

Appendix F

Public Outreach Materials

Appendix F: Public Outreach Materials

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Appendix F: Public Outreach Materials

This appendix documents the various public engagements efforts made that have informed the San Pablo Housing Element Update.

- **Winter 2022 Pop-Up Outreach Summary Memo.** This brief memo presents a summary of the pop-up events held around the community in January and February 2022 at the Las Montañas Grocery Store, the San Pablo Senior Center, and the San Pablo Library. The objective was to raise awareness of the General Plan, Housing Element, and Rumrill Corridor Plan project and to collect initial input on issues and opportunities. Public input received was used to inform programs in Chapter 4, the Housing Action Plan, including programs to high housing costs, displacement pressures, and place-based urban greening strategies that respond to community concerns.
- **January 20, 2022, Housing Forum Summary Memo.** This brief memo presents a summary of the Housing Forum in January 20, 2022, via Zoom with affordable housing developers. The participants included both ownership and rental developers. The goal of the Housing Forum was to learn more about opportunities and challenges, get input on housing needs and constraints, and discuss what the City can do to facilitate the production of affordable housing. Input from these stakeholders also shaped the content of the Housing Action Plan. Specifically, programs involving parking reductions and revisions to development standards in the 23rd Street Specific Plan were added to address development constraints raised by forum participants.
- **San Pablo Community Survey Report.** In order to gather community input to inform updates to the General Plan and Housing Element, a citywide survey was conducted from December 28, 2021, to February 21, 2022. The survey provided opportunities for residents, business owners, and people who work or go to school in San Pablo with an opportunity to help identify appropriate locations for housing as needed to satisfy the City's Regional Housing Need Allocation (RHNA) as well as to provide input on key policy topics. This report summarizes the analysis and findings from the survey. The results of the survey guided selection of sites for inclusion on the inventory. Respondents strongly supported adding new, higher density housing in all seven potential areas identified in the survey, with 100 percent of respondents supporting new apartments and townhomes along the Rumrill Boulevard corridor in the southeastern part of the city and high levels of support for high density housing in the other PDAs. The analysis and findings also served as a reference for City staff and decision-makers in formulating key policies for the General Plan and Housing Element Update.
- **Rumrill Property Owners Forum Summary.** This memo presents a summary of the Rumrill Property Owners forum conducted on November 22, 2022 via Zoom. The goal of the Property Owners Forum was to discuss potential changes to land use and zoning regulations applicable to properties along the corridor, as well as streetscape and infrastructure improvements needed to support redevelopment. Property owners attending all expressed interest in redevelopment of their properties with multifamily housing. This input is reflected in Chapter 3, Housing Resources in

evidence of the viability of sites identified for redevelopment with housing during the planning period.

- **Comment Letter on Public Review Housing Element Draft.** The City of San Pablo received two comment letters on the Public Review Housing Element Draft during the 30-day public review period from August 19, 2022 to Sept. 19, 2022 from YIMBY Law (attached) and the East Bay Municipal Utility District. Both letters expressed support for the content of the Draft and no changes were made in response.
- **Environmental Justice Element Outreach Event #1 and #2 Summaries.** The respective memos summarize the first Environmental Justice outreach event held in-person at the San Pablo Community Center on March 16, 2023, and the second Environmental Justice outreach event held at the Kidd Manor Housing on April 25, 2023. The objectives of the events were to engage residents and learn what current environmental justice needs are present in the community regarding health, housing, and public facilities in order to create policies to minimize pollution and its effects on all neighborhoods. Community input received at these events helped to characterize issues of concern in the community, reinforcing the findings of the Needs Analysis that overcrowding, cost burden, and substandard housing conditions are prevalent issues. This input was used to guide development of programs in the Housing Action Plan, including place-based programs to support community health and welfare.

M E M O R A N D U M

To: Libby Tyler, Community Development Director, City of San Pablo
From: Lauren Pepe, Planner, Dyett & Bhatia
Re: January and February “Pop-up” Outreach
Date: March 18, 2022

Dear Libby:

Dyett & Bhatia (D&B) conducted four “pop-up” outreach events: two on January 11, 2022 at Las Montañas Grocery Store and the San Pablo Senior Center, and two on February 8, 2022 at Las Montañas Grocery Store and the San Pablo Library. The goal of the outreach was to drum up interest in the San Pablo General Plan Update and spread the word about the corresponding Maptionnaire survey, as well as to get general feedback about San Pablo through candid conversations.

To spread the word about the General Plan Update and Maptionnaire survey, D&B staff handed out business cards with a link and QR code to the survey outside Las Montañas, San Pablo Senior Center (during frozen meal pick up), and the San Pablo Library. Staff engaged community members about San Pablo, particularly what people like about the city and what people would like to change. Answers to these prompts were written on sticky notes and posted to a posterboard. In addition to “pop-up” outreach feedback, comments received via Facebook promotion of the Maptionnaire survey are included.



A staff member talks with community members in front of the posterboard.

This document serves as a summary of the insights received through the outreach events. Eighty-two comments were received. Below, the comments are summarized, first with an overview of recurring themes and points of consensus, followed by the full set of comments grouped by topic. There are some overlapping themes/ideas that relate to multiple topics.

Recurring Themes and Points of General Consensus

- **Housing** was the most pressing concern across community members, with nearly 20 percent of all comments related to this topic. Senior housing and affordable housing, or a combination of the two, were of primary concern.
- **Community services** was another key topic, receiving both positive and negative comments. While many appreciate the library and other community services, others felt more services needed to be provided to unhoused individuals.
- Many community members called for more **parks and trees**, and two cited the vacant lot at Bush Street and 17th Street as a potential park location.
- Many community members felt that **bicycle and pedestrian safety improvements** need to be made, including more/safer (protected) bike lanes and ADA-compliant crossings with marked crosswalks, stop signs and stop lights, particularly near schools.
- **Litter** was a concern for many, and creeks were noted as a target clean-up site.
- In terms of the **local economy**, some residents felt costs were too high, including taxes and the cost of food. Residents appreciate the selection of local businesses but would like to see a Walmart.
- Some residents are satisfied with the **community and public safety**, while others felt police presence needed to be increased.

Housing

- Two community members noted their appreciation for El Portal Gardens (senior apartments). Another was happy with senior housing options in general.
- One community member noted that homelessness has decreased in San Pablo.
- One community member commented that home ownership means yards are well landscaped and wants to see more home ownership for this reason.
- One community member appreciated the affordability of housing in San Pablo, while another felt that the city needs more affordable housing.
- One community member noted that the cost of rent was too high.
- One community member noted the need for more affordable family-sized housing (i.e. two-bedroom units and larger).
- One community member felt there was enough housing, and it is green spaces that are lacking, but if more housing is built, then it should be affordable housing.
- One community member thought there were too many Walgreens and that these should be torn down to build more senior housing; another person “seconded” this comment.

- One community member felt that affordable senior housing should be built, rather than putting money into the casino. Another community member noted that the casino bought the hospital (the former Doctors Medical Center), and that space should be turned into senior housing.

Community Services

- Four community members felt the library was an excellent resource. Two others appreciated the services/resources provided to the community in general.
- One community member appreciated that San Pablo has a health center for low-income residents.
- One community member felt that there needs to be more programs to help seniors while one noted that the Senior Center is a great resource.
- Five community members noted that there needs to be more aid for the unhoused (shelter, food, healthcare) and one found the casino to be at odds with addressing homelessness.

Parks and Recreation

- One community member really appreciates Wanlass Park.
- Two community members requested a park be built at Bush Ave and 17th Street (where there is currently a vacant lot).
- Three community members noted the need for more parks and trees.
- One community member would like to see more soccer fields.
- One community member noted the need for more recreational opportunities for children that are easy to get to.
- One community member suggested a monthly bus tour of the Bay Area.

Education

- One community member felt that San Pablo has good schools, while another felt the City's school system could be improved.

Transportation, Traffic, and Pedestrian/Bicyclist Safety

- Two community members were satisfied with public transit in San Pablo, while one felt that transit connections between San Pablo and Richmond could be improved.
- Two community members called for more/safer bike lanes, while another called for "better transportation".
- One community member felt that there needs to be more bike parking.
- One community member suggested the intersection of San Pablo Dam Road and I-80 be redesigned as a diverting diamond interchange.
- One community member suggested that all road construction should begin after 8:30am to minimize traffic during rush hour. On a similar topic, one community member noted that many roads needed to be patched and repaired.
- One community member requested traffic lanes not be reduced.

- Three community members requested pedestrian safety improvements, especially near schools, including more marked, ADA-compliant crosswalks, traffic lights, and stop signs.

Environment and Urban Design

- Littering/cleanliness was the topic of five comments. While one community member described the city as “cleaner” (presumably than in the past) and another found it cleaner than other countries, three felt the City’s cleanliness should be improved, citing “the creek under the bridge” as a target for clean-up efforts.
- One community member said they liked the City’s architecture and urban design, citing the Library and City Hall as examples; another community member noted they like the City’s landscape.
- One community member recommended that higher-density development be centralized as spreading it out would over-extend vital community services and destroy natural resources.

Local Economy and Businesses

- One community member felt good entertainment could be found in San Pablo, while another noted that they really like El Sitio Taqueria. Similarly, a third community member felt that a good variety of “real” businesses and stores can be found in San Pablo.
- One community member appreciated that the casino money goes back into the community; another “seconded” this point.
- One community member felt one of the Walgreens should be replaced with a Walmart.
- One community member felt sales taxes in San Pablo are too high, while another felt the cost of food is too high.

Community, Public Safety, and Civic Engagement

- One community member said the City feels safe and friendly.
- Two community members appreciated San Pablo’s diversity, while another appreciated the City’s calmness.
- One community member said that civic engagement is not rewarding and they do not feel heard.
- One community member noted that anti-Blackness is an issue in the City.
- Two community members called for more police, while a third called for more police funding.
- One community member felt more needs to be done about car theft prevention.

M E M O R A N D U M

To: Libby Tyler, Community Development Director, City of San Pablo
From: Andrew Hill and Matt Alvarez-Nissen
Re: Housing Forum Summary
Date: February 7, 2022

Dear Libby:

To inform the San Pablo Housing Element Update, Dyett & Bhatia conducted a Housing Forum on January 20, 2022 via Zoom with affordable housing developers. The participants included both ownership and rental developers. The goal of the Housing Forum was to learn more about opportunities and challenges, get input on housing needs and constraints, and discuss what the City can do to facilitate the production of affordable housing.

As a record of the discussion and for use by the project team, this memo provides a recap of the process and summarizes key takeaways from the Housing Forum. Detailed notes organized by discussion question are also provided.

HOUSING FORUM PROCESS

On January 3, 2022 an invitation to the San Pablo Housing Forum was emailed to 18 affordable housing developers that operate in or around the city. The invitation included a link for participants to mark their availability. Follow up phone calls were conducted with participants that did not respond to the invitation by January 7, 2022. The Housing Forum was set for January 20, 2022 with five confirmed participants. Ultimately, three organizations participated in the Housing Forum, including representatives from Novin Development Corp., Habitat for Humanity East Bay Silicon Valley, and Richmond Neighborhood Housing Service, Inc. A representative from the San Pablo Economic Development Corporation was also present.

The Housing Forum was structured as follows: participant introductions, a presentation on Housing Element background, and a round table discussion based on a set of discussion questions. Stakeholders were given the discussion questions in advance of the Housing Forum as part of the meeting agenda.

KEY TAKEAWAYS

- With the demise of Redevelopment Agencies, funding for affordable housing is a critical challenge throughout the state. Forum participants note that in Contra Costa County, the challenge is even greater because unlike Alameda County's Measure A, there is no countywide bond measure to fund affordable housing. Given that the pool of affordable housing developers is limited in the Bay Area and the costs to build affordable housing so great, affordable developers tend to go where there is the most funding available.

- Construction costs (labor and materials) are the single-largest cost component for a housing project, accounting for even more than land acquisition. There is relatively little the City can do to influence these costs, although technological advances will help to drive them down. Cross laminated timber is now permitted under the California Building Code (CLT allows for taller wood structures than previously possible and wood is cheaper than reinforced concrete) and light gauge steel will also help. Modular construction is becoming more cost competitive now that some manufacturers are vertically integrated with construction in-house. Modular construction works well with double loaded corridor designs and may be a good fit for the size and shape of parcels in San Pablo. As part of the Housing Element update, we should confirm that City standards don't inhibit the use of new cost saving materials or techniques such as these.
- The construction labor shortage in the Bay Area means that developers often don't get a sufficient number of bids from construction contractors, which drives up the costs. Further, prevailing wage requirements applicable to many projects also drive up costs. Affordable developers report scaling back the unit count of projects so as not to trigger prevailing wage requirements in some cases.
- San Pablo will be particularly challenged on affordable housing projects because of the generally small size of parcels in the city. Affordable projects that seek to take advantage of tax credits need at least 40 units to be feasible and 80-100 is the sweet spot, but that requires a parcel size larger than is generally available in San Pablo. It will be important to identify larger parcels appropriate for affordable housing and to incorporate strategies to facilitate parcel consolidation.
- While smaller parcels may not be attractive to housing developers, they do present a potential opportunity for home-grown local developers and contractors. Richmond Neighborhood Housing Services runs an Emerging Developers Program that provides general contractors or private investors from disadvantaged communities with the training and technical skills to develop infill units and single-family homes. Adding a Housing Element program to partner with RNHS to provide training for San Pablo residents and businesses or to establish a similar initiative is an option to explore.
- While the City has relatively little control over construction costs, it has more control over regulations which may add cost for housing development. Parking costs \$50-80k/unit, which adds a considerable amount to the overall project costs. Ensuring that parking requirements are right-sized and that cost-performing configurations are encouraged should be a priority. Additionally, in countywide stormwater regulations add cost to projects so ways to reduce or offset those costs will be an incentive in San Pablo.
- Forum participants noted that mixed use zoning that does not allow for construction of residential-only projects is an impediment to affordable housing. It is possible to achieve mixed use over an area without requiring that each parcel be developed with a mix of uses. Exploring potential changes to the Commercial Mixed Use and Residential Mixed Use designations from the 2030 General Plan (which require ground floor retail in certain locations) may be warranted, particularly in view of the decreasing demand for physical retail space with the rise of internet commerce.
- Forum participants also advocated for allowing residential development on commercial properties without the need for a general plan amendment or rezoning. In fact, the recently

enacted SB 1385 authorizes residential uses on properties zoned for commercial (office) and retail uses. The law also includes an opt-in assessment district mechanism allowing local governments and housing applicants to enroll projects in assessment districts in lieu of paying upfront development or mitigation fees for infrastructure or services covered by the assessment district. The Housing Element and General Plan Update should consider how best to respond to this new law.

- Forum participants believe that City of San Pablo fees are not excessive as compared to other jurisdictions in the county and the surrounding area. One way the City can help is by devoting staff time to shepherding projects through the approval process, or even expediting. In general - and not in San Pablo specifically - the length of time it takes to get housing approved in California adds cost for developers.
- Another way participants suggested the City can add value for affordable housing developers is by preparing well-structured RFPs for affordable projects. This should involve careful due diligence to document whether a site is truly underutilized (ex: a storage facility may have a low assessed value ratio but may be generating a good income stream that means it is not a good candidate for redevelopment) and whether the site is well suited for use of tax credits.
- Forum participants indicated a regional housing need for seniors and youth, especially youth aging out of the foster care system and unhoused youth living with their families. Single parents and large families are other significant need groups. Any program geared towards special needs groups should be provided in multiple languages, including Spanish. Some participants provided programing for families and youth, including homework help, afterschool programs (including meals/snacks), a computer lab, housing counseling, and first-time homebuyer education.

DETAILED NOTES BY DISCUSSION QUESTION

Question #1 – What do you think are the major challenges facing San Pablo, in terms of housing production?

- Lack of available land, including larger parcels.
- Difficult for affordable developers to purchase land at market-rate prices, prefer City-owned surplus land or otherwise subsidized land
- Lack of available local funding, including county bond measures for affordable housing. Alameda and Santa Clara Counties both have such bonds, while Contra Costa County does not. Since San Pablo does not have a robust affordable housing fund, developers are forced to rely on limited State funding or funding the project independently.
- State funding is typically reserved for higher density housing, but San Pablo is not a high-density jurisdiction.
- The City needs to figure out how to provide funding for lower-density and smaller affordable projects, like duplexes, small lot developments, etc.
- A representative from San Pablo Economic Development Corporation noted that land and funding is also an issue they notice – when they work with low- to moderate-income home

buyers to get them ready for purchase, the largest challenge is housing supply due to a competitive market. Further, down payment assistance funding is underutilized since there are not enough homes available. Once people are ready to purchase, they typically buy outside San Pablo.

- The City needs to determine an internal strategy to locate resources – including locating vacant parcels, an affordable housing bond, and identifying a network of developers invested in San Pablo.
- The City needs to offer other incentives to entice developers, since there is a lack of local funding. Incentives need to maximize smaller parcel sizes.
- The City lacks a strong housing department to administer funding and resources to interested developers.
- Even with lower development costs, rents in San Pablo make it difficult for projects to pencil out, especially for higher-income projects.
- The City should prioritize larger sites that have a capacity for 200 or more units in ideal locations (i.e., near transit, other amenities) that may be attractive to larger development groups that can provide mixed-income housing.
- Lack of developers in Contra Costa County, funding is typically available elsewhere.
- The City has an opportunity to be proactive in supporting grassroots affordable housing providers and developers, and can focus on local public-private partnerships to empower local growth among people who are best connected to the community.
- The City should focus its priorities on rehabilitation in addition to new construction, and look at alternative funding mechanisms at the State level.

Question #2 – What current trends in housing development have or could have the greatest impact - positive or negative?

