

RESOLUTION 2018-025

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO APPROVING PLAN1603-0012 AMENDMENTS TO GENERAL PLAN AND SAN PABLO AVENUE SPECIFIC PLAN FOR THE 4.46 ACRE EXISTING CITY HALL SITE AT 13831 SAN PABLO AVENUE FROM PUBLIC/INSTITUTIONAL TO MIXED USE CENTER CITY HALL SITE (NEW DESIGNATION), INCLUDING APPROVAL OF A MITIGATED NEGATIVE DECLARATION AND ADOPTION OF A MITIGATION MONITORING OR REPORTING PROGRAM (APNS 411-330-37, 38, AND 39)

WHEREAS, in 2014, the City conducted a Targeted Industries Study that identified the existing City Hall as a key opportunity site that had high potential for redevelopment;

WHEREAS, the City Council approved Resolution 2015-201 on November 18, 2015, to proceed with the sale and development of the existing City Hall site as set forth in the Targeted Industries Study;

WHEREAS, the site is currently designated on the General Plan and the San Pablo Avenue Specific Plan as Public/Institutional. This project seeks to amend the General Plan and Specific Plan to a Mixed Use designation in part as the City Council considers relocation of City Hall to a new building and site;

WHEREAS, an Initial Study (IS) and Mitigated Negative Declaration (MND) was prepared in compliance with the California Environmental Quality Act (CEQA). The Initial Study concludes that the proposed project has the potential to result in significant adverse environment impacts. The mitigation measures identified in the Initial Study and the Mitigated Negative Declaration would reduce the impacts to a less than significant level. The Notice of Intent to adopt the Mitigated Negative Declaration was filed with the County Recorder on August 21, 2017 with a 20-day review period. Comments received do not change the conclusions of the MND;

WHEREAS, on July 20, 2017, letters were sent to the California Native American Tribes (NAHC) list as required by Government Code Section 65352.3, and SB 18, inquiring whether consultation was desired and no requests for consultation were received;

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on November 28, 2017, at which oral and written testimony was taken, in addition to reviewing the staff report and attachments. The Planning Commission recommended approval of the amendments with additional revisions to clarify that residential uses are not permitted facing San Pablo Avenue for mixed use projects and to require preservation of the existing courtyard and fountain interior to the City Hall complex;

WHEREAS, a public hearing notice for January 16, 2018 was posted and published with the public hearing opened by the City Council on January 16, 2018 and continued to February 20, 2018 pursuant to appropriate noticing required by the California Government Code; and

WHEREAS, the City Council conducted a duly-noticed public hearing on February 20, 2018, at which oral and written testimony was taken, in addition to reviewing the staff report and attachments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Pablo hereby approves the Mitigated Negative Declaration and adopts the Mitigation Monitoring or Reporting Program (MMRP) attached as Exhibit 2 based on the following findings:

- A. The Mitigated Negative Declaration reflects the City's independent judgment and analysis.
- B. There is no substantial evidence that the project will have a significant environmental effect that cannot be mitigated with the implementation of the mitigation measures in the MMRP.
- C. The custodian of the documents related to this matter is the Assistant City Manager and the location of the records is the San Pablo City Hall, 13831 San Pablo Avenue, San Pablo, California;

BE IT FURTHER RESOLVED that the City Council of the City of San Pablo has reviewed and approved the proposed amendments to the San Pablo General Plan and San Pablo Avenue Specific Plan in PLAN1603-0012 as set forth in the attached Exhibit 1 based on the following findings. These amendments include the recommendation of the Planning Commission to clarify that residential uses are not permitted facing San Pablo Avenue for mixed use projects, but modifies the recommendation from the Planning Commission by not requiring the preservation of the existing courtyard and fountain interior to the City Hall complex and adding alternative language regarding civic space.

- A. The Resolution is consistent with the City of San Pablo General Plan.

The proposed resolution recommending a new designation in the City General Plan and San Pablo Avenue Specific Plan for the existing City Hall site to allow mixed-use or residential uses meets the intent of the following General Plan policies:

*ED-G-4 Attract professionals and skilled workers with local jobs to live in San Pablo.
LU-G-3 Preserve and strengthen the City's overall image and create a safe, walkable and attractive urban environment for the current and future generations of residents.
LU-G-6: Promote site sensitive design and pedestrian- oriented activities in mixed-use developments.
LU-G-11 Recognize the importance of the mixed-use areas along San Pablo Avenue, San Pablo Dam Road, 23rd Street, and Rumrill Boulevard to the vitality and quality of life in San Pablo.*

- B. The proposed amendments to the General Plan and San Pablo Avenue Specific Plan to allow mixed-use or residential uses on the existing City Hall site are consistent with the San Pablo Avenue Specific Plan.

