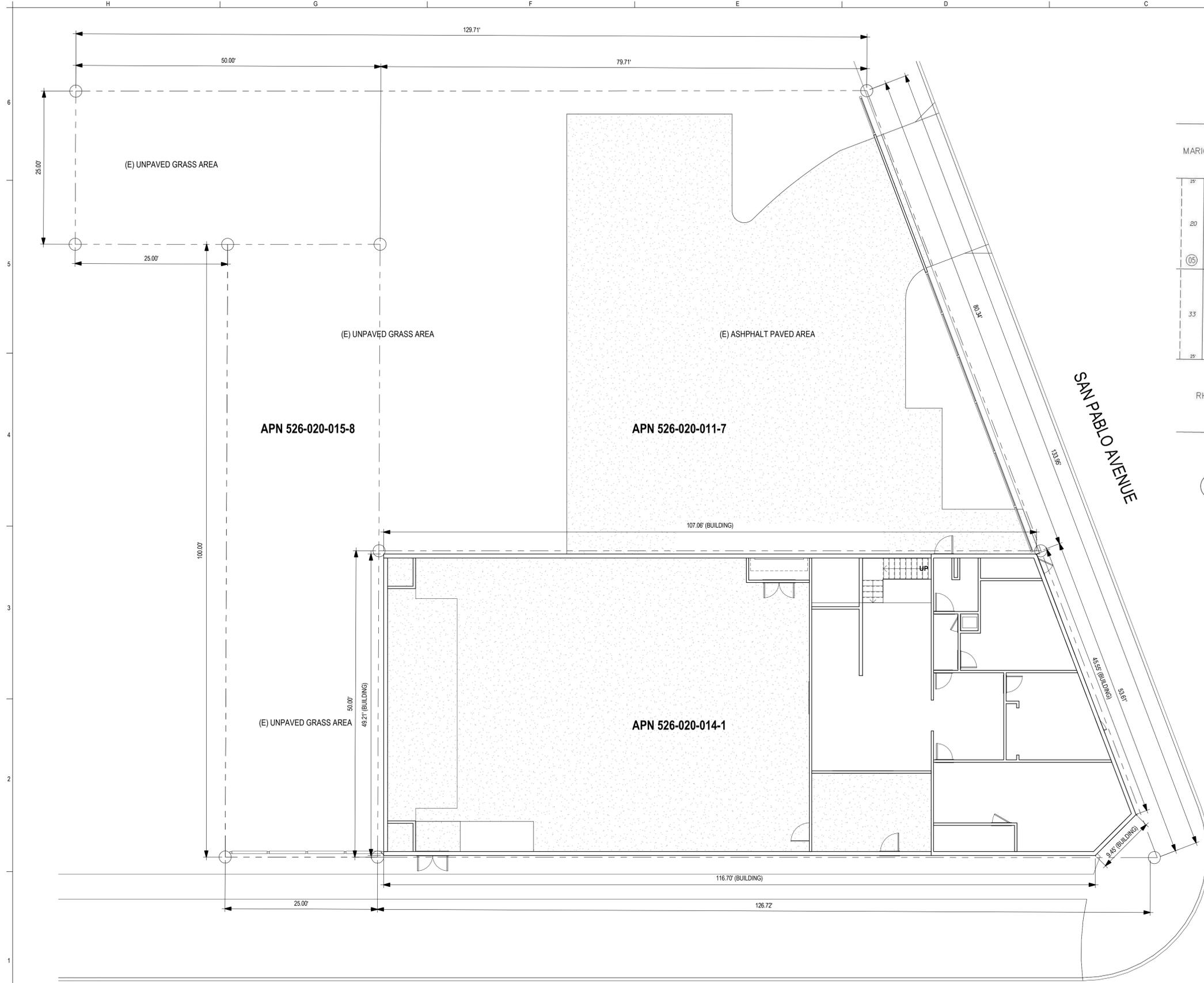


EGRESS DIAGRAM - PATH OF TRAVEL

Project number: 18-104  
Date: Issue Date

**G1.20**  
Scale: 1/8" = 1'-0"

5/20/2019 10:42:42 AM



ASSESSOR'S MAP  
N.T.S.

ASSESSOR'S MAP  
BOOK 526 PAGE 02  
CONTRA COSTA COUNTY, CALIF.

**1** EXISTING ROOF SITE PLAN  
1/8" = 1'-0"

ISSUE	DATE	ISSUE	DATE	ISSUE	DATE
				CONDITIONAL USE PERMIT SET - COMMENT RESPONSE NO.1	04-04-2019
				CONDITIONAL USE PERMIT SET	01-25-2019
				PROGRESS SET	09-24-2018

**SITE AND INTERIOR ALTERATIONS**

13041 SAN PABLO AVE.  
SAN PABLO, CA 94806

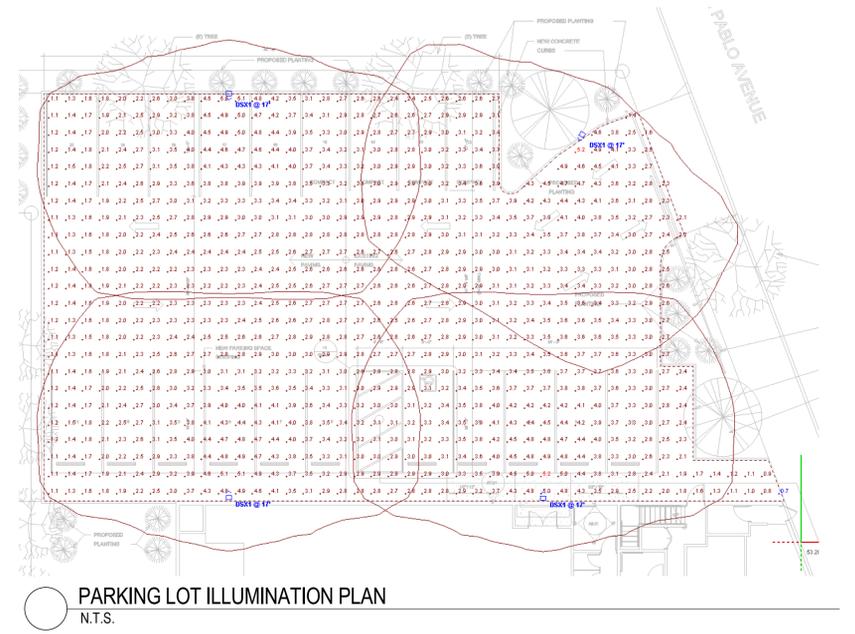
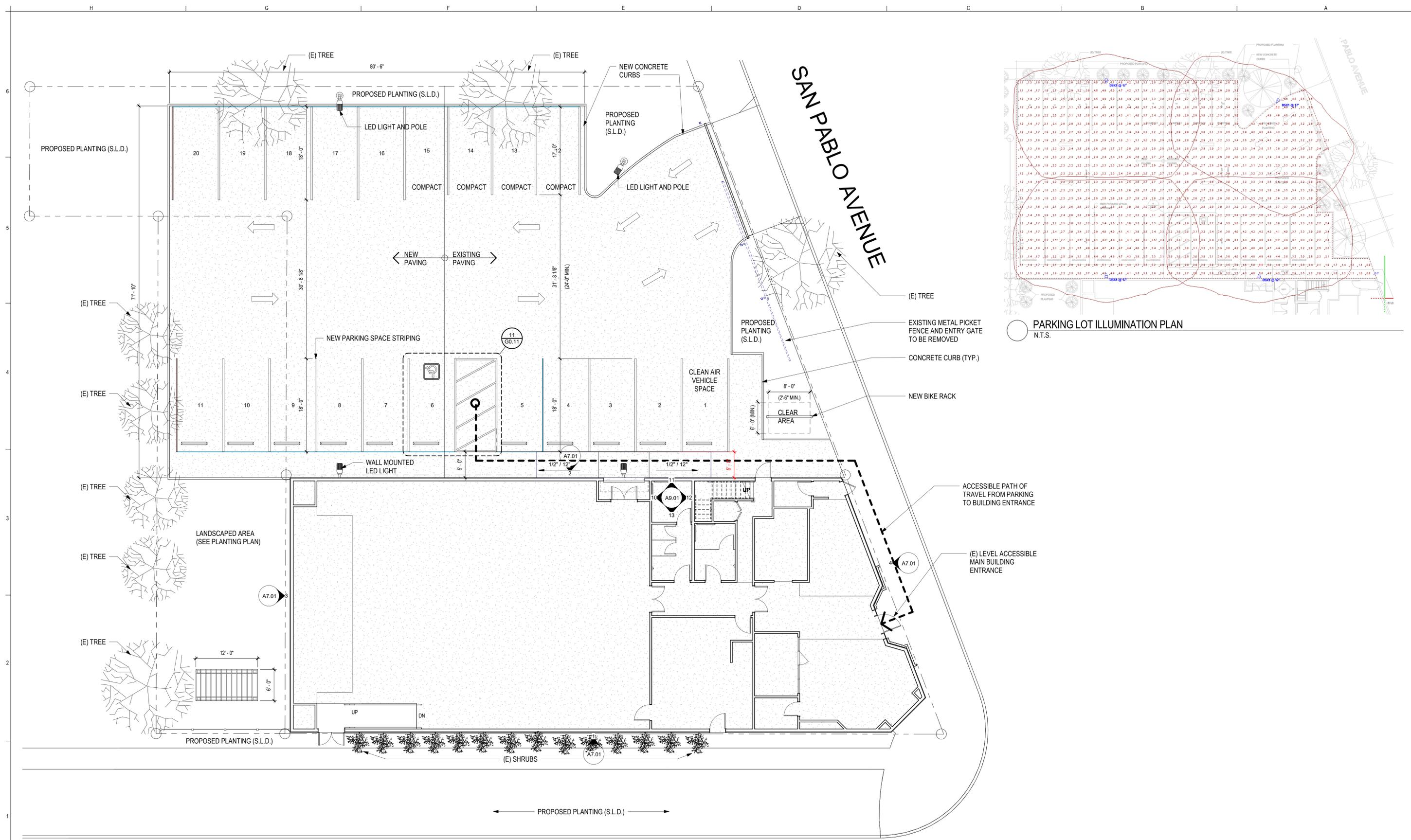