- Prevailing wage requirements can significantly drive-up costs on a project, for one participant up to 30 or 40 percent. This can make certain projects infeasible, especially those larger than 11 units. One participant remarked that prevailing wage requirements force them to build smaller projects. If the State reduces the unit threshold for prevailing wage, developers will likely decrease the size of their projects.
- In addition to prevailing wage, “skilled and trained” workforce requirements will increase costs. There need to be increased job and skill training, especially at the State level, to meet increased housing needs as costs rise. Developers will need to start planning for these requirements and working them into project costs.
- One participant, who often works on smaller infill projects, noted that San Pablo would lend itself well to those project types. However, higher density projects do provide higher returns for the time invested.
- Developers do not take a holistic approach to housing – funding tends to get focused on a particular needs group, while others receive less attention. For example, projects related to populations experiencing homelessness are receiving significant funding while other needs

groups may not. This influences the focus and ability of developers to provide housing for all housing needs groups.

- There are not sufficient local resources to meet State policy objectives, including State redevelopment and housing production goals.
- Innovation in building materials and methods may help reduce costs, especially methods that are less labor intensive. This includes modular and panelized construction, as well as new technological innovations in the housing and construction industry. Alternative building materials, like cross-laminated timber (CLT), are becoming more popular. One participant noted that as new technology is offered, it is necessary to first validate its use in existing projects to manage expectations.

Question #3 – What types of housing/construction types work best for your business model and how do conditions in San Pablo align with that?

- One participant was an infill developer looking for ownership opportunities. They remarked that this type of housing does not tend to be part of the initial affordable housing conversation, especially for moderate-income housing. As affordable and market rate housing both cost the same to build, there is always going to be a price gap for ownership models. They also noted that without unencumbered funds, it is almost impossible to develop. The City needs to figure out how to provide such funding for small sites to encourage such development.
- One participant remarked that it depended on the parcel – smaller parcels pose challenges for developers that rely on tax credits as funding source. Above 40 units, or close to 80 or 100 units, is ideal for tax credit affordable housing to achieve efficiency of scale. Projects are soft cost intensive, and this allows developers to spread the costs over more units. Smaller parcels do not allow such large projects.
- One participant noted that double-loaded corridor with stacked units is most efficient development type, and they try to find sites that could allow for that – including modular development.
- Smaller infill sites may make modular development more challenging, and developers may need to rely on stick frame.
- On larger parcels, parking can be very expensive. Reduced parking requirements and less expensive configurations help reduce the costs of a project.
- Some concerns about modular housing were raised, but one participant noted that it is still a fairly new industry with more competitors entering the space. As developers become vertically integrated and bear construction costs in-house, this may help reduce costs.
- Modular construction is limited – factory construction for anything less than 20 units is not realistic and does not result in cost savings. There are also limitations on the aesthetics of the product, which can be problematic from a design standpoint. This can pose a problem for ownership units, especially on smaller lots, while it is less problematic for larger rental projects.
- One developer relies on a volunteer construction model, which helps keep production costs relatively low. They rely mostly on stick-built construction. They noted that if they can

develop at least four units on land sold at a modest price, and the City helps them through the permitting process, they are able to provide the end product.

Question #4 – Some of the best opportunities for housing are along San Pablo’s major corridors- San Pablo Avenue, 23rd Street, and Rumrill Boulevard – and in and around older shopping centers. What do you see as potential obstacles to housing production in those locations and how can the City facilitate housing there, through regulatory levers or other means?

- One participant noted that mixed-use projects do not work for them, since they are not a landlord and only do ownership production up to moderate-income homes. They can build a commercial space, but cannot be a landlord for it. The City should permit 100 percent residential projects in a mixed-use zone, and not require mixed-uses in all projects.
- Extremely-low-income units are almost impossible for some developers to pencil out. Very-low-income units are also difficult, but at least one participant noted that they were able to include some units of that type in a recent project in Bay Point. The same participant remarked that they try to include as much low-income housing with some moderate-income housing.
- Zoning can be a major barrier to the redevelopment of older shopping centers, especially when there are CC&R issues to work through. However, participants noted such centers have good redevelopment potential as commercial shifts away from brick-and-mortar stores and towards the internet. One participant generally encourages cities to implement a conditional use permit processes or an affordable housing overlay to convert land from commercial to residential use, and not require a general plan amendment. This can be a major help, especially with State legislation that permits CEQA exemptions with affordability. Cities should mirror State legislation and take it further. The same participant noted Walnut Creek as a good example, as they permit commercially zoned land to be developed with multifamily residential.
- If infill development does not work in corridors then cities should not focus on infill. Cities should focus on the types of development that make sense in particular places.

Question #5 – What can the City do to promote affordable housing?

- The City needs to determine if there is a will or skill issue. If will – need to create connections with community advocacy and development groups. If skill – need to internally identify specific needs and meet them.
- The City needs to take a look at available City-owned properties in the area, and single out what is truly excess land acceptable for housing development. A detailed list with those sites, as well as a NOFA, should be posted to see what developers might be interested in.
- For privately-owned sites affordable housing development is more difficult. Affordable developers cannot pay market rate for land, as it creates major financing issues. Existing excess public land in the region is sufficient to keep them busy. Further, CC&Rs can be difficult to overcome on commercial properties. A lack of expertise in the private brokerage market as it relates to affordable housing is also a major issue.

- The City should incentive mixed-income approaches where the market rate component can help to provide a subsidy or pay for land, and still provide a significant amount of affordable housing. A tax-exempt bond can allow for such mixed-income development.
- With enough market rate and affordable units, developers can rely on density bonus to make land costs pencil out. The City should provide enhanced density bonuses for mixed-income projects.
- The City should be realistic with its RHNA opportunity site list, including site-specific conditions. HCD's realistic capacity requirement has spurred lots of innovation, including in Oak Grove which scores properties based on suitability for different types of funding, SB 35 processing, etc. The City should engage in such a next level feasibility assessment and provide actual real time parcel analysis.
- The City needs to monitor the results of implemented programs, and not just provide funding. The City needs to see how the proposed solutions will translate to existing conditions.

Question #6 – How does San Pablo compare with adjacent or other similar communities where your organization is active, in terms of: Fees and exactions, Development process (length, complexity, convenience), Zoning and development standards, On- and off-site improvement requirements, Other issues?

- Fees in San Pablo are lower compared to neighboring jurisdictions, and this has not been an issue.
- Permit processing is similar in San Pablo and neighboring jurisdictions. Developers are focused on delivery – and the City should assist in making sure projects get entitlements, permits, etc. – this helps all developers, both rental and ownership. San Pablo is not a bad city to work in, but projects can take three to four years to get entitled and start construction. Anything the City can do to prioritize affordable housing projects is welcome.
- Parking can be a major obstacle, as it limits density and reduces the ability of a jurisdiction to meet their RHNA. In affordable developments especially, cities should limit parking to one space per unit. Even at-grade parking can be phenomenally expensive.
- In the region, utilities can be expensive due to PG&E policies.
- In the region, one participant noted difficulties with Contra Costa County regarding stormwater and water delivery on larger projects, although this has not been an issue on smaller projects.
- One participant with an early stage project on Rumrill Boulevard noted that working with the City has been a good experience so far. San Pablo faces the same issues as the rest of the county – a lack of county bond funding for housing, and general lack of funding for affordable housing.
- Cities should provide well-structured and prepared RFPs. Affordable housing developers are inundated with State surplus land or other available land. This provides an opportunity cost question due to limited project management. If the City does the groundwork in the

RFP to explain whether a site is good for development, this makes it more attractive and helps to streamline the development process.

Question #7 – Are there any other constraints or obstacles to building housing in San Pablo?

- Due to time constraints, this question was not asked. Participants were invited to direct further comments to Dyett and Bhatia.

Question #8 – The Housing Element focuses in particular on special needs groups (seniors, youth, large families, single-parents, persons with disabilities, homeless, persons in crisis situations). Which special needs groups have the greatest unmet need in San Pablo? How can their needs be better met?

- A need for senior and youth housing was identified in the region, especially youth aging out of the foster care system and unhoused youth living with their families.
- Large family housing units, including two- and three-bedroom units.
- Single parents is a major needs group, and a representative from the San Pablo Economic Development Center noted that they get frequent inquiries from that needs group.
- One participant noted that at least one special needs unit is provided on each of their projects.

Question #9 – What kinds of programs or services do your clients/target groups take advantage of? Are they well served? Are there other supportive programs/services that would be helpful?

- One participant noted that their organization acted as a landlord and are always looking to expand, as most of their tenants are long-term. They are also a housing counseling agency that prepare people for homeownership.
- One project in San Pablo being developed by a participant is focused on large family housing (two- and three-bedroom units), since a need for such housing was identified in the area. Services to large families include afterschool homework help, meals/snacks, a computer lab, and first-time homebuyer education.
- Education programs should be provided in multiple languages, including Spanish in San Pablo.
- One participant noted that they provide multiple language counseling and help with financial literacy, but do not provide on-site support since their projects are ownership developments rather than rental.

Question #10 – Are there any other ideas or concerns that we have not asked about?

- Due to time constraints, this question was not asked. Participants were invited to direct further comments to Dyett and Bhatia.



Community Survey Report

March 2022

Prepared for the City of San Pablo

Prepared by

DYETT & BHATIA
Urban and Regional Planners



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Executive Summary

In order to gather community input to inform updates to the General Plan and Housing Element, a citywide survey was conducted from December 28, 2021 to February 21, 2022. The Survey provided opportunities for residents, business owners, and people who work or go to school in San Pablo with an opportunity to help identify appropriate locations for housing as needed to satisfy the City's Regional Housing Need Allocation (RHNA) as well as to provide input on key policy topics. To promote survey participation, four “pop-up” outreach events were held at Las Montañas Grocery Store (two events), the San Pablo Senior Center, and the San Pablo Library; the survey was also promoted through the City's project website, email blasts to community members, local newspapers *El Portal* and *The Richmond Standard*, and Facebook. Participants were offered the chance to win one of three \$100 Visa gift cards for participating. In total, 262 people participated and 173 unique responses were collected.

Survey Organization and Content

The survey was organized into three distinct sections. The first section presented a map of seven areas of San Pablo that can potentially accommodate new residential development to satisfy the City's RHNA based on the prevalence of underused and vacant parcels in these areas. Questions probed whether respondents supported housing in these areas, what type of housing they felt would be appropriate, and their vision for future land uses, activities and amenities in each area. An additional question allowed respondents to drop a pin anywhere on the map of San Pablo and write in what they would like to see there. The second section consisted of four questions related to citywide topics surrounding the local economy and businesses, community wellness and services, the look and character of San Pablo, and overall priorities. The third section included demographic questions to understand respondents' age, gender, relationship to San Pablo (i.e. live, work, attend school), and residential neighborhood.

Summary of Key Findings

Housing and Land Use

- Respondents strongly supported adding new, higher density housing in all seven areas with 100 percent of respondents supporting new apartments and townhomes along the Rumrill Boulevard corridor in the southeastern part of the city.
- The Southeast Area (near the Casino and San Pablo Towne Center) received the second-highest support for adding more housing, particularly multifamily housing. Respondents suggested a redesign of San Pablo Towne Center with ground floor retail

and residential above. A number of respondents also envisioned more entertainment-oriented uses in the area, such as a roller rink or amusement park.

- East Area (east of the freeway along San Pablo Dam Road) was also a location where respondents strongly favored adding housing, although the preference is more for townhomes and smaller scale multifamily housing than for apartments and condominiums.
- Interestingly, while the 23rd Street Corridor also received solid support for adding higher density housing, support was noticeably lower than for the other 6 areas. Respondents tended to see the area as primarily commercial in character and 16 percent of respondents did not think that this location was appropriate for new housing, a much higher share than for other focus areas. Comments noted concern for increased traffic, limited parking, and subpar sidewalks. Action will need to be taken to address these concerns in planning to accommodate new higher density housing in this area.
- While write-in comments indicated the need for denser housing, the Giant Road North area received the most support for single-family housing. Respondents also felt the area could benefit from improved public transit, entertainment options (pool, amusement park) and parks.
- Across all seven areas, respondents envisioned pedestrian-friendly communities where stores and services are within walking distance of homes.
- 19th Street and Miner Ave was identified as another site for adding multifamily housing

Citywide Policy Priorities

- Housing affordability is the most pressing concern across all respondents and many respondents underscored that all new housing that is developed must include units affordable to working class residents. Several respondents emphasized the need to provide services for the unhoused in the write-in comments.
- Respondents would like to see more parks, recreation, and entertainment options, including more libraries, parks, public plazas, roller rinks, amusement parks. Spanish language responses repeatedly highlighted the need for new parks and pedestrian pathways, signaling that these respondents value this type of amenity even more highly than English speaking respondents.
- A recurring theme in the write-in comments has to do with interest in improving public safety and security. This involves several different facets, with residents recommending a variety of potential solutions:
 - Installing streetlights to heighten sense of security, particularly on Broadway and El Portal;
 - Adding housing in employment-oriented areas as a way of enhancing levels of activity and promoting vitality throughout the day to increase sense of security;
 - Installing traffic control measures, stop signs, crosswalks, signage, and other interventions that improve walkability and bikeability in the area and slow traffic. Road 20 was often cited as a corridor in need of traffic calming;
 - Some respondents expressed interest in increased security without an increased police presence.
- Respondents signaled the need for transportation safety improvements throughout the city to improve mobility and increase sense of safety, including fixing potholes,

installing four-way stop signs and traffic lights, widening sidewalks and adding protected bike lanes were of paramount concern across the community.

- Many respondents emphasized the importance of reliable transit connections to central areas of San Pablo and to the BART, recognizing the need to couple new housing development with strategies to promote frequent, reliable bus services. Interestingly, non-resident respondents place a higher priority on transit than residents and overall younger respondents valued transit more highly than middle-aged respondents.
- More parks and trees are desired throughout the City, as well as improvements to Davis Park. The need for urban greening was emphasized particularly in the Rumrill Corridor and San Pablo Avenue North areas.
- Increasing the number of well-paid jobs, home ownership opportunities, and job training opportunities in the City were among top local economy and business concerns. Results indicate that while important, respondents tended to rank this as slightly lower priority than housing and safety concerns.
- Residents consistently emphasized community wellness and services concerns, particularly the need for childcare, community services, and cleaner air and water. Numerous respondents cited the need for local health clinics and/or a hospital.
- Code enforcement and litter clean-up was also emphasized consistently in responses, linked to San Pablo's look and character.
- Incorporating taller buildings and a mix of uses was more of a priority for non-residents. Write-in responses noted that taller buildings might change the character of the City, highlighting the importance of neighborhood preservation and anti-gentrification measures should the City adopt a modern, mixed-use design appealing to potential new residents.

Overview and Objectives

PROJECT OVERVIEW

The San Pablo Targeted General Plan Update project involves a tune up of several 2030 General Plan Elements (including land use, safety, and environmental justice), a comprehensive update to the Housing Element to accommodate the City's share of the 2023-31 Regional Housing Needs Assessment (RHNA), and preparation of a Corridor Plan for Rumrill Boulevard. Key project objectives include stimulating housing production, including higher density infill development, “missing middle” housing options, and accessory dwelling units (ADUs) in single-family areas, and addressing emerging trends and new State law. Community engagement is an integral part of the planning process and the City recognizes that it is essential to ensure that residents, businesses, and other community members have ample opportunities to provide input through a variety of media and venues so that the resulting strategies reflect community values and priorities. In addition to this online survey, other outreach efforts include pop-up events, listening sessions, stakeholder interviews, community workshops, and meetings with the Planning Commission and City Council.

ONLINE COMMUNITY SURVEY

An online, interactive map-based community survey was undertaken from December 28, 2021 through February 21, 2022, focused on identifying community priorities regarding the major components of the Targeted General Plan Update—housing, land use, safety, and environmental justice—for San Pablo. The results will inform updates to the General Plan Land Use Map, the Housing Opportunity Sites Map in the Housing Element, and general policy direction. The survey was open to residents, business owners, and people who work or study in San Pablo. The survey was accessible from the project page of the City's website and promoted through email blasts to community members, publicity in *El Portal*, *The Richmond Standard*, and Facebook as well as at four “pop-up” outreach events in San Pablo. The survey included map-based questions focusing on seven areas in San Pablo with redevelopment potential, priority ranking questions for a series of community-wide topics, and open-ended questions that encouraged participants to communicate other priorities if not listed. This report summarizes the analysis and findings from the survey. The survey was not a scientific survey; therefore, conclusions and findings are not based on standards typically followed in a scientific survey. The analysis and findings are meant to serve as a reference for City staff and decision-makers in formulating recommendations to guide future development and identify key policies for the General Plan and Housing Element Update.

The survey, conducted through the online, map-based survey service Maptionnaire, was accessed by 262 participants, yielding 173 unique responses. It was available in Spanish and English. A total of 13 respondents took the survey in Spanish, while the other 160 took the survey in English. Respondents were asked to provide some basic demographic details, which included age, gender, whether they rent; own; work; or attend school in San Pablo, and which neighborhood they live/work/attend school in. This report makes use of these details to help characterize nuances in the information received.

Analysis of Survey Responses

DEMOGRAPHICS

As shown in Figure 3-1, below, 67 percent of respondents were between 18 and 64 years old, and nearly half were 25-44. This reflects the age distribution of the City, in which 65 percent of residents are 18-64 years old.

More respondents identified as female (55 percent) than male (26 percent), while 18 percent did not specify a gender (Figure 2). There is approximately equal distribution of males and females living in the City, which means males were underrepresented in the survey sample.

Figure 1: “What is your age?”