Overall Vision:

The San Pablo Avenue Specific Plan envisions a diversity of uses and environments to establish an attractive, well-defined identity for the San Pablo Avenue corridor. Multiple mixed-use districts are proposed, which will build on key community services and regional destinations like Contra Costa College, Doctors Medical Center, and the Lytton Casino, to create a vibrant corridor with a diverse mix of residential, employment, service, and entertainment uses. In the northern and central portions of the Planning Area, the proposed mixed residential and commercial centers will attract a range of residents and connect to services and transit. To the south, mixed-use development will maximize entertainment and regionally-oriented retail and eating/drinking opportunities, to create synergies with the Casino and the medical center.

2-G-1 Promote development of San Pablo Avenue as an attractive boulevard, lined with a diverse array of uses that promote vibrant street life, and maintain eyes on the street at all times.

2-I-1 Establish mixed-use, transit-supportive nodes of development near the intersections of San Pablo Avenue and the following streets: Rumrill Boulevard, El Portal Drive, Church Lane, and San Pablo Dam Road.

- C. Pursuant to the California Environmental Quality Act, an Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared in compliance with the California Environmental Quality Act (CEQA). The Initial Study concludes that the proposed project has the potential to result in significant adverse environment impacts. The mitigation measures identified in the Initial Study and the Mitigated Negative Declaration would reduce the impacts to a less than significant level. Mitigation measures are incorporated as part of the adoption of the Mitigated Negative Declaration. The recommended approval of the project also includes the adoption of the Mitigation Monitoring and Reporting Program (MMRP) that is attached as Exhibit 2.
- D. Public notice of the hearing has been published in the East Bay Times, in accordance with the requirements of Government Code Section 65905.

A public hearing notice was published in the East Bay Times newspaper on Saturday, January 6, 2018.

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

ADOPTED this 20th day of February 2018, by the following vote:

AYES:	COUNCILMEMBERS:	Valdez, Cruz, Kinney, Morris and Calloway
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None

ATTEST:

APPROVED:

/s/ Elizabeth Pabon-Alvarado
Elizabeth Pabon-Alvarado, City Clerk

/s/ Genoveva Garcia Calloway
Genoveva Garcia Calloway, Mayor

Exhibit 1

GENERAL PLAN AMENDMENTS

Chapter 1, Introduction

General Plan Page 1-17

Modify Table 1.5-1, Population and Housing Assumptions, as follows:

Table 1.5-1 Population and Housing Assumptions

<i>Land Use Category</i>	<i>Gross Acreage of Opportunity sites</i>	<i>Residential Mix</i>	<i>Housing Density (du/ac)</i>
Low Density Residential	4.8	100%	8.0
Medium Density Residential	3.2	100%	18.0
High Density Residential	17.3	100%	30.0
Mixed Use Center North	2.7	70%	60.0
Mixed Use Center South	16.1	20%	32.0
<u>Mixed Use Center City Hall Site</u>	<u>4.46</u>	<u>70%</u>	<u>60.0</u>
Commercial Mixed Use	28.6	50%	20.0
Residential Mixed Use	25.6	65%	14.0

1. Average household size assumed to be 3.1 persons per household. Secondary Unit average size assumed to be 1.5 persons per household.

Source: Dyett & Bhatia, 2010.

Modify Table 1.5-2, Job Assumptions, to incorporate the following:

Table 1.5-2 Job Assumptions

<i>Land Use Category</i>	<i>Gross Acreage of Opportunity sites</i>	<i>Non- Residential Mix</i>	<i>Building Intensity (FAR)¹</i>	<i>Employment Intensity² (Sq ft per job)</i>	<i>Potential Buildup Space³ (Sq ft)</i>
Mixed Use Center North	2.7	30%	0.50	400	47,000
Mixed Use Center South	16.1	80%	0.70	400	491,900
<u>Mixed Use Center City Hall Site</u>	<u>4.46</u>	<u>30%</u>	<u>0.50</u>	<u>400</u>	<u>32,000</u>
Commercial Mixed Use	28.6	50%	0.50	400	390,200
Residential Mixed Use	9.9	35%	0.20	345	74,800
Neighborhood Commercial	13.3	100%	0.32	430	13,600
Regional Commercial	25.6	100%	0.32	510	334,000
Entertainment District Overlay	10.1	100%	0.60	600	264,000
Industrial Mixed Use	23.7	100%	0.40	500	333,900

¹A building FAR or Floor Area Ratio, is used to calculate the total floor area of buildings on a lot based on the size of the lot.

