

RESOLUTION NO. 2014-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO ADOPTING  
THE SAN PABLO AVENUE SPECIFIC PLAN

WHEREAS, in 2007, El Cerrito Redevelopment Agency undertook development of the San Pablo Avenue Specific Plan jointly with the City of Richmond; and

WHEREAS, city staff and the consultant worked collaboratively on the Plan along with members of the San Pablo Avenue Specific Plan Advisory Committee (SPAAC) and through Planning Commission, Design Review Board and general public meetings; and

WHEREAS, a draft Specific Plan was completed in 2009 along with an Initial Study/Mitigated Negative Declaration (IS/MND); and

WHEREAS, based on comments received, a second draft was completed in 2010; and

WHEREAS, in March of 2011, the Council directed staff to do further revisions to the Specific Plan to deal with open space issues, expand the parking study and economic analysis, create more location-appropriate density, height and land use strategies to better reflect the priorities of the City Council, and better align the plan with contemporary land use and transit standards; and

WHEREAS, in November of 2011, the City Council provided additional recommendations, including that the Plan allow increased height and densities near the BART stations, more flexible parking requirements with lower minimums, and a more flexible approach to mixed-use, including allowing ground floor residential throughout the Plan area; and

WHEREAS, in April of 2013, the City Council approved revisions to the scope of the Specific Plan, including the preparation of a Programmatic Environmental Impact Report and the addition of a Complete Streets Plan; and

WHEREAS, the Specific Plan process included substantial public participation through the years including a community workshops held on July 23, 2013 and October 19, 2013, as well as study sessions with the Design Review Board on July 2, 2014 the Planning Commission on July 17, 2013, November 20, 2013 and July 16, 2014 and a study session with the City Council on November 5, 2013; and

WHEREAS, the Draft Specific Plan was released for public review on June 3, 2014; and

WHEREAS, on June 3, 2014, the City released for a 45-day public review period a Draft Environmental Impact Report (EIR) which identified and evaluated the potential environmental impacts of the proposed Specific Plan; and

WHEREAS, the City completed the Final Environmental Impact Report and prepared a revised Specific Plan incorporating many revisions received from appointed and elected officials as well as the public at large and released both documents for public review on August 28, 2014; and

WHEREAS, adoption of the Specific Plan has complied with the provisions of Government Code Section 65453; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 4, 2014 at which it received testimony and other evidence and recommended that the City Council adopt and approve the San Pablo Avenue Specific Plan, Certify the Environmental Impact Report, approve the General Plan Amendment, and approve the amendments to the Zoning Ordinance and other amendments to the El Cerrito Municipal Code; and

WHEREAS, the City Council held a duly noticed public hearing on September 22, 2014 at which it received testimony and other evidence and certified the Environmental Impact Report, adopted a Statement of Overriding Considerations, adopted a Mitigation Monitoring and Reporting Program, approved the General Plan Amendment, and approved the amendments to the Zoning Ordinance and other amendments to the El Cerrito Municipal Code; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that, based on its review and consideration of revised Specific Plan, attached exhibits, and associated Final Environmental Impact Report, and all public testimony:

1. Finds that the San Pablo Avenue Specific Plan is in the public interest and will advance the health, safety, and general welfare of the City of El Cerrito.
2. Finds that the San Pablo Avenue Specific Plan is consistent with the El Cerrito General Plan as amended in Attachment 2 to the staff report and adopted by Resolution No. 2014-51.
3. Hereby adopts the San Pablo Avenue Specific Plan, as attached hereto in Exhibit A.

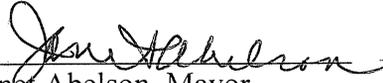
I CERTIFY that at a regular meeting on September 22, 2014, the El Cerrito City Council passed this Resolution by the following vote:

AYES: Councilmembers Benassini, Bridges, Lyman and Mayor Abelson  
NOES: None  
ABSTAIN: None  
ABSENT: Councilmember Friedman

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on September 24, 2014.

  
Cheryl Morse, City Clerk

APPROVED:

  
Janet Abelson, Mayor



**Resolution 2014-52**  
**San Pablo Avenue Specific Plan**  
**Exhibit A**

Final Revisions Incorporated – Pending completion by the  
Community Development Department.