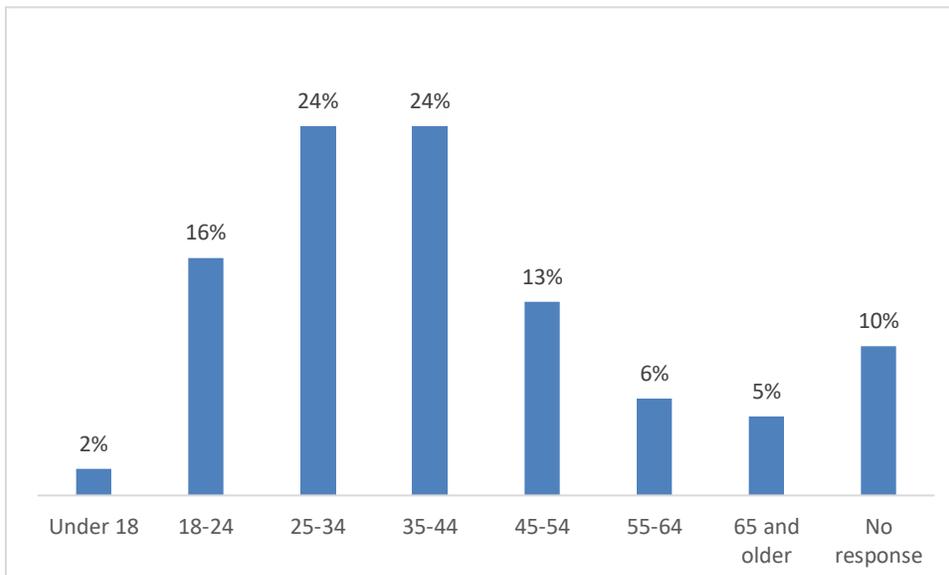
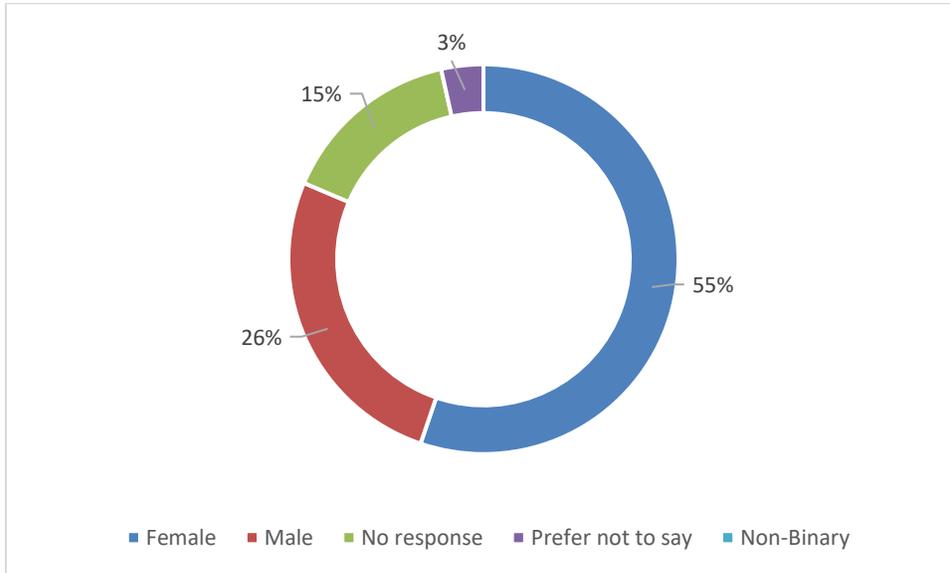
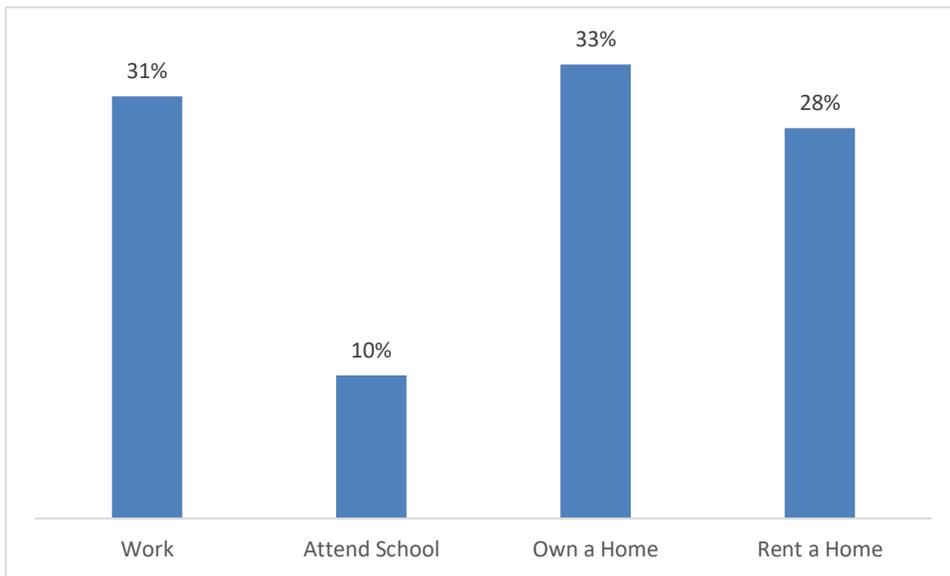


Figure 2: “What gender do you identify as?”



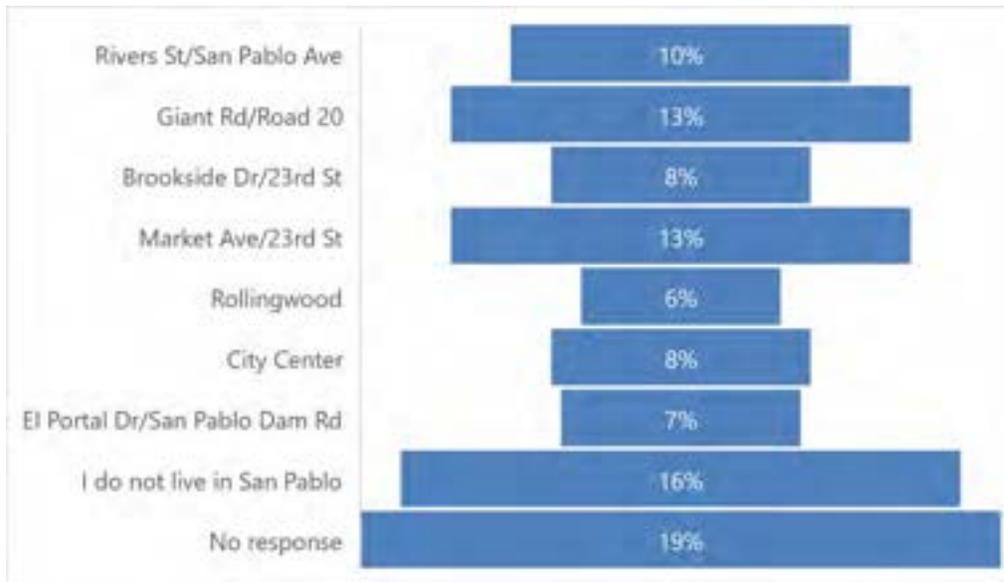
Respondents were asked to indicate whether they work, attend school, own a home, or rent a home in San Pablo. They were instructed to choose as many descriptors as applicable, so the total adds to slightly more than 100 percent. A third of the respondents own a home, and 28 percent rent. While the percentage of respondent who own closely reflects the percentage of owner-occupied units in San Pablo (38.1 percent), renters may be underrepresented in the survey sample. Nearly one third of the respondents work in San Pablo. (Figure 3)

Figure 3: “Do you work/attend school/own a home/rent a home in San Pablo?”



Finally, respondents were asked to select which neighborhood they live in. The largest response category was no response at all (19 percent), followed by “I do not live in San Pablo” at 16 percent. Of the participants who do live in San Pablo, the results indicate a fairly even geographic distribution of responses across the City. (Figure 4).

Figure 4: “Which neighborhood do you live in?”



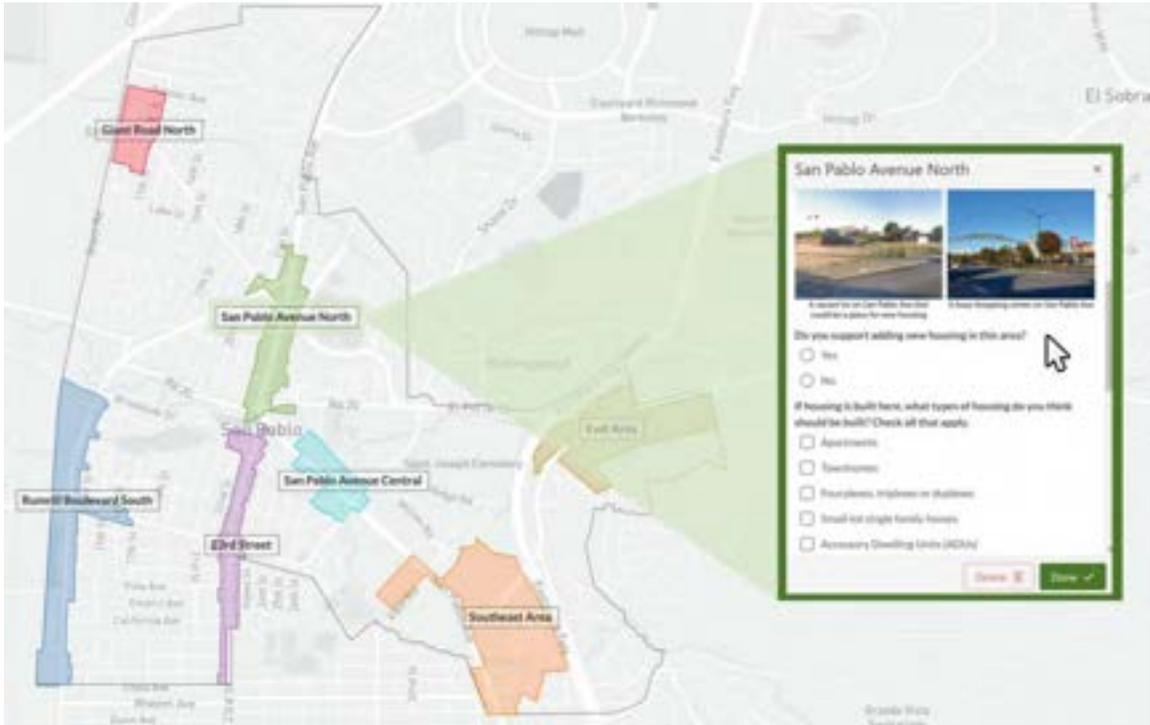
HOUSING AND LAND USE

San Pablo’s Sixth Cycle RHNA is 746 units, but the sites identified in the 2015-2023 Housing Sites Inventory can only support 265 more units, thus requiring the City to identify new sites for at least 481 units. As a largely built out city with established single-family neighborhoods, San Pablo has relatively little vacant land available and redevelopment of existing areas will be needed to accommodate RHNA, particularly higher density rental housing which is more likely to be affordable to lower income households. Seven areas with clusters of underused properties (capable of being developed at a higher density/intensity) and vacant parcels, some of which are currently not zoned for residential uses but could be rezoned, were identified as possible sites to fulfill State RHNA requirements. Descriptions of each area can be found within the full survey text in the Appendix. Respondents were asked to weigh in on whether they supported housing in these seven areas, what types of housing would be most appropriate if so, and their vision for the area/what uses, activities or amenities they might like to see there (such as a community center or park).

An interactive map with the seven areas outlined and shaded was presented to respondents in the survey. When a shaded area on the map was clicked, a pop-up window appeared with the questions listed above. Images and descriptions of each area were provided, as well as

images of each type of housing. Figure 5 features a question pop-up window from one of the areas.

Figure 5: Example Map-Based Question



Each area-specific question set received 31-42 responses. Residents supported housing in all areas and overwhelmingly in Rumrill Boulevard South. The Southeast Area was the second most supported area for new housing at 91 percent. (Figure 6)

Figure 6: Percent of Respondents Supporting New Housing in the Seven Areas

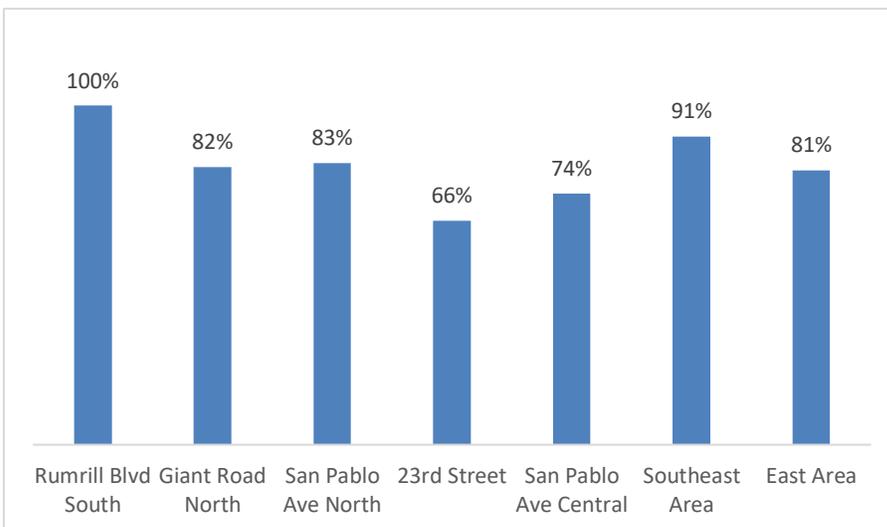
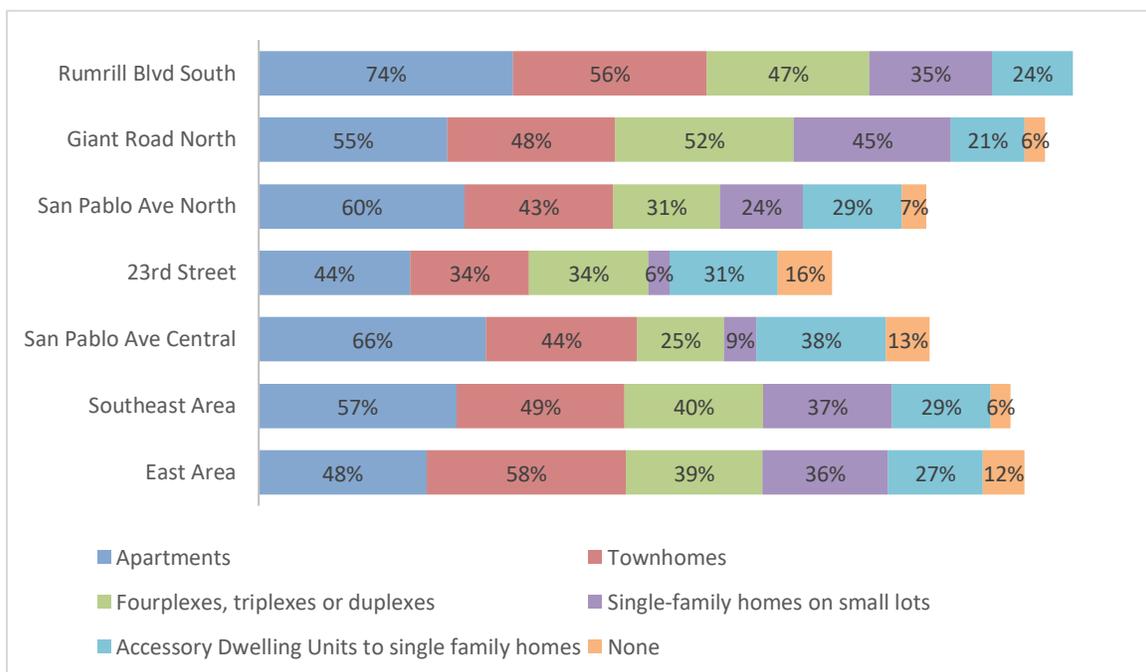


Figure 7 breaks down respondents’ support for different housing types for each area. Across all areas, there was a preference for multifamily housing, whether apartments, townhomes, or fourplexes/triplexes/duplexes. Support for higher density, multifamily housing in each area was echoed in the write-in comments. Totals add up to more than 100 percent as respondents were allowed to select as many housing types as they wanted. Respondents’ housing type preferences and visions for each area are described below. Many respondents who had skipped the area-specific questions wrote about these seven areas in the drop-a-pin question (to be described next); all drop-a-pin comments relevant to the seven areas are included in the area descriptions below.

Figure 7: Housing Types That Should Be Built in Each Area



Rumrill Boulevard South received a lot of support for higher density housing, particularly apartments. Housing support was echoed in the drop-a-pin comments. Many respondents felt this area needed to be “cleaned up” first, with litter removal and roadway (including pothole) repair. Respondents also noted that they would like to see parks, gardens, and more trees here. Other respondents envisioned a basketball court and a library.

Giant Road North had almost equal support for all housing types, except Accessory Dwelling Units (ADUs); of all areas, this one had the most support for small-lot single family homes. However, all write-in comments regarding housing specified a need for high-density, particularly affordable, housing. Respondents called for public transit improvements to this area and envisioned entertainment and community venues (football stadium, theme park, pool, dog park).

San Pablo Avenue North received a lot of support for higher density housing, especially apartments. Some respondents noted that student and/or teacher housing would also make sense here. Respondents called for more trees and parks here, suggesting art and music-centric parks. Respondents noted that biking on this road is unsafe and that it needs a protected bike lane. One respondent said that this area could use a redesign to make it look more like a downtown.

23rd Street received the least support of all areas for any type of housing, particularly small-lot single-family housing (six percent); respondents most preferred apartments. Respondents were concerned that adding housing to 23rd Street would increase already heavy vehicle traffic and demand for parking spots. Many comments suggested the need for a complete streets approach with better curbside management (deliveries interfere with parking), wider sidewalks, and protected bike lanes. Respondents also noted that the area could benefit from a better selection of businesses, such as coffee shops and coworking spaces.

San Pablo Avenue Central received a lot of support for higher-density housing, with apartments as the most preferred option; the area received very little support for small-lot single family homes. Write-in comments suggested mixed-use residential with ground-floor retail. A few respondents suggested repurposing City buildings into parks, housing or businesses. Respondents also called for more retail and restaurants and noted that wider sidewalks and protected bike lanes might make the neighborhood more pleasant as it currently has a lot of vehicle traffic.

The **Southeast Area** received more support for multifamily housing types than single-family housing, with the most support for apartments. This area additionally received a lot of write-in support for housing, particularly affordable, as well as entertainment and social venues such as amusement parks, roller rinks, and parks geared towards youth. Respondents emphasized the need for litter cleanup, roadway redesign at the major intersections, and suggested remodeling San Pablo Towne Center into a more modern mixed-use housing and retail destination. One respondent also noted that an emergency room is needed in the area.

The **East Area** had a similar housing preference profile as the Southeast Area, but with the strongest support for townhomes. Write-in comments suggested higher density housing, noting the area would be ideal for high-density, mixed-use housing with retail. Recreational fields and a theater were also suggested. Respondents also noted the need for sidewalks in this area as San Pablo Dam Road is currently missing sidewalks on both sides.