² This factor is used to calculate the number of jobs a certain type of land use will accommodate. For example, the Industrial Mixed Use land use is expected to create 1 job per 500 square feet of floor area.

³ Calculated on a "net" basis, after deducting land uses for rights-of-way and easements.

Source: Dyett & Bhatia, 2010.

General Plan Page 1-20

Modify Table 1.5-5, Additional Housing Units by Land Use Type, to incorporate the following:

Table 1.5-5 Additional Housing Units by Land Use Type

<i>Housing Type</i>	<i>Existing Units</i>	<i>Additional Units</i>	<i>Subtotal Units</i>	<i>Percent of Total Units</i>
Low Density Residential	4,520	50	4,570	40 <u>39</u>
Medium Density Residential	1,870	---	1,870	16
High Density Residential	4,130	210	4,340	38 <u>37</u>
Mixed Use Center North	---	120	120	1
Mixed Use Center South	---	130	130	1
<u>Mixed Use Center City Hall Site</u>	---	<u>105</u>	<u>105</u>	<u>1</u>
Commercial Mixed Use	---	360	360	3
Residential Mixed Use	---	120	120	1
Total²	10,520	990	11,510	100
		<u>1,095</u>	<u>11,615</u>	

¹The additional units shown here is the net increase. It includes units created by proposed development and redevelopment projects, after subtracting existing underutilized units that need to be removed for redevelopment to take place.

²Totals may not add up due to rounding.

Source: Dyett & Bhatia, 2010.

Modify Table 1.5-6, Additional Jobs by Land Use Type, as follows:

Table 1.5-6 Additional Jobs by Land Use Type

<i>Land Use Category</i>	<i>Jobs</i>	<i>Percent of Total</i>
Mixed Use Center North	100	4
Mixed Use Center South	950	36 35
<u>Mixed Use Center City Hall Site</u>	<u>80</u>	<u>3</u>
Commercial Mixed Use	670	26 25
Residential Mixed Use	140	5
Neighborhood Commercial	100	4
Regional Commercial	130	5
Entertainment District Overlay	440	17 16
Industrial Mixed Use	80	3
Total	2,610	100
	<u>2,690</u>	

Totals may not add up due to rounding.

Source: Dyett & Bhatia, 2010.

Chapter 3, Land Use and Physical Design

General Plan Page 3-10

Under the Mixed Use discussion, change the second sentence as follows: “There are ~~two~~ three mixed use center subcategories with different land use intentions, housing densities and typical FARs.”

Add a new mixed use designation description – Mixed Use Center City Hall Site below the Mixed Use Center South description:

“Mixed Use Center City Hall Site. The Mixed Use Center City Hall Site designation is limited to the 4.46-acre City Hall site at 13813 San Pablo Avenue. Mixed-use development may be all residential or mixed use that may include commercial, office (including medical offices), residential, institutional, and hotel. Typical heights are expected to be two to five stories, with a maximum height of 60 feet. The maximum FAR is 2.5 and the maximum residential density allowed is 60 units per gross acre (included within the FAR limit).”

General Plan Page 3-11

Update Figure 3-2, General Plan Land Use Diagram to include the Mixed Use Center City Hall Site.

General Plan Page 3-15

Modify Table 3.2-1, San Pablo General Plan Land Use Density and Intensity Standards, as follows:

Table 3.2-1 San Pablo General Plan Land Use Density and Intensity Standards

<i>Land Use Classification</i>	<i>Floor Area Ratio (FAR; Includes all uses- non-residential and residential)</i>		<i>Density (units per gross acre)</i>
	<i>Minimum</i>	<i>Maximum</i>	<i>Range or Maximum</i>
Low Density Residential	—	—	Up to 12
Medium Density Residential	—	—	12.1 - 24
High Density Residential	—	—	24.1 - 60
Mixed Use Center North	0.30 ²	2.5	up to 80 ¹
Mixed Use Center South	0.50 ²	2.5	up to 60 ¹
<u>Mixed Use Center City Hall Site</u>	<u>0.50²</u>	<u>2.5</u>	<u>up to 60¹</u>
Commercial Mixed Use	0.40 ²	1.5	up to 50 ^{1,4}
Residential Mixed Use	<u>5</u>	1.5	up to 50 ¹
Neighborhood Commercial	0.30	1.0	—
Regional Commercial	0.30	0.75	—
Entertainment District Overlay	—	0.5 above base district maximum ³	—
Industrial Mixed Use	0.30	0.60	—
Public Institutional	—	—	—
Parks/Recreation	—	—	—