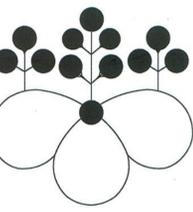
**STUDIO CONVERGE**  
ARCHITECTURE  
P: 415.683.9600  
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EXISTING SITE PLAN

Project number: 18-104  
Date: Issue Date

**A1.01**  
Scale: As indicated





**SUE ODA**  
LANDSCAPE ARCHITECT

POST OFFICE BOX 2674  
EL CERRITO, CA 94530  
510-684-8789  
INFO@SUEODA.COM  
WWW.SUEODA.COM  
LICENSE #CLA3798

**PLANT LIST**

TREES		COMMON NAME	HEIGHT X WIDTH	WUCOLS WATER USE
T1	CERCIS MEXICANA	MEXIGAN REDBUD	20' X 20'	LOW
T2	CERCIS OCCIDENTALIS	WESTERN REDBUD	20' X 20'	LOW
T3	LAGERSTROEMIA 'NATCHEZ'	CRAPE MYRTLE	25' X 12'	LOW
T4	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	20' X 10'	LOW

SHRUBS		COMMON NAME	HEIGHT X WIDTH	WUCOLS WATER USE
S1	ARBUS UNEDO 'COMPACTA'	STRAWBERRY TREE	8' X 8'	LOW
S2	CHONDRPETALUM TECTORUM	CAPE RUSH	4' X 4'	LOW
S3	CISTUS LADANIFER	ROCKROSE	4' X 4'	LOW
S4	CORREA ALBA PANNOSA 'WESTERN PINK STAR'	AUSTRALIAN FUCHSIA	2' X 6'	LOW
S5	HESPERALOE PARVIFLORA	RED YUCCA	3' X 3'	LOW
S6	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	1.5' X 1.5'	LOW
S7	PHORMIUM 'LADY IN RED'	NEW ZEALAND FLAX	4' X 4'	LOW
S8	RIBES SANGUINEUM 'CLAREMONT'	PINK WINTER CURRANT	6' X 5'	LOW
S9	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	3' X 3'	LOW
S10	SALVIA MICROPHYLLA 'HOT LIPS'	SAGE	2.5' X 4'	LOW

VINES		COMMON NAME	HEIGHT	WUCOLS WATER USE
V1	BOUGAINVILLEA 'DON MARIO' STAKED	BOUGAINVILLEA	CLIMBS TO 20'	LOW
V2	JASMINE NITIDUM	ANGELWING JASMINE	CLIMBS TO 15'	LOW

GROUND COVER		COMMON NAME	HEIGHT X WIDTH	WUCOLS WATER USE
GR1	ARCTOSTAPHYLOS 'WOOD'S COMPACT' 1 GAL. @ 36" O.C.	BEARBERRY	4' X 4'	LOW
GR2	ERIOGONUM GRANDE RUBESCENS 1 GAL. @ 36" O.C.	RED BUCKWHEAT	1' X 3'	LOW
GR3	PENSTEMON HETEROPHYLLUS 'MARGARITA', 1 GAL. @ 24" O.C.	FOOTHILLS PENSTEMON	2' X 2'	LOW
GR4	ROSMARINUS 'PROSTRATUS' 1 GAL. @ 36" O.C.	CREEPING ROSEMARY	1' X 3'	LOW
GR5	RUBUS PENATLOBUS 4' POTS @ 36" O.C.	CREEPING RASPBERRY	1' X 4'	LOW
GR6	SALVIA GREGGII 1 GAL. @ 36" O.C.	AUTUMN SAGE	3' X 3'	LOW

**LANDSCAPE NOTES**

**GENERAL**

- CONTRACTOR SHALL CONFINE HIS ACTIVITIES WITHIN THE PROJECT SITE. DO NOT SCALE THESE DRAWINGS. IF THESE DRAWINGS ARE NOT 24" X 36" THEY HAVE BEEN REDUCED OR ENLARGED. ALL OMISSIONS OR CONFLICTS BETWEEN DRAWINGS, SPECIFICATIONS, AND GOVERNING CODES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE STARTING THE WORK INVOLVED.
- PROTECTION: THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO BE RETAINED, MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF THE PUBLIC. SHE SHALL REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK, INCLUDING UNDERGROUND CABLES AND PIPES. SHOULD SUCH OVERHEAD OR UNDERGROUND OBSTRUCTIONS BE ENCOUNTERED THAT INTERFERE WITH HIS WORK, THE LANDSCAPE ARCHITECT SHALL BE CONSULTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.
- PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.

**MODULAR PAVERS.** MANUFACTURER: BELGARD, WWW.BELGARDCOMMERCIAL.COM, OR EQUAL PRODUCT: LAFITT RUSTIC SLAB PAVER. COLOR: BLENDED BELLA. PAVERS SHALL BE INSTALLED AS RECOMMENDED BY MANUFACTURER.

**SOIL PREPARATION.**

- SOIL PREPARATION SHALL FOLLOW FINE GRADING PROCEDURES. GRADE ALL PLANTING AREAS FOR SMOOTH TRANSITIONS AND POSITIVE DRAINAGE AWAY FROM STRUCTURES.
- THOROUGHLY TILL SOIL 18" DEEP IN TWO DIRECTIONS AT PLANTING AREA. SECOND TILLING TO BE PERPENDICULAR TO THE FIRST TILLING. TAKE CARE NOT TO DISTURB ROOTS OF EXISTING PLANTS TO REMAIN. BREAK UP OR REMOVE CLODS AND ROCKS 1" OR LARGER.
- EVENLY SPREAD OVER THE ENTIRE PLANTING AREA: 6 CUBIC YARDS OF WALT WHITMAN COMPOST PER 1,000 SQUARE FEET OF PLANTING AREA. WALT WHITMAN COMPOST IS AVAILABLE AT AMERICAN SOIL & STONE, RICHMOND, CA, 510.292.3000. THOROUGHLY TILL COMPOST IN TWO PERPENDICULAR DIRECTIONS TO A MINIMUM DEPTH OF 10". IF TILLING WILL DISTURB ROOTS OF EXISTING PLANTS, LAY COMPOST ON SOIL SURFACE.