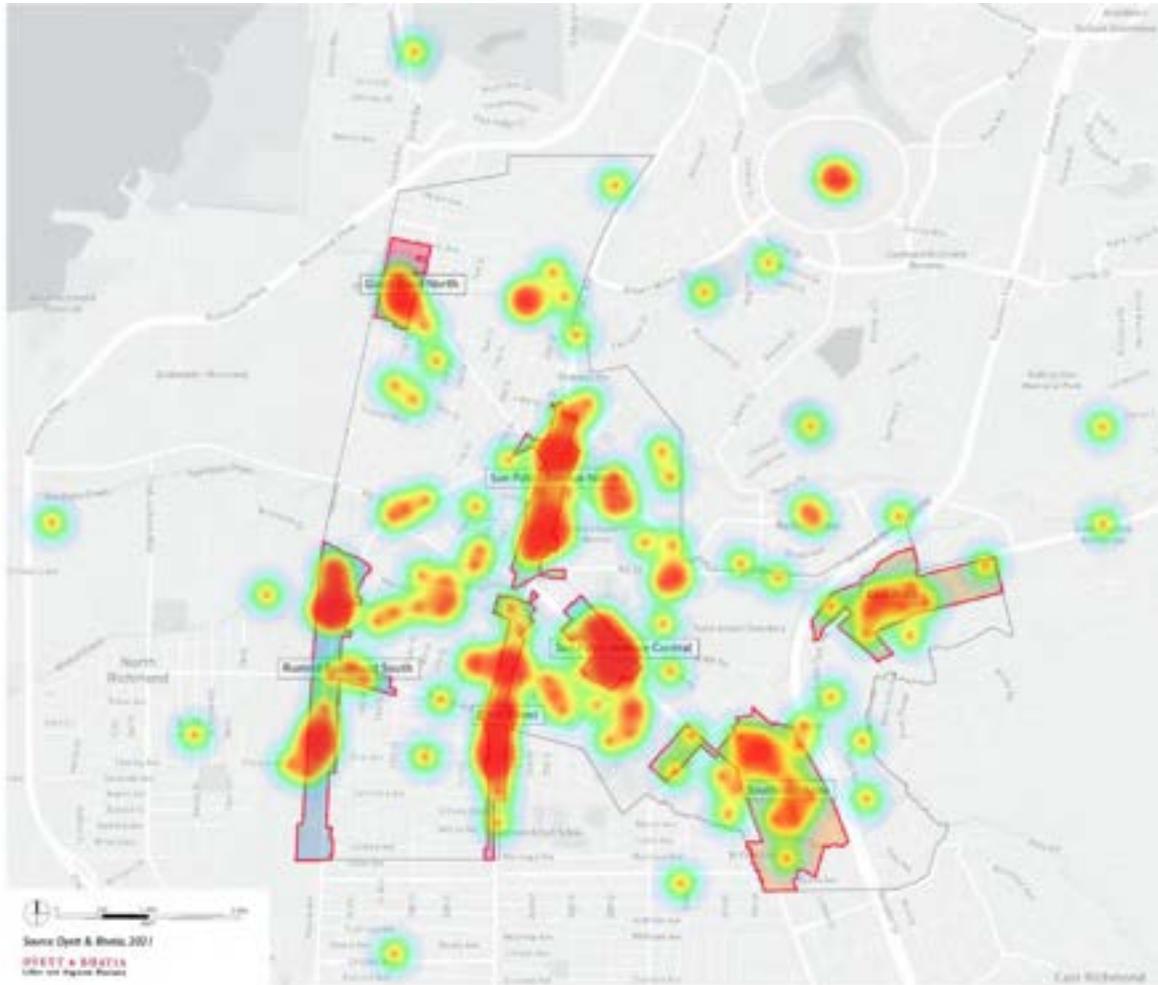
Across **all** areas, respondents envisioned more stores, parks, and other amenities within walking distance of residences, and safer roads with bike lanes and wider sidewalks. All housing comments were in favor of increasing residential density and providing affordable units; only two write-in comments (one for the Southeast Area and one for the East Area) called for more single-family housing. The full set of responses can be found in the Appendix.

Vision for Other Areas

Respondents were prompted to drop a pin on a map and note changes they would like to see there. One-hundred twenty-three respondents dropped 183 pins. A list of coordinates with write-in responses for what people would like to see is included in the Appendix. Not all respondents who dropped pins noted what they would like to see. Figure 8 is a heat map showing where pins were dropped, with the large red centers being the most popular locations for pin drops. Most comments pertained to the seven areas above and drop-a-pin comments were included in the above summaries, but comments for other popular areas are summarized by topic below.

- Housing
 - Build apartments on the site of the vacant lot at 19th Street and Miner Ave (east of the Giant Road North area)
- Parks
 - Build a park for families east of the San Pablo Avenue North area (on the Contra Costa College campus)
 - Build a park for children (Rollingwood)
 - Clean up litter, install a fountain, and provide services for the unhoused at Davis Park
- Roadway Improvements
 - Install a four-way stop sign at the Road 20/El Portal Drive intersection
- Economy
 - Improve the Hilltop Mall (outside of City limits) or convert it to a tech center or multi-family housing

Figure 8: Locations Where Respondents Would Like to See Changes



CITYWIDE POLICY PRIORITIES

Question 1: Tell us about your priorities for the local economy and businesses. Use the slider to show how important each statement is to you. I would like to see ...

Respondents were presented with a list of potential priorities, each with a slider that respondents moved to indicate where the priorities fell on a spectrum from lowest importance (1) to highest importance (5). Respondents did not need to prioritize statements relative to each other; in other words, all statements could be ranked of highest importance. There was also a space for participants to write in any other priorities for the local economy and businesses.

Figure 9 shows the average importance ranking for each statement. All topics were ranked with high importance. While not all write-in comments pertained to the local economy and

businesses, respondents mentioned the importance of maintaining inviting storefronts and tidy (litter-free) streets/sidewalks around businesses. Other comments highlighted the importance for home ownership opportunities for the working class.

Responses to this question were further analyzed with regard to age and whether the respondent lived in San Pablo. The 35-44 year-old demographic ranked “more frequent transit service to my job/school” as a lower priority than all other age groups, with an average score of 3.47 while the other age groups’ average priority scores were all in the high range (>4.0), perhaps implying that more respondents in this demographic have access to a car than the older and younger adult demographics. This same statement was a source of difference between San Pablo residents versus non-residents, with non-residents putting greater importance on transit service, which suggests that these respondents may commute into the City via public transit for work or school, or would be more likely to if service were more frequent (Figure 10).

Figure 9: Ranking of Local Economy and Business Priorities (All Respondents)

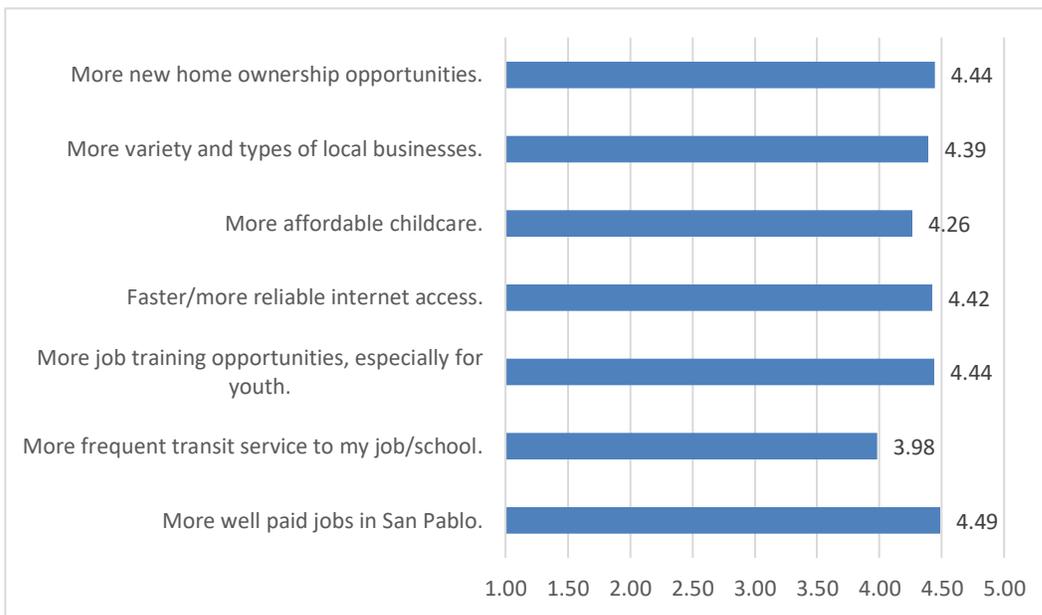
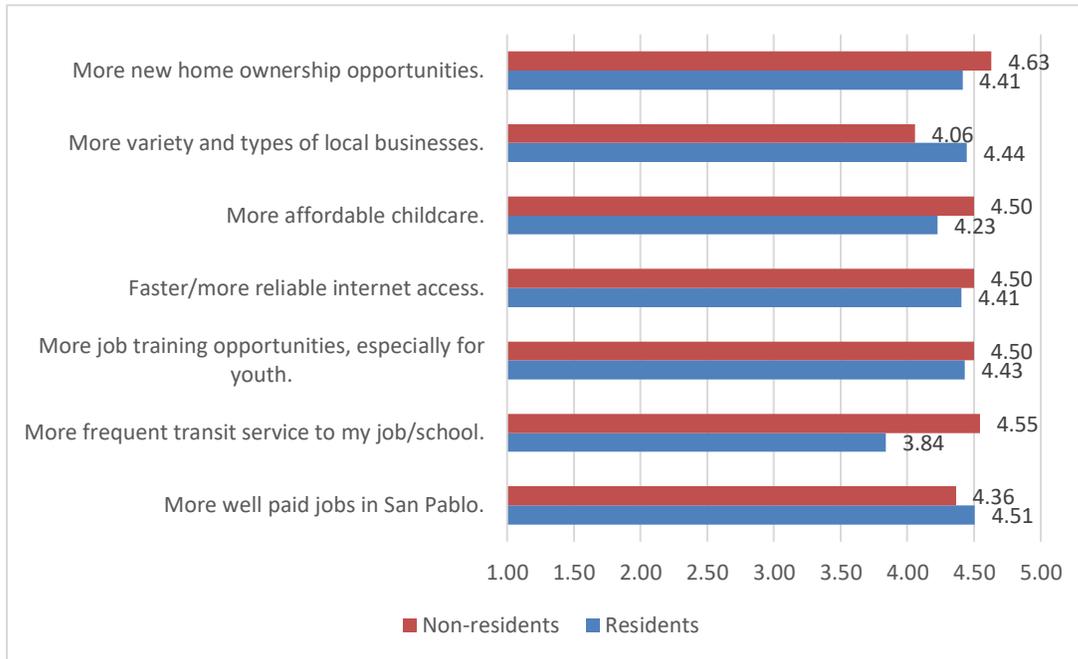


Figure 10: Ranking of Local Economy and Business Priorities by Residency

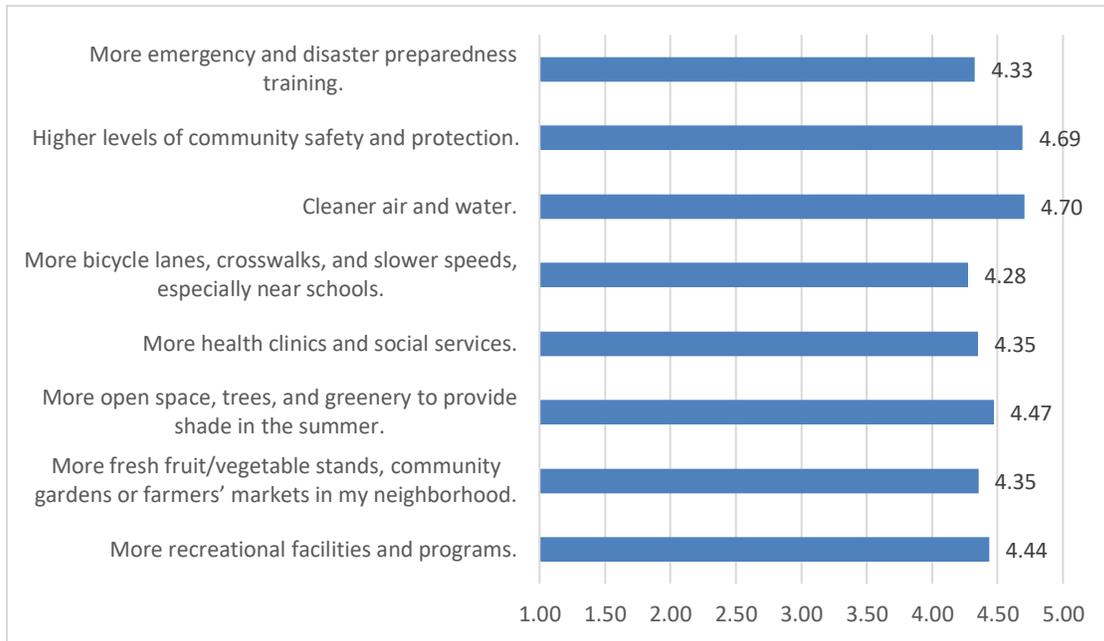


Question 2: Tell us about your priorities for community wellness and services. Use the slider to show how important each concern is to you. I would like ...

While all statements were ranked with high importance, the two highest-ranked were “higher levels of community safety and protection”, and “cleaner air and water” (Figure 11). Additional priorities to consider from the write-in comments included more services for the unhoused population, offering courses in first aid/accident prevention in schools, and expanding sidewalks and trail networks (and making trails safer) to increase walking and bicycling. Opinions are mixed in terms of how to address public safety (particularly whether police should be involved).

Responses to this question were further analyzed with regard to age and whether the respondent lived in San Pablo. All age groups and residents and non-residents alike ranked all statements with high priority (>4.0).

Figure 11: Ranking of Community Wellness and Services Priorities (All Respondents)



Question 3: Tell us about your priorities for the look and character of San Pablo? Use the slider to show how important each concern is to you. I would like ...

As shown in Figure 12, respondents ranked all statements with medium to high importance. “Less litter, graffiti and overgrown weeds”, “More walkable areas in San Pablo that you can get to easily from home, work or school” and “Improved streets with wider sidewalks, benches, trees, and bicycle lanes” were all very highly ranked. Write-in comments underscored the need for both clean-up of litter and illegal dumping and increased pedestrian safety. “Taller buildings with a mix of housing, offices, shops and neighborhood services along major streets” was ranked lowest of the statements, at a level of medium importance. Write-in responses noted that taller buildings might change the character of the City, highlighting the importance of considering neighborhood preservation and anti-gentrification measures should the City adopt a modern, mixed-use design.

Also emphasized in the write-in comments were concerns about public safety and the unhoused population. While public safety was addressed in the previous question, this underscores its importance as a policy issue. None of the Citywide Policy questions inquired about the unhoused population; its salience in the write-in responses emphasizes the importance of this issue.

Responses to this question were further analyzed with regard to age and whether the respondent lived in San Pablo. Figure 13 shows the differences in rankings based on age. Those aged 55 and older ranked “taller buildings with a mix of housing, offices, shops and neighborhood services along major streets” much lower than the rest of the age groups.

This might suggest older respondents are more interested in retaining the existing character of the City than seeing the City grow and change. The youngest demographic put less importance on cleaning up litter and increasing the number of employment-oriented buildings than the other groups, but greater importance on pedestrian and bicycle improvements. This suggests the younger demographic might be more likely to walk or bike for transportation than older respondents.