1. Included within the FAR limit.

2. The frontage of a site along San Pablo Avenue is required to be devoted to active uses. Residential is not permitted at the ground level along San Pablo Avenue, except that ground level residential is permitted at the Mixed Use Center City Hall Site if the project is residential only.

3. Additional FAR available for entertainment uses only.

4. Residential uses only allowed when commercial FAR is 0.5 or greater.

5. While no minimum FAR is specified, development along San Pablo Avenue must have active uses on the ground floor.

Source: City of San Pablo, 2010; Dyett & Bhatia, 2010.

General Plan Page 3-16

Modify Table 3.2-2, General Plan Buildout (Acres), as follows:

Table 3.2-2 General Plan Buildout (Acres)

<i>Land Use</i>	<i>Total At Plan Buildout</i>	<i>Percent of Total at Buildout</i>
Residential		
Low Density Residential	526.51	41%
Medium Density Residential	170.5	13%
High Density Residential	66.4	5%
Mixed Use		
Mixed Use Center North	2.7	0%
Mixed Use Center South	16.1	1%
<u>Mixed Use Center City Hall Site</u>	4.46	0%
Commercial Mixed Use	57.3	4%
Residential Mixed Use	13.9	1%
Commercial		
Neighborhood Commercial	41.1	3%
Regional Commercial	58.3	5%
Entertainment District	22.1	2%
Industrial		
Industrial Mixed Use	26.4	2%
Public		
Public Institutional	231.6 <u>227.14</u>	18%
Parks, Recreation and Open Space	57.3	4%
Total²	1,290.2	100%

1. Does not include 85 acres of the Rollingwood residential area. This area is not within the existing city limits and has not been annexed into San Pablo.

2. Totals may not add up due to rounding.

Source: City of San Pablo, 2010; Dyett & Bhatia, 2010.

Chapter 10, Implementation and Monitoring

General Plan Page 10-8

Modify Table 10.1-1, Consistency Between the General Plan and Zoning, as follows:

Modify the Mixed Use Centers (north and south) row as follows:

“Mixed Use Centers (north and south and city hall site) MUCN, MUCS, MUCCHS”

SPECIFIC PLAN AMENDMENTS

Chapter 2, Land Use

Specific Plan Page 2-7

Modify Table 2-1, Specific Plan Buildout, as follows:

Table 2-1 Specific Plan Buildout

AREA (IN ACRES)				
	OPPORTUNITY SITES	OTHER SITES	TOTAL	PERCENT OF TOTAL
Residential				
Low Density Residential	--	4.2	4.2	2%
Medium Density Residential	0.6	23.3	23.9	11%
High Density Residential	5.7	31.4	37.1	17%
Mixed Use				
Mixed Use Center North	2.7	--	2.7	1%
Mixed Use Center South	16.1	--	16.1	8%
Mixed Use Center City Hall Site	--	<u>4.46</u>	<u>4.46</u>	<u>2%</u>
Commercial Mixed Use	12.6	5.1	17.7	8%
Residential Mixed Use	9.6	3.2	12.8	6%
Commercial				
Neighborhood Commercial	0.3	17.3	17.6	8%
Regional Commercial	24.2	2.5	26.7	12%
Entertainment District	10.1	12.0	22.1	10%
Public				
Public Institutional	--	24.1 <u>19.64</u>	24.1 <u>19.64</u>	11% <u>9%</u>
Parks/Recreation	4.2	5.6	9.8	5%
TOTAL	86.1	128.7	214.8	100%

1 Percents are rounded to the nearest whole number

Source: Dyett & Bhatia, 2010.

Specific Plan Page 2-8

Modify Figure 2-4, Land Use Diagram, to change the 4.46-acre City Hall site to Mixed Use Center City Hall Site and add the new designation to the legend.

Specific Plan Page 2-9

Modify the pie chart to reflect Table 2-1 changes.

