

## RESOLUTION 2011-105

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO ADOPTING THE SAN PABLO AVENUE SPECIFIC PLAN

WHEREAS, the revitalization of San Pablo Avenue is of paramount importance to the City of San Pablo ("CITY"); and

WHEREAS, the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) designated over 100 areas in 60 jurisdictions as FOCUS Priority Development Area (PDA's); and

WHEREAS, the San Pablo Avenue corridor was designated as a regional FOCUS PDA in November of 2007; and

WHEREAS, the PDA designation set San Pablo's eligibility for grant funding through MTC's Station Area Planning Grant; and

WHEREAS, the Station Area Planning program is intended to increase transit ridership and encouraging an intensification of land use near transit stations and high quality bus service; and

WHEREAS, on February 28, 2008 staff submitted an application to MTC seeking funding for the preparation of a Specific Plan for the portion of San Pablo Avenue that is within the city limits; and

WHEREAS, the Specific Plan for San Pablo Avenue is intended to foster the revitalization of the San Pablo Avenue Corridor. The plan will include provisions to allow for mixed-use, transit-oriented development that will help to address regional housing demands and will also serve to enhance the city's jobs/housing balance through the development of new residential units and the creation of employment opportunities; and

WHEREAS, on June 25, 2008 the City received notification from MTC indicating that the grant application was accepted by the MTC Board and that the CITY was eligible to receive \$500,000 for the preparation of a Specific Plan for San Pablo Avenue; and

WHEREAS, the General Plan calls for the creation of Specific Plans for certain corridors including San Pablo Avenue and;

WHEREAS, in the winter of 2008, the City of San Pablo initiated the development of the San Pablo Avenue Specific Plan; and

WHEREAS, the development of the San Pablo Avenue Specific Plan involved a step-by-step process with interaction between the community, elected City officials, City staff, and project consultants; and

WHEREAS, a General Plan Advisory Committee (GPAC) comprised of interested community members, business owners, and agencies serving the residents of the City was primarily responsible for overseeing the planning process by providing leadership; reviewing Staff and Consultant research and technical analysis; and providing input for and confirming key issues, visions, and land use planning policies; and

WHEREAS, the San Pablo Avenue Specific Plan contains 10 sections – Context and Vision; Land Use; Access, Circulation, and Parking; Land Use Regulations and Development Standards; Urban Design and Building Development Standards; Utilities and Public Services; Community Facilities; Affordable Housing Strategy; Environment, Health, and Safety; and Implementation; and

WHEREAS, a joint Study Session by the Planning Commission and City Council was held on June 6, 2011 to address the Public Review Draft of the San Pablo Avenue Specific Plan, and the related Draft Environmental Impact Report; and

WHEREAS, the Planning Commission of the City of San Pablo held a duly noticed hearing on September 7, 2011 and adopted Resolution no. 11-18 recommending that the City Council certify the Environmental Impact Report and adopt a Statement of Overriding Considerations; and Resolution no. 11-08 recommending that the City Council adopt the new San Pablo Avenue Specific Plan; and

WHEREAS, notice of this public hearing was given pursuant to Government Code section 65090; and

WHEREAS, the City prepared a Final Environmental Impact Report for the proposed San Pablo Avenue Specific Plan and has met all requirements of the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Pablo hereby adopts the San Pablo Avenue Specific Plan based on the following findings:

1. The proposed San Pablo Avenue Specific Plan is necessary to plan for future growth in the City of San Pablo, and will not be detrimental to the health, safety, peace, morals, comfort and general welfare of the city.
2. The proposed San Pablo Avenue Specific Plan is consistent with the policies of the General Plan.
3. The proposed San Pablo Avenue Specific Plan contains urban design and development standards that will result in coordinated development throughout the corridor.

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

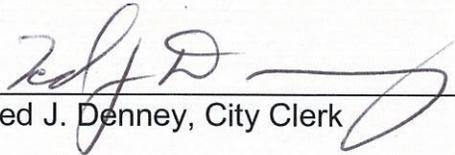
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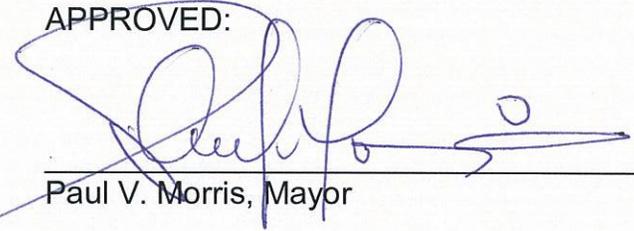
Adopted this 19<sup>th</sup> day of September, 2011, by the following vote to wit:

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|----------|-----------------|---|
| AYES:    | COUNCILMEMBERS: | McNeil, Valdez, Calloway, Cruz and Morris |
| NOES:    | COUNCILMEMBERS: | None                                      |
| ABSENT:  | COUNCILMEMBERS: | None                                      |
| ABSTAIN: | COUNCILMEMBERS: | None                                      |

ATTEST:

APPROVED:

  
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Ted J. Denney, City Clerk

  
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Paul V. Morris, Mayor