



Appendix G

Additional Information in Support of Housing Projections



Appendix G: Additional Information in Support of Housing Projections

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Appendix G: Additional Information in Support of Housing Projections

All of San Pablo's lower income RHNA of 273 units is accommodated on vacant sites in the inventory; however, to establish a robust buffer of viable sites for housing to meet community needs, the inventory also includes ten non-vacant sites. These non-vacant sites accommodate housing at all income levels. Under State law, additional analysis is required to demonstrate the viability of non-vacant sites for redevelopment with housing during the planning period. Accordingly, this appendix has been prepared to provide additional data and analysis in support of the viability of sites for redevelopment with high density housing as envisioned, including:

- A. A survey of recently approved and constructed multifamily housing projects in San Pablo and comparable jurisdictions, including a summary of site characteristics prior to redevelopment;
- B. An analysis of the site characteristics of the ten non-vacant properties on the San Pablo inventory to demonstrate that they share the same characteristics as the survey properties and are viable candidates for redevelopment with housing during the planning period;
- C. A review of recent development trends within San Pablo's Priority Development Areas (PDAs) to illustrate that other comparable sites in the vicinity of the ten non-vacant sites are seeing development activity, underscoring the viability of the ten non-vacant sites for redevelopment with housing during the planning period; and
- D. A discussion of programs included in the Action Plan (Chapter 4) to address potential constraints and facilitate redevelopment of the ten non-vacant sites with housing during the planning period.

A

Survey of Precedent Housing Projects in Contra Costa County

A survey of recent residential development projects was conducted to confirm that the characteristics of sites identified are conducive to redevelopment. Although there are several high-density projects currently in the development pipeline, there were relatively few high-density projects constructed in San Pablo during the Fifth Housing Element Cycle. Therefore, the survey considered recent residential development projects on comparable sites in other West County communities, including Richmond, El Cerrito, Hercules, and Pinole. Profiles of the recent residential precedents are included in this section, detailing project location, site characteristics prior to redevelopment, and approved/constructed densities. Table G-2 summarizes project sites characteristics prior to redevelopment which indicate redevelopment potential. These characteristics include:

- Typical parcel size range from 0.42 to 3.0 acres
- Typical existing use: Commercial use or parking lot
- As-Built FAR prior to redevelopment: 0.49 FAR
- A/V Ratio prior to redevelopment: 2.14
- Average year structures built prior to redevelopment: prior to 1964
- Zoning: Commercial or Mixed Use Zoning
- Location: Along commercial corridors

High Density Housing Projects in Contra Costa County

Summary Table

Name	Location	Zoning	Status	Density (du/ac)
Nevin Homes Residential Project	Richmond	High Density Residential & Commercial	Built	169
Hana Gardens Senior Apartments	El Cerrito	Mixed-Use & Transit-Oriented	Built	67.4
San Pablo Apartments	El Cerrito	Mixed-Use & Transit-Oriented	Built	119
The Exchange	Hercules	Historic Town Center	Built	78
The Grand	Hercules	Historic Town Center	Built	77
Vista Woods	Pinole	High Density Residential & Commercial	Under Construction	89
Playland II	El Cerrito	Midtown Transit Oriented Mixed-Use	Under Construction	173
SAHA Development	Pinole	Commercial Mixed-Use	Approved	54
			Average Density	103.3

Richmond



Site Location: before

Site Location: after

Address:	2100 & 2200 Nevin Ave.
Prior Use:	Vacant Office / Parking Lot
Units Developed:	289
Very-low Income	29
Low-Income	258
Status:	Built
Site Area (Acres)	1.71 acres (74,812 SF)
Height of Buildings:	67' (6 stories)
Zone:	Multifamily High Density Residential (MFR-3); General Commercial (C-2)
Project Density:	169 du/ac

Project Description: A 289-unit multifamily residential development consisting of two adjacent parcels. The project demolished the existing parking lot and vacant office building to construct the building that includes a mix of studios, one-, two-, three-, and four-bedrooms. The total residential area is 172,520 SF.

Onsite Amenities: On-site management, community room with kitchen, fitness center, laundry, playground, BBQ/picnic area, controlled access and parking garage

Open Space:	39,340*
On-site Parking:	194

* Includes private patio open space and common open space in interior courtyard

Richmond *(continued)*



Building Rendering



Outdoor Courtyard



Site Elevation



El Cerrito



Site Location

Address: 10860 San Pablo Avenue
Prior Use: Industrial, Office and Mixed-Use
Units Developed (senior): 62
Status: Built
Site Area (Acres) 0.92 acre (40,075 SF)
Height of Buildings: 65' (5 stories)
Zone: Mixed Use Commercial / Transit-Oriented Mixed Use (TOM)
Project Density: 67.4 du/ac

Site Plan

Project Description: A high-quality affordable senior housing with 1,906 SF of social services and 1,156 SF of commercial uses on the ground floor. A beautiful Japanese Heritage Garden and public plaza are also included. Construction of the project began at the end of January, 2017 and completed in December of 2018.

Onsite Amenities: Clinic, central open space, walkways, sitting areas, community gardens, and a picnic area

Open Space: 12,133 SF
Parking: 35

El Cerrito *(continued)*



Existing Building



Existing Building Elevation



Accessibility for Residents



Community Area

El Cerrito



Site Location



Site Plan

Address: 10963 San Pablo Ave
Prior Use: Retail
Units Developed: 50
Status: Built
Site Area (Acres): 0.42 acres (18,281 SF)
Height of Buildings: 55' (5 stories)
Zone: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
Project Density: 119 du/ac

Project Description: A 5-story building with 3,000 SF of ground floor commercial use and 50 residential units on the upper four floors. The previous one-story commercial building was occupied by three businesses and was demolished prior to redevelopment.

Onsite Amenities: Private roof decks, rooftop area, bicycle parking, outdoor balconies, courtyard space, fitness studio

Open Space: 7,100 SF
Parking: 34

El Cerrito (continued)



Rendering



Completed Building



Roof Decks



Façade Articulation

Hercules



Site Location

Address: 2525 Bayfront Blvd
Prior Use: Vacant
Units Developed: 172
Status: Built
Site Area (Acres): 2.2 acre (95,832 SF)
Height of Buildings: 64'-6" (5 stories)
Zone: Historic Town Center
Project Density: 78 du/ac

Site Plan

Project Description: A first phase of The Hercules Bayfront Master Plan, The Exchange is a podium project that sits on 2.2 acres and rises four-stories. The project includes 172 market-rate residential units including lofts and townhomes as well as 13,767 SF of ground level retail.