**GENERAL PLANTING.** PROVIDE EARTH WATERING WELL FOR INDIVIDUAL CONTAINER PLANTS OR GROUP MASSING. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.

**MULCH.** AFTER PLANTING IS COMPLETE, MULCH ALL PLANTED AREAS IN A 4" LAYER OF 1/2" FIR BARK MULCH. NO PLASTIC SHEETING SHALL BE INSTALLED UNDER THE MULCH.

**TREES, SHRUBS, GROUND COVER.**

- PLANT TREES AND SHRUBS FIRST, THEN GROUND COVER PLANTS. DIG HOLE NO DEEPER THAN 2" LESS THAN THE DEPTH OF THE SOIL IN THE CONTAINER OR DEPTH OF SOIL BALL. THE HOLE SHALL BE AT LEAST TWICE THE DIAMETER OF THE CONTAINER OR ROOT BALL.
- PLANT PIT BACKFILL MIX SHALL BE PREPARED SOIL (SEE ABOVE). DO NOT ADD FERTILIZER TO PLANT PIT.
- REMOVE NURSERY STAKES FROM TREES AND PROVIDE STAKING AS DETAILED. LOCATE STAKES PERPENDICULAR TO PREVAILING WINDS. NAIL RUBBER TIES TO STAKE USING 2 GALVANIZED ROOFING NAILS AT EACH END OF TIE. ALLOW MINIMUM 4" OF PLAY IN EACH DIRECTION.
- PROVIDE EARTH WATERING WELL FOR INDIVIDUAL CONTAINER PLANTS OR GROUP MASSING. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.

**SITE CLEAN-UP.** REMOVE ALL SURPLUS MATERIAL AND DEBRIS FROM THE SITE UPON COMPLETION OF THE WORK.

**MAINTENANCE.** MAINTENANCE PERIOD SHALL BE FOR 30 CALENDAR DAYS FROM THE DATE OF COMPLETION AND OWNER'S ACCEPTANCE. MAINTENANCE SHALL CONSIST OF REPAIR OF EROSION OR SETTLING, REPLACING DEAD OR DYING OR DISEASED PLANT MATERIAL WITH STOCK OF SAME SIZE AND VARIETY AT NO ADDITIONAL COST.

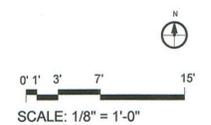
**LANDSCAPE CALCULATIONS**

DECOMPOSED GRANITE PAVING (D.G.):	622 S.F.
WEDDING AREA PAVING:	643 S.F.
PLANTING AREAS:	3,980 S.F.
TOTAL LANDSCAPE AREAS:	6,244 S.F.



SAN PABLO AVENUE

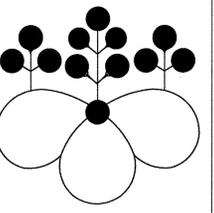
RHEEM AVENUE



These drawings are instruments of service. The ideas and designs contained herein are the property of the landscape architect and are not to be used for any other project without the written approval of the landscape architect. Copyright © 2018 Sue Oda Landscape Architect

JOB TITLE  
SITE AND INTERIOR ALTERATIONS  
10341 SAN PABLO AVENUE  
SAN PABLO, CA 94806

SHEET TITLE	
PLANTING PLAN	
SCALE 1/8" = 1'-0"	DATE 11-15-2018
DRAWN NR	CHECKED -
SHEET 1	OF 2 SHEETS



**SUE ODA**  
LANDSCAPE ARCHITECT

POST OFFICE BOX 2674  
EL CERRITO, CA 94530  
510-684-8788  
INFO@SUEODA.COM  
WWW.SUEODA.COM  
LICENSE #CLA3798

**WATER CONSERVATION CONCEPT STATEMENT**

- IRRIGATION STANDARDS:** THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET CURRENT WATER EFFICIENCY STANDARDS AND STATE MODEL CONTRACTOR QUALIFICATIONS. THE SYSTEM SHALL BE INSTALLED BY AN EXPERIENCED FIRM, REGULARLY ENGAGED IN IRRIGATION INSTALLATION. CONTRACTOR SHALL HAVE A MINIMUM OF THREE YEARS OF SUCCESSFUL EXPERIENCE WITH INSTALLATIONS. CONTRACTOR SHALL OBTAIN PERMITS REQUIRED AND PROVIDE LABOR AND MATERIALS NECESSARY TO FULLY COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS.
- WELO:** THE IRRIGATION SYSTEM SHALL COMPLY WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AS REQUIRED BY LOCAL JURISDICTIONS WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF DRIP IRRIGATION TO PLANTING AREAS AS APPLICABLE. THE IRRIGATION CONTROLLER SHALL BE SET TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- LANDSCAPE WORKSHEET:** A WATER EFFICIENT LANDSCAPE WORKSHEET SHALL BE INCLUDED WITH HYDROZONE INFORMATION TABLE, WATER BUDGET CALCULATIONS.
- AUTOMATIC IRRIGATION:** CONTRACTOR SHALL PROVIDE AN AUTOMATIC DRIP IRRIGATION SYSTEM TO PROVIDE IRRIGATION TO ALL PLANTING AREAS. A STATE OF THE ART E.T. BASED SELF-ADJUSTING IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO AUTOMATICALLY CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE), THIS SHALL INCLUDE RAIN AND FLOW SENSORS AS APPLICABLE FOR A HIGHER LEVEL OF WATER CONSERVATION.
- TREE BUBBLERS:** TREE BUBBLERS SHALL BE INCLUDED ON SEPARATE CIRCUITS TO ISOLATE THE IRRIGATION TO THE TREES AND PROVIDE DEEP WATERING TO PROMOTE A DEEPER ROOT STRUCTURE.
- BACKFLOW PREVENTION:** CONTRACTOR SHALL PROVIDE BACKFLOW PROTECTION TO THE POTABLE WATER SYSTEM. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO STATE, LOCAL AND MUNICIPAL CODES. INSTALLATION OF BACKFLOW DEVICE SHALL BE AT POINT OF CONNECTION, UPSTREAM OF ANY OTHER IRRIGATION EQUIPMENT.
- IRRIGATION SCHEDULE:** A MONTHLY IRRIGATION SCHEDULE SHALL BE PROVIDED FOR THE PLANT ESTABLISHMENT PERIOD AND FOLLOWING YEAR. THE SCHEDULE SHALL INCLUDE FOR EACH VALVE: PLANT TYPE, PRECIPITATION RATE, FLOW RATE, IN GPM, RUN TIMES IN MINUTES PER DAY, AND NUMBER OF WATERING DAYS PER WEEK.

