

ATTACHMENT 1 – ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts and Permitted Uses

General Plan: San Pablo Mixed Use

Zoning: SPC: San Pablo Commercial

20.16 Land Use Classifications

Surrounding Property Use

North – Commercial

East – Commercial

South – Single-Family Dwellings and Commercial

West – Single-Family and Multi-Family Dwellings

20.24.020 Table of Site Regulations by District.

SPC District Regulations

	Proposed	Requirement	Complies?
Maximum Density (du/ac)	95	63	Yes – SDBL
Maximum FAR (Mixed-use development)	2.96	2.25	Yes – SDBL Waiver
Maximum FAR (commercial)	0.06	0.95	Yes – SDBL Waiver
Maximum Lot Coverage (%)	100%	100%	Yes
Setbacks (ft)			
Front (San Pablo Ave)	0'	0'	Yes
Side (Clay St)	8'	0'	Yes
Side (North)	0'	0'	Yes
Rear (Adams St)	16'-9"	15'	Yes
Parking Setback at Adams St.	10'	10'	Yes
Daylight plan at Adams			Yes – SDBL Waiver
Usable Open Space (sq. ft.)			
Common; or	14,790	41,400 (200 sf/unit)(1)	Yes – SDBL Concession
Private	7,600	20,700 (100 sf/unit)	
Maximum Height	71' max	38' max.	Yes – SDBL Waiver

Notes: SDBL = State Density Bonus Law

(1) Required 41,400 sq. ft. of common open space may be substituted with 20,700 sq. ft. of private open space.

20.24.030 Overlay District Regulations.

Planned Residential/Commercial Overlay District

20.28 Off-Street Parking Requirement

See Analysis.

20.40 Housing Provisions

See analysis.

20.100.010 Common Permit Procedures.

Public notice of this application was mailed on October 7, 2021, in the form of mailed notice, to property owners and occupants within a 300-foot radius and posted in one location.

20.100.050 Design Review.

See analysis in staff report.