When examining preferences by residency, non-residents (average score: 4.21) assigned much greater importance than residents (average score: 3.22) on including taller buildings and mixed-use neighborhoods in the City. This might mean that non-residents are less concerned with retaining the City’s character and more interested in seeing the City expand. Perhaps these changes would encourage respondents currently commuting to San Pablo for work or school to relocate to the City. (Figure 14)

Figure 12: Priority Ranking for San Pablo’s Look and Character (All Respondents)

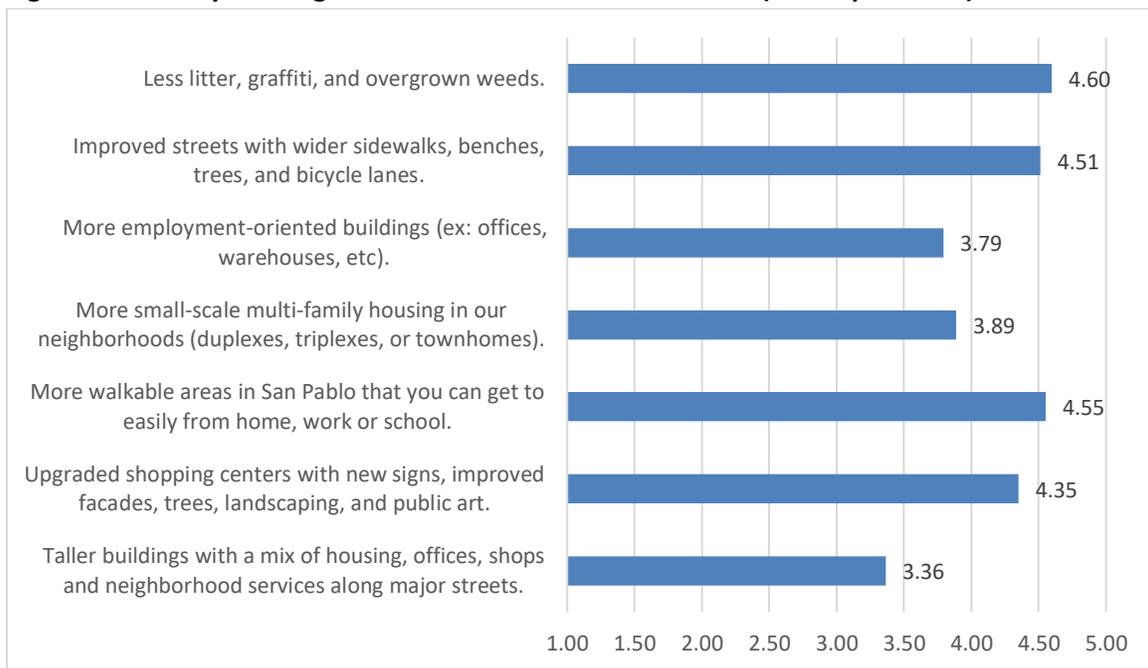


Figure 13: Priority Ranking for San Pablo’s Look and Character by Respondent Age

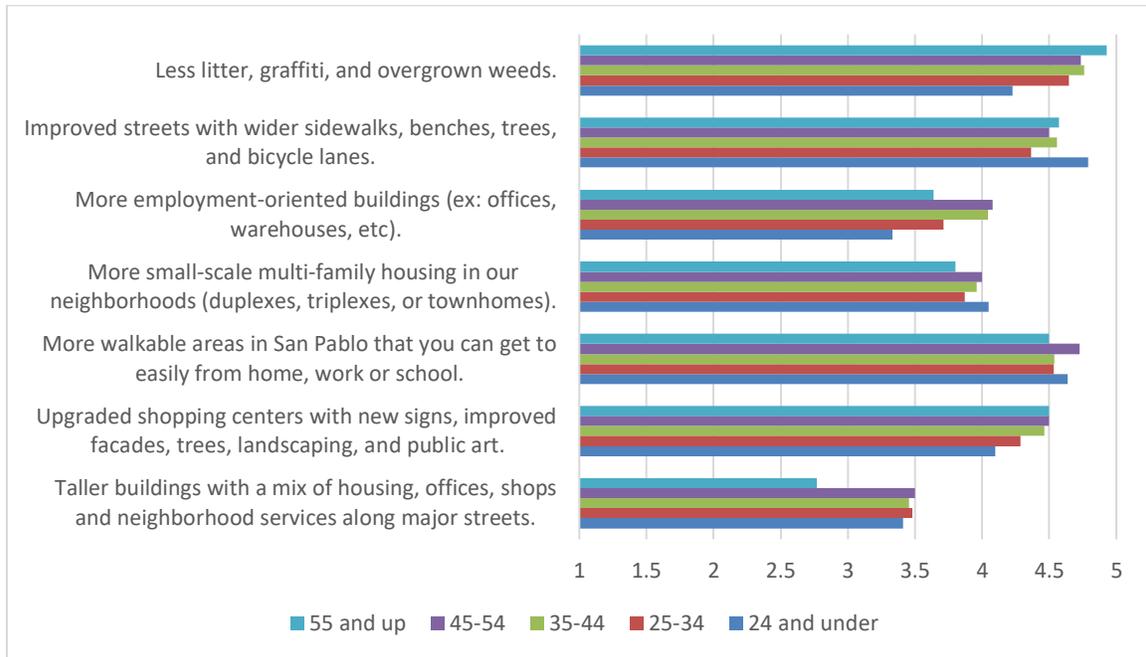


Figure 14: Priority Ranking for San Pablo’s Look and Character by Residency

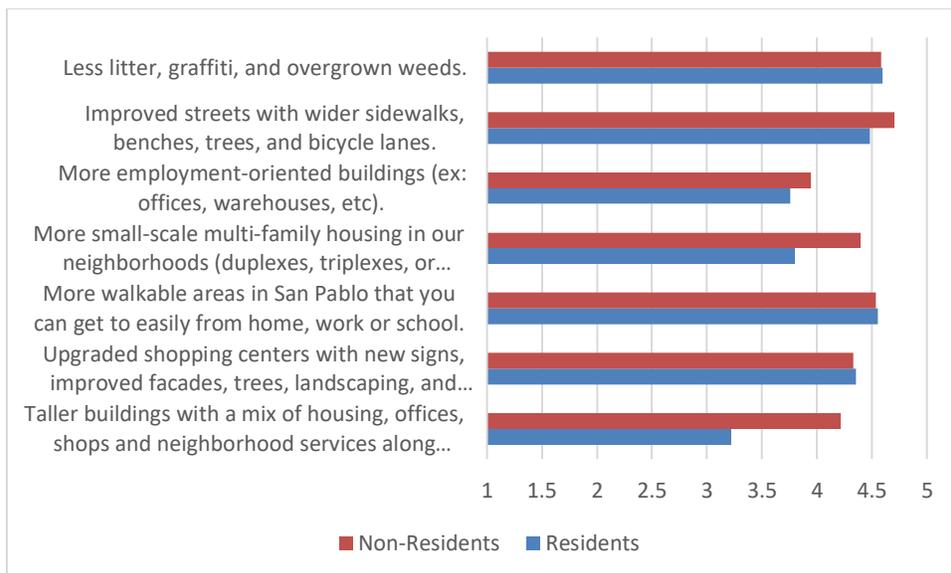


Figure 16: Second Priority



Figure 17: Third Priority



Appendix: Survey Questions

Descriptions of Seven Focus Areas

Rumrill Boulevard South: This area includes Rumrill Boulevard from Wildcat Creek to Costa Avenue, and part of Market Avenue. The area has a mix of industrial properties, auto-related uses, churches, restaurants, and commercial services together with single-family and multifamily housing. The Rumrill Sports Complex is a popular destination here. AC Transit buses run on Rumrill, providing connections to the Richmond BART station and Ferry Terminal. There are several vacant and underused properties along the corridor, including a number of large parcels on the west side of the street.

Giant Road North: This area includes Giant Road from Palmer Avenue to just north of Lake Street. It is bounded by the railroad/city limits on the west and 11th Street on the east. It is mostly industrial but includes a small single-family residential area and some multifamily housing west of 11th Street. AC Transit buses run along 11th Street, providing connections to the Richmond BART Station and Contra Costa College.

San Pablo Avenue North: This area includes San Pablo Avenue from Lake Street to Road 20. It is bounded by Contra Costa College on the east and 22nd Street on the west, and includes part of Broadway Avenue. The area is mostly commercial services (for example: restaurants, grocery stores, and pharmacies) with a small amount of single- and multifamily housing. The College Center shopping mall is a main landmark. The area is served by multiple AC Transit routes that connect to the Richmond BART and Richmond Ferry Terminal. There are vacant and underused parcels throughout the area, primarily along San Pablo Avenue.

23rd Street: This area includes 23rd Street from Brookside Drive to the City of San Pablo boundary at Costa Avenue. This area is mostly commercial (for example: restaurants, retail and auto services) with some churches, offices, and single- and multifamily housing. Richmond High School is adjacent to the area on 23rd Street. This area is served by AC Transit buses on 23rd Street and Market Avenue that connect to the Richmond BART and Richmond Ferry Terminal. There are some vacant and underused parcels throughout on 23rd Street.

San Pablo Avenue Central: This area is located on San Pablo Avenue from Road 20 to Church Lane. It includes the San Pablo Police Department and a variety of commercial services and offices. There is also a small mobile home community. This area is served by AC Transit buses that connect to the El Cerrito del Norte BART station and San Francisco. There are a few underused parcels on San Pablo Avenue.

Southeast Area: This area includes San Pablo Dam Road between I-80 and San Pablo Avenue. This area is mostly commercial and includes the San Pablo Towne Center shopping plaza. It also includes single- and multifamily housing, gas stations, and churches. This area is served by AC Transit buses that connect it to the Richmond and El Cerrito del Norte BART stations as well as San Francisco. Most of the area is comprised of large, underused parcels, plus a few vacant parcels.

East Area: This area includes San Pablo Dam Road between Morrow Drive and El Portal Drive. It is mostly commercial, including the Princeton Plaza shopping center, but also features open space, industrial uses, a gas station, and some single- and multifamily housing. This area is served by AC Transit bus lines that connect to the Richmond and El Cerrito del Norte BART stations and San Francisco. The area includes both vacant and underused parcels.

HOUSING AND LAND USE QUESTIONS

1 Do you support adding new housing in this area?

- Yes
- No

2. If housing is built here, what types of housing do you think should be built? Check all that apply.

- Apartments
- Townhomes
- Fourplexes, triplexes or duplexes
- Single family homes on small lots
- Accessory Dwelling Units (ADUs) to single family homes
- None

3. Describe your vision for the future of this area. What else would you like to see here? For example: *"This area should have a mix of housing and shops, with a plaza for socializing and listening to live music."* Or *"I'd like to see a crosswalk and street trees added on Rumrill."* Or *"I'd like a park and community center here."*

4. Outside of the 7 colored areas on the map, are there other locations where you'd like to see changes? Place a pin on the map to show where and describe what you'd like to see there.

CITYWIDE QUESTIONS

1. Tell us about your priorities for the **local economy and businesses**. Use the slider to show how important each statement is to you. I would like to see

- More well paid jobs in San Pablo.
- More frequent transit service to my job/school.
- More job training opportunities, especially for youth.
- Faster/more reliable internet access.
- More affordable childcare.
- More variety and types of local businesses.
- More new home ownership opportunities
- Other: _____ (fill in blanks)

2. Tell us about your priorities for **community wellness and services**. Use the slider to show how important each concern is to you. I would like

- More recreational facilities and programs.
- More fresh fruit/vegetable stands, community gardens or farmers' markets in my neighborhood.
- More open space, trees, and greenery to provide shade in the summer.
- More health clinics and social services.
- More bicycle lanes, crosswalks, and slower speeds, especially near schools.
- Cleaner air and water.
- Higher levels of community safety and protection.
- More emergency and disaster preparedness training.
- Other: _____

3. Tell us about your priorities for the look and character of San Pablo. Use the slider to show how important each concern is to you. I would like

- Taller buildings with a mix of housing, offices, shops and neighborhood services along major streets
- Upgraded shopping centers with new signs, improved facades, trees, landscaping, and public art

- More walkable areas in San Pablo that you can get to easily from home, work or school
- More small-scale multi-family housing in our neighborhoods (duplexes, triplexes, or townhomes)
- More employment-oriented buildings (ex: offices, warehouses, etc).
- Improved streets with wider sidewalks, benches, trees, and bicycle lanes
- Less litter, graffiti, and overgrown weeds.
- Other: _____

4. What are the **top 3 priorities** you think the City should focus on in the next 10 years (for example: improved sidewalks, more affordable housing, better access to stores)?

First Priority

Second Priority

Third Priority

TELL US ABOUT YOURSELF

What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65 and older

What gender do you identify as?

- Female
- Male
- Non-binary
- Prefer not to say

Do you _____ in San Pablo? Check all that apply.

- Work
- Attend school
- Rent a home
- Own a home

Which neighborhood do you live/work/go to school in?

- Rivers St/San Pablo Ave
- Giant Rd/Road 20
- Brookside Dr/23rd St
- Market Ave/23rd St
- Rollingwood
- City Center
- El Portal Drive/San Pablo Dam Road
- I do not live/work/go to school in San Pablo.

Appendix: Open-Ended Responses

HOUSING AND LAND USE

Describe your vision for the future of this area. What else would you like to see here?

Rumrill Boulevard South

1. Bike lanes!

2. Apartments would go well in this area. I cannot see single family homes or other structures here. Lots of industrial and small businesses going through Rumrill.

3. This area just needs a lot of work. It would be nice to see some grocery stores in this area.

4. Another library, more greenery

5. More high-density affordable housing with robust public transit to the denser parts of the city

6. This area seems like a good place for apartments since it has shops and public transportation close by.

7. Mix of housing, shops and parks that encourage a sense of community. Like it if things are accessible by foot and bike.

8. I'd like to see the trailer park changed to low-income housing with a child safe play area.

9. This area is unpleasant to be in both due to a dirty environment as well as excessively large roads and heavy vehicle traffic. Cleaning up litter would be beneficial, as well as reducing the size of roads to make more room for pedestrian traffic and protected bike lanes. This will reduce travel time by giving viable alternatives to driving, thus reducing traffic on the road.

10. I live on 14 & Sutter, and would love to see more stores around here, more housing available, clean streets and better roads as well.

11. Cleaner store fronts.

12. Build a retirement home

13. Take advantage of large vacant lots and plan for multi-unit dwellings.

Giant Road North

1. There is a definite need for low-income housing in the area. I don't think town homes would be viable. Our community's incomes need to be a strong incentive for

- lower cost housing.
-
2. This area should have affordable housing, healthy stores, gas stations, and restaurants.

 3. Area is a bit affected by the loud train which i think might keep people from living there. I think using the area for employment with quality jobs is important, as many of the older Spanish-speaking immigrants in the area go all the way to SF to have decent wage jobs and generous benefits given limited education and the language barrier. More frequent bus routes to BART. More lights in the streets on Broadway Ave please! I have to use a flashlight to take a night stroll in the winter.

 4. apartments or townhouses would be good

 5. More high-density affordable housing with robust public transit to the denser parts of the city

 6. This area looks like it needs more housing, so it looks more inviting

 7. Would be nice to see housing, a park and grocery available within walking distance. Close to elementary school so could be geared towards families.

 8. Dog park, and community center, pool

 9. The roads in this area are in disrepair and in desperate need of repaving. Sidewalks and protected bike lanes are necessary in this area to reduce car traffic and make it more accessible to those who cannot afford cars.

 10. Parque y vía para caminar

 11. Wanted to build a football stadium

 12. Build a theme park

 13. Mixture of houses and shops and small restaurants

San Pablo Avenue North

1. This area needs a lot of fixtures, first of all and importantly a stop sign on intersection Broadway avenue and 19th street. Cars drive by doing 50 mph on a 25 mph. My sister almost got ruined over 2 years ago because some imbecile driver was going 45 mph (and do not get me started on how many car accidents happen on that intersection) that's why a stop sign is very important. Also this area needs more light posts. Specially on El Portal Dr by Contra Costa College.

2. We need to have a mix of housing but also include walkable neighborhoods to grocery stores, drug stores and other neighborhood serving amenities.

3. Protected bike lanes and bus lanes

4. This area also needs more grocery stores and restaurants.

5. Make the plaza a but more pedestrian friendly, maybe a park or playground in the middle or something. I miss having the library closer but the new one is gorgeous so I'm not complaining. Protected bike lanes. A BART station here would be crazy amazing but not sure how feasible that is. But it might reduce the reliance on cars for younger people who like to go to say Berkeley or Oakland every now and then. More greenery!

6. This area should be used as commercial space due to the lack of parking, highly transited area and lack of pedestrian signage.

7. I want to see apartment for affordable housing

8. I'd like to see more high-density urban areas where shops and public areas (libraries, parks, etc.) are within walking distance of residences

9. This area seems like a good area for apartments because of all the shops close by.

10. This area could definitely use a face-lift. I feel like because it is close to CCC and some shopping there is potential for housing and new shops. Would really love to see the defunct buildings and vacant lots cleaned up. Close to hilltop mall if they ever redevelop that area.

11. Student housing especially for single parents or people on track to enter service jobs like teaching or nursing.

12. Heavy vehicle traffic makes this area unpleasant to be in outside of a car. Central roads should be smaller and lined with larger sidewalks and protected bike paths. This would make the area more livable, as well as getting more people around faster by making walking and cycling a viable alternative to driving, thus reducing car traffic on the road.

13. I hope to see a music park with modern art atmosphere

14. I want to build a library

15. Build a theme park

16. Multi-unit buildings would be great for this area as transportation runs on 23rd St and the proximity to the shopping plaza allows people without cars to buy necessities without additional burden.

23rd Street

1. Bike lanes!

2. Protected bike lanes.

3. It is far too busy for housing. Parking would be horrible and inaccessible.

4. I'd like to see more high-density urban areas where shops and public areas (libraries, parks, etc.) are within walking distance of residences

5. I don't think more housing is appropriate for this specific area because of the high school.

6. I wonder if adding housing here may increase traffic to much.

7. This area is unpleasant to be in both due to a dirty environment as well as excessively large roads and heavy vehicle traffic. Cleaning up litter would be beneficial, as well as reducing the size of roads to make more room for pedestrian traffic and protected bike lanes. This will reduce travel time by giving viable alternatives to driving, thus reducing traffic on the road.

8. Area could use more retail business

9. I hope to build a library

10. Mixture of housing, shops such as groceries and pharmacies, but no more liquor stores

11. I understand, from an investor POV, they would prefer to build multi-unit building with a percentage being allocated as affordable housing. City needs to make sure a

greater percentage of units are affordable or else problem is only somewhat being addressed. With limited space we can't keep building units working class cannot afford. Need to keep in mind that there are a lot of working families, so need affordable housing that contains at multiple bedrooms. Encourage homeowners to build ADUs.

San Pablo Avenue Central

1. Bike lanes!
2. Protected bike lanes and bus lanes
3. This area should have more restaurants and shopping centers. Also affordable housing.
4. It is already heavily congested here
5. I'd like to see more high-density urban areas where shops and public areas (libraries, parks, etc.) are within walking distance of people's houses
6. This area seems better for businesses since it's a busy street
7. Close to college and grocery so can be good for housing.
8. Heavy vehicle traffic makes this area unpleasant to be in outside of a car. Central roads should be smaller and lined with larger sidewalks and protected bike paths. This would make the area more livable, as well as getting more people around faster by making walking and cycling a viable alternative to driving, thus reducing car traffic on the road.

More housing is always needed, but single-family homes are too low-density and more should not be built.

9. Un parque
 10. Keep the mobile home community, otherwise we will have more homeless, perhaps expand on that
 11. Due to the number of dwellings needed, need to build multi-unit buildings. Area is near grocery stores and transportation and can handle added traffic. Ideally building would include underground parking in order not to overshadow already existing buildings.
-

Southeast Area

1. Single family homes or fourplexes would be good in this area...hopefully affordable housing. The area in general could really use some beautifying.
 2. Protected bike lanes and bus lanes
 3. Fix up the shopping area. It's very run down and not well kept.
 4. Housing, shops and restaurants
 5. I'd like to see more high-density urban areas where shops and public areas (libraries, parks, etc.) are within walking distance of people's houses
 6. This area is close to the freeway and businesses so I can see more houses maybe
-

- parks, more family friendly since there's shopping center and schools close by
-
7. Like to see housing plus park added. It would be good if people could walk to shops and grocery stores.