Specific Plan Page 2-11

Add a new mixed use designation – Mixed Use Center City Hall Site:

Mixed Use Center City Hall Site. The Mixed Use Center City Hall Site designation is limited to the 4.46-acre City Hall site at 13813 San Pablo Avenue. Mixed-use development may be all residential or mixed use that may include commercial, office (including medical offices), residential, institutional, and hotel. Typical heights are expected to be two to five stories, with a maximum height of 60 feet. The maximum FAR is 2.5 and the maximum residential density allowed is 60 units per gross acre (included within the FAR limit).

Modify the text at the bottom of the page, to the left of the pictures, as follows:

Mixed Use Center

Large-scale mixed-use development. Mix of uses may include commercial, office, residential, institutional and hotel. Retail or other active uses are required on the ground floor to promote an active pedestrian environment within the Mixed Use Center North designation. For the Mixed Use Center South and Mixed Use Center City Hall designations, residential is allowed on the ground floor for a project that is all residential, and retail and active uses along San Pablo Avenue are required for a mixed use project.

Specific Plan Page 2-16 and 2-17

Modify Table 2-2 to include Mixed Use Center City Hall Site to the Mixed Use Center (North and South) column. (Note: Table too large to incorporate here).

Change footnote limitations 1 as follows:

1. Residential use types not permitted on the ground floor along San Pablo Avenue except in the Mixed Use Center South District and the Mixed Use Center City Hall Site where residential use types are permitted on the ground floor for a residential only project. Residential use types along San Pablo Avenue are not permitted in a mixed use project.

Specific Plan Page 2-18

Modify Table 2-3, San Pablo Avenue Specific Plan Land Use Density and Intensity Standards, as follows:

Table 2-3 SAN PABLO AVENUE SPECIFIC PLAN LAND USE DENSITY AND INTENSITY STANDARDS

Land Use Classification	Floor Area Ratio (FAR; Includes all uses- non-residential and residential)		Density (units per gross acre)
	Minimum	Maximum	Range or Maximum
Low Density Residential	—	—	up to 12
Medium Density Residential	—	—	12.1 - 24
High Density Residential	—	—	24.1 - 60
Mixed Use Center North	0.30 ²	2.5	—
Mixed Use Center South	— ² -0.50 ²	2.5	up to 60 ¹
<u>Mixed Use Center City Hall Site</u>	<u>0.50²</u>	<u>2.5</u>	<u>up to 60¹</u>
Commercial Mixed Use	0.40 ²	1.5	up to 50 ^{1,4}
Residential Mixed Use	— ⁵	1.5	up to 50 ¹
Neighborhood Commercial	0.30	1.0	—
Regional Commercial	0.30	0.75	—
Entertainment District Overlay	—	0.6 above base district maximum ³	—
Public Institutional	—	—	—
Parks/Recreation	—	—	—

¹ Included within the FAR limit.

² Residential use types not permitted on the ground floor along San Pablo Avenue except in the Mixed Use Center South District and the Mixed Use Center City Hall Site where residential use types are permitted on the ground floor for a residential only project. Residential use types are not permitted along San Pablo Avenue in a mixed use project.

³ Additional FAR available for entertainment uses only.

⁴ Residential uses only allowed when commercial FAR is 0.5 or greater.

⁵ While no minimum FAR is specified, development along San Pablo Avenue must have active uses on the ground floor.

Source: Dyett & Bhatia, 2010.

Specific Plan Page 2-20

Modify Table 2-5, Residential Assumptions for Population and Housing, as follows:

TABLE 2-5 RESIDENTIAL ASSUMPTIONS FOR POPULATION AND HOUSING		
LAND USE CATEGORY	RESIDENTIAL MIX	HOUSING DENSITY (DU/AC)
Low Density Residential	100%	8.0
Medium Density Residential	100%	18.0
High Density Residential	100%	30.0
Mixed Use Center North	70%	60.0
Mixed Use Center South	20%	32.0
<u>Mixed Use Center City Hall Site</u>	<u>70%</u>	<u>60.0</u>
Commercial Mixed Use	50%	20.0
Residential Mixed Use	65%	14.0

Note: Average household size assumed to be 3.1 persons per household. Secondary Unit average size assumed to be 1.5 persons per household.

