



City of San Pablo Planning Commission MINUTES

Wednesday, January 23, 2019 at 6:30 pm
City Hall Council Chambers, Building 2
13831 San Pablo Avenue, San Pablo, CA 94806

Roll Call

Vice Chair Feliciano called the meeting to order at 6:30 p.m. Call of the roll showed present: Commissioner Shi, Vice Chair Feliciano, Commissioner Gantt, Commissioner Harlan-Ogbeide and Commissioner Morris. Staff present at the meeting included: Michelle Chavez, Administrative Secretary; Elizabeth Dunn, Planning Manager; Sandra Marquez, Assistant Planner; Lynn Tracy Nerland, City Attorney; Charles Ching, Community & Economic Development Director.

Public Comment

None.

Meeting Procedures

Members of the public attending a Planning Commission meeting for the first time were encouraged to read the "Meeting Procedures" information following the agenda.

Consent Calendar

1. Approval of the Minutes

Commissioner Harlan-Ogbeide made a motion to approve Item 1 of the Consent Calendar. The motion was seconded by Commissioner Shi and approved by a vote of 4-0-0-1, with Commissioner Morris abstaining.

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

2. Approval of the Agenda

Commissioner Morris made a motion to approve Item 2 of the Consent Calendar, including moving the Election of Chair and Vice Chair after the Public Hearing. The motion was seconded by Commissioner Gantt and approved unanimously.

3.

4. AYES: Morris, Shi, Harlan-Ogbeide, Gantt and Feliciano
5. NOES: None
6. ABSENT: None
7. ABSTAIN: None

Appeal Date

Vice Chair Feliciano announced that the appeal date for actions taken by the Board at this meeting would be no later than 6:00 p.m. on **Wednesday, February 6, 2019.**

Public Hearing(s)

1. PLAN1809-0017

CONDITIONAL USE PERMIT FOR A CHECK-CASHING USE

Conditional Use Permit, PLAN1809-0017, a request for approval of a Conditional Use Permit to operate a check-cashing business in an existing commercial building at 1752 #1754 Rumrill Blvd. (APN 410-268-008). The property is zoned Commercial Mixed Use. This project is exempt under the California Environmental Quality Act, Section 15301, Class 1, Existing Facilities.

Location	1752 #1754 Rumrill Blvd.
APN	410-268-008
Zoning	Commercial Mixed Use
CEQA	Categorical exempt under Section 15301, Existing Facilities
Owner	Roberto Rolon
Applicant	Sergio Perera – Dolex Dollar Express Inc.
Agent for Applicant	Sergio Perera
Staff Contact	Sandra Marquez, Assistant Planner
Recommendation	CONDITIONAL APPROVAL

Assistant Planner Marquez gave a presentation of the project and staff recommendations, after which the Planning Commissioners were invited to ask questions of staff. A Public Hearing was opened. Sergio Perera, the owner, informed the Commission that he has operated this business for 18 years at another location, in the City of San Pablo. He would like to move locations to better accommodate his customers. Mr. Perera agrees with Assistant Planner Marquez's recommendation and the conditions of approval. There were no questions from the public, and the Vice Chair closed the Public Hearing. Commissioner Morris made a motion to approve, seconded by Commissioner Gantt, to adopt Planning Commission Resolution 19-01 for approval of a Conditional Use Permit for Check-Cashing use at 1752 #1754 Rumrill Blvd. APN 410-268-008. The motion was approved by a vote of 5-0-0.

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

NOES: None

ABSENT: None

ABSTAIN: None

Study Session/Discussion

Zoning ordinance Update Study Session: Summary of Topics of Zoning Update

Elizabeth Dunn, Planning Manager, gave an overview regarding zoning ordinance topics discussed at previous Planning Commission meetings; amending the City of San Pablo's smaller Accessory Dwelling Units (ADU) "Tiny Homes," front yard landscaping, on-site tandem parking, air quality health risk overlay and commercial signage. There are inconsistencies in the zoning code, language that needs clarification and typographical errors that should be corrected. Ordinance changes and recommendations will be brought to the Planning Commission for recommendation to the City Council.

Election of Planning Commission Chair and Vice Chair

Commissioner Gantt made a motion to nominate Commissioner Morris as Chairman. Commissioner Shi seconded the motion. The motion was approved by a vote of 4-1-0 with Commissioner Harlan-Ogbeide voting no.

AYES: Shi, Gantt, Feliciano, Morris

NOES: Harlan-Ogbeide

ABSENT: None

ABSTAIN: None

Commissioner Harlan-Ogbeide nominated herself as Vice Chair. Chairman Morris seconded the motion. The motion was approved by a vote of 5-0-0.

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

Staff Updates

Community & Economic Development Director, Charles Ching, informed the Commission that Prime Time Nutrition is open for business. A successful ribbon cutting ceremony was held on January 17, 2019. Joe’s Brew, a coffee establishment, is located inside Prime Time Nutrition.

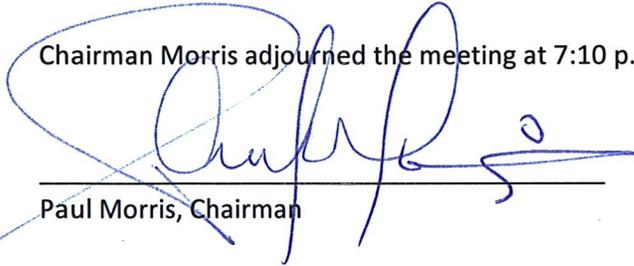
Commissioner Updates

Chairman Morris informed the Commission of the EDC’s (Economic Development Corporation) mixer on February 7, 2019 at East Brother Beer Co in Richmond, CA.

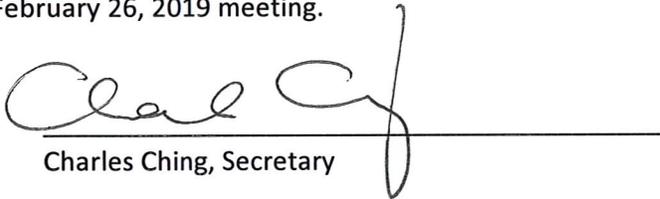
Adjournment

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

Chairman Morris adjourned the meeting at 7:10 p.m. to the February 26, 2019 meeting.



Paul Morris, Chairman



Charles Ching, Secretary