

**CITY OF SAN PABLO
PLANNING COMMISSION MINUTES
JANUARY 5, 2016
CITY COUNCIL CHAMBERS
ONE ALVARADO SQUARE
SAN PABLO, CA**

ROLL CALL

Chairperson Xavier called the meeting to order at 6:30 P.M. Roll call of the present Chairperson Xavier, Commissioner Trujillo, Commissioner Sutton, Commissioner Alvarado and Vice Chair Shi. Staff present at the meeting were Michele Rodriguez, Development Services Manager, and Lynn Tracy Nerland, City Attorney.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

No minutes to approve.

PUBLIC HEARINGS

- 5. A. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A EIR ADDENDUM AND APPROVAL OF A GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS INCLUDING REDESIGNATION TO COMMERCIAL MIXED-USE FOR AN EXISTING 12.5 ACRE PARCEL LOCATED AT 2000 VALE ROAD (FORMER DOCTORS MEDICAL CENTER) (ASSESSOR PARCEL NUMBER 417-190-019)**

Michele Rodriguez stated that the EIR Addendum was prepared by Ron Sissem from EMC Planning, who is present to answer any questions.

Michele Rodriguez made a PowerPoint presentation to give an overview of the proposed amendments to the General Plan and Specific Plan to change the designation for the property located at 2000 Vale Road, from Public Institution to Commercial Mixed-Use. Ms. Rodriguez also reviewed the staff report, and recommendations.

Chairperson Xavier asked the Commission if they had any questions to staff or to the Consultant.

Commissioner Trujillo asked Michele Rodriguez about the Environmental Impact Assessment. Ms. Rodriguez stated that every project that comes before Development Services has to have an Environmental Assessment under the California Environmental Quality Act.

Commissioner Sutton asked if the building was being sold as a building or as a hospital. Michele Rodriguez stated that she did not know.

Lynn Nerland stated that her understanding is that the District has significant liabilities and they are looking to maximize their opportunities in disposing of their assets.

Commissioner Alvarado asked staff if they knew the year when the building was built. Ron Sissem stated that the building was built in 1950. Mr. Sissem added that under the current building standards and codes, the building would need to be retrofitted for reuse and this would be a significant cost.

Commissioner Alvarado asked if the building was built in 1950, would there be a possibility that the specifications can be grandfathered-in. Michele Rodriguez stated that according to the Building Official, the specifications could not be grandfathered-in. Commissioner Alvarado asked if the Building Official had confirmed this information with the State. Michele Rodriguez stated that she could not confirm this information. Commissioner Alvarado stated that he would like to have this information in order to make the proper decision on this project.

Commissioner Trujillo asked if the property is rezoned to commercial mixed-use, if this meant that the property could not function as a hospital if it was sold to someone that wanted to use it as a hospital. Michele Rodriguez stated that under the proposed zoning, this type of use would not be allowed, it would be considered non-conforming. She added that it also depends on the level of operation that is being proposed.

Commissioner Trujillo asked about parking, landscaping, greenhouse gas, noise, and traffic. These questions were answered by the Consultant, Ron Sissem. Michele Rodriguez added that when the project comes back to the Planning Commission as a reuse of the property, the necessary information will be provided to the Commission based on the proposed use.

Chairperson Xavier asked if there was anyone in the audience wishing to speak in favor or against the project. Seeing none, Chairperson Xavier closed the public hearing and asked for a motion from the Commissioners.

Commissioner Sutton made the motion to approve Resolution 16-01 for the Planning Commission to recommend to the City Council the adoption of an EIR Addendum and approval of a General Plan and Specific Plan Amendments including redesignation to Commercial Mixed-Use for an existing 12.5 acre parcel located at 2000 Vale Road (former Doctors Medical Center). Vice Chair Shi seconded the motion. Commission voted in favor 4-0.

AYES: Shi, Xavier, Sutton and Trujillo.
NOES: Alvarado
ABSENT: None
ABSTAIN: None

Commissioner Alvarado stated that he did not have the necessary information that he requested regarding the building re-use, feasibility and the State requirements.

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 P.M. to the January 20, 2016 meeting.



Rita Xavier
Chairperson



Michele Rodriguez
Development Services ~~Manager~~ *Director*