Onsite Amenities: Clubhouse, outdoor courtyard, BBQ station, rooftop decks, fitness center, package lockers, bike storage, dog spa

Parking:	288
Covered Parking Spaces	224
Street	64

Hercules *(continued)*



Exterior Building



Exterior Building

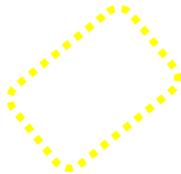


Rooftop



Open Space and Courtyard

Hercules



Site Location

Address:	2200 John Muir Parkway
Prior Use:	Vacant
Units Developed:	232
Affordable	15
Status:	Built
Site Area (Acres)	3.0 acre (130,680 SF)
Height of Buildings:	60' (4 stories)
Zone:	Historic Town Center
Project Density:	77 du/ac

Site Plan

Project Description: A second phase of The Hercules Bayfront Master Plan, The Grand is also a podium project that sits on 3.0 acres and rises four-stories over a single level parking garage at grade level and one half-level parking situated above grade. There is no retail.

Onsite Amenities: Sports bar lounge, courtyard lounge with fire pits, fitness center, dog spa, bike storage, storage units, EV chargers

Parking:	311
Resident Spaces	282
Public Access Spaces	29

Hercules *(continued)*



Exterior Building



Bird's-Eye View



Building in Context



Open Space and Courtyard

Pinole



Site Location

Address:	600 Roble Ave
Prior Use:	Vacant
Units Developed:	179
Status:	Under Construction
Site Area (Acres)	2.01 acre (87,555 SF)
Height of Buildings:	60'-7" (4 stories + parking)
Zone:	High Density Residential & Commercial Mixed Use (R4 & CMU)
Project Density:	89 du/ac

Site Plan

Project Description: Construction of 179 unit affordable building complex for senior citizens on three parcels which total to 2.01 acres. The project site is combination of three parcels which were vacant with an abandoned commercial building.

Onsite Amenities: Community gathering spaces, fitness room, laundry, offices for on-site management, outdoor recreation spaces, underground parking

Open Space	63,510 SF
Parking:	88

Pinole (continued)



Project Rendering



Project Rendering in Context



Project Rendering



Project Rendering

El Cerrito



Site Location



Site Plan

Address: 10919 San Pablo Ave

Prior Use: Industrial, retail, commercial and residential

Units Developed: 90

Status: Under Construction

Site Area (Acres): 0.52 acre (22,804 SF)

Height of Buildings: 58'-1" (5 stories)

Zone: Midtown Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)

Project Density: 173 du/ac

Project Description: A 5-story, mixed-use building with 90 residential units and two ground floor commercial spaces of 2,998 SF. The project provides public open space in the form of two small public plazas in front of the building.

Onsite Amenities: Rooftop, central firepit, play area, outdoor furniture, grilling area, Motorcycle parking, lobby, electrical room, bike storage

Open Space 8,785 SF

Parking: 68

El Cerrito (continued)



Project Rendering



Project Rendering in Context



Project Rendering



Project Rendering in Context

Pinole



Site Location

Address: 811 San Pablo Ave
Prior Use: Vacant Lot
Affordable Units: 33
Status: Approved
Site Area (Acres): 0.61 acre (26,690 SF)
Height of Buildings: 50' (4 stories)
Zone: Commercial Mixed-Use (CMU)
Project Density: 54 du/ac

Site Plan

Project Description: Construction of a 33-unit affordable housing complex on a 0.61 acre site. The project was approved July 7, 2021 and will begin construction in 2023.

Onsite Amenities: Mailboxes, community room with kitchen, computer station, management offices, resident services, bike storage and a courtyard with community garden and children’s playground