Source: *Dyett & Bhatia, 2010.*

Specific Plan Page 2-20

Modify Table 2-6, Non-Residential Assumptions for Employment, as follows:

TABLE 2-6 NON-RESIDENTIAL ASSUMPTIONS FOR EMPLOYMENT			
LAND USE CATEGORY	NON-RESIDENTIAL MIX	BUILDING DENSITY (FAR)	EMPLOYMENT INTENSITY ¹ (SQ FT PER JOB)
Mixed Use Center North	30%	0.50	400
Mixed Use Center South	80%	0.70	400
<u>Mixed Use Center City Hall Site</u>	<u>30%</u>	<u>0.50</u>	<u>400</u>
Commercial Mixed Use	50%	0.50	400
Residential Mixed Use	35%	0.20	345
Neighborhood Commercial	100%	0.32	430
Regional Commercial	100%	0.32	510
Entertainment District Overlay	100%	0.60	600
Industrial Mixed Use	100%	0.40	500

¹ This factor is used to calculate the number of jobs a certain type of land use will accommodate. For example, the ~~Industrial Mixed Use~~ Center North land use is expected to create 1 job per ~~500~~ 400 square feet of floor area.

Source: Dyett & Bhatia, 2010.

Specific Plan Page 2-21

Modify Table 2-7, San Pablo Avenue Potential Buildout Summary, as follows:

Table 2-7 SAN PABLO AVENUE POTENTIAL BUILDOUT SUMMARY

	FOCUS AREAS					NEW DEVELOPMENT			
	EXISTING	CIRCLE-S	MISSION PLAZA	WEST SAN PABLO AVENUE	TOWNE CENTER	SOUTH SAN PABLO AVENUE	OTHER AREAS	TOTAL NEW	TOTAL
Residential (Units)	1,360	129	94	62	31	95	328 433	739 844	2,100 2,204
Estimated Population	4,000	379	276	182	91	279	965 1,291	2,172 2,498	6,173 6,499
Non-Residential (sq ft)	1,600,000	459,000	12,000	19,800	181,500	106,000	36,700 68,700	815,000 847,000	2,415,000 2,447,000
Estimated Jobs	4,090	938	41	97	312	238	364 444	1,990 2,070	6,080 6,160

Source: Dyett & Bhatia, 2010.

Specific Plan Page 2-23

Add the following new policies to address the new land use designation Mixed Use Center City Hall Site:

2-I-17 Encourage redevelopment of the Mixed Use Center City Hall Site, excluding the portion occupied by the historic Alvarado Adobe site, the Blume House and Bunk House, and the Teixeira Home, as a mixed-use project with commercial uses and high density residential. Although a mixed-use project is encouraged, a high-density residential only project is allowed with Design Review.

Policy 2-I-18: Site planning for the Mixed Use Center City Hall Site shall incorporate the following elements in order to create a sense of place and to respect the site for its historic identity:

1. Provide a public plaza/civic space in the vicinity of the Alvarado Adobe Museum.
2. Provide connections between the historic structures, in particular along Wildcat Creek.
3. Incorporate the opportunity for outdoor gathering places along Wildcat Creek such as outdoor eateries for retail uses and outdoor passive amenities for residential uses in the Mixed Use Center City Hall Site.

Chapter 4, Urban Design and Building Development Standards

Specific Plan Page 4-40

Modify the column heading Mixed Use Center (North and South) in Table 4-1, Development Standards by Land Use, to read, “Mixed Use Center (North and South and City Hall Site).”

Modify “Setbacks Adjacent to Creeks – Minimum 30’ setback from top of bank”, to read:

“Setbacks Adjacent to Creeks – Minimum 30’ setback from top of bank. No buildings are allowed within the 30’ setback. Improvements allowed within the 30’ foot setback but outside of the drip line (canopy) of the existing riparian trees include, but may not be limited to, bike and pedestrian paths, low intensity outdoor uses (parks, outdoor eating areas) and other improvements e.g. parking.”

Chapter 7, Affordable Housing Strategy

Specific Plan Page 7-5

Modify the 1st sentence under Housing Sites in the San Pablo Avenue Planning Area, as follows:

“The Specific Plan assumes a buildout of 65.1 acres of residential land and ~~49.3~~ 53.76 acres of land designated as mixed use.”