**WATER CALCULATIONS**

ET<sub>0</sub> = REFERENCE EVAPOTRANSPIRATION

MAWA (MAXIMUM APPLIED WATER ALLOWANCE)

MAWA = (ET<sub>0</sub>) (0.62) (0.7 X LA + 0.3 X SLA)

MAWA = (39.0) (0.62) (0.7 X 3980 + 0)

MAWA = 67,365.5 GALLONS PER YEAR

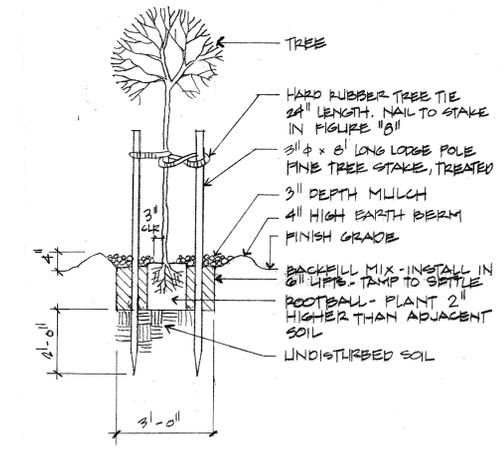
ETWU (ESTIMATED TOTAL WATER USE)

ETWU = (ET<sub>0</sub>) (0.62) [(PF X LA)/E] + SLA

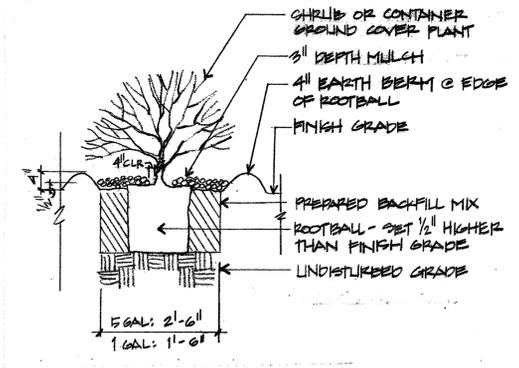
ETWU = (39.0) (0.62) [(0.3) X (3980)/(0.81) + 0]

ETWU = (24.18) (1474.1)

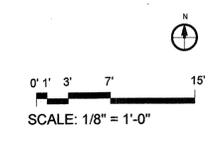
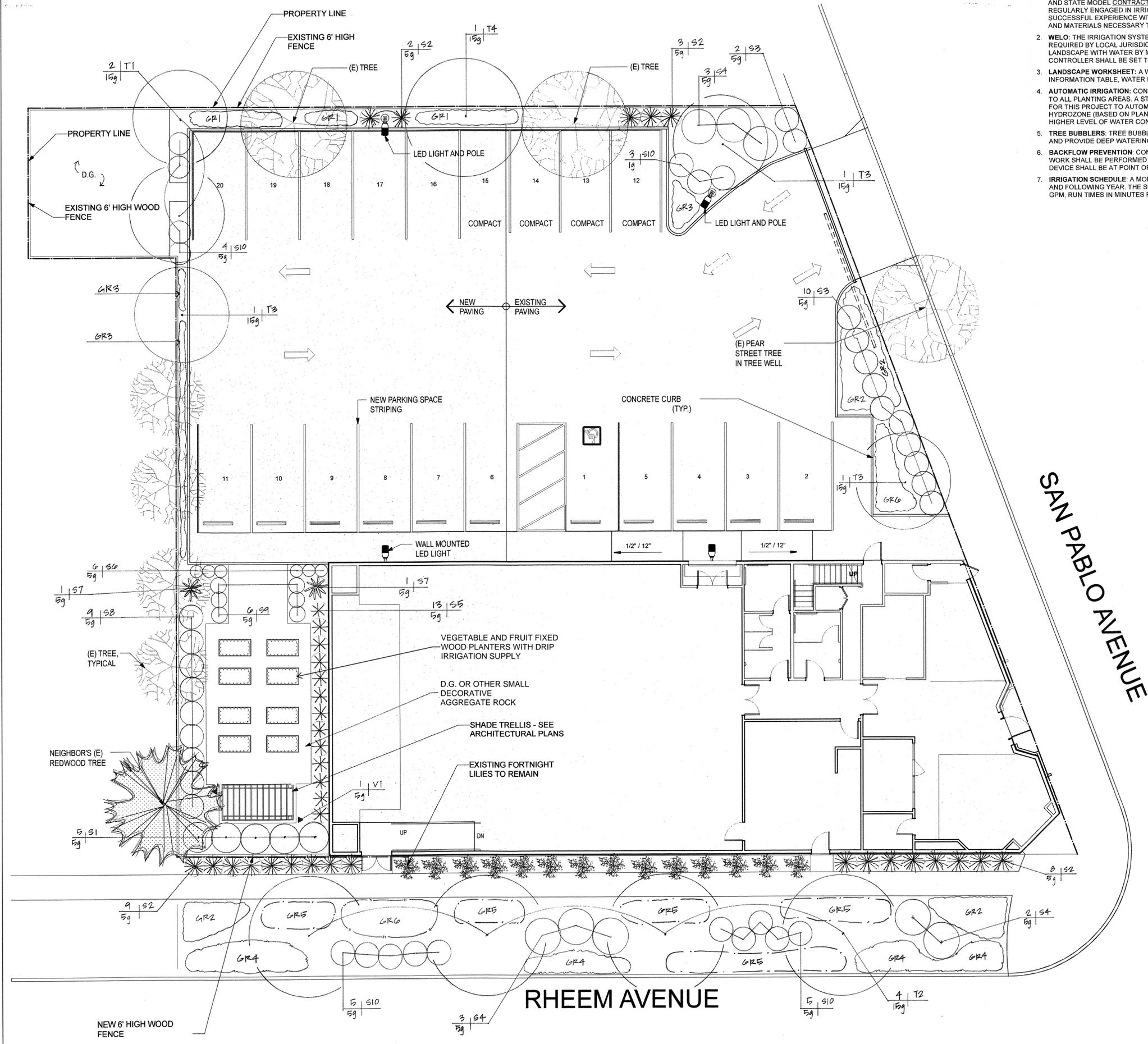
ETWU = 35,644 GALLONS PER YEAR