Open Space: 5,700 SF
Parking: 16

Pinole *(continued)*



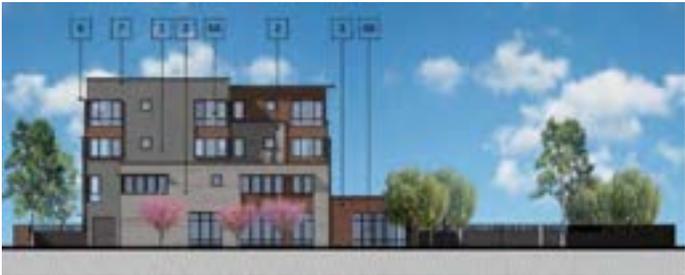
Building Rendering: Bird's-Eye View



Building Rendering



Building Rendering



Elevations

**Table G-2: Representative High Density Projects in Contra Costa County
Comparison of Land Use Characteristics**

Name	Nevin Homes Residential Project	Hana Gardens Senior Apartments	Cerrito Vista / San Pablo Apartments	The Exchange	The Grand	Vista Woods	Playland II	SAHA Development	Average Value
Location	Richmond	El Cerrito	El Cerrito	Hercules	Hercules	Pinole	El Cerrito	Pinole	
Address	2100 & 2200 Nevin Ave	10860 San Pablo Avenue	10963 San Pablo Ave	2525 Bayfront Blvd	2200 John Muir Parkway	600 Roble Ave	10919 San Pablo Ave	811 San Pablo Ave	
Parcel	514-090-018; 013	503-010-003; 014	509-110-017-1; 509-110-015-5	404-730-004	404-730-005	402-023-007; 003; 002	509-120-015	402-166-030	
Status	Built	Built	Built	Built	Built	Under Construction	Under Construction	Approved	
Existing/Prior Use	Vacant Office & Parking Lot	Warehouse, office, commercial-residential mixed-use (Vacant and Government-owned)	Retail & Parking	Vacant Lot	Vacant Lot	Vacant Lot with abandoned storage and garage	Industrial, retail, commercial and residential	Vacant Lot	
Zoning	Multifamily High Density Residential (MFR-3); General Commercial (C-2)	Mixed-Use Commercial/Transit-Oriented Mixed-Use	Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)	Historic Town Center	Historic Town Center	High Density Residential & Commercial Mixed Use	Midtown Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)	Commercial Mixed Use (CMU)	
Density (du/ac)	169	67.4	119	78	77	89	173	54	103.3
Prior Land value	\$ 534,128.00	\$ 1,989,000.00	\$ 342,309.00	\$ 106,244.00	\$ 465,999.00	\$ 3,564,600.00	\$ 1,910,173.00	\$ 4,592,163.00	
Prior Improvement Value	\$ 274,872.00	\$ 1,071,000.00	\$ 497,161.00	\$ -	\$ -	\$ 25,400.00	\$ 84,896.00	\$ -	
Prior AV Ratio	0.51	0.54	1.45	0.00	0.00	0.01	0.04	0.00	0.32
Site Area (SF)	74,812	40,075	18,281	95,832	130,680	87,555	22,804	26,690	62,091
Site Area (acres)	1.72	0.92	0.42	2.20	3.00	2.01	0.52	0.61	1.43
Prior Building Area (SF)	18,750	37,728	9,360	0	0	6,854	7,938	0	
Redeveloped Building Area (SF)	350,000	55,608	64,269	293,474	368,293	184,349	65,836	30,680	
Prior FAR	0.25	0.94	0.51	-	-	0.08	0.35	-	0.27
New FAR	4.68	1.39	3.52	3.06	2.82	2.11	2.89	1.15	
Year Built	2021	2017	2019	2020	2019	N/A	N/A	N/A	
Year Built Prior	1964	1959/1923	1902	N/A	N/A	1984/1948	1930/1928	N/A	

*Note: land value and improvement value are extracted from 2014 and 2021 Contra Costa County Assessor Data

B

San Pablo Non-Vacant Sites Analysis

The feasibility of the non-vacant sites on the inventory for redevelopment within the planning period was assessed on the basis of the following criteria, which are presented for each non-vacant site on the inventory in Table G-3 below:

- **Assessed Value (A/V) Ratio:** As described above, an AV ratio of less than one (meaning existing buildings/structures on site are worth less than the land) is an indicator of redevelopment potential. For the purpose of this analysis, sites with an AV ratio of less than 0.75 were deemed feasible and sites with an AV ratio of less than 0.2 are considered strong candidates for redevelopment.
- **Existing FAR:** As described above, a low as-built FAR means that the square footage of buildings is small compared to the overall size of the site, indicating the potential for redevelopment with other uses. A typical suburban community commercial shopping center may have an existing FAR of 0.25. Therefore, for the purpose of this analysis sites with as-built FAR of less than 0.25 were deemed feasible. For reference, Table G-3 also expresses as built FAR as a percentage of the maximum permitted FAR for the sites, which is 2.5 FAR in the PDA overlay. No site has an as built FAR that exceeds 18 percent of the maximum permitted FAR, and on average the sites have as built FARs that represent only 8.18 percent of the maximum, indicating strong potential for redevelopment.
- **Age of Existing Structures:** For the purpose of this analysis, sites with existing structures 20 years or older were deemed feasible, in view of the characteristics of survey sites in other West County communities.
- **Expression of interest in redevelopment with housing:** Where the property is currently for sale and/or where the property owner or representative has indicated interest in redevelopment with housing during the planning period to City staff, sites were deemed feasible.
- **Other indicator of redevelopment potential:** Based on a review of City records, where there have been code enforcement actions within the last 5 years and where there are visible signs of blight on the property, sites were deemed feasible.

Almost all the non-vacant sites meet at least four of the five feasibility criteria outlined above and are therefore considered strong candidates for redevelopment with housing within the planning period. Note that site #88 which meets three criteria and where the owners have not directly expressed interest in redevelopment to City staff is not required to meet RHNA obligations. Similarly, sites #81 and 18 which do meet at least four of the identified criteria but where the owners have also not directly expressed interest in redevelopment with housing to City staff, are also not required to meet RHNA obligations. Nevertheless, the City believes these sites to be viable candidates for housing within the planning period and has included them on the inventory so as to facilitate redevelopment if the owners elect to pursue that option in the future.

2405 CHURCH LANE, SAN PABLO



2D Aerial View



3D Aerial View

The site is located to the north of San Pablo and is surrounded by commercial and public-service buildings including the San Pablo Police Department, San Pablo Fire Department. The existing building is a single-story industrial warehouse and storage facility, indicating old construction using stucco and metal. The quality and maintenance of the warehouse indicates no investments have been made in years. However the owner has indicated interest for re-development.

Site Details

Accessor Parcel Number: 411-340-026-3

General Plan Designation: High Density Residential

Zoning Designation: SP2

Min. Density Allowed: 20 units/acre

Max. Density Allowed: 60 units/acre

Parcel Size: 0.539023668 acres

Existing Use/ Vacancy: Industrial

Existing Use Description: Warehouse and storage, surrounded by multi-family uses. In San Pablo Ave Specific Plan Area

Indicators of Redevelopment Potential

As Built FAR: 0.21

Percentage of Max. Permitted FAR: 8.52

%Year Built: NA

AV Ratio: 0.52

13742 SAN PABLO AVE, SAN PABLO



2D Aerial View



3D Aerial View

Currently occupied by a furniture store, this corner-lot site sits at the intersection of two major transit corridors in the city: San Pablo Ave and Church Lane. Current zoning permits commercial-mixed use developments, and the existing 1-story building was constructed in 1958. There have been no improvements to the building since.

Site Details

Accessor Parcel Number: 417-120-019-1

General Plan Designation: Commercial Mixed-Use **Zoning**

Designation: SP2

Min. Density Allowed: 20 units/acre

Max. Density Allowed: 60 units/acre

Parcel Size: 0.656075686546 acres

Existing Use/ Vacancy: Commercial

Existing Use Description: Furniture Store

Indicators of Redevelopment Potential

As Built FAR: 0.46

Percentage of Max. Permitted FAR:

18.42%**Year Built:** 1958

AV Ratio: 0.44

2697 EL PORTAL DRIVE, SAN PABLO



2D Aerial View



3D Aerial View

The 0.51 acre site is located in north-central San Pablo at the intersection of El Portal Drive and Rollingwood Drive. It is surrounded by several multi-family residential developments and is across the street from the San Pablo Community Center and Helms Middle School. The site houses a 1-story building is used for automotive car sales and a surface parking lot. The commercial-mixed-use zoning designation, along with a low existing FAR of only 4.73%, indicates potential for more development.

