

**CITY OF SAN PABLO
PLANNING COMMISSION MINUTES
JANUARY 20, 2016
CITY COUNCIL CHAMBERS
ONE ALVARADO SQUARE
SAN PABLO, CA**

ROLL CALL

Chairperson Xavier called the meeting to order at 6:30 P.M. Call of the roll showed present Commissioner Trujillo, Shi, Sutton, and Chairperson Xavier. Commissioner Alvarado was absent. Staff present at the meeting were Michele Rodriguez, Development Services Manager, Lynn Tracy Nerland, City Attorney, Rod Simpson, Assistant Planner, and Joseph Balatbat, Administrative Intern.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Minutes of the December 15, 2015 meeting. Chairperson Xavier had a correction under item 7.c., change Chairperson's vote to NO, as she did not want to continue the item to the next meeting. Commissioner Trujillo had a correction on item 7.a. Commissioner Trujillo stated that the statements on the report were not supported by the evidence. Commissioner Sutton made a motion to approve the minutes for the December 15, 2015 meeting with the suggested corrections. The motion was seconded by Commissioner Trujillo. The motion was approved 4-0 with the suggested changes.

PUBLIC HEARINGS

7.a PLAN1601-0001: Consideration of a major Design Review for a renovation of a one story 22,000 square foot building on a developed site located at 13751 San Pablo Avenue; APN 417-130-035 and 417-130-034. The proposed reuse of the building is for the relocation of the San Pablo Public Library with an integrated café use. The project site is located in the designated Plaza San Pablo, formerly known as the Circle S redevelopment site, at the corner of San Pablo Avenue and Church Lane. The proposed site is within the Mixed Use Center South land use area in the San Pablo Specific Plan.

Rod Simpson stated that the Architect and Design Team on this project were present and may answer any questions from the Commission. Mr. Simpson gave an overview of the project through a PowerPoint presentation, reviewed staff report, and recommendation.

Michele Rodriguez stated that Commissioner Alvarado arrived at 6:45. Commissioner Alvarado apologized for being late and stated that he feels comfortable participating in the discussion of this item since he had enough time to review the material presented before he arrived at the meeting.

Dawn Merkes and William Lim with Group 4, introduced themselves to the Commission. Dawn Merkes and William Lim described the San Pablo Public Library project with a PowerPoint presentation and answered questions from the Commission.

Chairperson Xavier opened the public hearing and asked if there was anyone in the audience wishing to speak regarding the project. Seeing none, Chairperson Xavier closed the public hearing and asked for a

motion from the Commissioners. Chairperson Sutton made the motion to approve application PLAN1601-0001 and adopt Resolution 16-03 with the findings and conditions. Commissioner Shi seconded the motion. Commission voted in favor 5-0.

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

7. b PLAN1512-0001: (Continued Item) Consideration of a recommendation to the City Council on an amendment of an Ordinance of the San Pablo Municipal code Section 17.50.040 “Special Exclusions”, to add an exclusion that “for City approved activities at the Rumrill Sports Park hours may be extended to 12:00 a.m.

Rod Simpson stated that the addendum has been attached to the agenda packet with the requested information from the Commission at the last Planning Commission meeting. Mr. Simpson summarized the project and reviewed the questions from the Commission regarding the residential dwellings that are in the area and the apartment complex next to the park. Mr. Simpson indicated that he had met with the Community Services Manager, Greg Dwyer, to discuss the noise, lighting, and revenue impacts due to the extension of hours.

Chairperson Xavier asked the Commission if they had any questions to staff. Commissioner Sutton asked if there have been any complaints about the noise from the neighbors.

Greg Dwyer, Community Services Manager introduced himself to the Commission. He stated that they have not received any complaints from the neighbors.

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

Commissioner Trujillo made the motion to approve application PLAN1512-0001 and adopt Resolution 16-01, as presented, with the exception that field 3 and the small practice field will close at 10 p.m. from Sunday-Thursday and on Fridays and Saturdays, these two fields will close at 11 p.m. In addition, this item will come back to the Commission in one year to review any complaints that have been received due to the extension of hours. Commissioner Alvarado seconded the motion. Commission voted in favor 5-0.

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

7. c. PLAN1511-0004: Consideration of a Conditional Use Permit to allow the construction of a two story residential unit with side-yard windows on a substandard residential parcel, and the provision of tandem parking (one covered parking space in a garage and one uncovered space located in the driveway) at 2525 Market Ave (APN 411-130-032).

Joseph Balatbat gave an overview of the project, staff report and recommendations.

Chairperson Xavier asked the Commission if they had any questions to staff. Chairperson Xavier indicated that item #8 of the resolution, under conditions of approval, according to the Zoning Code, this condition only applies to Commercial and Multi-family projects, not to Single-Family. Joseph Balatbat indicated that condition #8 will be removed from the resolution.

Joseph Balatbat addressed questions from the Commission regarding parking congestion and window size and lighting requirements in rooms based upon their use type.

Chairperson Xavier opened the public hearing and asked if there was anyone in the audience wishing to speak regarding the project.

The property owners introduced themselves to the Commission. Mr. Davino indicated that he and his wife purchased the property last year and he is planning on occupying the property with his family. Mr. Davino stated that he has three kids, ages 15, 17, and 22. Only his daughter lives with them and she does not drive yet. Mr. Davino shares a vehicle with his wife.

Chairperson Xavier closed the public hearing and asked for a motion from the Commissioners.

Commissioner Shi made the motion to approve application PLAN1511-0004 with condition #8 being removed, and adopt Resolution 16-02 with the findings and conditions. Commissioner Trujillo seconded the motion. Commission voted in favor 5-0.

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

NEW BUSINESS

- Election of a new Planning Commission Chair

Commissioner Trujillo made a motion to appoint Commissioner Alvarado as Chair of the Commission. Commissioner Sutton seconded the motion. Commission voted in favor 5-0.

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

OLD BUSINESS

Ms. Rodriguez reviewed the following items:

- Development Services Report
- 2000 Vale Road (former Doctors Medical Center)
- Medical Marijuana Recommendation to City Council
- Targeted Industries Study

COMMUNICATIONS

None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00P.M. to the February 17, 2016 meeting.



Rita Xavier
Chairperson



Michele Rodriguez
Development Services Manager