**TREE PLANTING**  
NOT TO SCALE

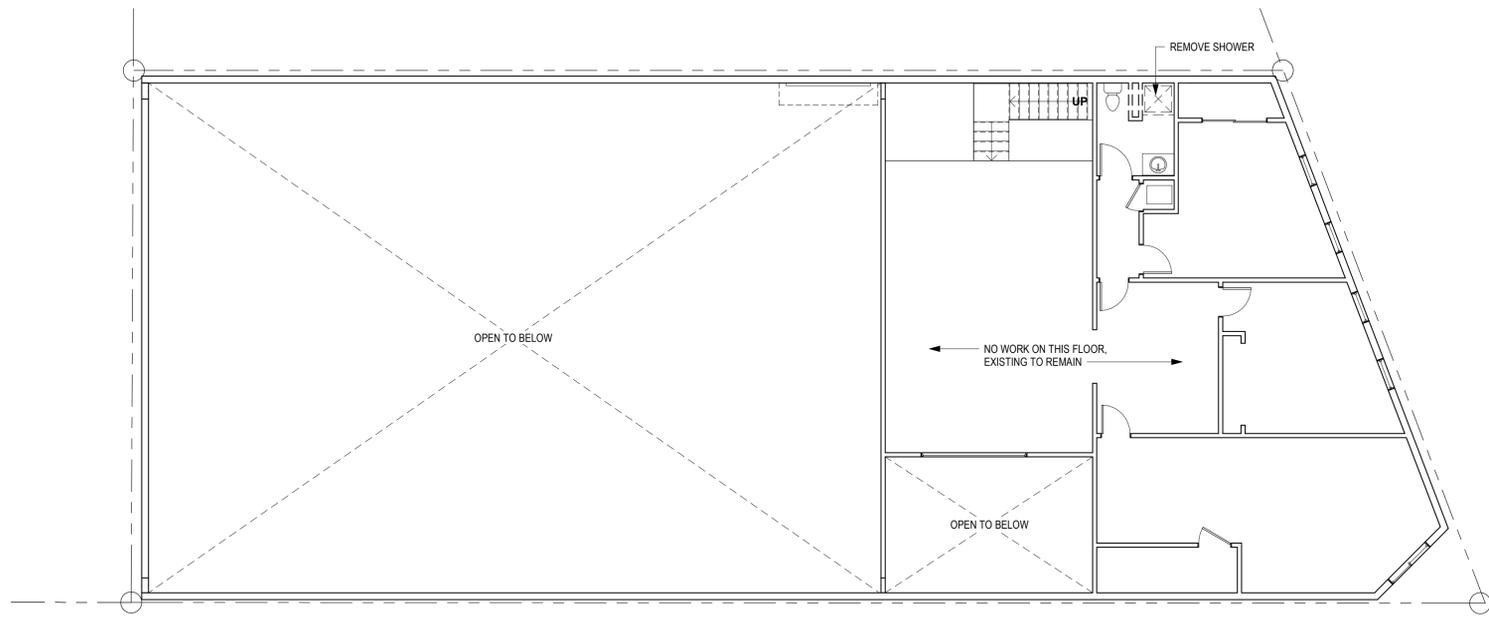


**SHRUB PLANTING**  
NOT TO SCALE

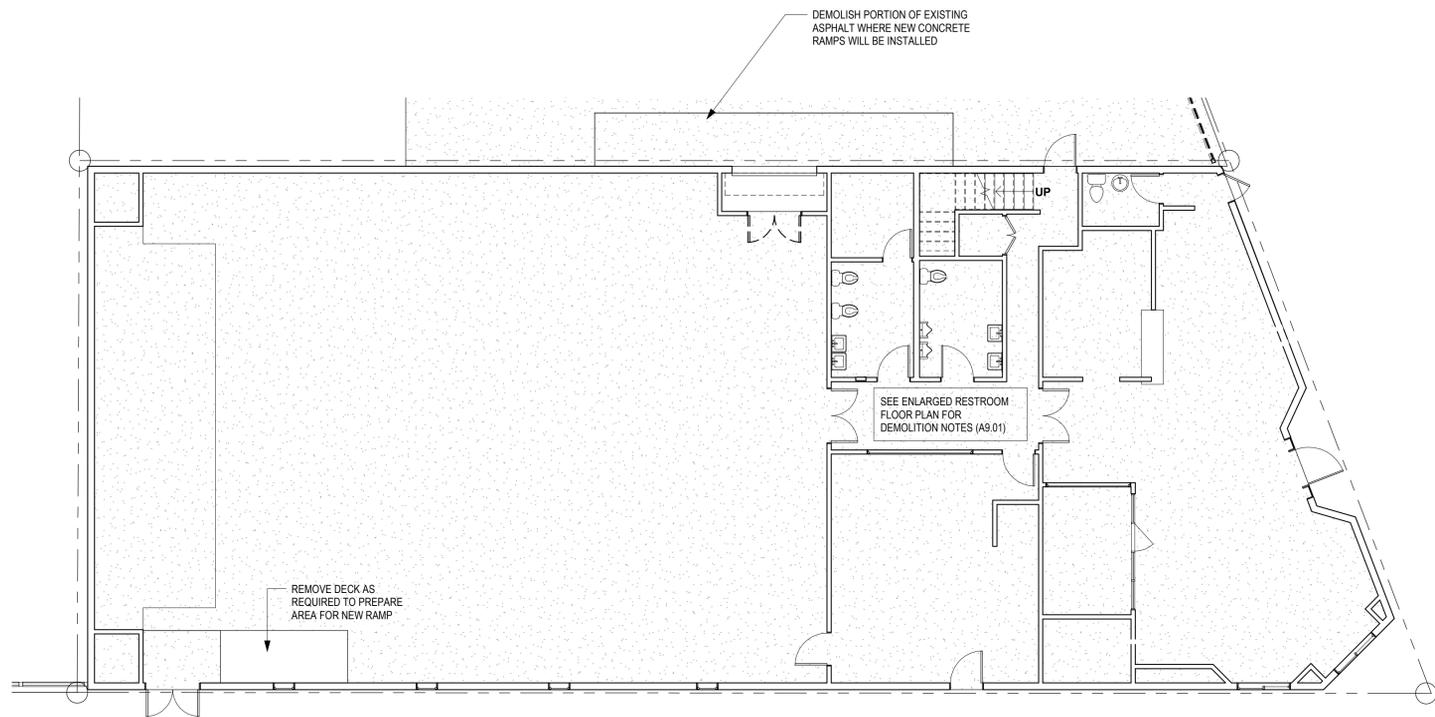


JOB TITLE  
**SITE AND INTERIOR ALTERATIONS**  
 10341 SAN PABLO AVENUE  
 SAN PABLO, CA 94805

SHEET TITLE	
IRRIGATION PLAN	
SCALE	DATE
1/8" = 1'-0"	11-15-2018
DRAWN	CHECKED
NR	-
SHEET	OF SHEETS
L2	2



**2** DEMOLITION PLAN - FLOOR 2  
1/8" = 1'-0"



**1** DEMOLITION PLAN - FLOOR 1  
1/8" = 1'-0"

ISSUE	DATE	ISSUE	DATE	ISSUE	DATE
				CONDITIONAL USE PERMIT SET - COMMENT RESPONSE NO.1	04-04-2019
				CONDITIONAL USE PERMIT SET	01-25-2019
				PROGRESS SET	09-24-2018

**SITE AND INTERIOR ALTERATIONS**

13041 SAN PABLO AVE.  
SAN PABLO, CA 94806



**STUDIO CONVERGE**  
ARCHITECTURE

P: 415.683.9600  
E: INFO@STUDIOCONVERGE.COM

DEMOLITION / EXISTING  
CONDITIONS

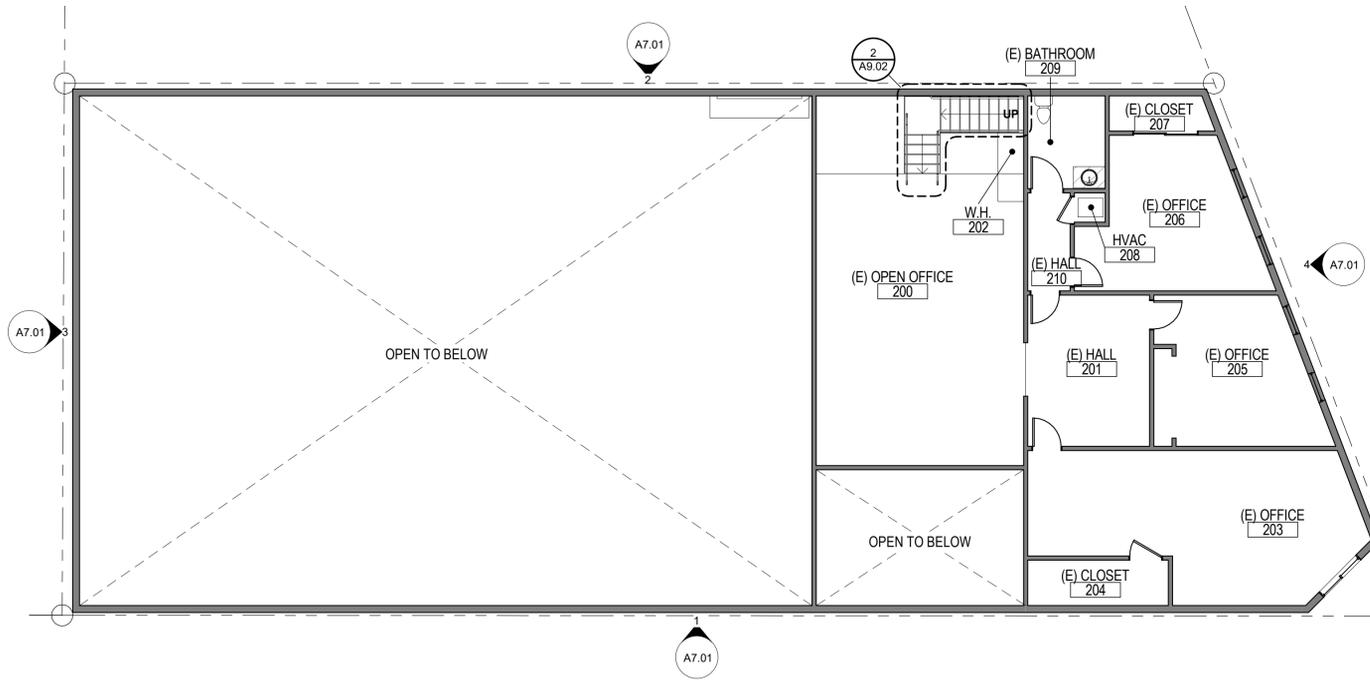
Project number: 18-104  
Date: Issue Date

