



## City of San Pablo Planning Commission MINUTES

Tuesday, May 28, 2019 at 6:30 pm

City Hall Council Chambers, Building 2

13831 San Pablo Avenue, San Pablo, CA 94806

### Roll Call

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

### 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**
2. **Approval of the Agenda**

Commissioner Gantt made a motion to approve the Consent Calendar. The motion was seconded by Vice Chair Harlan-Ogbeide and approved by a vote of 5-0-0.

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

### Appeal Date

It was announced that the appeal date for actions taken by the Board at this meeting would be no later than 6:00 p.m. on **Tuesday, June 11, 2019.**

### Public Hearing(s)

1. **PLAN1903-0023:** Consideration of a Conditional Use Permit and determination of Public Convenience or Necessity for an on-sale alcohol license for beer and wine only for an existing restaurant, Koi Sushi, at 13501 San Pablo Avenue, Suite H, San Pablo, CA 94806, APN 417-180-023.

Location	13501 San Pablo Avenue, Suite H
APN	417-180-023
Zoning	Commercial Mixed Use (CMU)

CEQA	Categorical Exemption under Section 15301, Existing Facilities Class 1(e), addition to an existing structure
Owner	Blue Horse Horizon LLC
Applicant	Jie Gao (business owner)

Assistant Planner Marquez presented the staff report and answered questions from the Commissioners. The applicant indicated her approval of the conditions of approval. The Public Hearing was opened and closed, as there were no other comments. Commissioner Gantt made a motion, seconded by Vice Chair Harlan-Ogbeide, to adopt Resolution 19-04 for recommending that the City Council approve a Conditional Use Permit and determination of public convenience or necessity for on-site beer and wine sales at an existing restaurant at 13501 San Pablo Avenue Suite H, APN 417-180-023.

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

- 2. PLAN1905-0014:** Consideration of a finding of General Plan conformity for the fiscal year 2020-2021 capital improvement program (CIP). This is a City initiated project and the CIP is Citywide. The project is exempt from the California Environmental Quality Act per guideline 15061(b)(3), no potential for causing a significant effect on the environment with the understanding that each project will be reviewed under CEQA.

Location	Citywide
APN	Citywide
Zoning	NA
CEQA	Categorical Exemption under Section 15061(b)(3), no potential for causing a significant effect on the environment
Owner	City of San Pablo
Applicant	City of San Pablo

Planning Manager Dunn introduced the item. Public Works Director and City Engineer Mercurio gave a presentation on current and new capital improvement projects. The Public Hearing was opened and closed, as there were no comments. Commissioner Gantt made a motion, seconded by Commissioner Shi, to adopt Resolution 19-05 finding the FY 2020-2021 proposed CIP to be in conformance with the General Plan.

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

**Study Session**

Amanda Booth, Senior Management Analyst, gave a presentation on Green Infrastructure Plan and Municipal Regional Storm Water Permit Requirements

**Planning Commission Discussion**

Planning Manager Dunn presented a memo to the Planning Commission on Two Proposed Procedural Changes: Change to Action Minutes and Change Planning Commission Meeting start time from 6:30 p.m. to 6:00 p.m. Commissioner Gantt made a motion, seconded by Vice Chair Harlan-Ogbeide, to use Action Minutes and change the start time to 6:00pm. This

motion was approved by a vote of 5-0-0. The new start time will begin at the next meeting, June 25, 2019, with the understanding that the schedule will be revisited if it is not becomes not convenient for the Commission.

**Staff Updates**

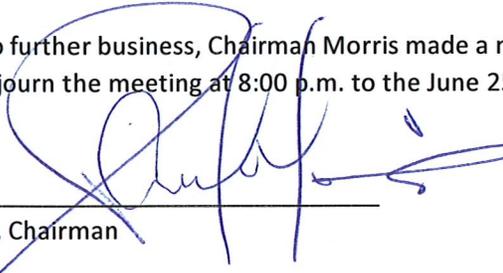
City Attorney Nerland confirmed with Commissioners that they received the update on the new FPPC regulation regarding conflicts of interests related to real property interests. She also clarified the importance of following the Brown Act. Planning Manager Dunn discussed the release of Legistar for Planning Commission packets in June.

**Commissioner Updates**

None

**Adjournment**

There being no further business, Chairman Morris made a motion, seconded by Commissioner Gantt and passed by a vote of 5-0-0, to adjourn the meeting at 8:00 p.m. to the June 25, 2019 meeting at 6:00 p.m.

  
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Paul V. Morris, Chairman

  
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Charles Ching, Secretary