

**CITY OF SAN PABLO  
PLANNING COMMISSION MINUTES  
OCTOBER 17, 2017  
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 Shi, Commissioner Xavier, Commissioner Trujillo, and Commissioner Feliciano. Commissioner Inglis arrived late, at 6:42 p.m. Staff present at the meeting included: Michele Rodriguez, Development Services Director; Lynn Tracy Nerland, City Attorney; Todd Kennedy, Assistant Planner; Sarah Maroof, Administrative Secretary; Tricia Stevens, Consulting Planning Consultant; and Charles Ching, Assistant to the City Manager/Economic Development.

**PUBLIC COMMENT**

None.

**APPROVAL OF MINUTES**

Commissioner Trujillo made a motion to approve the minutes for the meeting of September 19, 2017. The motion was seconded by Commissioner Feliciano. The motion was approved 4-0-1-0, with Commissioner Inglis absent (Commissioner Inglis arrived late to the meeting, and was therefore absent for the vote).

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

**PUBLIC HEARINGS**

**PLAN1709-0034: Major Design Review for new Fire Station #70.** Consideration of a Major Design Review for a new two-story 13,775 square foot fire station on a 25,000 square foot vacant parcel at 1800 23rd Street at the northeast corner of Market Avenue and 23rd Street in the 23rd Street Specific Plan – Commercial Mixed Use District. The proposed project would house Fire District personnel and apparatus, replacing the existing Fire Station #70 located at 13928 San Pablo Avenue. APN 411-100-028

Contra Costa County Fire Protection District is the CEQA lead agency and a Notice of Exemption was issued on September 12, 2017, finding that the Fire Station 70 project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15332 as infill development.

Tricia Stevens gave an overview of the Site Plan and proposed design of the new Fire Station #70, and staff recommendations. Ms. Stevens clarified a couple of changes to the Conditions of Approval, including changing Condition 13(b) to state that equipment checks resulting in the generation of excessive noise will not occur between 10 pm and 8 pm, and otherwise equipment checks resulting in excessive noise will be performed at the front of the station facing 23<sup>rd</sup> Street when possible. Also, Condition 3(c) would be removed, as siren use is regulated by the CA Vehicle code, and a City cannot set up a local

condition that is more restrictive than the CA Vehicle Code. However, the Fire District would try to limit the use of sirens at night in residential neighborhoods whenever possible.

City Attorney Lynn Nerland stated for the record that Commissioner Inglis arrived at 6:42 pm and had a copy of Ms. Stevens' PowerPoint presentation regarding the Fire Station #70 project and would be able to ask any clarifying questions of staff, and would therefore be able to participate in the discussion and vote on the item. City Attorney also clarified that the property owner for this project was the City of San Pablo, and the Contra Costa Fire Protection District was the applicant.

Assistant Fire Chief Aaron McAlister spoke on behalf of the Contra Costa Fire Protection District and outlined the current Fire Station #70 staffing and facilities, and the needs for the proposed new Fire Station #70 with capacity for increased staffing and modern building and equipment, which will serve a critical need in the area in the event of a disaster. Assistant Chief McAlister reported that the Board of Supervisors recently approved naming the new station in memory of Matt Burton and Scott Desmond, both of whom had previously worked at Fire Station #70 and passed away in 2007, and he stated that the design of the building includes a memorial to honor those two firefighters.

In addition to the two changes in the Conditions of Approval outlined by Ms. Stevens, Assistant Chief McAlister also reported that the Fire District had some additional concerns regarding the proposed Conditions of Approval. The Fire District did not agree with Condition #14, "Comply with the recommendations found in the Transportation Analysis Technical Memorandum prepared by Fehr and Peers dated May 11, 2017"; specifically, they disagreed with Consultant Recommendation 2, which recommended considering the provision of on-site staff to direct traffic in the roadway when exiting the driveway on 23<sup>rd</sup> Street. The Fire District considered this recommendation, but felt this would put staff in jeopardy and would not be feasible due to safety concerns. Lastly, Assistant Chief McAlister clarified that, while the new Fire Station #70 would be designed to LEED Silver designation, the building would not actually be commissioned to LEED Silver at this time due to additional expense.

Architect Carl Campos of LCA Architects, Inc. also gave a presentation about the design specifics of the proposed Fire Station #70, and responded to questions posed by the Planning Commissioners. Commissioner Shi had questions regarding response times, feasibility of a second slide pole, the general service area of the fire station, financial responsibility for operations and maintenance of the new station, and Condition 10(d) on page 10 of Resolution 17-18, which states that the developer shall submit a minimum of two copies of site improvement plans indicating all existing hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. Mr. Campos responded that this is a requirement of the Fire District, and that those plans would be submitted later in the process of obtaining building permits.

Commissioner Trujillo posed questions regarding exterior lighting and possible light disturbance to surrounding areas. Commissioner Inglis had a question regarding the water filtration and bioswales.

Commissioner Feliciano complimented the Mission style design. She asked for further details regarding the tiles accents, colors, landscaping, and fencing, which Mr. Campos provided.

