

City of San Pablo Planning Commission MINUTES

Tuesday, June 25, 2019 at 6:00 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 6:00 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; Lehny Corbin, Deputy City Clerk.

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.

Approval of the Minutes

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

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

Appeal Date

Planning Manger Dunn, announced that the appeal date for actions taken by the Planning Commission at this meeting would be no later than 6:00 p.m. on Monday, July 8, 2019 and not the June 11, 2019 date on the agenda.

Public Hearing(s)

1. **PLAN1901-0013:** A request for approval of a Conditional Use Permit to allow multiple uses including a community and religious assembly use, a filming studio, offices and a café in an existing commercial building located at 13041 San Pablo Avenue, APNs 526-020-011, 014, 015. The community and religious assembly use is allowed, subject to a conditional use permit approval as required in Section 17.34.030 of the City's Zoning Ordinance. The request also includes parking waivers, which would reduce the required number of off-street parking space from 28 spaces to 20 spaces. Staff recommendation is approval of the conditional use permit subject to the conditions of approval included in the resolution.

Location	13041 San Pablo Avenue (corner of San Pablo Avenue and Rheem)
APN	APNs 526-020-011, 014, 015
Zoning	SP2- San Pablo Specific Plan- Commercial Mixed Use
CEQA	Categorical Exemption under Section 15301, Existing Facilities Class 1
Owner	Dito Prospero
Applicant	Claudia Cordoba for RMedia Corporation (business owner)

Assistant Planner Marquez presented the staff report and answered questions from the Commissioners. Questions were raised regarding whether the café will be open to the public and whether the parking lot will be newly paved. A lot merger is required to ensure that parking will always be related to the building and not on a separate parcel. The Public Hearing was opened. Claudia Cordoba, business owner for RMedia Corporation, indicated that she accepted all the conditions of approval. The Public Hearing was closed. Vice Chair Harlan-Ogbeide made a motion, seconded by Commissioner Gantt, to adopt Resolution PC19-06 for approval for a Conditional Use Permit to allow multiple uses including a community and religious assembly use, a filming studio, offices and a café.

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

Staff Updates

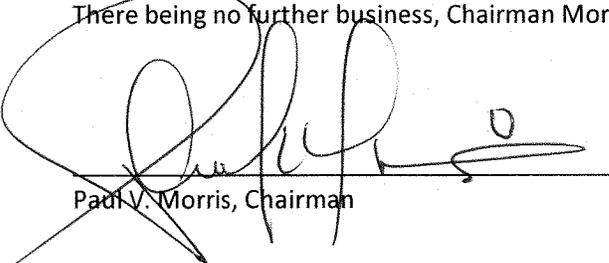
Community & Economic Development Director Ching informed Commissioners that all New City Hall permits have been issued and approved. Last month's recommendation from the Planning Commission for an alcohol license for Koi Sushi was approved by City Council.

Commissioner Updates

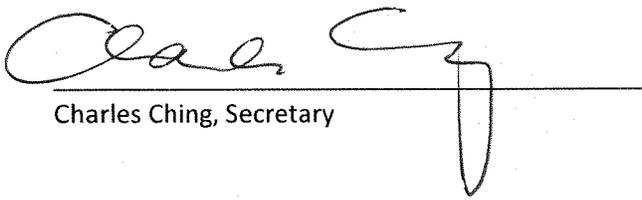
Chairman Morris requested the reinstatement of an annual dinner honoring Planning Commissioners.

Adjournment

There being no further business, Chairman Morris adjourned the meeting at 6:30 p.m. to the July 23, 2019 meeting.



Paul V. Morris, Chairman



Charles Ching, Secretary