Site Details

Accessor Parcel Number: 416-073-004-2

General Plan Designation: Commercial Mixed-Use

Zoning Designation: CMU

Min. Density Allowed: 0 units/acre

Max. Density Allowed: 50 units/acre

Parcel Size: 0.512349514 acres

Existing Use/ Vacancy: Commercial

Existing Use Description: Automotive car sales. 2640 sq.ft building on 0.51 acre lot

Indicators of Redevelopment Potential

As Built FAR: 0.12

Percentage of Max. Permitted FAR: 4.73%

Year Built: 1960

AV Ratio: 0.50

14560 SAN PABLO AVE, SAN PABLO



2D Aerial View



3D Aerial View

With a building area of approximately 9,653 sq.ft, this 1.29 acre site is currently occupied by the New Bethel Church-God-Christ and a supplemental parking lot. Additionally, a large portion of the site (46%) is unimproved grassy area with minimal landscaping. This, along with an existing low FAR percentage of 5.63% indicates potential for high-density residential development in line with the current general plan designation.

Site Details

Accessor Parcel Number: 416-170-005-1

General Plan Designation: High Density Residential Zoning

Designation: SP2

Min. Density Allowed: 20 units/acre

Max. Density Allowed: 60 units/acre

Parcel Size: 1.293049574 acres

Existing Use/ Vacancy: Religious Institution Existing Use

Description: Church/ Religious Facility

Indicators of Redevelopment Potential

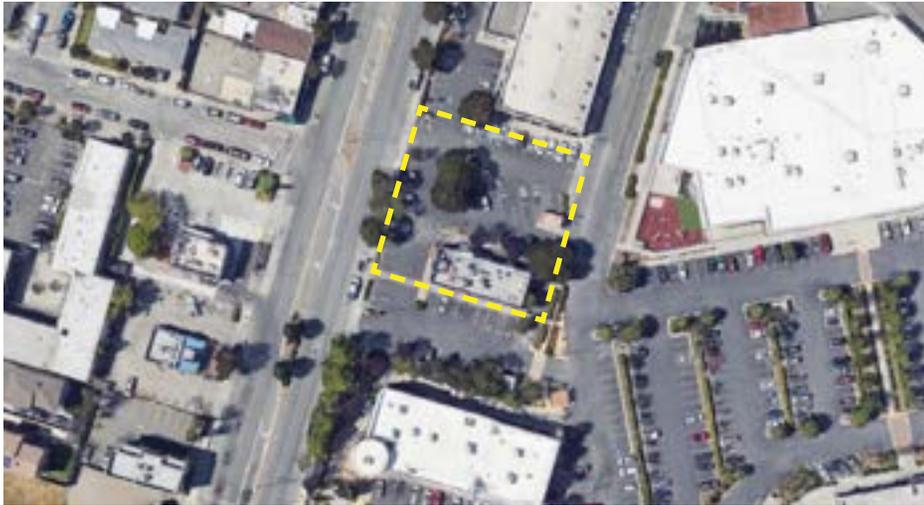
As Built FAR: 0.14

Percentage of Max. Permitted FAR:

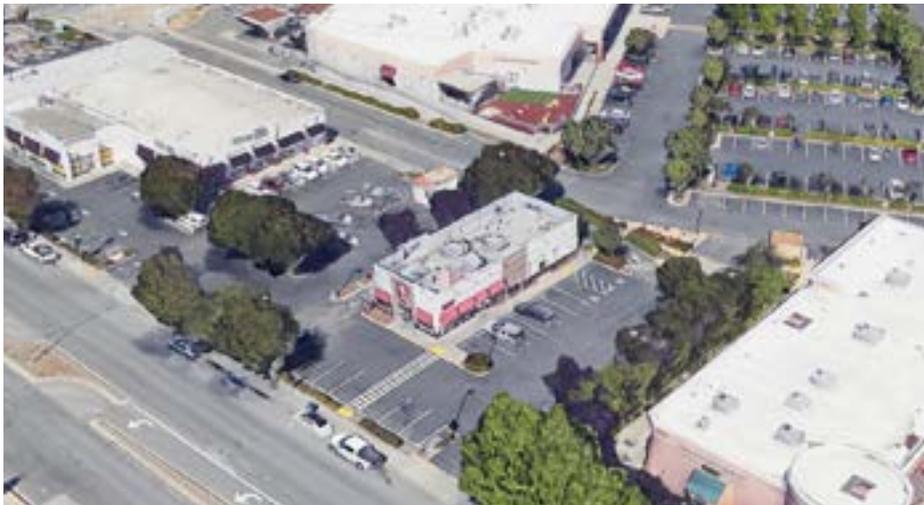
5.63%**Year Built:** 1972

AV Ratio: 0.41

14400 SAN PABLO AVE, SAN PABLO



2D Aerial View



3D Aerial View

The 0.57 acre site is currently occupied by a fast-food restaurant and a large parking lot. The current built up area results in 4.11% of the max. permitted FAR. Sandwiched between Helms Middle School and the Contra Costa College campus, this site is currently part of a larger commercial area that caters to a series of existing multi-family residential communities.

Site Details

Accessor Parcel Number: 416-150-012-1

General Plan Designation: Residential Mixed Use **Zoning**

Designation: SP2

Min. Density Allowed: 20 units/acre

Max. Density Allowed: 60 units/acre

Parcel Size: 0.578292791 acres

Existing Use/ Vacancy: Commercial

Existing Use Description: Restaurant with large parking lot.