 8. This is a terribly congested traffic area that needs redesign.

 9. As with the rest of the city, this area is excessively car-dependent and filled with single-family housing. Smaller roads, larger sidewalks, protected bike lanes, as well as more multi-unit and less single-unit housing will dramatically increase quality of life for everyone living here.

 10. I'd like to see a park for the kids and teenagers to socialize, make friends and make it a warm neighborhood

 11. Build a roller rink

 12. Hoping to build an amusement park

 13. Build a statue

 14. Build a theme park

 15. All further housing should include some below market rate family housing

East Area

1. Not much room to build in this area and the hillside is sliding so that would be a deterrent.

2. This area needs more shopping and restaurants. Not just any shopping or restaurants but well known or chain restaurants.

3. This area could really use more density, but density should be paired with some commercial development as well (think mixed use)

4. I would like to see more pedestrian friendly signage (cross walks, more stops and/or speed bumps) as well as a recreational space (park)

5. Hillcrest Rd would need investment in making it bigger because of increased traffic. please don't do apartments as you will ruin the community near this area. we don't want to increase crime

6. I'd like to see more high-density urban areas where shops and public areas (libraries, parks, etc) are within walking distance of people's houses

7. I think the best would be single family homes because it's close to everything families need.

8. Good place for commuter young families. Add a greenbelt to El Sobrante for biking walking, nature along the creek

9. Almost all housing in this area is single-family homes, which are far too low-density to meet the housing needs of the Bay Area. Single-family homes should be replaced by any other type of housing that has multiple units, ideally as densely as possible. This will increase housing stock and make housing more affordable for everyone.

10. I would like to see a park as well as the sidewalk that could really amaze the area.

11. I want to build a national gym

12. These should have a number of below market rate housing

Outside of the 7 colored areas on the map, are there other locations where you'd like to see changes? Place a pin on the map to show where and describe what you'd like to see there.

Geographic Coordinate
s

37.960194,- Housing
122.340898

37.968058,- Commercial properties for businesses
122.343625

37.961652,- Housing
122.356048

37.959053,- More light on the street is too dark at night.
122.348559

37.954349,- Vale is very noisy. The people here drive through for nearby neighborhood
122.337406 access and park here blasting stereos etc with no respect for the condos. Noise ordinance and maybe consider doing things to lessen this as an access point for people going to their Richmond home. Also amp up the shopping are and make it more entertainment.

37.964384,- This are needs to look more like a downtown. More restaurants and needs to
122.345306 look attractive.

37.956044,- This is not a highlighted area but you should not develop anything in front of
122.339864 city hall, make it a park with open space for community events. San Pablo lacks good spaces for community/citywide festivals.

37.965525,- Our children need space for playing and we, adults, need it for our peace of
122.329521 mind.

37.955158,- Coffee shops, study rooms
122.347752

37.961921,- Fix up this park and created housing/mental health support for the
122.350016 transient/community that lives in this area. It currently feels unsafe and has so much potential.

37.955988,- Homes and stores
122.364312

37.974034,- More police, less vagrants and trash
122.351364

37.954904,- less homeless more services.
122.333317 I hate walking around the area a there are so many homeless and mentally ill harassing people

37.958596,- More housing and commercial spaces.
122.356673

37.95509,- More focus on the businesses in this area.
122.347258

37.956239,- 2 lane each way. You needs need to relieve us from stress not give us more stress.
122.347363

37.957164,- Parque con juegos para niños estaría muy bien porque esta el caminador
122.339679

37.97142,- Give the school more funding for better faculty pay. Put more lights in the area
122.353115 where some students walk to and from Lake school.

37.962504,- Recreation. Something like more open fields or courts for sports
122.324158

37.955347,- Develop a more modern shopping center. That'll invoke more commercial
122.332756 spending but also work for San Pablo residents to have

37.964881,- I would like better and more walkable sidewalks here. especially since there
122.344913 are 2 schools in this area. Also more room dedicated to agriculture and green spaces

37.955304,- More sidewalk. Less hazardous roads. There are much too many hazards both
122.347216 on the sidewalk and in the road. confusing lights and crosswalks. unenforced parking situations that make it hard to drive and walk down 23rd

37.993608,- Implementing a bridge with a walkway would help decrease the traffic on
122.334023 Richmond Pkwy and San Pablo. From Rachel Rd to Atlas Rd. As well it would add another entrance/exit in the Montalvin community since there is only two. Lastly would it can help the community have better walking access to the point Pinole park.

37.999049,- To create a more welcoming and safe environment. Fixing the roads and
122.329497 walkways. As well increase security.

37.968511,- A vocational school for recent high school students and adults. Or a larger
middle college campus to have more students in the community be in the

122.338104 school.

37.966706,- More job opportunities, better stores for everyone in the community to stop
122.343341 by and shop. Also TO BE SAFE

37.986139,- The roads are dangerous and very bumpy
122.35198

37.980424,- A better mall, people have to travel 30 min to go to a close mall.
122.327935

37.965948,- Pedestrian lights/signs
122.352542

37.980433,- Dense housing.
122.328448

37.975202,- More housing
122.345759

37.975289,- More housing
122.343534

37.976422,- More housing
122.344234

37.968548,- Less homeless encampments
122.344257

37.965897,- Park for children
122.330001

37.955473,- Beautification of this section. This is a major entrance/exit of San Pablo. It
122.330428 should be better maintained. I want to be proud when I come home off the
80fwy and know I'm in San Pablo.

37.959086,- The old city offices and museums turn into a park
122.341272

37.958691,- Continuation of Wildcat Creek Trail from Chattleton Lane to Davis Park with
122.342504 the Creek bed in this section kept clean of debris.

37.963021,- Traffic on El Portal Drive is a mess...blocked up all day. New entrances and
122.337386 exits have made things worse.

37.956944,- This street is a mess and unpleasant to walk on with businesses with
122.347025 unfriendly facades and no parking. The mix of businesses do not invite a

pleasant shopping experience.

37.955114,- This shopping area is difficult to enter and exit and often difficult to move
122.332448 around. Once the major shopping area with a large farmers market and other programs now totally neglected by EDC and the City.

37.953258,- A hardware store. There used to be three or more hardware stores in San
122.32972 Pablo now we need to go to El Sobrante or a Chain store in Richmond or Hercules to buy basic hardware needs.

37.95559,- The city built a park next to the Rumrill Soccer fields and then closed it to use
122.357064 by the community because the developer didn't want people using it. Why did the City agree to this after getting the residents of this area to agree to the Sports fields by promising spark and picnic Area.

37.95877,- street cameras to stop the horrific illegal dumping
122.337632

37.958362,- would be nice if there was on side no parking I get trapped there all the time
122.346904 a one or two delivery trucks block both lanes. If I did that, I would get a ticket

37.957304,- Traffic light/ easier way of crossing from Dover Ave onto church ln
122.341772

37.962772,- Continuous bike path leading to Point Pinole
122.350193

37.964159,- Road 20 between San Pablo Ave and Rumrill has become increasingly
122.348279 dangerous for elderly and young children people speed through and on several occasions I have almost been struck
We need stop signs or even better crosswalks

37.957531,- More community events on this street. It is highly trafficked but not cared for
122.350484 much. Also near elementary school and a couple blocks away from Davis Park

37.963035,- Clean up the homeless at Kennedy plaza! the bridge the city needs to rebuild it
122.351582 well the walk way! Homeless are shooting up drugs down there and urinating every where

37.965354,- Wider bicycle lanes
122.372288

37.975663,- Food or minimart
122.352726

37.960243,- San Pablo CA need more retail stores. There is plenty of housing but no retail
shopping stores Clothing, gift shops etc. Everything is moving to Pinole and

122.343216 they are receding the revenue from San Pablo citizens. Ross is ok but we need other retail stores w affordable leasing/rent so they can stay here in our city. Make things affordable. COLA is not being raised in our checks but in the prices of items and especially food. More affordable shopping centers in San Pablo

37.955429,- More housing with ground floor retail.
122.332518

37.952215,- More housing with ground floor retail.
122.331715

37.950529,- More housing with ground floor commercial.
122.331121

37.954187,- More housing and hotel with ground floor retail.
122.334751

37.959337,- More housing with ground floor commercial.
122.340327

37.957052,- More housing with ground floor commercial.
122.346884

37.956386,- BART or Bus Rapid Transit Station.
122.330116

37.953598,- Light Rail or Bus Rapid Transit Station.
122.333873

37.968449,- Student and teacher housing with ground floor commercial.
122.344353

37.961614,- Housing with ground floor commercial.
122.346589

37.961988,- Housing with ground floor commercial.
122.326125

37.961647,- High rise housing with ground floor commercial.
122.328631

37.963456,- High rise housing with ground floor commercial.
122.319968

37.980724,- Restore shopping stores or convert it to tech center. Can't let this space go

- 122.328547 waste or use by Amazon for its delivery service.
-
- 37.968499,- It seems like this area is under used and could have town house or four plex
122.343521 with courtyard green areas for families if area was cleaned up.
-
- 37.961597,- There should be a shelter for women and children as well a drug rehabilitation
122.35623 center there should be some place where our youth can be helped with some type of positive program to promote safety and encourage unity and diversity.
-
- 37.973614,- Please put a protected bike lane on San Pablo Avenue; it's so unpleasant to
122.342912 ride here. There's no shoulder and it's incredibly dangerous due to high speed traffic. I have to take different routes because I don't want to get run over, but the other streets are hardly better and a more circuitous route is time-consuming. A painted bicycle gutter isn't enough; there needs to be a protected bike lane separate from the main road to keep cyclists safe.
-
- 37.959025,- Better roads, more stores around and clean streets.
122.355468
-
- 37.954463,- The amount of trash & dumpster trash is horrible. All in that area seen lots of
122.331821 areas that probably could be focused for sanitation & clear clean streets.
-
- 37.966199,- parks for families and playgrounds for kids
122.340136
-
- 37.966076,- running tracks and playgrounds for family
122.340905
-
- 37.965659,- Signals lights, stops.
122.35322
-
- 37.964394,- A four way stop light on the intersection of El Portal and Road 20.
122.33749
-
- 37.957143,- Pot holes fixed . Garbage cleaned up and more plants and trees
122.357027
-
- 37.976149,- Clean up the homeless problem. Make them a place to help them with mental
122.352874 health issues, addiction treatment, counseling, free medical & dental, job training, give a tax break to those companies who will hire homeless. Make a place for them to live as a transition place 6-12 to get their life back on track. Ive noticed more homeless people getting dropped off in 94806 than ever before. As a long time citizen of San Pablo this place has changed for the worst. Traffic! Illegal builds, people ever
-
- 37.958993,- Más limpieza en las calles
-

122.34036

37.961525,- Improvements of this park
122.350451

37.969561,- I would like to see the Tiny home community
122.313425

37.968556,- Dog park
122.343644

37.975515,- I would like to see a shooting range or gallery house.
122.335715

37.974984,- Perhaps addition of few apartments would make the place admirable.
122.345618

37.946304,- A football field for recreation purpose especially to the kids near the area fur
122.353098 mostly the Belding school kids.

37.954369,- Housing
122.357889

37.964897,- Shopping area
122.344944

37.961387,- Fountain in the park
122.353139

37.955017,- I want a big square
122.357404

37.963088,- Wanted to build a basketball court
122.3564

37.961031,- I want to build a library
122.356551

37.960437,- Build a grand theater
122.326644

37.953474,- Hoping to build an amusement park
122.347268

37.962613,- Hoping to build an amusement park
122.3563

37.952185,- More shopping center, food, clothing, Small business.
122.330682

37.967673,- Parques
122.344569

37.970029,- Parques
122.343502

37.958803,- Parques
122.340861

37.960595,- Build a church
122.346013

37.958934,- Build a theme park
122.346967

37.955729,- Build a theme park
122.357705

37.954265,- Build a theme park
122.347418

37.975114,- Build a theme park
122.352888

37.96354,- This section of the street needs a speed bump.
122.33369

37.961694,- Residential buildings
122.324696

37.962161,- PARK
122.360263

37.963368,- female
122.356522

37.955814,- Trees
122.35758

37.964993,- The road
122.344792

37.960132,- community
122.341115

37.958908,- New use for the old city hall. Businesses and possibly housing.
122.340912

37.97525,- Dog park.
122.345681

37.960353,- Low income housing.
122.324209

37.957655,- Low income housing.
122.328636

37.955701,- Mixed use residential
122.32686 commercial.

37.952435,- Mixed use residential/commercial.
122.334411

37.953823,- Un hospital para emergencia
122.330922

37.95592,- Un comedor (cosina) donde les den comida caliente a los indigentes O
122.336466 personas de bajos recursos.

37.96852,- Que planten más árboles y flores (jardines bonitos) 🌹🌷🌸🌻🌺🌻🌲
122.343841

37.961549,- Más árboles y jardines
122.356764

37.956235,- Más árboles y jardines 🌹🌷🌸🌻🌺🌻🌲
122.357116

37.959305,- Más árboles y jardines 🌸🌻🌺🌻🌷🌹🌻🌺🌻🌲
122.346858

CITYWIDE QUESTIONS

Question 1: Other priorities for the local economy and businesses

1. More high-quality restaurants and storefronts need to look more attractive. Also code enforcement and helping ensure properties look maintained. Especially businesses.
2. The load cars is an issue and currently disrupts the peace of many neighborhoods. Cracking down on illegal car exhaust pipe adjustments would be ideal.

3. Oportunidad de abrir pequeños negocios a personas de bajos ingresos
4. Que alla control de renta
5. Green options like solar
6. Recreational activities for adults. Not just children or seniors.
7. Road maintenance, street cleaning, shrubs maintained in medians
8. Davis park used to be so beautiful now you go over there graffiti dirty needles homeless people in the creek it's not safe for the kids to have baseball games or anything there
9. Improve education in public school.
10. More high rise, mid-rise, and townhouses.
11. Apoyo en el área laboral para padres y madres solteras, viudas y personas de la 3 edad.
12. Would love to see city cleaned up. There is a lot of trash and dirty empty lots. When these areas are clean it boots morale. There needs to be services for the homeless or opportunities for them to get jobs and housing. Would love more green space
13. More frequent public transit will give people a better alternative to driving, which will get them out of their cars. This reduces traffic and pollution while making people healthier because they're walking more.
14. Más seguridad con el control de trafico
15. Illegal builds in single family homes have turned quite neighborhoods into parking lots. Garbage dumping needs to be addressed in meetings! Our town has turned into a shit show! So sad. It disgusting to see.
16. Make businesses more welcoming and safe. In other words do something about the loitering outside of stores like grocery outlet and 7-11.
17. Affordable hospitals for those in need & minimize crime in the neighborhood.
18. Trash picking services for illegal dumping and restrictions on how businesses use flashing, color lights year-round.
19. Some way to control illegal dumping, camping, street side shows, loud speeding cars, and fireworks. In other words the police department should be fully funded and supported with ancillary mental health services, but not replaced by them.
20. An emergency room, it's hard getting all the way to Martinez in an emergency.
21. Need a way to create home owning opportunities for working class (incl. non-citizens) that are already renting in San Pablo. Allow residents opportunity to own new dwellings before non-residents can bid on them.
22. More mixed-use commercial/residential along major thoroughfares.

Question 2: Other priorities for community wellness and services

1. There is a lot of crime in multiple patches throughout the 7 zones and the crime in Brookside Drive is believed to be higher due to the transient community and lack of resources for them.

2. Muy importante control de talar árboles en las banquetas por los dueños de las propiedades, ya q a veces lo hacen sin informar a la ciudad. Y ellos son vitales para darnos oxígeno.
3. Necesitamos más policía en las calles
4. Hesitant about community safety because that usually means cops and our communities are already heavily policed in our schools, streets, and spaces.
5. More access to public health clinics and distribution of personal protection gear for covid-19 related items.
6. Services provided to the homeless population, there has been an increase in homelessness in my neighborhood along with trespassing, theft, drug consumption/selling, loitering, illegal dumping and encampments.
7. Less priority on what developers want and more attention to residents of the city want.
8. Get rid of the homeless
9. Would love to walk to parks and shops while feeling safe.
10. Smaller roads and more space dedicated to pedestrians and bikes will encourage people to not drive, thus making everyone healthier overall.
11. Cursos en las escuelas de primeros auxilios o prevención de accidente
12. Please consider organizing a team volunteer or paid in neighborhoods that are bad to watch & fine illegal garbage dumping. You have done a great job with fireworks this year. Parking is horrible problem in our neighborhoods never addressed.
13. Earthquake preparedness.
14. Disaster training for wildfires, earthquakes, tsunami would be very helpful.
15. Don't make traffic on 23rd or san pablo ave worst. Reality, most people that live here commute for work therefore impacts to travel time should be kept in mind when balancing bike routes/lanes.
16. Regionally integrated designed safe bike trails and the no parking enforcement needed to make them usable and available for recreational use (ex.: Giant Rd to Pinole Point) and transit (ex.: San Pablo to Richmond Bart and Ferry).

Question 3: Other priorities for the look and character of San Pablo

1. I think San Pablo can use Emeryville as a good example in how it has being developed. I personally love the Bay Street concept except those are for rent and I think condos to own would be a better option.
2. También tener más control de la basura en las calles, tal vez tener más días de recaudación de basura gratis.
3. Yes to public art!
4. Better roads and increase night visibility with lights
5. Creek erosion control on city owned areas, maintaining sidewalks, and streets
6. Need People to slow down on Road 20
7. Safety is a big concern. Bigger buildings might cause more chaos for this small city. Please take this into consideration if building up is an option.

8. I've lived here all my life I cannot believe the garbage all around by the can foodstore. On road 20 on the weekends they use that as a race track
9. More retail shopping centers clothing and specialty shops
10. This city could definitely use a cleanup and become more walkable. Would like to see more thriving business but do like more mom-and-pop shops rather than big name stores.
11. Mixed-use areas, where shops, jobs, and housing are close together, make walking easier and driving less necessary, which makes everyone healthier. More multi-family housing is crucial to increase the Bay Area's housing stock.
12. Focus on areas where homeless camp to somehow focus on keeping those areas from getting worse with dumpster items for example bed mattresses. Bus stops that homeless camp on by the casino.
13. It's a shame we have Richmond BART but it's too dangerous to use. Make more corporations offers to move to SP to give us better opportunities & jobs within our city. Offer our students & families more free education & job training in all languages.
14. We are unable to walk in our own neighborhoods due to homeless encampments and drug usage in parks and other public areas.
15. Fully funded and supported police force, bicycle units, community activities
16. I think education housing is the most important for the development of new cities
17. Prevent building tall buildings next single-family dwellings.
18. More preservation of historical landmarks and buildings.