Specific Plan Page 7-5

Modify Table 7-2, Specific Plan Net Housing Unit Buildout Summary by Housing Type Area (2030), as follows:

Table 7-2 SPECIFIC PLAN NET HOUSING UNIT BUILDOUT SUMMARY BY HOUSING TYPE AREA (2030)							
	CIRCLE-S	MISSION PLAZA	SOUTH SAN PABLO AVENUE	TOWNE CENTER	WEST SAN PABLO AVENUE	OTHER AREAS	TOTAL PLANNING AREA
Low Density				-1	-19	-2	-22
Medium Density			-1	-10	-6	137	120
High Density					-15	83	68
MU Center North		94				35	129
MU Center South	129						129
<u>MU Center City Hall Site</u>						<u>105</u>	<u>105</u>
Commercial MU			96	42		57	195
Residential MU					102	18	120
TOTAL DWELLING UNITS	129	94	95	31	62	328 433	739 844

Specific Plan Page 7-6

Modify Table 7-3, Specific Plan Housing Potential by Income Level, as follows:

TABLE 7-3 SPECIFIC PLAN HOUSING POTENTIAL BY INCOME LEVEL									
General Plan Land Use	MUCN	MUCS	<u>MUCCH</u>	HDR	CMU	MDR	RMU	LDR	Total
Average Density (du/acre)	60	32	<u>60</u>	30	20	18	14	8	-
Very Low-Income (30-50% AMI)	19	19	<u>22</u>	10	-	-	-	-	48
Low-Income (50-80% AMI)									
Moderate-Income (80-120% AMI)	110	110	<u>105</u>	58	195	120	120	-22	691
Above Moderate Income (Above 120% AMI)									<u>796</u>
Total	129	129	<u>105</u>	68	195	120	120	-22	739 <u>844</u>
Notes: MUCN - Mixed Used Center North, HDR - High Density Residential, CMU23 - Commercial Mixed Use, MUCS- Mixed Used Center South, LDR -Low Density Residential, <u>MUCCH</u> – Mixed Used Center City Hall Site.									

Specific Plan Page 7-7

Revise Figure 7-1 to include the 4.46-acre project site as a Mixed Use Center.

Specific Plan Page 7-10

Modify Table 7-5, Land Uses Permitting Residential Development by Acre, as follows:

TABLE 7-5 LAND USES PERMITTING RESIDENTIAL DEVELOPMENT BY ACRE				
	PROPOSED LAND USE – OPPORTUNITY SITES	PROPOSED LAND USE – NON- OPPORTUNITY SITES	TOTAL AT PLAN BUILDOUT	PERCENT OF TOTAL RESIDENTIAL BUILDOUT
Residential				
Low Density Residential	-	4.2	4.2	4%
Medium Density Residential	0.6	23.3	23.9	21% <u>20%</u>
High Density Residential	5.7	31.4	37.1	32% <u>31%</u>
Mixed Use				
Mixed Use Center North	2.7	-	2.7	2%
Mixed Use Center South	16.1	-	16.1	14%
<u>Mixed Use Center City Hall Site</u>	-	<u>4.46</u>	<u>4.46</u>	<u>3%</u>
Commercial Mixed Use	12.6	5.1	17.7	15%
Residential Mixed Use	9.6	3.2	12.8	11%
Total	47.3	67.2 <u>71.66</u>	114.5 <u>118.96</u>	100%

Note: Percents are rounded to the nearest whole number.

Mitigation Monitoring Program

Introduction

CEQA Guidelines section 15097 requires public agencies to adopt reporting or monitoring programs when they approve projects subject to an environmental impact report or a negative declaration that includes mitigation measures to avoid significant adverse environmental effects. The reporting or monitoring program is to be designed to ensure compliance with conditions of project approval during project implementation in order to avoid significant adverse environmental effects. Monitoring ensures that mitigation measures are implemented and provides a mechanism to evaluate the effectiveness of the mitigation measures.

A definitive set of project conditions would include enough detailed information and enforcement procedures to ensure the measure's compliance. This monitoring program is designed to provide a mechanism to ensure that mitigation measures and subsequent conditions of project approval are implemented.

Monitoring Program

The basis for this monitoring program is the mitigation measures included in the project mitigated negative declaration. These mitigation measures are designed to eliminate or reduce significant adverse environmental effects to less than significant levels. These mitigation measures become conditions of project approval, which must be implemented the project proponent for any individual project proposed for the project site.

The attached checklist is proposed for monitoring implementation of the mitigation measures. This monitoring checklist contains all appropriate mitigation measures in the mitigated negative declaration.

Monitoring Program Procedures

The City of San Pablo shall use the attached checklist to monitor mitigation measures to be implemented by future development proposed for the project site. The monitoring program should be implemented as follows:

1. The San Pablo Development Services Department should be responsible for coordination of the monitoring program, including the monitoring checklist. The Development Services Department should also be responsible for completing the monitoring checklist and for distributing the checklist to responsible individuals or agencies for their use in monitoring mitigation measures which address issues germane to their area of expertise.