Indicators of Redevelopment Potential

As Built FAR: 0.10

Percentage of Max. Permitted FAR: 4.11%

Year Built: 1999

AV Ratio: 0.91

1159 RUMRILL BLVD, SAN PABLO



2D Aerial View



3D Aerial View

This site currently sits within an industrial mixed-use area located in the south-west corner of San Pablo and hosts a series of single-story buildings and structures used for general commercial purposes. The primary building was constructed in 1953 and indicates a lack of investment and poor maintenance into the property, with the exception of a re-roof permit issued in 2006. The owner has expressed interest in selling the property.

Site Details

Accessor Parcel Number: 410-023-002-0

General Plan Designation: Industrial Mixed Use **Zoning**

Designation: PDA Overlay

Min. Density Allowed: 20 units/acre

Max. Density Allowed: 60 units/acre

Parcel Size: 0.749250053 acres

Existing Use/ Vacancy: Industrial

Existing Use Description: General Commercial

Indicators of Redevelopment Potential

As Built FAR: 0.23

Percentage of Max. Permitted FAR: 9.20%

Year Built: 1953

AV Ratio: 7.76

1701 RUMRILL BLVD, SAN PABLO



2D Aerial View



3D Aerial View

Just north of the previous site lies a 1.90 acre lot, with street access from the front and rear side. Built in 1963, it is currently used as a building and materials yard. With the exception of a re-roof permit issued this year, majority of the existing structures are temporary and indicates poor maintenance and underutilization of space over time. A telecom antenna facility was installed on site in 2018.

Site Details

Accessor Parcel Number: 410-011-005-7

General Plan Designation: Industrial Mixed Use

Zoning Designation: PDA Overlay

Min. Density Allowed: 20 units/acre

Max. Density Allowed: 60 units/acre

Parcel Size: 1.909734321 acres

Existing Use/ Vacancy: Industrial

Existing Use Description: Building and materials yard, built in 1963

Indicators of Redevelopment Potential

As Built FAR: 0.06

Percentage of Max. Permitted FAR:

2.40% **Year Built:** 1963

AV Ratio: 0.35

1817 RUMRILL BLVD, SAN PABLO



2D Aerial View



3D Aerial View

1817 Rumrill Boulevard is a significantly large corner lot site covering 2.27 acres directly adjacent to the city's railroads. The existing building is occupied by a grocery store. The parking lot has broken concrete and no improvements have been made. In 2024, the owner expressed interest in re-developing site for housing purposes. The site currently lies within the PDA Overlay, indicating potential for new development and increased density.

Site Details

Accessor Parcel Number: 411-030-006-0

General Plan Designation: Regional Commercial

Zoning Designation: PDA Overlay

Min. Density Allowed: 20 units/acre

Max. Density Allowed: 60 units/acre

Parcel Size: 2.279446505 acres

Existing Use/ Vacancy: Commercial

Existing Use Description: Grocery store with large parking lot.

Indicators of Redevelopment Potential

As Built FAR: 0.45

Percentage of Max. Permitted FAR:

17.96% **Year Built:** 1960

AV Ratio: 0.98

13220 SAN PABLO AVE, SAN PABLO



2D Aerial View



3D Aerial View

Located just west of the Wildcat Canyon Regional Park, just walking distance from the San Pablo Towne Center, Lytton Casino and single-family residential homes, 13320 San Pablo Ave site is the largest underutilized site on the inventory at 8.32 acres. The current built FAR is only 9.40% of the maximum permitted FAR. The existing commercial building is 85,225 sq.ft and is occupied by three tenants including a grocery store while one building remains vacant. This is supplemented by a large parking lot covering approximately 76% of the lot area. The broker for the property indicates the owner is interested in adding housing.

Site Details

Accessor Parcel Number: 417-211-012-6

General Plan Designation: Regional Commercial

Zoning Designation: SP2

Min. Density Allowed: 20 units/acre

Max. Density Allowed: 60 units/acre

Parcel Size: 8.324694816 acres

Existing Use/ Vacancy: Commercial

Existing Use Description: Commercial building with grocery store and vacant retail space.

Indicators of Redevelopment Potential

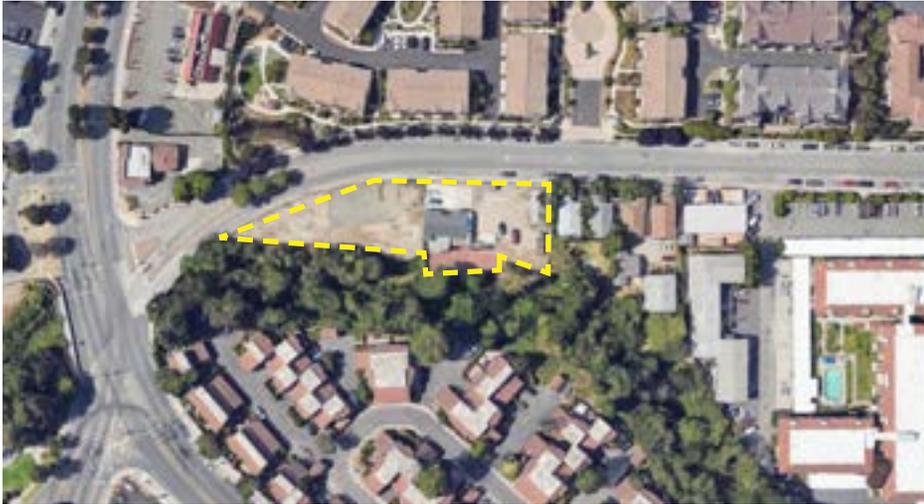
As Built FAR: 0.24

Percentage of Max. Permitted FAR:

9.40%**Year Built:** 1973

AV Ratio: 0.56

2364 ROAD 20, SAN PABLO



2D Aerial View



3D Aerial View

This is the most underutilized site in the inventory, with the current built FAR of 0.04 resulting in only 1.47% of the maximum permitted FAR. Located in central San Pablo at the intersection of several major roadways, it is primarily a vacant site with an unoccupied single-family dwelling structure due to poor maintenance. The property has recently been entitled for multi-family development, however there is lack of funding for the project's construction. It is being actively marketed by a new realtor with a price drop.