Question 4a: First Priority the City Should Focus on in the Next 10 Years

These unique responses are aggregated in the Word clouds included previously in this report.

1. Housing

2. Homelessness

3. Affordable healthcare/ healthcare offices/ services

4. more jobs

5. Affordable rent

6. Affordable housing

7. More well-paid jobs

8. Más viviendas asequibles

9. Housing

10. Jobs

11. Green space and parks

12. Affordable housing

13. Cleanliness and Greenery - general character of the city needs to improve

14. More job opportunities for youth
15. Crime/Safety/Noise Pollution
16. Lower income housing
17. Affordable housing
18. Affordable housing
19. Reduce crime, vandalism and trash
20. Upgraded shopping centers with less trash and better landscaping
21. Improve the street to walk and drive bicycles
22. Housing for the working poor
23. More Care for the homeless population
24. A safer neighborhood
25. Better schools. The scores are really bad and will force me to move at some point.
26. Viviendas asequibles y control de renta
27. More jobs that don't required a degree.
28. Vivienda asequibles
29. Affordable housing
30. Affordable housing
31. Job training
32. Dense Housing
33. Safety
34. Viviendas más asequibles
35. Better variety of stores and restaurants
36. Better jobs
37. Recreation for Youth and sports
38. Public safety
39. affordable housing
40. more art around the city
41. improve sidewalks
42. Cleaner air and water
43. affordable housing
44. The pay should be higher the economy is getting expensive
45. Improved streets
46. Housing
47. More Affordable Housing
48. More affordable housing
49. Affordable housing and rent control for the city
50. More affordable Housing. More funding for housing vouchers
51. Better paying jobs

- 52. crime control
- 53. Other: adult recreation
- 54. More housing at all levels near services
- 55. Safe community
- 56. Affordable housing
- 57. New opportunity for home ownership within city limits.
- 58. Community safety (i.e. addressing fireworks, reckless drivers)
- 59. Parking enforcement-maybe parking permit programs similar to other cities
- 60. Improve sidewalks
- 61. Affordable housing
- 62. Putting Residents ahead of the needs developers and City staff.
- 63. housing
- 64. Cleaner streets
- 65. Affordable housing,
- 66. better housing
- 67. Safety and security
- 68. Higher levels of community safety
- 69. access on roads as we have too much traffic congestion
- 70. Affordable housing
- 71. Stop signs on Road 20
- 72. Better access to fresh foods (help small businesses rather than contracts with big companies)
- 73. Crime
- 74. Affordable housing
- 75. Recreational facilities and programs for youth
- 76. Wider Bicycle lanes
- 77. Remove all Covid restrictions
- 78. Education
- 79. Get rid of the homeless
- 80. More business like retail stores that are affordable
- 81. Affordable housing
- 82. less homelessness especially on the Dam Road
- 83. More housing.
- 84. Viviendas asequibles
- 85. More job training opportunities, especially for youth. Especially hiring within the community.
- 86. Affordable housing
- 87. More variety in stores and walkable areas
- 88. Smoother roads

89. Clean up and safety
90. Available resources to help people keep their jobs.
91. More affordable housing
92. Housing
93. Mixed use projects
94. More affordable housing
95. Reduce road size and convert the space to pedestrian and bicycle lanes
96. More greenery
97. More social services
98. Cleaning or try to control the amount of dumpster left in the streets with household items such as bed mattresses etc..
99. Keep the streets clean
100. safety
101. Homeless
102. Seguridad publica
103. Mejorar el sueldo mínimo
104. Safe city
105. Less litter/Less harm to the environment
106. Faster internet
107. Affordable housing
108. Mental health facilities, addiction, homelessness
109. Limpieza de calles,
110. Viviendas. Asequibles
111. Clean
112. Safety
113. Seguridad
114. Safe shopping areas
115. More outstanding Healthcare facilities.
116. Homelessness
117. Affordable housing
118. Improved roads/sidewalks
119. Más vivienda asequible
120. more affordable housing,
121. more affordable housing
122. Las calles en mejores condiciones
123. better access to stores
124. improved sidewalks
125. more affordable housing

- 126. improved sidewalks
- 127. improved sidewalks
- 128. Less garbage in the street, better look of the city, no graffiti. Painted buildings
- 129. Affordable housing
- 130. Affordable housing
- 131. better access to stores
- 132. improved sidewalks
- 133. more affordable housing
- 134. more affordable housing
- 135. more affordable housing
- 136. Police and safety
- 137. Menos basura más zonas públicas limpias
- 138. Community safety and improved (increased) police presence.
- 139. Better paying jobs
- 140. Affordable housing
- 141. Quality of life issues, homeless, fireworks, loud and speeding cars
- 142. Affordable housing
- 143. Infrastructure, transportation, environment
- 144. Modernizar las fachadas de las tiendas
- 145. Increase employment
- 146. Create an emergency room hospital
- 147. affordable housing
- 148. More protection
- 149. Home improvements
- 150. more affordable housing
- 151. improved sidewalks
- 152. I think the first item is housing
- 153. Affordable housing
- 154. Street improvement
- 155. More affordable housing #1
- 156. Improve facade of stores
- 157. Mas viviendas viviendas accesible para los contribuyentes que trabajan y ganavel sueldo mínimo.
- 158. Affordable housing for already existing residents
- 159. Reduction of littering along major thoroughfares and in residential neighborhoods through aggressive enforcement of existing anti-littering ordinances.
- 160. Housing

Question 4b: Second Priority the City Should Focus on in the Next 10 Years

1. Improved look of businesses
2. Jobs
3. Healthy eating restaurants
4. better walking places
5. More Jobs
6. More affordable childcare
7. Trabajos pagados mejor
8. Safety
9. Housing
10. More mixed use for a livable/walkable city
11. Career and computer skills free to young and old
12. Noise pollution from the train
13. Streets and parks children can play in and walk to and feel safe
14. Better schools (not such low ratings)
15. Informational programs that are all inclusive...not just for certain incomes.
16. Livable wages
17. More youth opportunities
18. Higher police presence to discourage drug sale/use
19. Improved streets with trees and bicycle lanes
20. Job training for youth
21. Diverse Police force
22. Affordable housing
23. Streets improvement
24. More street lights.
25. Más árboles en la ciudad en las banquetas
26. More lights on san pablo ave and hilltop going towards tarahills
27. Mejora de las aceras
28. Protected bike lanes
29. Job opportunities
30. Employment
31. Create a real downtown
32. Community engagement
33. Acceso a las tiendas
34. Affordable housing
35. More transit accessibility
36. Larger emphasis on public transport
37. Less homeless

- 38. food accessibility (fresh produce, larger grocery stores, etc.)

- 39. helping the homeless

- 40. less homelessness

- 41. Better paying jobs

- 42. accessible opportunities for all

- 43. More housing

- 44. Affordable housing

- 45. Transit

- 46. Community/Crime Safety & Cleaner Community

- 47. Combat illegal dumping

- 48. Well paid jobs and trainings

- 49. More things to do in the city

- 50. Job training resources

- 51. landscaping

- 52. Wider, cleaner sidewalks to walk around

- 53. Improved pedestrian safety (including protected bike lanes/bike corridors)

- 54. Job opportunities

- 55. Improved sidewalk

- 56. Better upkeep of sidewalks/center divides and streets. Many San Pablo corridors look neglected or half done.

- 57. Less litter, enforce parking so street sweeping can be effective

- 58. Cleaning up the streets and creeks- a lot of dumping on sidewalks and streets

- 59. Homelessness/encampments

- 60. Preserving and building the cultural and historical assets of the city.

- 61. medical assistance

- 62. Improved schools

- 63. Cleanliness. streets...

- 64. more affordable housing

- 65. More Traffic lights and stop signs

- 66. Slower speeds in residential streets

- 67. shopping

- 68. Local farms

- 69. Crosswalk and sidewalks on Road 20

- 70. Affordable housing.... There is no rent control in San Pablo and people of color that have resided in these community are being displaced.. my family included.

- 71. Homeless

- 72. Increasing urban density

- 73. Improved sidewalks

- 74. Wider sidewalks

75. Fund the police
76. Housing
77. Clean up the trash
78. Keep the streets clean .. ALL OF THEM INCLUDING SIDE STREETS
79. less loitering at certain local businesses
80. Walkable communities.
81. Mejora de aceras y carreteras
82. More recreational facilities and programs.
83. Less trash and illegal dumping
84. Community buildings
85. Clean the local creeks from litter
86. Affordable houses
87. Keeping the city clean
88. Better job opportunities
89. Safety
90. Walkable neighborhoods
91. Local jobs
92. Replace single-family housing with multi-family housing
93. Better roads
94. Improved sidewalks
95. Making side walks & cross walks safer for all ages maybe increase side walk lights or signals in more areas.
96. Affordable housing
97. family orientated parks
98. Blight
99. Seguridad en la escuela para alumnos
100. La seguridad
101. Police work for the community.
102. Cleaner air and water
103. Community safety
104. Affordable childcare
105. Jobs, education, free job training, scholarships for college
106. Hacer que cada inquilino tenga limpia su vivienda
107. Tener más limpias las calles , en general la ciuda
108. Green
109. Vivienda asequible
110. Better selection of restaurants
111. More access to every part of the city along side improved sidewalks.

- 112. Less Housing

- 113. Good education for kids

- 114. Affordable housing

- 115. Mejora de las aceras

- 116. improved sidewalks

- 117. better access to stores

- 118. Mejor acceso a las tiendas

- 119. more affordable housing

- 120. better access to stores

- 121. better access to stores

- 122. more affordable housing

- 123. more affordable housing

- 124. Better access to stores

- 125. Affordable childcare

- 126. Better access to stores

- 127. improved sidewalks

- 128. better access to stores

- 129. improved sidewalks

- 130. improved sidewalks

- 131. improved sidewalks

- 132. Drug use and homeless

- 133. Oportunidades de trabajo para jovenes

- 134. Blight abatement in neighborhoods, public spaces, and shopping districts. (Graffiti, weeds, unkempt personal properties.)

- 135. More trees planted

- 136. Clean air

- 137. More greenery along streets, merchants encouraged improve the look of their storefronts

- 138. Improved and cleaner sidewalks

- 139. more affordable housing,

- 140. Mayo

- 141. Better living conditions

- 142. More nature, trees, flowers.

- 143. Taking care of our land; clean up, recycling

- 144. Better pay

- 145. Beefing up security personnel

- 146. improved sidewalks

- 147. more affordable housing

- 148. I think the second item is education

149. Street appearance

150. Education

151. More art. This city is boring

152. Youth programs and job

153. Reparación de calles, aceras peatonales y señales de tráfico y de estacionamiento etc.

154. Infrastructure

155. Reduction of noise pollution through aggressive enforcement of existing DMV regulations on modified exhaust systems and reckless driving.

156. Cleaning

Question 4c: Third Priority the City Should Focus on in the Next 10 Years

1. More jobs

2. Roads

3. Dumping

4. better social services

5. Cleaner areas

6. Cleaner air and water

7. Más seguridad para la comunidad y una ciudad más limpia

8. Job

9. Food desert

10. Noise ordinance on vale

11. Promote worker-owned business.

12. More diversity of restaurants, coffee shops, and walkable neighborhoods

13. More affordable housing

14. Grants for homeowners to build ADUs to support with housing with an income restriction that is \$250k or less as year.

15. More youth empowerment programs

16. Cleaner parks

17. Home ownership

18. More employment-oriented building with internships and training programs

19. More recreational programs

20. activities for youth

21. Emergency room care; more healthcare options

22. More small business

23. Affordable housing

24. Seguro médico general para personas de bajos recursos y sin documentos

25. Less traffic

- 26. Centro comercial

- 27. Better crosswalks

- 28. More Medical facilities other than Kaiser

- 29. Higher salaries

- 30. Give people a reason to visit - nightlife please

- 31. More businesses

- 32. Transporte

- 33. Cleaned up and upgraded shopping centers

- 34. Affordable housing

- 35. Increased variety in businesses

- 36. More jobs

- 37. public transportation

- 38. More youth focused centers

- 39. clean air

- 40. Affordable healthcare

- 41. improved walking spaces

- 42. More stores, supporting local businesses

- 43. Safety

- 44. Pedestrian and bicycle access

- 45. Wider Diversity of Business/Employment Opportunities

- 46. Small business development

- 47. Higher levels of community safety and protection.

- 48. Free wifi

- 49. Less graffiti

- 50. More access to open space/parks

- 51. Public parks with sports club in more locations

- 52. Parks

- 53. More police presence. maybe motor cops or on bicycles. More approachable, mostly just see them in their vehicles driving thru town.

- 54. Revitalize shopping areas

- 55. Educating families and youth about resources available to them and how to improve the city

- 56. Affordable housing

- 57. Building a hospital in conjunction with other West County Communities.

- 58. getting the homeless out of the bushes

- 59. Social services

- 60. Employment...with livable wages

- 61. better sidewalks

- 62. Wider and cleaner sidewalk

63. safety
64. Higher paying jobs
65. Help with homelessness
66. Improved streets in general. The pipeline project is taking too long. The projection finish date passed long ago and our streets are uglier than before.
67. Cleaning up the creeks they lay under the bridge and throw stuff at traffic
68. More convenient public transit
69. Job training opportunities for all
70. Remove CRT from all schools
71. Job opportunities
72. Fix the parking issues
73. Outlaw fireworks and gun shooting on holidays PERIOD
74. cleaner appearance of residence front yards
75. Traffic Calming.
76. Accesar las tiendas
77. More affordable housing.
78. More Job opportunities
79. Affordable housing
80. More community events
81. Less homeless
82. Bringing Activities to the city: Bringing the community together
83. Community engagement
84. Diverse opportunities for all
85. More recreational parks and easy bike/walk access
86. Youth program
87. Convert single-use development to mixed-use development
88. More out door nice benches for views with green grass
89. Better access to stores!
90. Have more community events that can help families with teaching healthy eatings maybe more farmers markets for low and income families.
91. Jobs
92. all inclusive playground
93. Education
94. Más cursos de prevención para desastres
95. La limpieza
96. Employment opportunities.
97. More greenery
98. Access to stores
99. Homelessness

100. Housing. Affordable housing for lower income individuals. We need to control rents that investors & landlords overcharge people. We need to help our community support themselves. We need to be the first in our county to design a program for people to rise above poverty. A program that address their specific needs and gets them to a better place. For example: A low income family. We should offer them job training, counseling on how to develop a successful livelihood, affordable housing, with medical care. Same goes for homeless person with mental health & addiction issues. Help them be successful. I feel as if society forgets to care for the less fortunate. Please make a difference.

101. Más seguridad

102. Tener mayor seguridad

103. Safe

104. Más actividades familiares

105. Homeless

106. More access to social services in the town.

107. City Beautification

108. Minimize crimes

109. More food, shopping, entertainment

110. Mejor acceso a las tiendas

111. better access to stores

112. improved sidewalks

113. Mantener la ciudad limpia

114. improved sidewalks

115. more affordable housing

116. improved sidewalks

117. better access to stores

118. better access to stores

119. More community centers, areas for youth

120. More healthcare centers

121. Safety

122. more affordable housing

123. more affordable housing

124. better access to stores

125. better access to stores

126. better access to stores

127. Illegal garbage dumping and speed bumps

128. Oportunidades de formación

129. Install roundabouts, and other deterrents to unsafe driver activities, and illegal slideshows. Enforce stopping at ignored stop signs in neighborhoods. The sign on my street is on average around 75% ignored.

-
130. More constant roadwork
-
131. More well paid jobs
-
132. More below market housing
-
133. Increase transit frequency
-
134. better access to stores
-
135. Environmental governance
-
136. Create a hospital with emergency room
-
137. Health; mental health/ nutrition
-
138. More community activities
-
139. To develop the economy
-
140. better access to stores
-
141. better access to stores
-
142. I think the Third Street building
-
143. Health clinics
-
144. Job training
-
145. Jobs that people can live off of
-
146. Dump or garbage on sidewalk
-
147. Cuando la ciudad haga mandatorios, que de verdad que los haga cumplir tales como: estacionar ensima de aceras peatonales, jardines y basura tirada en frente de las casas.
-
148. Create more foot traffic for small businesses
-
149. More commercial and business development to broaden the economic base and move away from Casino, i.e. Casino.
-
150. Stores
-

Rumrill Property Owners Forum – San Pablo

NOVEMBER 22, 2022

ATTENDEES

City Staff

- Libby Tyler
- Griffen Dempsey
- Sandra Marquez
- Sugey Mojica
- Laura Santillan
- Elizabeth Lopez
- Greg Dwyer
- Sara Kolarik
- Mel Mackson
- Jimmy Zhou

Consulting Team

- Andrew Hill
- Claire Villegas

Property Owners

- Kiran Yiramada – 1303 Fillmore Avenue (vacant lot 1 block away from Rumrill)
 - Owner for 6 years
 - Currently commercial zoned, existing zoning is a barrier
 - Leaving it vacant has led to homeless encampments behind lots
 - Has other properties in Richmond -
 - Does not live in San Pablo
 - Does not want to incorporate garage spaces or parking lots, prefers to build similar to existing four-plexes in the area
 - 5000 sq. ft.
 - Would want to give car space behind, but does not want garages or parking lots

- Excited about new property builds on Rumrill, mainly seeking help with his own lot
- Sees residential and commercial in the future, potentially mixed-use properties on the main corridor
- Concerns re: flooding and sidewalk building around W. Sanford Ave.
 - North side lacks sidewalks
 - Important to look at stormwater issues before implementing sidewalks
- Dr. Robert Adams Jr. and Chris Adams – 1210 & 1200 Rumrill Blvd, 1310 Regina Ave
 - Partial property
 - Eager to build apartment units on the property
 - Land in the back is 85x150
 - Lives adjacent to the property, restaurant across the street
 - 50 years ownership
 - Believes community would benefit from improved housing and commercial business
 - Want to redevelop the house 1210 and the property
 - Interested in working in partnership with other developers
 - Hopes the area can address housing shortages in the larger surrounding areas which can spur economic development in the area, especially small business
 - Seeking drainage around property
 - Help property owners navigate development process



The City of San Pablo

Via email: GeneralPlan@sanpabloca.gov

Cc: HousingElements@hcd.ca.gov

September 19, 2022

Re: San Pablo's Draft Housing Element

To the City of San Pablo:

YIMBY Law thanks the City for its clear and sincere [housing element](#). We credit the City for studying [housing-element law](#), and for working in good faith to comply with it.

