



City of San Pablo Planning Commission MINUTES

Tuesday, November 26, 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 Feliciano, Vice Chair Harlan-Ogbeide and Chairman Morris. Commissioner Gantt was absent. Staff present at the meeting included: Lynn Tracy Nerland, City Attorney; Charles Ching, Community & Economic Development Director; Libby Tyler, Consultant/Interim Planning Manager; Sandra Marquez, Assistant Planner; Michelle Chavez, Administrative Secretary; Laura Santillan, Administrative Clerk.

Public Comment

Approval of the Minutes

Vice Chair Harlan-Ogbeide made a motion to approve the minutes from the October 22, 2019 meeting. The motion was seconded by Commissioner Shi and approved by a vote of 4-0-1.

AYES: Shi, Feliciano, Harlan-Ogbeide, Morris
NOES: None
ABSENT: Gantt
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 **Monday, December 9, 2019.**

Public Hearing(s)

1. **PLAN1811-0015:** Adoption of an Initial Study and Mitigated Negative Declaration (IS-MND) for the development of a 998-space parking lot for Lytton Casino at 2000 Vale Road in San Pablo, CA and consideration of a conditional use permit, major design review, variance (light pole height), and administrative adjustments (fence height and number of curb cuts), APN: 417-202-001.

Location: 2000 Vale Road
APN: 417-202-001
Zoning: SP2- San Pablo Specific Plan- Commercial Mixed Use
CEQA: Initial Study/Mitigated Negative Declaration prepared and issued on October 28, 2019, the findings of which show no significant impacts if mitigation measures are incorporated.
Owner: Lytton Rancheria of California, a federally recognized Indian Tribe, a Tribal Government
Applicant: Casey McDonald, Adobe Associates, Inc.
Staff Contact: Libby Tyler, FAICP, Consultant/Interim Planning Manager

Consultant/Interim Planning Manager, Libby Tyler, presented the staff report and answered questions from the Commissioners. Vice Chair Harlan-Ogbeide mentioned that a hotel should be built on the property and hopes in the future

that constructing a hotel will come to fruition. WTrans Consultant, Mark Spencer spoke about the traffic study that his company conducted. Additional parking spaces are needed to fill the need of additional customers on Friday's and Saturday's. Currently these customers have to park on residential streets. The Casino's General Manager, Mike Gorczyński mentioned that he is not sure if a hotel will be built in the future. The Public Hearing was opened and closed at 6:39 p.m. and there were no public comments. A motion was made by Chairman Morris and seconded by Commissioner Shi. for adoption of the IS-MND, and then for subsequent approval of the conditional use permit, design review, variance and the administrative adjustments, subject to the conditions of approval included in the resolution, as revised. The motion passed by a vote of 4-0-1.

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

1. **PLAN1904-0005:** Request for a Conditional Use Permit for tandem parking on a lot less than 50 feet in width, and for design review to allow a new single-family residence that includes a single-car garage on a substandard lot of 2,500 square feet at 1127 Stonington Avenue, San Pablo, CA, APN 413-142-008.

Location 1127 Stonington Avenue
APN 413-142-008
Zoning: R-1 (Single Family Residential) District
CEQA: This project is exempt under the California Environmental Quality Act, Section 15303, New Construction, Class 3(a), one single-family residence. Class 3(a) consists of construction and location of a limited number of new, small facilities or structures
Applicant: Xia Hong Song
Staff Contact: Laura Santillan, Administrative Clerk

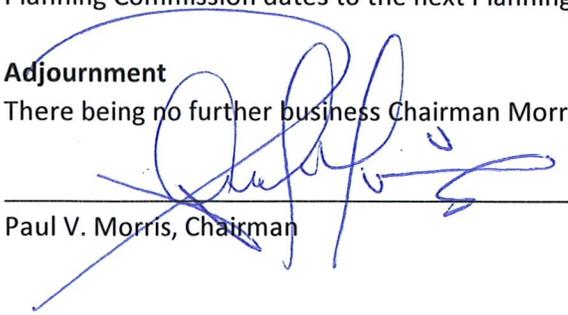
Administrative Clerk, Laura Santillan presented the staff report. Commissioner Feliciano made a motion, seconded by Vice Chair Harlan-Ogbeide to adopt Resolution PC19-11 approving PLAN1904-0005 for a Conditional Use Permit and Design Review for a new single-story residence with a one-car garage and tandem parking in the driveway with the findings and conditions of approval. The motion passed by a vote of 4-0-1.

Commissioner Updates

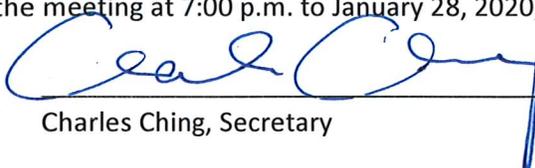
The Commissioners were polled to see if they were amenable to possibly having a Planning Commission Meeting on Tuesday, December 17, 2019 at 6:00 p.m. All Commissioners present stated they would be in attendance if a December 17, 2019 Planning Commission was needed. Chairman Morris inquired on the outcome of his request to have a dinner for all Planning Commissioners. Charles Ching informed the Commissioners that the City does not have the budget for this year, but it has been requested for next year. The City is holding a tree lighting on December 6 from 6:00 p.m. 7:30 p.m. Commissioner Shi inquired as to the Planning Commission dates for 2020. Staff will bring a memo listing 2020 Planning Commission dates to the next Planning Commission Meeting.

Adjournment

There being no further business Chairman Morris adjourned the meeting at 7:00 p.m. to January 28, 2020,



Paul V. Morris, Chairman



Charles Ching, Secretary