Site Details

Accessor Parcel Number: 416-120-029-2

General Plan Designation: High Density Residential

Zoning Designation: SP2

Min. Density Allowed: 20 units/acre

Max. Density Allowed: 60 units/acre

Parcel Size: 1.026820285 acres

Existing Use/ Vacancy: Commercial

Existing Use Description: Vacant site with single family dwelling structure

Indicators of Redevelopment Potential

As Built FAR: 0.04

Percentage of Max. Permitted FAR: 1.47%

Year Built: 1943

AV Ratio: 0.25

Table G-3: Redevelopment Indicators

Site #	10	58	63	81	88	18	31	39	43	62
Site Address/Intersection	2405 CHURCH LN	13742 SAN PABLO AVE	2697 EL PORTAL DR	14560 SAN PABLO AVE	14400 SAN PABLO AVE	1159 RUMRILL BLVD	1701 RUMRILL BLVD	1817 RUMRILL BLVD	13220 SAN PABLO AVE	2364 ROAD 20
Assessor Parcel Number	411-340-026-3	417-120-019-1	416-073-004-2	416-170-005-1	416-150-012-1	410-023-002-0	410-011-005-7	411-030-006-0	417-211-012-6	416-120-029-2
General Plan Designation	High Density Residential	Commercial Mixed Use	Commercial Mixed Use	High Density Residential	Residential Mixed Use	Industrial Mixed Use	Industrial Mixed Use	Regional Commercial	Regional Commercial	High Density Residential
Zoning Designation	SP2	SP2	CMU	SP2	SP2	PDA Overlay	PDA Overlay	PDA Overlay	SP2	SP2
Minimum Density Allowed (units/acre)	20	20	0	20	20	20	20	20	20	20
Maximum Density Allowed (units/acre)	60	60	50	60	60	60	60	60	60	60
Parcel Size (Acres)	0.539023668	0.656075687	0.512349514	1.293049574	0.578292791	0.749250053	1.909734231	2.279446505	8.324694816	1.026820285
Existing Use/Vacancy	Industrial	Commercial	Commercial	Religious Institution	Commercial	Industrial	Industrial	Commercial	Commercial	Commercial
Existing Use Description	Warehousing and storage, surrounded by multifamily uses. In San Pablo Ave Specific Plan area.	Furniture store	Automotive car sales. 2640 sqft building on 0.51 acre lot.	Church/Religious Facility	Restaurant with large parking lot.	General Commercial	Building and materials yard, built in 1963.	Grocery store with large parking lot.	Commercial building with grocery store and vacant retail space.	Vacant site with single family dwelling structure
Infrastructure	Yes - Current	Yes - Current	Yes - Current	Yes - Current	Yes - Current	Yes - Current	Yes - Current	Yes - Current	Yes - Current	Yes - Current
Publicly-Owned	NO - Privately-Owned	NO - Privately-Owned	NO - Privately-Owned	NO - Privately-Owned	NO - Privately-Owned	NO - Privately-Owned	NO - Privately-Owned	NO - Privately-Owned	NO - Privately-Owned	NO - Privately-Owned
Site Status	Available	Available	Available	Available	Available	Available	Available	Available	Available	Available
Lower Income Capacity	32	30	23	78	21	0	0	0	0	7
Moderate Income Capacity	0	0	0	0	0	10	31	26	115	0
Above Moderate Income Capacity	0	0	0	0	0	22	72	61	267	57
Total Capacity	32	30	23	78	21	32	103	87	382	64
Lotsqft	23,480	28,579	22,318	56,325	25,190	32,637	83,188	99,292	362,622	44,728
Building Sqft	5,000	13,160	2,640	7,931	2,589	7,506	4,996	44,586	85,225	1,646
INDICATORS OF REDEVELOPMENT POTENTIAL										
As Built FAR	0.21	0.46	0.12	0.14	0.10	0.23	0.06	0.45	0.24	0.04
Percent of maximum permitted FAR	8.52%	18.42%	4.73%	5.63%	4.11%	9.20%	2.40%	17.96%	9.40%	1.47%
Year Built	NA	1958	1960	1972	1999	1953	1963	1960	1973	1943
AV Ratio	0.52	0.44	0.5	0.41	0.91	7.76	0.35	0.98	0.56	0.25
Expressed Owner Interest	Yes (2024)	Yes (2023)	Yes (2023)				Yes, property currently for sale	Yes (2024)	Yes, broker indicates owner is interested in adding housing to this partly vacant and underutilized shopping center. Contact made in 2023.	Yes, property recently entitled for multi-family development and is being actively marketed by a new realtor with price drop
Code Enforcement Actions in last 5 Years	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes
Indication of Lack of Investment	The quality and maintenance of the existing warehouse indicates that no investments have been made in years.	Same tenant for years, no improvement to the building, no landscaping, graffiti on old signage.	No tenant improvements have been made since building was constructed in 1991.	No tenant improvements have been made since building was constructed, large portion of property is unimproved grassy area, minimal landscaping.	Franchise required sign update in 2019. No other investments have been made since.	No property investments recorded since a re-roof permit in 2006.	Re-roof permit for building issued this year. Lack of investment noticeable on the rest of the property. Poor maintenance. Telecom antenna facility installed on site in 2018.	No improvements have been made, parking lot has broken concrete, no landscaping.	The existing building contains 3 tenant spaces, one tenant is fairly new and there was improvements made to the façade of the building in 2019, the other tenant has not performed any improvements and the third space is vacant.	High density residential project entitled, lack of funding for the project's construction. Property poorly maintains as it remains vacant.

