

**CITY OF SAN PABLO
PLANNING COMMISSION MINUTES
AUGUST 16, 2016
CITY COUNCIL CHAMBERS
ONE ALVARADO SQUARE
SAN PABLO, CA**

ROLL CALL

Chairperson Alvarado called the meeting to order at 6:30 P.M. Call of the roll showed present Commissioners Xavier, Trujillo, Shi, Sutton and Chairperson Alvarado, Chair. Staff present at the meeting were Lynn Tracy Nerland, City Attorney, Barbara Hawkins, Public Works Director, Charles Ching, Assistant to the City Manager for Economic Development, Rod Simpson, Associate Planner, and Elizabeth Dunn, Assistant Planner.

PUBLIC COMMENT

Janet Pottier, with the San Pablo Museum and Historical Society, spoke on the concerns of the group regarding the proposed destruction of Civic Center. She asked for reconsideration of the proposal.

APPROVAL OF MINUTES

The Commission considered the approval of the minutes for January 5, 2016 and January 20, 2016. Chairperson Alvarado asked for a motion from the Commissioners. Commissioner Trujillo motioned to approve the minutes for January 5, 2016 and January 20, 2016. Commissioner Xavier seconded the motion. The Commission voted in favor 5-0.

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

PUBLIC HEARINGS

7.A. PLAN 1607-0020: Amendments to the City of San Pablo Capital Improvement Projects Budget. Consideration of a finding of General Plan conformance for fiscal year 2016/17 Capital Improvement Projects (CIP) Budget. This is a City initiated project and the program is citywide.

Associate Planner Simpson reviewed his staff report and recommended adoption of Planning Commission Resolution 16-04. He also stated that Public Works Director Hawkins was available for any questions on the amendments.

Commissioner Shi asked about the construction going on around Interstate 80 and why it was so difficult to get around the construction. Director Hawkins indicated that Contra Costa Transportation Authority is doing the work and that it is not a City project. She stated that EBMUD water lines are being moved.

Director Hawkins also addressed conceptual plans and grant applications regarding the El Portal soccer field, and the proposed replacement of the Bridge at Road 20/San Pablo Avenue.

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

Commissioner Xavier made the motion to approve item PLAN 1607-0020 and adopt Planning Commission Resolution 16-04. Commissioner Trujillo seconded the motion. The Commission voted in favor 5-0.

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

7.B. PLAN1606-0013: Consideration of a Condition Use Permit to allow for alcoholic beverage sales for a full service restaurant (East Bay Coffee Company) located at 13751 San Pablo Avenue within the designated Café area of the new San Pablo Public Library. The project site is located in the Plaza San Pablo area at the corner of San Pablo Avenue and Church Lane.

Associate Planner Simpson reviewed his staff report and recommended adoption of Planning Commission Resolution 16-05 with an amendment to condition #12, removing the last section of the sentence that would have required the Café to close at the time of closure of the Library.

Commissioner Shi inquired about the walls adjacent to the Library area and the ability to limit sound of the full restaurant. Associate Planner Simpson described the separation between the Café and the Library and stated that the architects have anticipated the proposed uses.

Commissioner Trujillo asked what the City's definition of a full service restaurant was. Associate Planner Simpson stated that the code definition was for the use to have a full kitchen and provide table service. Commissioner Trujillo stated his concern on the limitations on the hours where alcohol could be served stating that sometimes alcohol could not be served with lunch. Mr. Simpson stated that the hours were suggested by the Police Department, taking into consideration of the unique location and past practices. City Attorney Tracy Nerland stated that the hours was considered a good starting point to avoid potential problems.

Commissioner Sutton inquired about a line on the plans that separated the Café and the Library areas. Charles Ching, Assistant to the City Manager for Economic Development Ching addressed the Commission. Mr. Ching stated that the line is a wall separation. He stated that the uses would utilize restroom areas and be separated by walls and pull down doors.

Chairperson Alvarado opened the public hearing and stated that there was one speaker request card for Lisa Ancira, owner of East Bay Coffee Company and asked if there was anyone else in the audience wishing to speak regarding the item. Seeing none, Chairperson Alvarado recognized Lisa Ancira.

Lisa Ancira, owner of East Bay Coffee Company, stated that her goal for the Café was to create a platform to bring great coffee, local art and entertainment to San Pablo. Ms. Ancira stated that she was very excited to be a part of the San Pablo community.

Chairperson Alvarado thanked the speakers and asked if there was anyone else who wished to speak regarding the item. Seeing none, Chairperson Alvarado closed the public hearing and asked for a motion from the Commissions.

Chairperson Xavier motioned to approve item PLAN1606-0013 and adopt Planning Commission Resolution 16-05 as amended. Commissioner Trujillo seconded the motion. The Commission voted in favor 5-0.

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

NEW BUSINESS

City Attorney Tracy Nerland reviewed her presentation on the following:

- Brown Act – Social Media.

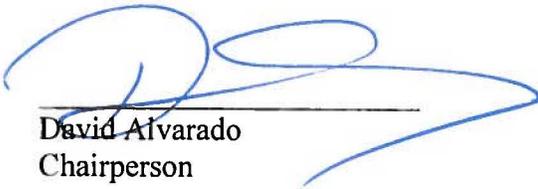
OLD BUSINESS

Staff reviewed the following items:

- Development Services Monthly Report.
- Bicycle and Pedestrian Master Plan Update.
- New City Website.

ADJOURNED

There being no further business, Chairperson Alvarado adjourned the meeting at 7:40 P.M. to the September 20, 2016 meeting.



David Alvarado
Chairperson



Michele Rodriguez
Development Services Director