

**CITY OF SAN PABLO
PLANNING COMMISSION MINUTES
APRIL 24, 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, and Commissioner Harlan-Ogbeide. Commissioner Shi was absent. Staff present at the meeting included: Sarah Maroof, Administrative Secretary; Rod Simpson, Consulting Planner; Lynn Tracy Nerland, City Attorney; Sandra Marquez, Assistant Planner; and Charles Ching, Director of Community & Economic Development.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Commissioner Gantt made a motion to approve the minutes for the meeting of March 27th, 2018. The motion was seconded by Commissioner Harlan-Ogbeide and approved by a vote of 4-0, with Commissioner Shi absent.

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

PUBLIC HEARINGS

PLAN1711-0017: Consideration of a Conditional Use Permit for tandem parking on a lot less than 50 feet in width, and Design Review to allow a new two-story single family residence of 1,802 square feet, which includes a single-car garage on a substandard lot of 2,730 square feet at 2105 California Ave, San Pablo, CA (APN 410-172-013). The property is zoned R-1 Single-Family Residential. It has been determined that the proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA), consistent with the provisions of CEQA Guidelines Section 15303(a), which allows for the construction of a new single family residence.

Assistant Planner Marquez 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. The property owner, Javed Mufti, stated that he had read and agreed with the conditions of approval. Commissioner Feliciano inquired about the placement of trashcans. Consulting Planner Rod responded that trashcans would need to be screened from view or kept in the garage. Commissioner Feliciano had questions about the placement of the exterior fence, as the landscape plan shown in page 5 of Attachment B to the Staff Report showed the exterior fence to sit several feet from the property line. The applicant agreed to place the fence at the property line. Consulting Planner

Rod Simpson responded to Chairperson Xavier’s concerns regarding the second story porch as it relates to the privacy of adjoining properties. There being no further speakers, the Public Hearing was closed.

Commissioner Gantt made a motion to adopt Resolution 18-05 approving a Conditional Use Permit for Tandem Parking on a lot less than 50 feet in width, and Design Review to allow a new two-story single-family residence that includes a single-car garage on a substandard lot of 2,730 square feet at 2105 California Avenue, San Pablo (APN 410-172-013), with the added condition that exterior fencing shall be at the property line. The motion was seconded by Commissioner Feliciano and approved by a vote of 4-0, with Commissioner Shi absent.

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

PLAN1804-0015: Consideration of a finding of General Plan Conformity for the disposition of one parcel by the City of San Pablo, as required under Government Code section 65402. This is a City initiated project. The parcel is identified as APN 417-310-004 (2812 Chattleton Lane, 0.96 acres). The proposed findings have been determined to be exempt from the provisions of the California Environmental Quality Act, in accordance with CEQA guidelines 15061(b)(3), no potential for causing a significant effect on the environment.

Consulting Planner Rod Simpson 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. There being no speakers, the Public Hearing was closed.

Commissioner Gantt made a motion to adopt Resolution 18-06 making a finding of General Plan conformity for the disposition of one parcel located at 2812 Chattleton Lane by the City of San Pablo, as required under Government Code Section 65402. Commissioner Harlan-Ogbeide seconded the motion, and the motion was approved by a vote of 4-0, with Commissioner Shi absent.

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

STUDY SESSION/ DISCUSSION

City Attorney Lynn Tracy Nerland gave a presentation entitled *Brown Act and Governmental Transparency*, and responded to questions and comments by the Commissioners.

STAFF UPDATES

Consulting Planner Simpson gave an overview of the Community & Economic Development Monthly Report. Director Ching responded to Chairperson Xavier’s questions about Economic Development statistical data, particularly as it pertains to the Willow Mobile Home Park.

PLANNING COMMISSIONER REPORTS

- 2018 Planning Commissioners Academy (April 4-6, 2018): reports were given by Commissioner Gantt, Commissioner Harlan-Ogbeide, and Vice Chair Feliciano. Chair Xavier also commented on the Academy.
- League of California Cities 2018 Legislative Action Day (April 18, 2018): a report was given by Chairperson Xavier.

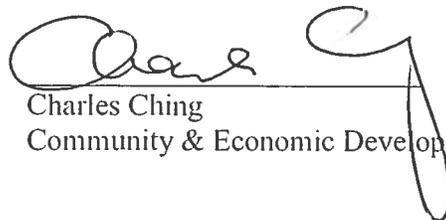
ADJOURNMENT

There being no further business, Commissioner Harlan-Ogbeide made a motion, seconded by Commissioner Feliciano and passed by a vote of 4-0, to adjourn the meeting.

Chairperson Xavier adjourned the meeting at 7:31 p.m. to the May 22nd, 2018, meeting.



Rita Xavier
Chairperson



Charles Ching
Community & Economic Development Director