C

PDA Development Trends Review

Over 80 percent of the capacity identified on the sites inventory, including pipeline projects, is within the City's three Priority Development Areas (PDAs), consistent with the policy direction established in City plans. These are underutilized areas of San Pablo that the City has identified as key opportunities for infill development to help support the regional growth management strategy articulated in Plan Bay Area 2050, the Metropolitan Transportation Commission / Association of Bay Area Government's Regional Transportation Plan and Sustainable Communities Strategy. The PDA designation makes these areas eligible for regional grant funding to support planning and public investment in transportation and utility infrastructure which in turn will help attract private investment to achieve the envisioned land use pattern and growth. The three PDAs are:

- San Pablo Avenue PDA - This PDA spans the full length of San Pablo Avenue as it passes through the city. A specific plan was adopted in 2011 to guide the redevelopment of the 261-acre area, envisioning several new mixed-use districts centered around key community services and regional destinations, like Contra Costa College and Lytton Casino. There are three entitled but as yet unconstructed projects in this PDA, which will see construction of 255 new high density multi-family units.
- 23rd Street PDA - This PDA extends the full length of 23rd Street from Brookside south to the City limit, encompassing an area of 22 acres. A specific plan was adopted in 2007 to provide a long-term strategy for the revitalization of 23rd Street by facilitating mixed use infill development on vacant and underutilized parcels, fostering a safe and pedestrian-friendly streetscape, and supporting the vitality of neighborhood businesses. While the area has significant potential for new housing development, almost no construction has occurred in the last 15 years. Regulatory barriers have contributed, as discussed in Appendix C, and the Housing Action Plan in Chapter 4 incorporates programs to address impediments to housing development in this PDA.
- Rumrill Boulevard PDA - Rumrill Boulevard is a major four-lane community corridor that extends north from San Pablo's southwestern City limit to connect with Broadway and San Pablo Avenue. The southern portion of the corridor between Brookside and Costa is designated as a PDA, currently identified as an Employment Focus Area in Plan Bay Area and projected to see 22 new households and 194 jobs added by 2040. The area includes several large multi-family apartment complexes and a mobile home park, along with smaller multi-family and single family residences. A community wide survey conducted in 2022 identified strong community support for the incorporation of high density housing in the Rumrill PDA and, in tandem with the General Plan and Housing Element updates, a Corridor Plan is being prepared to guide revitalization of the area and incorporate strategies to foster transit-oriented development, enhance regional equity, and bring mobility, housing, and economic development opportunities to a diverse community in need. An affordable housing project at 1820 Rumrill within the PDA was entitled in 2023.

The PDA overlay applicable to these areas permits residential uses in a mixed use or 100 percent residential format at between 20 and 60 dwelling units per acre. Since 2015, the City has permitted 100 percent non-residential uses in the PDAs; however, as shown on the Figure G-1 and Table G-4 below, there have been relatively few non-residential projects and none since 2019. Overall, demand for residential projects in the PDAs has been significantly more robust in recent years than for non-residential development. Whereas 32 residential projects totaling 341 new housing units have been approved or constructed in the PDAs between 2015 and 2023, only six non-residential projects have been approved or constructed, the most significant two of which are public projects: the Civic Center and Library. Further, as shown on Figure G-2, there are a number of high density multifamily projects recently approved and/or currently under construction within the PDAs. Located in proximity to the ten non-vacant sites, these pipeline project sites have comparable characteristics to those of the ten non-vacant sites, underscoring the viability of the ten non-vacant sites for redevelopment with housing during the planning period.

The methodology for capacity calculations described in Chapter 3 conservatively assumes that all existing non-residential square footage will remain as housing is added to the sites, even though the zoning allows for 100 percent residential developments. In other words, the capacity assumptions assume that all non-vacant sites will develop in a mixed use format and as such account for the possibility of non-residential development. The City is not aware of existing lease agreements, easements, or other factors that would preclude redevelopment of these sites. Further, given that the capacity of the inventory far exceeds the City RHNA allocation, there is sufficient buffer to ensure the City can meet its RHNA obligations in the event some parcels develop with 100 percent non-residential uses over the planning period.

All of this supports the viability of these sites for redevelopment with housing during the planning period.

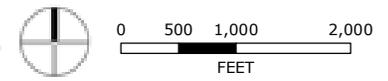
SAN PABLO HOUSING ELEMENT

San Pablo Projects Inside/Outside of PDAs

- Single Family Residential
 - Multifamily Residential
 - Mobile Home
 - Commercial
 - Industrial
 - Public
- Priority Development Area (PDA)
 - City Limits
 - Sphere of Influence
 - Major Highway
 - Major Roads
 - Railroads

List of Projects

- | | |
|----------------------------------|-----------------------------|
| 1 2846 12th St | 17 1605 Pine Ave |
| 2 2804 11th St | 18 2200 Pine Ave |
| 3 2679 Kelley Ave | 19 2232 Wilcox Ave |
| 4 2555 El Portal Dr | 20 2525 Market Ave |
| 5 2432-2442 22nd (APN 412240057) | 21 13831 San Pablo Ave |
| 6 2432-2442 22nd (APN 412240058) | 22 13751 San Pablo Ave |
| 7 2364 Road 20 | 23 13717 San Pablo Ave |
| 8 1999 18th St | 24 2812 Chattleton, Block E |
| 9 2036 21st St | 25 13691 San Pablo Ave |
| 10 1923 16th St | 26 1000 Gateway Ave |
| 11 1933 22nd St | 27 26 Gateway Ave |
| 12 1820 Rummil Blvd | 28 2885 Willow Rd |
| 13 1331 Market Ave | 29 13352 San Pablo Ave |
| 14 1716 Post Ave | 30 2652 Vale Rd |
| 15 1621 Rummil Blvd | 31 1354 Marin Ave |
| 16 2314 Bush Ave | |



SOURCE: City of San Pablo, 2021; Contra Costa County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners
Date: 12/5/2023



