



City of San Pablo

Council Chambers
13831 San Pablo Avenue
San Pablo, CA 94806
(510) 215-3030
www.SanPabloCA.gov

Meeting Agenda

Planning Commission

Chair Roberta Feliciano
Vice Chair Dorothy Gantt
Commissioner Charlene Harlan-Ogbeide
Commissioner Yuhong "Sophia" Shi
Commissioner Paul Morris

Tuesday, June 23, 2020

6:00 PM

Council Chambers

PLANNING COMMISSION AND STAFF WILL ATTEND VIA TELECONFERENCE

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19 and the Governor's Executive Orders N-25-20 and N-29-20 that allow members of the Planning Commission, City staff and the public to participate and conduct a meeting by teleconference, videoconference or both.

In order to comply with public health orders the requirement to provide a physical location for members of the public to participate in the meeting has been suspended. However, the public can participate in the meeting in the following ways:

1. **Members of the public can watch or listen to the meeting during Livestream Online** at <https://www.sanpabloca.gov/1400/City-CouncilLSA-Planning-Comm-AgendasMin> OR <https://tinyurl.com/SPPC062320> (no password needed) OR Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join <https://tinyurl.com/SPPC062320>

OR join by phone: Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 929 205 6099 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 Webinar ID: 846 3665 6508

2. **Public comments may be submitted:**

a. **Watching the meeting via online link:** <https://tinyurl.com/SPPC062320>

b. **Via EMAIL to Pcommission@sanpabloca.gov.** Each email must contain in the subject line "PUBLIC COMMENTS NOT ON THE AGENDA [or] PUBLIC COMMENTS – AGENDA ITEM #__". Comments received by 12 NOON on the day of the meeting will be provided in advance to the Planning Commission.

c. **Via VOICE MAIL at (510) 215-3033.** The caller must start the message by stating "PUBLIC COMMENTS NOT ON THE AGENDA [or] PUBLIC COMMENTS – AGENDA ITEM #__" followed by their comments. Providing a name and method of follow-up if appropriate is requested but not required. Messages received by 12 NOON on the day of the meeting will be transcribed or summarized to be provided in advance to the Planning Commission.

d. **During the meeting, the public may provide public comments via email** to Pcommission@sanpabloca.gov, which will be read into the record before the Planning Commission's consideration of the item and will be limited to three (3) minutes. Comments that do not conform to the Planning Commission's rules of decorum may be summarized rather than read verbatim.

As allowed by the Brown Act, the Chair may limit the total time for public comment to facilitate the completion of business on the agenda.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the Planning Commission receives your comments prior to taking action, you are strongly encouraged to submit your comments in writing in advance of the meeting. All comments received by the close of the meeting will be available after the meeting as supplemental materials and will become part of the official meeting record.

Please note that all information provided in public comments including phone number called with, email addresses and any other personal information written or stated is subject to disclosure on the broadcast of the video- or tele-conferenced meeting. Comments posted online will not include personal information.

In accordance with the Americans with Disabilities Act, persons requiring assistance or auxiliary aids in order to participate should contact the Community & Economic Development Department at City Hall, 13831 San Pablo Avenue, Building 3, San Pablo, or by calling (510) 215-3033, as soon as possible prior to the meeting. The City will give such requests primary consideration, taking into account undue financial and administrative burdens or fundamental alterations in the city service, program or activity.

Copies of this Agenda and non-exempt public records relating to an open session item on this agenda will be available for public view at the Community & Economic Development Department, 13831 San Pablo Avenue, Building 3, San Pablo. The full agenda packet may also be viewed on the city website at <https://www.sanpabloca.gov/1400/City-CouncilLSA-Planning-Comm-AgendasMin>.

Written comments on agenda items shall be submitted by Noon the day of the meeting to allow sufficient time for copying and consideration before the Planning Commission consideration of the agenda item. Written comments exceeding one page must be submitted by 7:30 a.m. the day of the meeting.

PLEDGE OF ALLEGIANCE**ROLL CALL**

Speakers wishing to address the Planning Commission on a specific agenda item should file a form with the Recording Secretary indicating the agenda item. The Chair will invite you to speak at the appropriate time when the matter is being considered.

STAFF INTRODUCTIONS**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on items that are NOT listed on tonight's agenda. If you wish to address the Commission, comments are limited to three (3) minutes per speaker. The Commission will hear public comment on items listed on the agenda during discussion for the matter and prior to a vote.

APPROVAL OF MINUTES

[#PC20-011](#) MINUTES OF THE MEETING OF MAY 26, 2020

Recommendation: APPROVE

APPEAL DATE

The appeal date for actions taken by the Planning Commission at this meeting can be appealed to the City Council no later than 6:00 p.m. on July 6, 2020.

INFORMATIONAL ITEM

[#20-250](#) EXISTING 450-SQUARE FOOT ACCESSORY DWELLING UNIT (ADU) IN A PREVIOUSLY EXISTING GARAGE/ LAUNDRY AREA OF A SEVEN-UNIT MULTI-FAMILY DWELLING AT 3107 WILLOW ROAD SAN PABLO, APN: 417-290-009

Recommendation: The project application will be processed ministerially as set forth in Government Code Section 65852.2. No action is necessary on the part of the Planning Commission.

PUBLIC HEARINGS

[#20-251](#) CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD VENDING USE (FOOD TRUCK) IN AN EXISTING PARKING LOT AT 1801 RUMRILL BLVD. IN THE CMU (COMMERCIAL MIXED USE) ZONE, APN 411-030-004

Recommendation: Conduct public hearing; adopt Resolution

[#20-252](#) SITE PLAN, DESIGN REVIEW AND ADMINISTRATIVE USE PERMIT TO CONSTRUCT A TWO-STORY SINGLE-FAMILY RESIDENCE WITH TANDEM PARKING ON A 2,800 SQUARE-FOOT LOT THAT IS LESS THAN 50 FEET IN WIDTH LOCATED AT 1958 MASON STREET IN THE R-1 (SINGLE FAMILY) ZONE, APN 411-170-020.

Recommendation: Conduct public hearing; adopt Resolution

[#20-253](#) RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO, PLAN2005-0004, CONSIDERATION FOR APPROVAL OF A SIGN VARIANCE TO ALLOW TWO NEW WALL SIGNS THAT EXCEED THE ALLOWABLE SQUARE FOOTAGE PER THE CITY OF SAN PABLO'S SIGN ORDINANCE 18.04.090.C.2, INCLUDING A 186 SQUARE-FOOT WALL SIGN ALONG THE PRIMARY FRONTAGE (SAN PABLO AVENUE) AND A 115 SQUARE-FOOT WALL SIGN ALONG THE SECONDARY FRONTAGE (SAN PABLO DAM ROAD), FOR AN EXISTING COMMERCIAL BUILDING AT 13222 SAN PABLO AVENUE, SAN PABLO, CA (APN 417-211-007-6).

Recommendation: Conduct public hearing; adopt Resolution

[#20-259](#) FINDING OF GENERAL PLAN CONFORMITY FOR THE DISPOSITION OF ONE PARCEL BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402. THIS IS A CITY PARCEL APN 417-310-004 (2812 CHATTLETON LANE, 0.96 ACRES).

Recommendation: Adopt Resolution

STAFF UPDATES

- A. Announcements
- B. Community & Economic Development Projects Status

COMMISSIONER UPDATES

- A. Commission Member Reports Regarding Meetings or Conferences
- B. Announcements

ADJOURNMENT

Adjourn to Tuesday, July 28, 2020 at 6:00 p.m.