

**CITY OF SAN PABLO
PLANNING COMMISSION MINUTES
MARCH 27, 2018
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 Gantt, Vice Chair Feliciano, Chairperson Xavier, Commissioner Shi, and Commissioner Harlan-Ogbeide. Staff present at the meeting included: Sarah Maroof, Administrative Secretary; Rod Simpson, Consulting Planner; Lynn Tracy Nerland, City Attorney; Alberto Santos-Davidson, Consulting Planner; and Charles Ching, Community & Economic Development Director.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Commissioner Gantt made a motion to approve the minutes for the meeting of February 27, 2018. The motion was seconded by Commissioner Shi and approved by a vote of 5-0.

AYES: Shi, Gantt, Harlan-Ogbeide, Feliciano, Xavier

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC HEARINGS

PLAN1707-0003: Major Design Review, manufacturing and warehouse building (Rudy's Refrigeration). Proposed construction of a 14,632 square foot warehouse and manufacturing building on a site at 1621 Rumrill Boulevard (APN 410-012-012). The property is zoned IMU (Industrial Mixed Use). Pursuant to California Environmental Quality Act (CEQA), it has been determined that the proposed project is exempt from CEQA consistent with the provisions of CEQA guidelines section 15332, class 32, infill development.

Consulting Planner Santos-Davidson gave a presentation of the project and staff recommendations, after which the Planning Commissioners were invited to ask questions of staff. There were no questions directed to staff.

The Public Hearing was opened. Both the applicant, Ben Plant, and his architect, Donald Cushing, were in attendance and available for questions. The applicant, Ben Plant, stated he was the owner of Rudy's Refrigeration, a manufacturer of walk-in commercial refrigeration units. He stated that Rudy's Refrigeration currently has two facilities, one in San Pablo at 1660 Rumrill, and the other in the City of Richmond. He is planning to close the facility in Richmond and move it to the proposed new building site at 1621 Rumrill Boulevard, as the current site in Richmond did not have enough room for trucks to navigate easily.

Commissioner Shi inquired about the amount of noise that would be produced by operations in the proposed new building. Mr. Plan responded that, since his current operations in Richmond were in a residential zone with noise restrictions, he had been required to invest in a hydraulic shear, which was much less noisy than a mechanical shear, and he would be moving this hydraulic shear to the new proposed building at 1621 Rumrill Boulevard. Commissioner Shi also commented that the colors of the proposed building were very nice.

The applicant stated that he had read and agreed with the conditions of approval. There being no further speakers, the Public Hearing was closed.

Commissioner Gantt made a motion to adopt Resolution 18-03 approving PLAN1707-0003, a Major Design Review to allow a new warehouse and manufacturing building at 1621 Rumrill Boulevard (APN 410-012-012) subject to findings and conditions of approval. The motion was seconded by Commissioner Harlan-Ogbeide and passed by a vote of 5-0.

AYES: Shi, Gantt, Harlan-Ogbeide, Feliciano, Xavier
NOES: None
ABSENT: None
ABSTAIN: None

PLAN 1802-0021: Conditional Use Permit to allow for a food market (Farm Fresh Foods) to be located at 13751 San Pablo Avenue (APN 417-130-035 and 417-130-034). The project site is located within the designated Plaza San Pablo development area, formerly known as the Circle S redevelopment site, at the corner of San Pablo Avenue and Church Lane within an existing structure. The proposed site is within the Mixed Use Center South regulating code area in the San Pablo Avenue Specific Plan. Pursuant to California Environmental Quality Act (CEQA), it has been determined that the proposed project is exempt from CEQA consistent with the provisions of CEQA guidelines sections 15301, class 1, existing structures and 15332, class 32, infill development.

Consulting Planner Simpson gave a presentation of the project and staff recommendations, after which the Planning Commissioners were invited to ask questions of staff. Commissioner Harlan-Ogbeide asked for clarification regarding the specific location of the proposed food market within the current library building. Consulting Planner Simpson responded that the proposed market would be located in the northeast corner of the building, at the corner of San Pablo Avenue and Church Lane, integrated within the library building itself, next to the Community Room.

The Public Hearing was opened. Speaking on behalf of the applicant was John Giannini, General Manager for Nutricion Fundamental, a privately held LLC established in 1994 as a specialized grocery store focusing on providing healthy food to participants in the Women, Infants, and Children (WIC) program, providing a stigma-free shopping environment for people on WIC, SNAP, or EBT.

Commissioner Shi had questions regarding the noise, availability of parking, and design. In response, Mr. Giannini stated that they would be putting in high resolution insulation as well as softening cases around compressors to minimize noise. He stated that there is an adequate amount of parking spaces currently available in the library parking lot to accommodate the market. Regarding design, Mr. Giannini stated that no changes would be made to the outside of the building.

Commissioner Feliciano asked about the signage outside the building. Planning Consultant Simpson responded that the signage was not part of the project under review by the Planning Commission at this time, but that there would be a sign on the corner sign pole and probably over the doorway.

Mr. Giannini stated that the applicant company had read and agreed with the conditions of approval. There being no further speakers, the Public Hearing was closed.

Commissioner Gantt made a motion to adopt Resolution 18-04 approving PLAN1802-0021, a conditional use permit to allow for a food market (Farm Fresh Foods) at 13751 San Pablo Avenue at the corner of San Pablo Avenue and Church Lane, subject to findings and conditions. The motion was seconded by Commissioner Harlan-Ogbeide and passed by a vote of 5-0.

AYES: Shi, Gantt, Harlan-Ogbeide, Feliciano, Xavier
NOES: None
ABSENT: None
ABSTAIN: None

STUDY SESSION/ DISCUSSION

City Attorney Lynn Nerland gave a presentation entitled *Meeting & Public Hearing Procedures*, and responded to questions and comments by the Commissioners.

STAFF UPDATES

Planning Consultant Rod Simpson gave an overview of the following items:

- Resolution 2018-034 adopted by City Council on 3/5/18 approving the following changes affecting the Development Services Department:
 - Merger of the Development Services Department with Economic Development into one Community & Economic Development Department.
 - Reclassification of the Development Services Director position to a new Community & Economic Development Director position, to be filled by incumbent serving as Assistant to the City Manager-Econ.Dev., Charles Ching.
 - Reclassification of the Assistant Planner position to Planning Manager.
- Community & Economic Development Department Monthly Report.
- 2018 Planning Commissioners' 500' radius map.
- Reimbursement policy provided for upcoming Planning Commissioners Academy in Monterey, April 4-6, 2018.

PLANNING COMMISSIONER REPORTS

There were no Planning Commissioner reports.

ADJOURNMENT

There being no further business, Commissioner Harlan-Ogbeide made a motion, seconded by Commissioner Gantt and passed by a vote of 5-0, to adjourn the meeting.

Chairperson Xavier adjourned the meeting at 7:50 p.m. to the April 24th, 2018, meeting.



Rita Xavier
Chairperson



Charles Ching
Community & Economic Development Director