2. Each responsible individual or agency will then be responsible for determining whether the mitigation measures contained in the monitoring checklist have been complied with. Once all mitigation measures have been complied with, the responsible individual or agency should submit a copy of the monitoring checklist to the Development Services Department to be placed in the project file. If the mitigation measure has not been complied with, the monitoring checklist should not be returned to the Development Services Department.
3. The Development Services Department will review the checklist to ensure that appropriate mitigation measures and additional conditions of project approval included in the monitoring checklist have been complied with at the appropriate time. Compliance with mitigation measures is required for project approvals.
4. If a responsible individual or agency determines that a non-compliance event has occurred, a written notice should be delivered by certified mail to the project proponent within 10 days, with a copy to the Development Services Department, describing the non-compliance and requiring compliance within a specified period of time. If non-compliance still exists at the expiration of the specified period of time, construction may be halted and fines may be imposed at the discretion of the City of San Pablo.

Monitoring Checklist

Step 1 - Prior to Approval of Future Project Development Applications

The following mitigation measure shall be implemented:

- CR-1 Prior to approval of future project development applications, the developer shall submit an evaluation by a qualified historian that the development plans are designed to allow continued public access to the Blume House and Alvarado Adobe Museum. Plans shall also be designed to harmonize with a visual focus on the City's nineteenth- and early twentieth-century history to assist with maintaining the significant role of the buildings in maintaining and developing San Pablo's community identity into the future. The evaluation shall be subject to review and approval by the City of San Pablo Development Services Director.

Step 2 – Prior to Issuance of a Building Permit for Future Project Development

The following mitigation measures shall be implemented:

- BIO-1 Future developers of the project site shall comply with City of San Pablo Municipal Code-Section 12.16.010 and shall obtain a permit issued by the Director of Public Works prior to trimming or removing ornamental vegetation on the project site. Future developers of the project site shall be responsible for implementing this mitigation measure with oversight by the City of San Pablo. Compliance with this measure shall be documented and submitted to the Director of Public Works.
- CR-4 The developer of any redevelopment project shall include the following language in all grading, site work, and construction plans to identify required actions in the event of an accidental discovery or recognition of any human remains: "If human remains are found during earth-moving, grading, or construction activities, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of San Contra Costa County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission; b) the descendent identified

fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

- GEO-1 Prior to approval of future development plans, the developer shall have a licensed soil or geotechnical engineer prepare a geotechnical report to address hazards from shrink-swell soil potential, as well as address seismic safety and liquefaction concerns, if any. The recommendations of the licensed engineer for design of project improvements to reduce associated hazards shall be incorporated into the design of the project. Site preparation and cut and fill operations shall be conducted under the observation of the licensed engineer. The report shall be subject to the review and approval of the Director of Public Works.

Step 3 - Prior to Issuance of a Demolition Permit for Existing City Hall

The following mitigation measures shall be implemented:

- CR-2 Prior to issuance of a demolition permit for the existing City Hall buildings, the developer shall contract with a qualified historian to review construction plans and to monitor construction activities to prevent accidental adverse effects to the Bloom House, Bunk House, Teixeira Home, and Alvarado Adobe Museum from vibration, dust and debris, and accidental mechanical damage. The historian’s scope of work and qualifications shall be submitted to the City of San Pablo Development Services Director for review and approval prior to issuance of a demolition permit. The historian shall submit weekly construction monitoring reports to the Development Services Director with recommendations for corrective action should demolition activities be shown to be adversely affecting the structures. The developer shall implement corrective actions deemed necessary by the Development Services Director.
- CR-3 Prior to issuance of a demolition permit for the existing City Hall buildings or a grading permit, whichever comes first, the developer shall submit an archaeological resources monitoring and reporting plan and implement the plan to ensure any archaeological resources accidentally discovered during the redevelopment process are identified and receive adequate protection. The plan shall be prepared by a qualified archaeologist and shall include, but not be limited to the following components:
- a. Timing and duration of demolition, grading, and construction, and when the archaeological monitor is required to be present;
 - b. Frequency of monitoring reports (e.g. weekly, bi-weekly, etc.) to be prepared by the archaeological monitor and delivered to the Development Services Director;
 - c. Measures to be implemented should archaeological resources be discovered during construction activities, which may include, but not be limited to,

suspension of construction activities, impact avoidance, preservation in place, excavation, documentation, and/or data recovery.

The archaeological resources monitoring and reporting plan shall be subject to review and approval by the Development Services Director.

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