**A1.03**

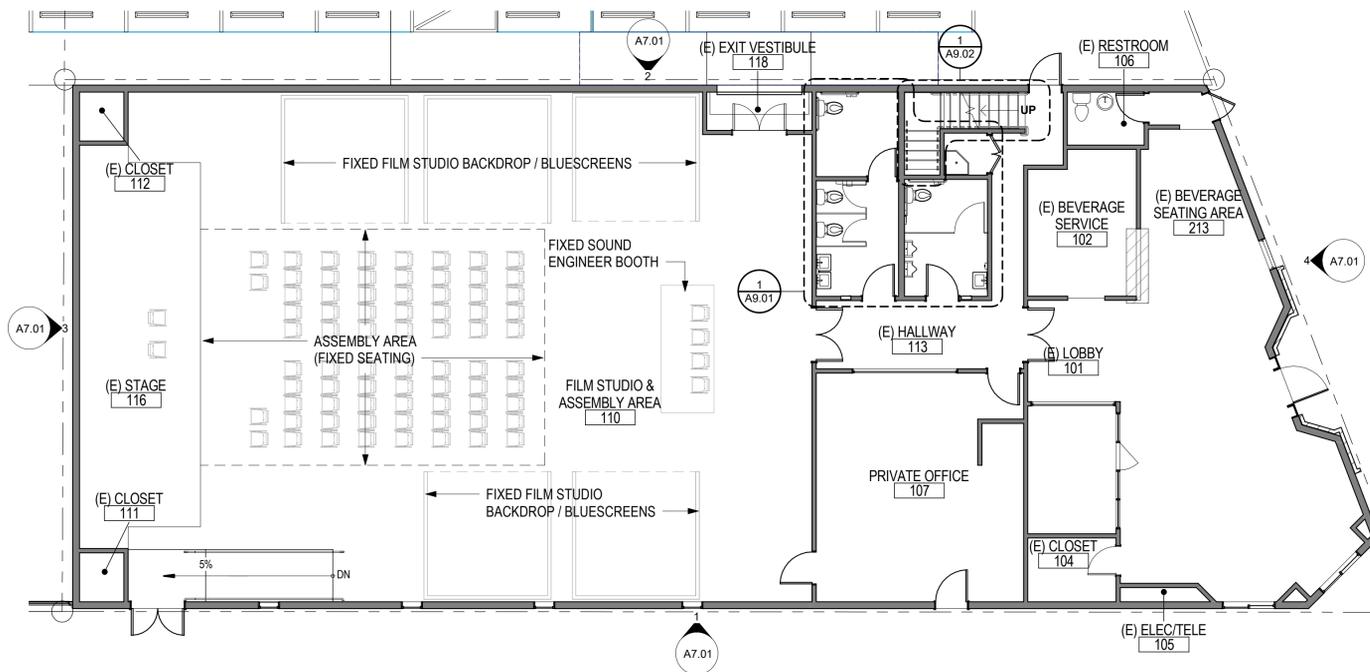
Scale: 1/8" = 1'-0"



5/20/2019 10:42:29 AM



**2** PARTITION PLAN - FLOOR 2  
1/8" = 1'-0"



**1** PARTITION PLAN - FLOOR 1  
1/8" = 1'-0"

ISSUE	DATE	ISSUE	DATE	ISSUE	DATE
		CONDITIONAL USE PERMIT SET - COMMENT RESPONSE NO.1	04-04-2019		
		CONDITIONAL USE PERMIT SET	01-25-2019		
		PROGRESS SET	09-24-2018		

**SITE AND INTERIOR ALTERATIONS**

13041 SAN PABLO AVE.  
SAN PABLO, CA 94806

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ARCHITECTURE

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FLOOR PLANS

Project number: 18-104  
Date: Issue Date

**A2.01**

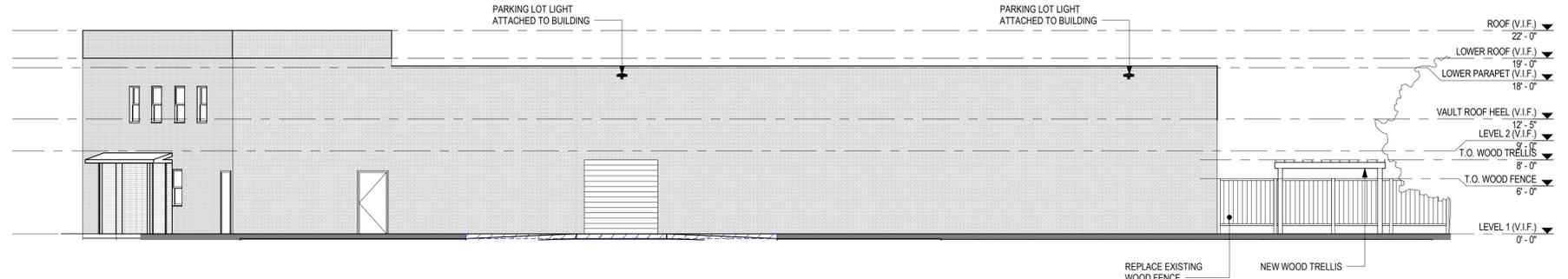
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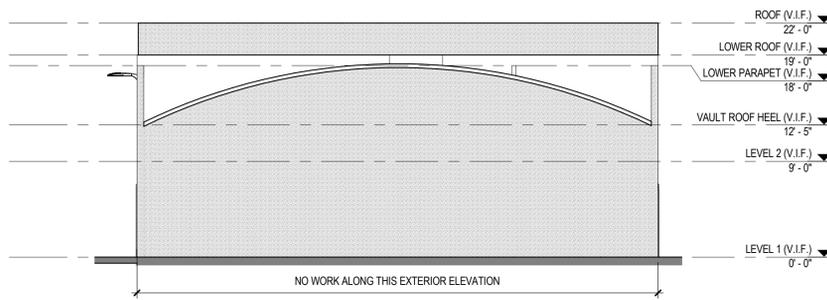
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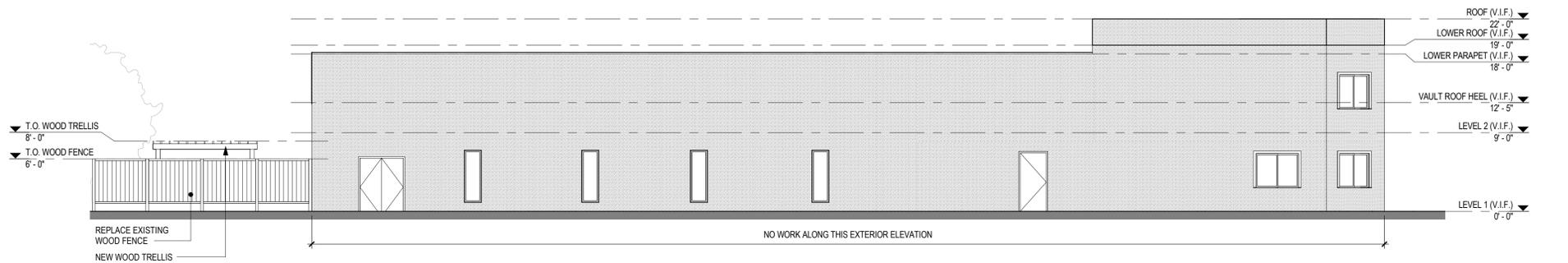
4 (E) EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"



2 (E) EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"



3 (E) EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"



1 (E) EXTERIOR ELEVATION - SOUTH  
1/8" = 1'-0"

