

**CITY OF SAN PABLO
PLANNING COMMISSION MINUTES
FEBRUARY 22, 2017
CITY COUNCIL CHAMBERS
ONE ALVARADO SQUARE
SAN PABLO, CA**

ROLL CALL

Chairperson Xavier called the meeting to order at 6:30 P.M. New Planning Commissioners Roberta Feliciano and Jeffrey Inglis were introduced. Call of the roll showed present Commissioner Xavier, Commissioner Trujillo, and Commissioner Shi, Commissioner Feliciano, and Commissioner Inglis. Staff present at the meeting were: Michele Rodriguez, Development Services Director, Lynn Tracy Nerland, City Attorney, Rod Simpson, Associate Planner, and Sarah Maroof, Administrative Secretary.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Commissioner Trujillo made a motion to approve the minutes for the meeting of January 18, 2017. The motion was seconded by Commissioner Shi. The motion was approved 3-0-2, with Commissioner Inglis and Commissioner Feliciano abstaining.

AYES: Trujillo, Xavier, and Shi.
NOES: None.
ABSENT: None.
ABSTAIN: Inglis and Feliciano.

PUBLIC HEARINGS

PLAN1610-0024: Consideration of a Major Design Review and a Tentative Subdivision Map to allow for the division of a 0.78 acre parcel identified as Assessor's Parcel No: 417-130-034 at 13717 San Pablo Avenue within the Plaza San Pablo development. The Major Design Review is for a proposed Mixed Use Development that includes a retail building, a parking area, a public access walkway, and eight single-family attached zero-lot line townhomes. The proposed retail building is a 3,607 square foot building that could include a number of retail spaces and two patio areas located along San Pablo Avenue and Luna Lane. The eight proposed two story single-family attached townhomes range in size from 1,713 square feet to 1,804 square feet fronting on Chattleton Lane. The proposed Tentative Subdivision Map would divide the existing parcel into nine parcels of 0.47 acres, 0.037 acres, 0.038 acres, 0.038 acres, 0.039 acres, 0.039 acres, 0.040 acres, 0.041 acres, and 0.040 acres. The property is located in the Plaza San Pablo area and zoned SP2-San Pablo Avenue Specific Plan and designated in the Mixed Use Center South Regulatory Code. It has been determined that the proposed project would be consistent with the assumptions for the project site as presented in the General Plan and Specific Plan, and the project would not result in any new significant impacts or increase the severity of any significant impacts identified in the General Plan EIR, Specific Plan EIR, or Mixed Use Center South Mitigated Negative Declaration. The circumstances under which the project would be undertaken have not substantially changed such that new or more severe impacts would occur. Therefore, no further environmental analysis is required.

Rod Simpson, Associate Planner, gave an overview of the project, staff report, and recommendations. Mr. Simpson subsequently responded to various questions posed by the Commissioners regarding the history of the property, bicycle and pedestrian access, green space and landscaping, solar energy access, outside lighting, walkways and driveways, traffic circulation, and trash collection.

Steve Wakeman of CSHQA Architects, on behalf of the owner and developer, confirmed agreement with the conditions of approval and answered various questions posed by the Commissioners regarding the project with regard to solar energy readiness, lighting, parking, and maintenance issues. Mr. Wakeman confirmed that no commercial tenants were currently lined up, but no fast food restaurant would be allowed because there would not be a drive-thru.

There being no members of the audience wishing to speak regarding the project, the public hearing was closed.

Commissioner Shi made a motion to adopt Resolution 17-02 recommending approval of PLAN1610-0024 for a Major Design Review and Tentative Subdivision Map No. 9448. Commissioner Trujillo seconded the motion. The Commission voted in favor 5-0. The recommendation will go to the City Council on March 20th, 2017.

AYES: Xavier, Shi, Trujillo, Feliciano, Inglis
NOES: None.
ABSENT: None.
ABSTAIN: None.

STUDY SESSION/DISCUSSION

Director Rodriguez reviewed the following items, which were then discussed:

- Kick-off of Residential Design Guidelines and feedback on future content
- Proposition 64: Adult Legalization of Marijuana timeline and next steps
- Telecom Ordinance Revisions: New and Existing Facilities – discussion was deferred to the next Planning Commission meeting

NEW BUSINESS

Director Rodriguez reviewed the following items:

- Possible change of meeting time to 6:00pm. It was decided to not change the meeting time; the meeting time will remain 6:30 p.m. on the scheduled dates for the Planning Commission meetings.
- Overview of San Pablo Specific Plan or other documents in future. Topics for future discussion suggested by Commissioner Trujillo included housing density and crowded parking.

OLD BUSINESS

Director Rodriguez reviewed the following items:

- Ethics Laws and Conflicts of Interest – Presentation by City Attorney
- Broadband Infrastructure Project
- WIC Building
- Fire Station #70
- City Hall

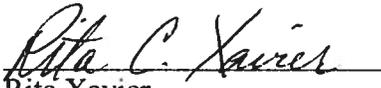
- 2017 Planning Commissioners Academy: March 1-3, 2017 – LA Airport Marriott
- Development Services Monthly Report
- Bicycle and Pedestrian Master Plan
- WCCTAC High Capacity Study

PLANNING COMMISSION REPORTS

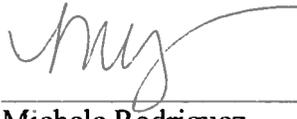
- Commissioner Xavier reported that she is in the process of being appointed to the Hazardous Materials Commission representing the League of Women Voters in the alternate seat for the West Contra Costa County Chapter.
- Director Rodriguez reported on the coordinated multi-agency inspections of warehouses on Giant Road planned for the second week of March 2017 with the permission of the property owners and property managers.

ADJOURNMENT

There being no further business, Chairperson Xavier adjourned the meeting at 8:40 P.M. to the March 21st, 2017 meeting.



Rita Xavier
Chairperson



Michele Rodriguez
Development Services Director