Table G-4: San Pablo Projects Inside/Outside PDAs

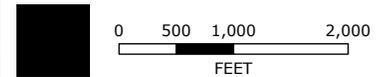
ID	Address	APN	PROJECT TYPE	Site Size	GPLU	ZONE	SQFT	UNITS	STATUS
1	2846 12Th St	412120024	Multifamily Residential	0.12	Low Density Residential	R-1 Single-Family Residential District	-	1.00	Approved
2	2804 11Th St	412090002	Single Family Residential	0.06	Low Density Residential	R-1 Single-Family Residential District	-	2.00	Constructed
3	2679 Kelley Ave	412344013	Single Family Residential	0.12	Low Density Residential	R-1 Single-Family Residential District	-	1.00	Constructed
4	2555 El Portal Dr	416140047	Multifamily Residential	1.86	Neighborhood Commercial	NC - Neighborhood Commercial District	-	54.00	Approved, Under Construction
5	2432-2442 22nd	412240057	Multifamily Residential	0.10	Residential Mixed Use	SP2 - San Pablo Ave Specific Plan	-	4.00	PC Approved
6	2432-2442 22nd	412240058	Multifamily Residential	0.11	Residential Mixed Use	SP2 - San Pablo Ave Specific Plan	-	4.00	PC Approved
7	2364 Road 20	416120029	Multifamily Residential	1.03	High Density Residential	SP2 - San Pablo Ave Specific Plan	-	64.00	Approved
8	1999 18Th St	411221001	Single Family Residential	0.10	Low Density Residential	R-1 Single-Family Residential District	-	1.00	Constructed
9	2036 21St St	411202040	Single Family Residential	0.11	Low Density Residential	R-1 Single-Family Residential District	-	1.00	Approved
10	1923 16Th St	411242007	Single Family Residential	0.10	Low Density Residential	R-1 Single-Family Residential District	-	1.00	Constructed
11	1933 22Nd St	411202020	Single Family Residential	0.07	Medium Density Residential	R-3 Multifamily Residential District	-	1.00	Constructed
12	1820 Rumrill Blvd	411041009	Multifamily Residential	0.50	Commercial Mixed Use	CMU - Commercial Mixed-Use District	-	40.00	Approved
13	1331 Market Ave	411041004	Single Family Residential	0.09	Commercial Mixed Use	CMU - Commercial Mixed-Use District	-	1.00	Approved
14	1716 Post Ave	410272017	Single Family Residential	0.11	Low Density Residential	R-1 Single-Family Residential District	-	1.00	Constructed
15	1621 Rumrill Blvd	410012012	Industrial	1.16	Industrial Mixed Use	IMU - Industrial Mixed-Use District	14,736.00	-	Constructed
16	2314 Bush Ave	527031008	Single Family Residential	0.08	Commercial Mixed Use	SP1 - 23rd Street Specific Plan	-	1.00	Constructed
17	1605 Pine Ave	410240005	Single Family Residential	0.08	Low Density Residential	R-1 Single-Family Residential District	-	2.00	Constructed
18	2200 Pine Ave	410180017	Single Family Residential	0.07	Medium Density Residential	R-3 Multifamily Residential District	-	1.00	Constructed
19	2232 Wilcox Ave	410080011	Single Family Residential	0.13	Medium Density Residential	R-3 Multifamily Residential District	-	1.00	Constructed
20	2525 Market Ave	411130032	Single Family Residential	0.08	Low Density Residential	R-1 Single-Family Residential District	-	1.00	Constructed
21	13831 San Pablo Ave	411330039	Multifamily Residential	3.29	Mixed Use Center	SP2 - San Pablo Ave Specific Plan	-	100.00	Approved, Under Construction
22	13751 San Pablo Ave	417130035	Public	0.93	Mixed Use Center	SP2 - San Pablo Ave Specific Plan	22,000.00	-	Constructed
23	13717 San Pablo Ave	417310003	Multifamily Residential	0.78	Mixed Use Center	SP2 - San Pablo Ave Specific Plan	-	91.00	CC Approved
24	2812 Chattleton, Block E	417310004	Public	0.96	Mixed Use Center	SP2 - San Pablo Ave Specific Plan	-	20.00	Approved, Under Construction
25	13691 San Pablo Ave	417310002	Commercial	1.37	Mixed Use Center	SP2 - San Pablo Ave Specific Plan	15,004.00	-	Constructed
26	1000 Gateway Ave	417310013	Public	2.67	Mixed Use Center	SP2 - San Pablo Ave Specific Plan	42,000.00	-	Constructed
27	26 Gateway Ave	417310008	Public	3.78	Mixed Use Center	SP2 - San Pablo Ave Specific Plan	7,500.00	-	Constructed
28	2885 Willow Rd	417090019	Mobile Home	2.13	Medium Density Residential	R-3 Multifamily Residential District	-	6.00	Constructed
29	13352 San Pablo Ave	417280016	Commercial	0.65	Regional Commercial	SP2 - San Pablo Ave Specific Plan	13,591.00	-	Constructed
30	2652 Vale Rd	417080007	Single Family Residential	0.58	Low Density Residential	R-1 Single-Family Residential District	-	1.00	Constructed
31	1354 Marin Ave	418022007	Single Family Residential	0.43	Low Density Residential	R-1 Single-Family Residential District	-	1.00	Approved
								401.00	
Inside PDAs							114,831.00	341.00	
Outside							-	22.00	

SAN PABLO HOUSING ELEMENT

Housing Inventory - Non Vacant Sites



- Low and Very Low Income
- Mixed Income
- Priority Development Area (PDA)
- City Limits
- Sphere of Influence
- Major Highway
- Major Roads
- Railroads



SOURCE: City of San Pablo, 2021; Contra Costa County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners
Date: 5/7/2024

D

Programs to Facilitate Redevelopment of Identified Non-Vacant Sites

One of the principal challenges for multi-family residential development in San Pablo has to do with the rents and sales prices that the market will bear. Achievable rent or sales price is one of the key factors used by developers and lenders in evaluating the feasibility of new residential development. Available data indicates that average rent per square foot in San Pablo is significantly below rents in other benchmark Bay Area communities. In the larger context of rising construction costs in the Bay Area, this means that developers are more attracted to other communities where the margins are better and profits are higher.

To address this constraint and support the financial feasibility of infill housing development within the City's PDAs, the Housing Element incorporates the following strategies to complement the City's other regulatory, process, and financial incentives:

- Program 1-B Rumrill Corridor Plan;
- Program 1-C Repeal or Revise the 23rd Street Specific Plan;
- Program 1-E Facilitate Lot Consolidation;
- Program 1-F Incentives for High Density Residential Development;
- Program 1-G Reduced Parking Standards;
- Program 1-H Faith-Based Community Housing;
- Program 1-I Shopkeeper Housing;
- Program 1-J Housing for Families;
- Program 1-K Objective Standards for Ministerial Review
- Program 1-L Objective Standards for Ministerial Review;
- Program 2-I Incentives for Affordable and Special Needs Housing; and
- Program 3-A Housing for Extremely Low-Income Households

Please see Chapter 4 Housing Action Plan, for further details of the numerous programs intended to facilitate and incentivize housing development within the PDAs.