ISSUE	DATE	ISSUE	DATE	ISSUE	DATE

SITE AND INTERIOR ALTERATIONS

13041 SAN PABLO AVE.  
SAN PABLO, CA 94806



**STUDIO CONVERGE**  
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P: 415.683.9600  
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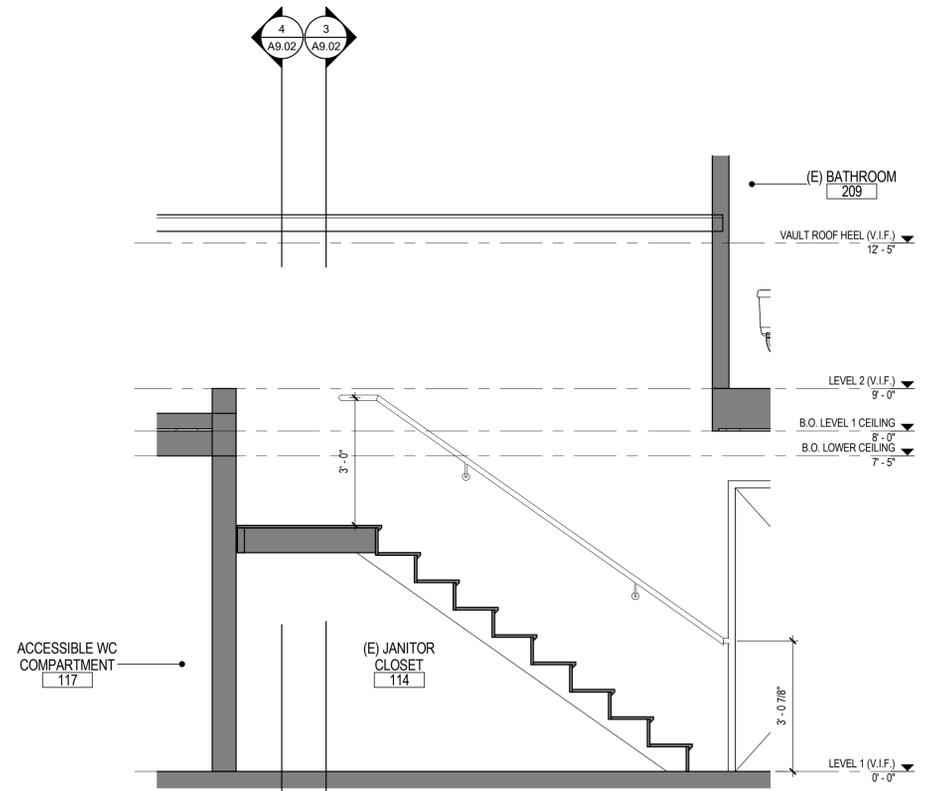
ELEVATIONS - EXTERIOR

Project number: 18-104  
Date: Issue Date

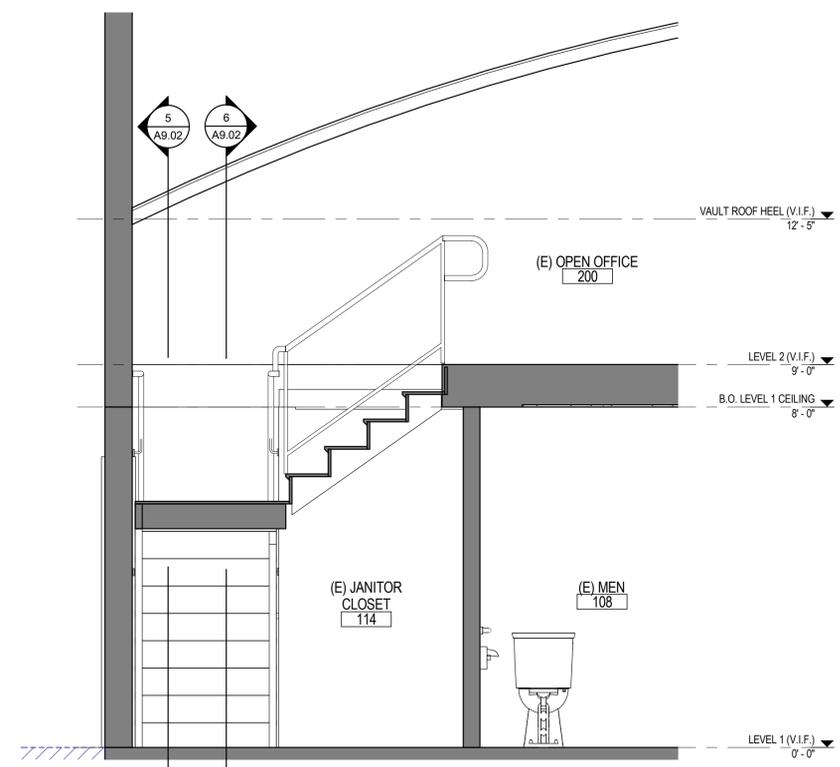
**A7.01**

Scale: 1/8" = 1'-0"

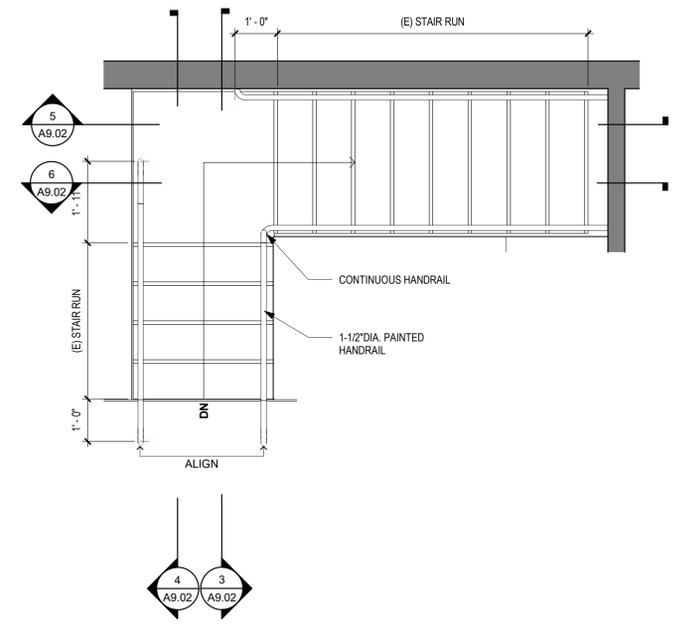




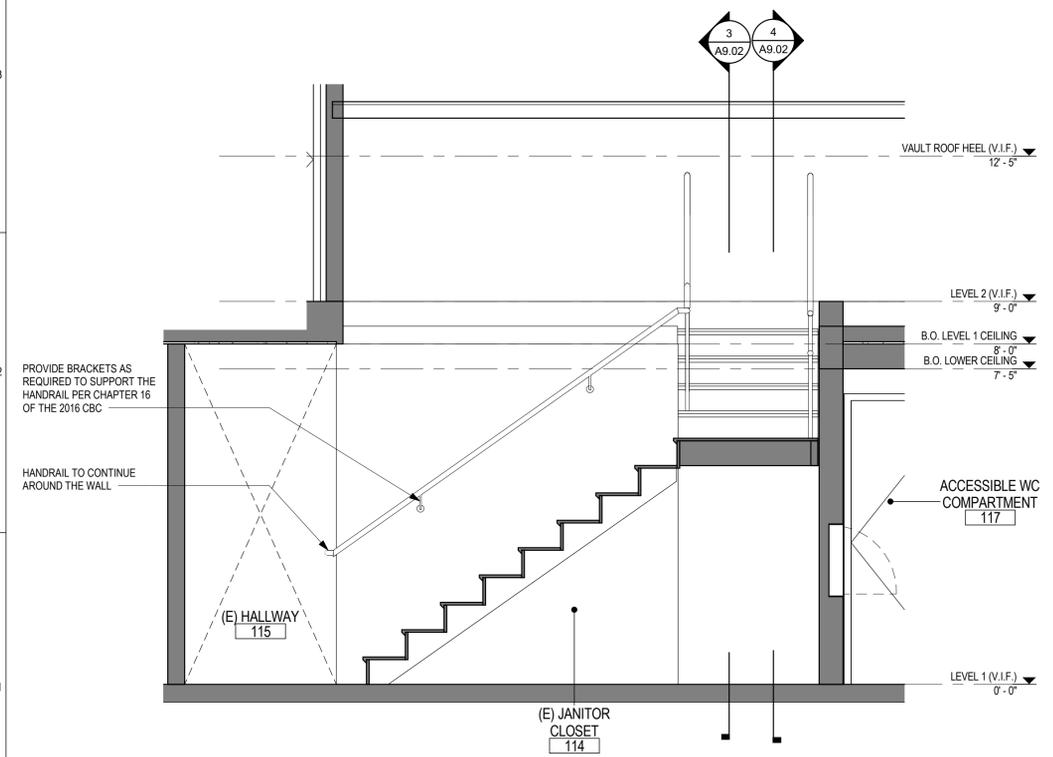
**5** SECTION - STAIR - NORTH  
1/2" = 1'-0"