Commissioner Inglis posed a question about expanding the traffic lanes to four lanes on 23<sup>rd</sup> Street. Director Rodriguez responded that, per the WCCTAC plan, no additional lanes were planned at this time. Commissioner Inglis noted that there was a drycleaning business on the property previously and inquired

about the necessity of further cleanup. Director Rodriguez responded that it has been determined that the site requires no further environmental cleanup.

There was discussion regarding including additional design features including additional accent tiles and cornices along the roofline, and limiting the height of the fencing near the driveway frontage to 4 feet, and along the property line in other areas to 6 feet.

The public hearing was opened. There being no speakers present, the public hearing was closed.

Amendments to Resolution 17-18 were discussed, including:

1) Condition 13(b) amended to read:

“Equipment checks resulting in the generation of excessive noise will not occur between 10 pm and 8 am, and otherwise all equipment checks resulting in excessive noise will be performed at the front of the station facing 23rd Street, if feasible.”

2) Condition 13(c) amended to read:

“Efforts shall be made to limit the use of sirens at night, but the District may use sirens as reasonably necessary and shall not be required to do anything in violation of California Vehicle Code Section 21055.”

3) Condition 14 amended to read:

“Comply with the recommendations found in the Transportation Analysis Technical Memorandum prepared by Fehr and Peers dated May 11, 2017, with the exception of Consultant Recommendation 2 on page 12, which states, ‘Consider providing on-site staff to direct traffic on 23<sup>rd</sup> Street during an emergency when fire trucks must exit the proposed project driveway on 23<sup>rd</sup> Street,’ as this would create unsafe conditions.”

4) Condition 16(d) amended to read:

“Metal fencing along the 23<sup>rd</sup> Street frontage and driveway edge shall not exceed four (4) feet in height, but metal fencing up to six (6) feet in height is permitted along the property line in other areas.”

5) Condition 18 amended to read:

“Provide colorful tilework along the building frontages in appropriate locations; for example, in the arched recesses; add accent bands of tile at the base of the masonry wall; and add cornice along the flat roof on all four elevations.”

Assistant Fire Chief McAlister stated that the Fire District agreed with the proposed amended conditions of approval.

Commissioner Trujillo made a motion to approve Resolution 17-18 as amended, approving the major design review of a new two-story, 13,755 square foot fire station on a 25,000 square foot vacant parcel at

1800 23<sup>rd</sup> Street at the northeast corner of Market Avenue and 23<sup>rd</sup> Street in the 23<sup>rd</sup> Street Specific Plan – Commercial Mixed Use District, APN 411-100-028. The motion was seconded by Commissioner Feliciano, and the Commission voted in favor of Resolution 17-18 by a vote of 4-1-0-0, with Commissioner Shi voting nay.

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

Commissioner Shi stated for the record that she voted nay due to her concerns about the requirement in Resolution 17-18 which states that additional documents will be needed prior to issuing building permits.

### **NEW BUSINESS/ ANNOUNCEMENTS**

Director Rodriguez reviewed the following items:

- Approval of reappointment of Commissioner Xavier to the Planning Commission for a 4-year term; Planning Commission upcoming vacancy information and updated member list.
- Discussion of upcoming City Council special meeting dates:
  - o October 18 - review status of existing Work Plan
  - o November 1 - discuss new Priority Work Plan items
- Proposed new 2018 Planning Commission meeting dates, with a discussion regarding possibly changing the timing of Planning Commission meetings in 2018 from the third Tuesday of the month to the second or fourth Tuesday; discussion was tabled pending further review.
- Proposed cancellation 11/21/17 Planning Commission meeting; approve by Minute Order a special meeting on either 11/14/17 or 11/28/17.

Commissioner Trujillo made a motion to cancel the Planning Commission meeting scheduled for November 21, 2017, Commissioner Shi seconded the motion, and the motion was passed by a vote of 5-0-0-0.

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

Dates proposed for rescheduling the November 2017 Planning Commission meeting included November 14<sup>th</sup> and November 28<sup>th</sup>, 2017. No date was set to reschedule the November 2017 Planning Commission meeting, pending further discussion of dates and checking availability of Commissioners and staff.

### **OLD BUSINESS/ UPDATES**

- Development Services Monthly Report
- Residential Design Guidelines update

### **PLANNING COMMISSION REPORTS**

Commissioner Trujillo gave a report on the State of the Estuary Conference he attended in Oakland.

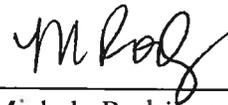
Commissioner Xavier reported that she missed this month's Hazardous Materials meeting because she was representing the President of EBMUD at the Council of Industries Bay Tour.

Director Rodriguez gave an update on the Art in Public Places zoning ordinance amendments which was passed by the City Council with two minor changes: that the art should reflect the history, culture, and experience of San Pablo residents, and that the process should include consultation with the communities represented.

**ADJOURNMENT**

There being no further business, Chairperson Xavier adjourned the meeting at 8:07 P.M.

  
\_\_\_\_\_  
Rita Xavier  
Chairperson

  
\_\_\_\_\_  
Michele Rodriguez  
Development Services Director