Let's turn, then, to how San Pablo can produce housing, not just a housing element.

California's "[serious housing crisis](#)" is a failure of imagination. In 1961, Jane Jacobs published her "[attack on current city planning and rebuilding](#)," where she lambasted utopian planning rules for ignoring real-world community growth and harmfully prescribing top-down categories and quantifications instead. Yet most cities, including San Pablo, still maintain these utopian practices today.

Consider San Pablo's program to amend its zoning ordinance so as to allow 12 "shopkeeper units" in the City by 2031. (Draft, p.4-5.) The City makes a point of "contrast[ing]" these "shopkeeper units" against "live-work units" on the grounds that the former "are dwelling units that are physically separated from a commercial space used for a business operated by the occupant" whereas the latter "are a commercial use that allows residential occupancy." (*Ibid.*) *Really?* Is drawing this distinction a legitimate or even enjoyable use of anyone's time, let alone the government's legal monopoly on force? With so many Californians living in tents, vans, and sheds (🏠), why does the City care if and where it allows resident-entrepreneurs?

The point is that the City is not *really* “2.2% vacant,” as the City claims. (See *id.* p.3-6.) To believe that figure requires one to accept that the polygons the law draws across City territory constitute forever-fixed boundaries of unit-equivalent lots, and that any building anywhere on any of those lots renders the lot nonvacant. In reality, 78 percent of 45 percent of the City’s geographical territory “is developed with single-family homes,” and City ordinance prohibits those homes from occupying more than 45% of the lots on which they are built. (*Id.*, pp.3-6, C-15.) The City’s own lot-coverage ordinance for single-family districts thus mandates, all by itself, that at least 15.8% of City territory is vacant.

Don’t complain, then, that San Pablo is “largely built out.” (*Id.* p.3-6.) If you want to build the housing that will determine which cities attract this generation’s workforce, abolish your design requirements. (Contra Draft, p.4-21). Doing so could free up attention for your equity programs, many of which [we support](#).

We look forward to the City’s next draft. Please contact me with questions.

Sincerely,



Keith Diggs

Housing Elements Advocacy Manager, YIMBY Law

keith@yimbylaw.org



San Pablo Environmental Justice Element Outreach Event #1

LOCATION

- San Pablo Community Center
- March 16, 2023, 6pm

ATTENDEES

Staff

- Sandy Marquez (City)
- Mel Mackson (City)
- Karen Chavez (Dyett & Bhatia, D&B)
- Claire Villegas (D&B)
- TOD Outreach Consultant Group

Participants

- Approximately 25 community members and 15 kids

SUMMARY

D&B was stationed near the entrance of the community center. Two tables with the three environmental justice sheets laid side-by-side so participants could easily see the questions. Participants were greeted upon arrival and offered food and drinks, followed by an introduction to the General Plan and the event's activity. Overall, participants were very receptive of the activity and felt comfortable answering questions about housing, health, and public facilities.

Most people did not agree that people trying to rent/buy a home are discriminated against; instead, they felt that many people in San Pablo can't afford or don't qualify to buy a new home because of how expensive housing is. As a result of the price, participants agreed that too many people live together in one home, room, or unit.

Health and environmental concerns that participants expressed was the proximity to the Chevron Richmond refinery. Many participants acknowledged the lack of clinics and hospitals in the area; one participant noting that the closest, affordable location to receive healthcare was in Oakland. Additionally, participants noted that there aren't enough grocery stores to buy health, fresh food (City has many food desserts), and there are a lot of convenience stores that sell processed and easy-to-grab food that may not be the most nutritional.

Lastly, participants expressed the enthusiasm for the new creek trail in the community that serves as outdoor recreation and the new library. Many participants agreed that there are decent facilities in San Pablo, but more outreach can be done to promote programs and activities at the community learning centers. Daycares/community centers are often not affordable, so community members have to go outside San Pablo to find affordable care. Many participants expressed interest in free health clinics as there is no hospital in San Pablo, and the closest place to get care is Kaiser Richmond.

NOTES

- Near Richmond High School a lot of people park on the sidewalks, people with strollers and bicycles can't get through
- More outreach for community learning centers, programs exist but a lot of people don't know about them
- Many people in San Pablo can't afford or don't qualify to buy a home
- People can find rentals quickly, but they are *expensive* – prices are dramatically higher today
- Many people rent or sublease single rooms, overcrowding issues, might even convert garages
- Participants noted that some areas of the city have limited access to grocery stores
- New creek trail has been a great outlet for outdoor recreation, high use
- Environmental health concerns/pollution with proximity to Richmond refinery, illegal dumping and other hazardous materials
- A lot of low-income residents and few public health clinics, *no hospital in San Pablo*
- Even at the closest hospital – Kaiser Richmond – it is very difficult to get an appointment, people have had to go all the way to Oakland
- Great new library
- Daycare/community centers are not often affordable or people don't know about them, often have to go outside the city
- No cooling or heating centers in San Pablo
- People do feel like they experience discrimination on housing prices or selection
- Shortage of teachers in the area

1. What housing issues exist in your neighborhood? ¿Qué problemas de vivienda existen en su vecindario?

Place a sticker on the scales below to indicate your opinion / Ponga una pegatina en las escalas de abajo para indicar su opinión

1. Strongly Disagree/ Totalmente en Desacuerdo 2. Disagree/ En Desacuerdo 3. Neutral/ Indiferente 4. Agree/ De Acuerdo 5. Strongly Agree/ Totalmente de Acuerdo

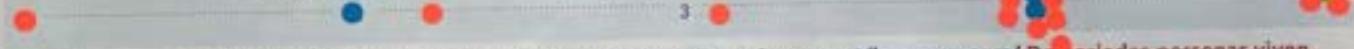
People trying to rent/buy a home are discriminated against/ Las personas que intentan rentar/comprar una casa son discriminadas



Not enough ADA compliant housing/ No hay suficientes viviendas que cumplan con ADA



Landlords do not maintain the property/ Los propietarios no mantienen la propiedad



Too many people live together in one home because it is too expensive to rent/buy your own/ Demasiadas personas viven juntas en una casa porque es demasiado caro rentar/comprar una propia



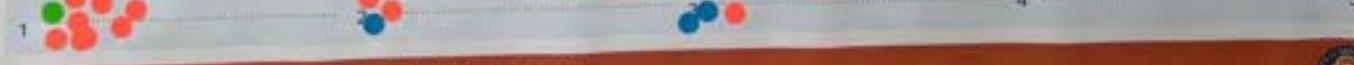
Renters do not have enough money for other necessities after paying rent/ Los renteros no tienen suficiente dinero para otras necesidades despues de pagar la renta



Lack of affordable housing/ Falta de viviendas para gente de bajos recursos



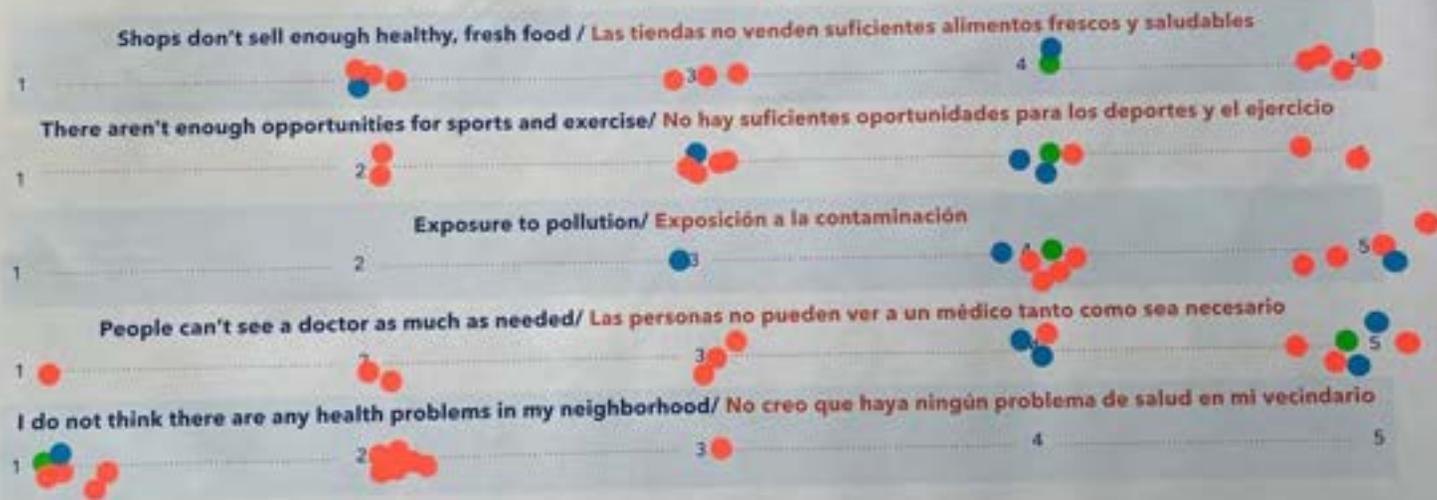
I do not think there are any housing problems in my neighborhood/ No creo que haya ningún problema de vivienda en mi vecindario.



2. What health issues exist in your neighborhood? ¿Qué problemas de salud existen en su vecindario?

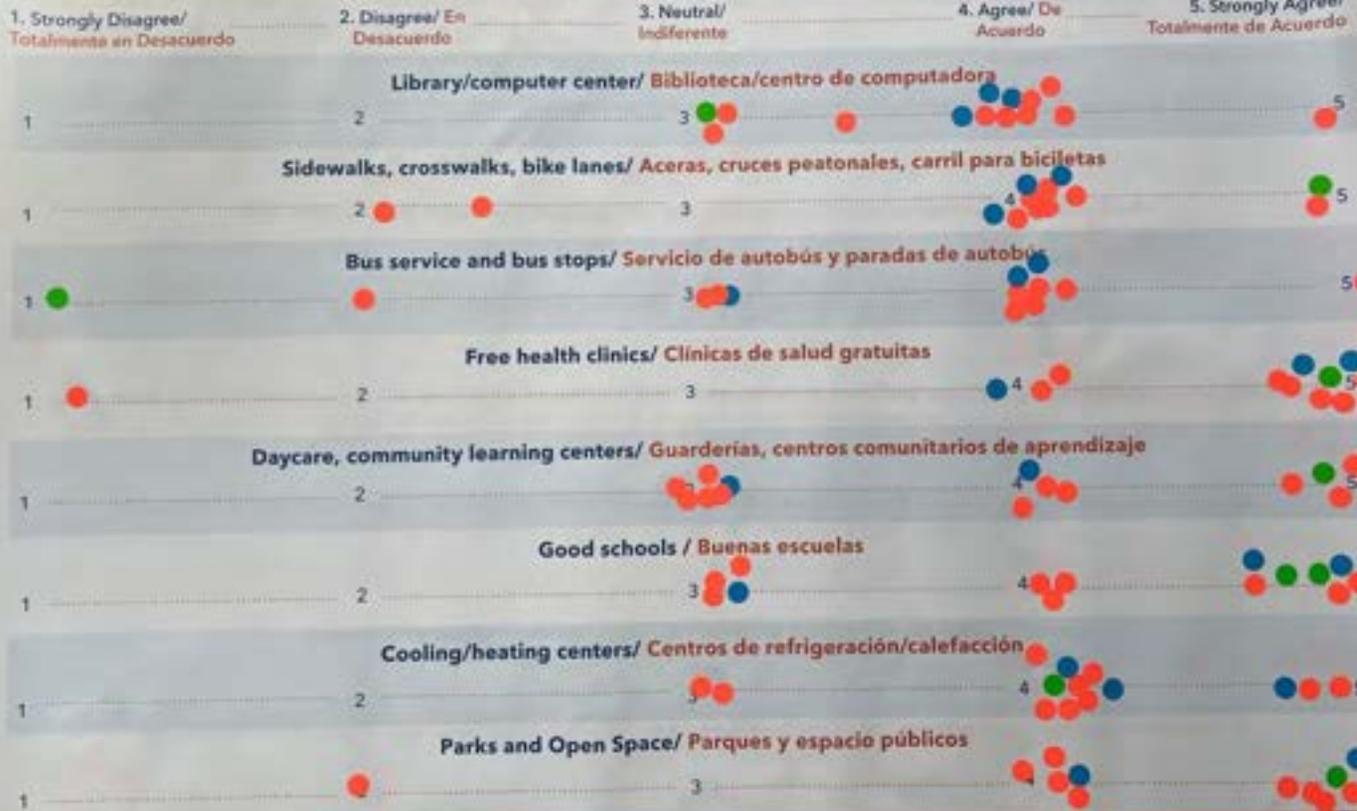
Place a sticker on the scales below to indicate your opinion / Ponga una pegatina en las escalas de abajo para indicar su opinión

1. Strongly Disagree/ Totalmente en Desacuerdo 2. Disagree/ En Desacuerdo 3. Neutral/ Indiferente 4. Agree/ De Acuerdo 5. Strongly Agree/ Totalmente de Acuerdo



3. What public facilities do you think your community needs the most? ¿Qué instalaciones públicas cree que su comunidad necesita más?

Place a sticker on the scales below to indicate your opinion / Ponga una pegatina en las escalas de abajo para indicar su opinión



San Pablo Environmental Justice Element Outreach Event #2

LOCATION

- Kidd Manor Senior & Disabled Housing
- April 25, 2023; 6pm-7pm

ATTENDEES

Staff

- Sandy Marquez (City)
- Mel Mackson (City)
- Karen Chavez (D&B)
- Claire Villegas (D&B)

Participants

- 8 residents from Kidd Manor and the adjacent housing complex

SUMMARY

D&B was stationed near the entrance of the Kidd Manor lobby. D&B had three boards set on easels and propped on a table so that participants could read the questions. Participants were greeted upon arrival and offered food and drinks. Staff from the City of San Pablo introduced the topics of their boards and D&B gave a brief overview of the Environmental Justice element to all participants. Participants were encouraged to interact with the different “stations” based on their interest. 6 out of the 8 attendees participated in our board’s activity.

Most residents spoke to their positive housing experiences living at Kidd Manor, but offered perspectives on housing issues in the City. 5 of the 6 residents we spoke to lived at Kidd Manor for 5 years or longer. While participants agreed discrimination is not a major issue, they believe affordability is for both renting or wanting to buy a home. Even though resources exist to support low-income residents, one participant noted that it is difficult to identify these resources. They also noted Kidd Manor does not face any landlord issues, but agreed many properties in San Pablo are rundown.

The main health issue participants spoke to was the lack of healthy food options near them. Two participants made comparisons to the stark differences in grocery options between Piedmont and San Leandro and San Pablo. They also expressed an interest in an increase in local farmer’s markets that are open outside of normal business hours. Participants also spoke to the need for more walking trails and outdoor opportunities.

Kidd Manor offers proximity to the Contra Costa College library, which many residents enjoy. One participant expressed that service and bus stops are sufficient, but there is insufficient connectivity to transit between adjacent cities. Finally, there was consensus that greater effort or more creative ideas to bring different parts of the community together through events or learning centers would be beneficial to senior residents at Kidd Manor.

NOTES

- There is not necessarily discrimination in housing, but there are not enough resources for people who need help finding housing or renting
- More walking trails are needed
- At Kidd Manor, the Housing Authority takes good care of maintaining the property, but there are a lot of run down properties across San Pablo, for example mold problems
- Walking-distance proximity to the library from Kidd Manor is very convenient and most residents we spoke to seemed to take advantage of that community facility
- The community needs more of all of the public facilities listed on the board-
- There is a greater need for affordable childcare, one idea could be to merge community facilities eg. Use the senior center or Kidd Manor lobby as a childcare center, more focus on creative solutions and bringing community groups together would be of value
- Need more spaces for children like play structure and swings
- Restoring sidewalks should be a priority
- Housing is expensive and a lot of people don't have sufficient resources right now (in this economy), buying a home is difficult
- Many people can't afford to live on their own
- Not as many homeless people in San Pablo, more in Richmond/Oakland
- Drugs and illegal dumping in the area surrounding Kidd Manor is a problem
- More police patrol may increase feelings of safety for residents, though it used to be worse
- Compared to Piedmont, there are barely any markets that sell produce
- Very limited farmer's markets for working people, the times never work or aren't in convenient proximity
- Coming from San Leandro, there were more options for healthy food
- More recreation opportunities would be beneficial for younger people
- More bike lanes and lighting would improve feelings of safety
- Very difficult to see doctors at Kaiser
- Don't necessarily need more bus stops, but integrating transit between one city to the next should be a priority
- More community learning centers and spaces for people to convene would help improve feelings of community, reduce isolation



2. What health issues exist in your neighborhood? ¿Qué problemas de salud existen en su vecindario?

Please check the circles below to indicate your opinion / Marque una pajarita en los círculos de abajo para indicar su opinión

1. Strongly Disagree/
Totalmente en Disacuerdo

2. Disagree/
Disacuerdo

3. Neutral/
Indiferente

4. Agree/
Acuerdo

5. Strongly Agree/
Totalmente de Acuerdo

Shops don't sell enough healthy, fresh food / Las tiendas no venden suficientes alimentos frescos y saludables

There aren't enough opportunities for sports and exercise / No hay suficientes oportunidades para los deportes y el ejercicio

Exposure to pollution / Exposición a la contaminación

People can't see a doctor as much as needed / Las personas no pueden ver a un médico tanto como sea necesario

I do not think there are any health problems in my neighborhood / No creo que haya ningún problema de salud en mi vecindario



