



City of San Pablo Planning Commission MINUTES

Tuesday, August 27, 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. Roll call showed present: Commissioner Shi, Commissioner Gantt, and Chairman Morris. Vice Chair Harlan-Ogbeide arrived at 6:20pm. Commissioner Feliciano was absent. Staff present at the meeting included: Christie Crawl, Consulting Attorney; Charles Ching, Community & Economic Development Director; Libby Tyler, Interim Planning Manager; Sandra Marquez, Assistant Planner; Daniel Hoffman, Contract Assistant Planner; and Michelle Chavez, Administrative Secretary.

Public Comment

Janet Pottier addressed the Planning Commissioners regarding public knowledge on when building permits are needed for construction. She requested the City publish information to inform residents when a permit is needed. Chairman Morris informed Ms. Pottier that this information is on the City's website, under the Community & Economic Development Department, on the Permits and Building Inspection page.

Approval of the Minutes

Commissioner Gantt made a motion to approve the minutes from the June 25, 2019 meeting. The motion was seconded by Commissioner Shi and approved by a vote of 3-2-0.

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

Appeal Date

Chairman Morris announced that the appeal date for actions taken by the Commission at this meeting would be no later than 6:00 p.m. on **Tuesday, September 10, 2019.**

Public Hearing(s)

1. **PLAN1907-0002:** Consideration of an Administrative Use Permit and a Conditional Use Permit for a 24-hour fitness and exercise club at 13222 San Pablo Avenue, San Pablo, CA 94806, APN: 417-211-007

Location 13222 San Pablo Avenue
APN 417-211-007
Zoning: SP2- San Pablo Specific Plan- Regional Commercial (Entertainment Overlay District)
CEQA: Exempt under Section 15301, Class 1, Existing Facilities
Owner: Save Mart Supermarkets
Applicant: Andrew Davies for N Consulting Engineers

Assistant Planner Hoffman, presented the staff report and answered questions from the Commissioners. The Public Hearing was opened and closed at 6:16 p.m. as there were no comments. Commissioner Gantt made a motion, seconded

by Vice Chair Harlan-Ogbeide, to adopt Resolution PC19-07 approving an Administrative Use Permit and a Conditional Use Permit to allow a 24-hour fitness and exercise club use in an existing vacant commercial building located at 13222 San Pablo Avenue, APN 417-211-00. The motion passed as follows.

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

2. **PLAN1807-0011:** Consideration of Major Design Review for a new two-story building for a kidney dialysis center at 13352 San Pablo Avenue, APN 417-280-016.

Location: 13352 San Pablo Avenue
APN: 417-280-016
Zoning: SP2- San Pablo Specific Plan- Regional Commercial (Entertainment Overlay District)
CEQA: This project is not subject to CEQA.
Owner: Hill & Sketchley/Dennis Hill
Applicant: Kerr Project Services / Deborah Kerr for Market Street Development

Assistant Planner Marquez presented the staff report. A Public Hearing was opened at 6:33pm. Charles Smyth, from Market Street Development, stated that he agreed with the conditions of approval. Mark Ray, a resident of the trailer park, spoke on behalf of the trailer park residents. He informed the Commissioners that they were told by the applicant that the Planning Commission Meeting started at 6:30pm not 6:00pm. He requested that the project be postponed so the residents could hire a pro-bono attorney to review the relocation documents received by the residents to assist in relocation costs. Chairman Morris explained that the purpose of the Planning Commission meeting is only for the design review of the project, not for the allowance of the proposed use. The Public Hearing was closed at 6:47pm. Assistant Marquez, noted that Resolution PC19-08 was amended to add more specific language to Conditions 62 & 63. Commissioner Gantt made a motion, seconded by Vice Chair Harlan-Ogbeide, to adopt Resolution PC19-08 approving a Major Design Review for a 13,591 square-foot medical office building for a dialysis center within a new two-story building to be located at 13352 San Pablo Avenue, APN 417-280-016. The motion passed as follows.

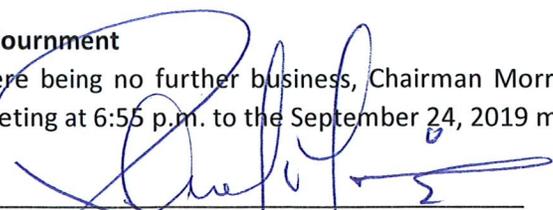
AYES: Gantt, Shi, Harlan-Ogbeide, Morris
NOES: None
ABSENT: Feliciano
ABSTAIN: None

Staff Updates

Director Ching informed the Commissioners that Planning Manager, Elizabeth Dunn retired from the City on September 15, 2019. The City went out for recruitment for a new Planning Manager. The job posting closed, August 26, 2019. Libby Tyler, from MIG consulting firm, is the Interim Planning Manager. Director Ching updated the Commissioners on the progress of the New City Hall. Currently, the contractor is working on the roof, framing, and sheet rock installation. The Planning Commissions are welcome to take a tour of the job site.

Adjournment

There being no further business, Chairman Morris made a motion, seconded by Commissioner Gantt to adjourn the meeting at 6:55 p.m. to the September 24, 2019 meeting.



Paul V. Morris, Chairman
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Charles Ching, Secretary
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