

Key Issues

The City has gained about four thousand new residents since the 1990s. As the City is surrounded by other incorporated communities, physical expansion is difficult. New development will need to fit within the existing community fabric. In addition, the Zoning Ordinance, last adopted in 1973, is showing its age. These are appropriate reasons to take a fresh look at the vision the City and ask what San Pablo's residents, businesses and visitors want for its future.

Much of the City, especially our residential neighborhoods, will not undergo land use changes in the new General Plan. However, in order to accommodate our share of the regional population, additional housing will need to be built in our community, in a way that is sensitive to established neighborhoods, respects historical resources, and supports transit use. As the City looks toward a future of infill growth, new development provides opportunities to enhance existing communities, creating more walkable places and new neighborhood-scale commercial destinations. The General Plan Update will also address issues such as circulation and transportation, as well as community services.

To ensure the preservation of the City's existing assets and natural resources, the General Plan will incorporate additional elements, over and above the State's requirements, that address sustainability, economic development and growth management.