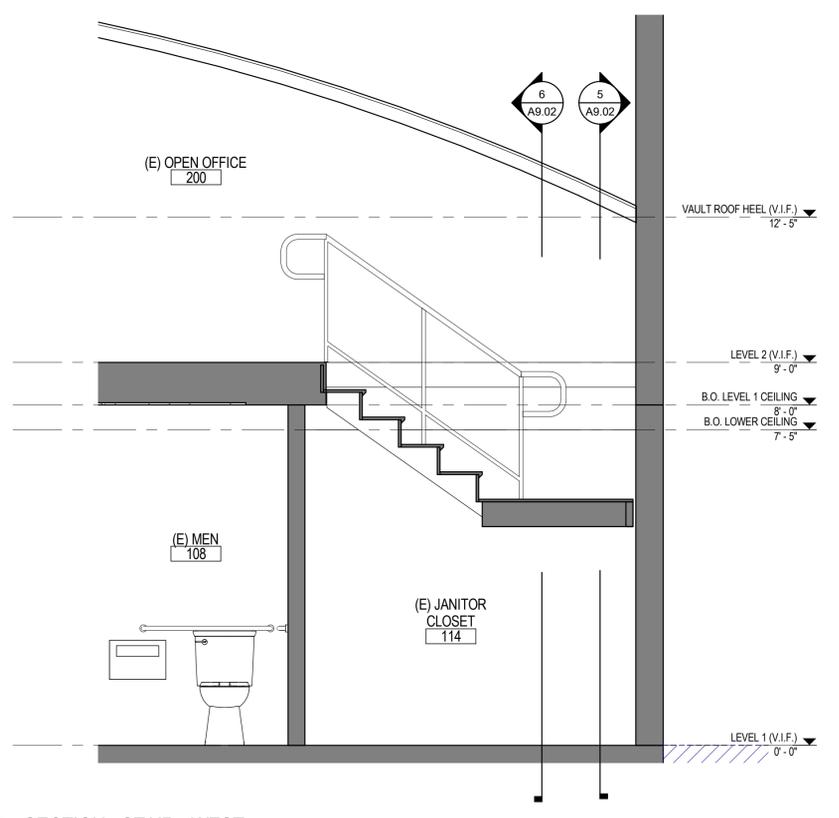
**3** SECTION - STAIR - EAST  
1/2" = 1'-0"



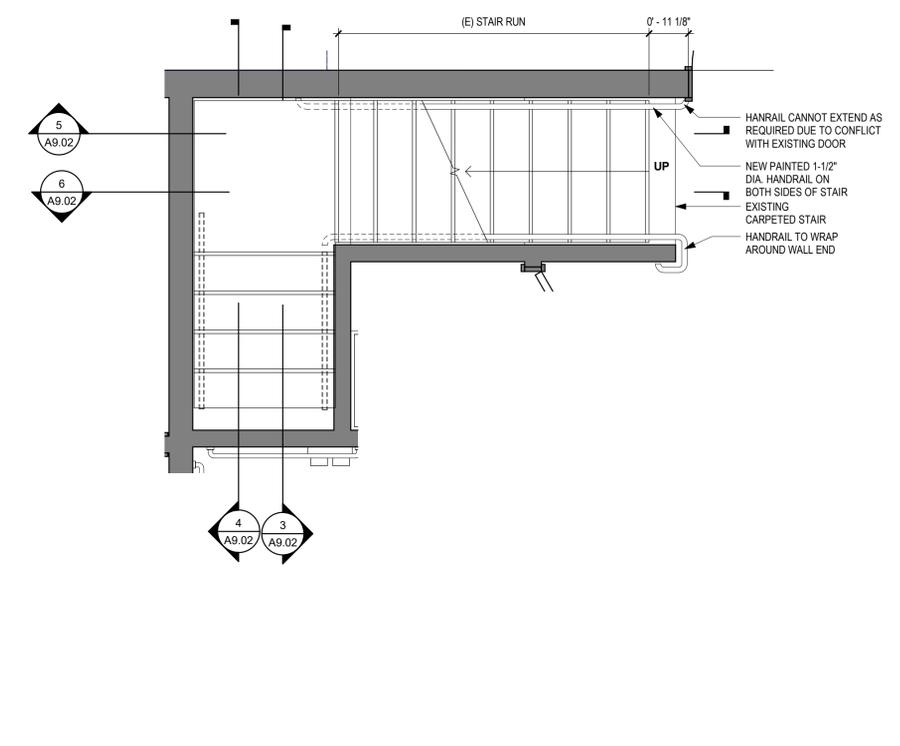
**2** PARTITION PLAN - FLOOR 2 - STAIR  
1/2" = 1'-0"



**6** SECTION - STAIR - SOUTH  
1/2" = 1'-0"



**4** SECTION - STAIR - WEST  
1/2" = 1'-0"



**1** PARTITION PLAN - FLOOR 1 - STAIR  
1/2" = 1'-0"

ISSUE	DATE	ISSUE	DATE	ISSUE	DATE
				CONDITIONAL USE PERMIT SET	01-25-2019
				PROGRESS SET	09-24-2018

**SITE AND INTERIOR ALTERATIONS**  
13041 SAN PABLO AVE.  
SAN PABLO, CA 94806

**STUDIO CONVERGE**  
ARCHITECTURE  
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ENLARGED PLANS AND ELEVATIONS - STAIR

Project number: 18-104  
Date: Issue Date  
**A9.02**  
Scale: 1/2" = 1'-0"

5/20/2019 10:42:37 AM



13041



15011



Rheem Av



# 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. PLAN1901-0013/June 25 Hearing

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:

**06/15/2019**

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

Executed at Walnut Creek, California.  
On this 17th day of June, 2019.



Signature

Legal No.

**0006355494**



CITY OF SAN PABLO  
City of New Directions

### CITY OF SAN PABLO NOTICE OF PUBLIC HEARING TUESDAY, JUNE 25, 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 item:

**PLAN1901-0013:** Consideration of a Conditional Use Permit for a multipurpose use involving a community and religious assembly use, filming studio, offices, and a café at 13041 San Pablo Avenue, San Pablo, CA 94806, APNs 426-020-011,014, and 015. The property is within the San Pablo Avenue Specific Plan and has a Commercial Mixed Use designation. It has been determined that the proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA), consistent with the provisions of CEQA Guidelines Section 15301, Class 1, Existing Facilities. Class 1 addresses an existing private structure, such as this existing building, where the uses will be operating.

NOTICE IS HEREBY FURTHER GIVEN that said hearing before the Planning Commission will be on Tuesday, June 25, 2019. The meeting will be held at 6:00 p.m. 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 appear and be heard thereon. 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 you or someone else 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 at (510) 215-3030. Si necesita asistencia en español, por favor contacte al Departamento de Desarrollo Comunitario y Económico al (510) 215-3030.

**Sandra Marquez, Assistant Planner  
Community and Economic Development**

**WCT 6355494 June 15, 2019**