



City of San Pablo Planning Commission MINUTES

Tuesday, June 23, 2020 at 6:00 pm

City Hall Council Chambers, Building 2

13831 San Pablo Avenue, San Pablo, CA 94806

Roll Call

Chair Feliciano called the teleconferenced/video-conferenced meeting to order at 6:00 p.m. Roll call showed present: Commissioner Shi, Commissioner Morris, Vice Chair Gantt, and Chair Feliciano. Commissioner Harlan-Ogbeide 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; Laura Santillan, Planning Aide and Michelle Chavez, Administrative Secretary.

Consultant/Interim Planning Manager Tyler announced that the meeting was being held via video/teleconference 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. Ms. Tyler further announced the ways in which members of the public could watch or listen to the meeting during livestream on the City website, which were also highlighted in the Planning Commission's agenda. Instructions were also announced how the public could provide public comments via email which would be read before consideration of the item.

Approval of the Minutes

Commissioner Morris made a motion to approve the minutes from the May 26, 2020 meeting. The motion was seconded by Vice Chair Gantt and passed as follows:

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

Appeal Date

Consultant/Interim Planning Manager Tyler 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, July 6, 2020**.

Informational Item

Location: 3107 Willow Road
APN: 417-290-009
Zoning: RC – Regional Commercial
CEQA: Not applicable to ministerial approvals under Pub. Res. Code § 21080(b)(1)
Owner: 3107 Willow LLC, a California Limited Liability Corporation owned and managed by Kevin Bernotas

Interim Planning Manager Tyler informed the Commission that the request was to approve an additional unit that was previously added to a 7-unit multi-family apartment building at 3107 Willow Road. Upon further consideration and consultation with the City Attorney, the Zoning Administrator has determined that a Conditional Use Permit is not

required for this use and it should instead be considered ministerially without discretionary review or a hearing under Government Code Section 65852.2, as amended by AB 881, effective January 1, 2020.

Public Hearing

Location: 1801 Rumrill Boulevard
APN: 411-030-004
Zoning: CMU - Commercial Mixed Use
CEQA: Exempt under Section 15332, Infill Projects
Owner: Eastgate Enterprise, Inc.
Applicant: Miguel Soriano

Assistant Planner Marquez presented the request for approval of a Conditional Use Permit, PLAN2004-0003, to allow a Mobile Food Truck, and associated temporary outdoor seating, planter boxes, and waste disposal receptacles within an existing parking lot at 1801 Rumrill Boulevard. The public hearing opened at 6:26 p.m. Alex Revolorio stated that he believes the proximity is too close to the Mobile Food Truck across the street, which he believed violated the Municipal Code. Benedicto Diaz also believes this Food Truck is too close to the existing Food Truck across the street. Miguel Soriano, the applicant, states that municipal code requirement between food trucks is 300 feet, thus his Food Truck would not be in violation. The public hearing was closed at 6:40 p.m. Chair Feliciano inquired as to what the current Municipal Code states. Marquez informed the Commission that prior to 2015 the Municipal Code stated the distance between food trucks needed to be 1,000 feet apart but such requirement is no longer in place. Commissioner Morris made a motion to approve Resolution PC20-03 approving a Conditional Use Permit for mobile food vendor (food truck) in the parking lot at 1801 Rumrill Boulevard, a Commercial Mixed use (CMU) zone, pursuant to the conditions of approval with the resolution. The motion was seconded by Commissioner Shi and passed as follows:

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

Public Hearing

Location: 1958 Mason Street
APN: 411-170-020
Zoning: R-1 – Single Family Residential
CEQA: Exempt under Section 15303, Class 3(a)
Owner: Jose and Jesus Amezcua
Applicant: Jose Amezcua

Assistant Planner Marquez presented the request for approval of a Site Plan and Design Review, planning case PLAN2005-0003, to allow the construction of a new two-story single-family residence with tandem parking on a substandard 2,800 square-foot lot that is less than 50 feet in width. The public hearing opened at 6:51 p.m. and closed at 6:52 p.m. as there were no comments. Commissioner Morris made a motion to approve Resolution PC20-04, Site Plan and Design Review and Administrative Use Permit approval, planning case PLAN2005-0003, to allow construction of a new two-story three-bedroom single-family residence on a 2,800 square foot lot that is 25 feet wide and 112 feet deep with tandem parking. The motion was seconded by Vice Chair Gantt and passed as follows:

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

Public Hearing

Location: 13222 San Pablo Avenue
 APN: 417-211-007-6
 Zoning: SP2 – San Pablo Avenue Specific Plan, Entertainment Overlay District/Regional Commercial
 CEQA: Exempt under Section 15301, Class 1
 Owner: Save Mart Supermarkets, Attn: Ellia Karres
 Applicant: Carlie Hernandez/ 4for4 Construction Project Management, LLC, on behalf of Planet Fitness/Brian Dumont

Planning Aide Santillan presented a request for a variance to allow for increased wall signage for the existing commercial building at 13222 San Pablo Avenue, including a 186 square-foot sign along the primary frontage (San Pablo Avenue) and a 115 square-foot sign along the secondary frontage (San Pablo Dam Road) in order to allow for improved visibility for the proposed tenant given the circumstances of the site and surrounding conditions. Carlie Hernandez, the owner’s representative, was available for comments and questions. The public hearing opened at 7:06 p.m. and closed at 7:07 p.m. due to no comments. Commissioner Morris made a motion to approve Resolution PC20-05 approving a sign variance to allow two new 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 sign along the primary frontage (San Pablo Avenue) and a 115 square-foot sign along the secondary frontage (San Pablo Dam Road) for an existing commercial building. The motion was seconded by Vice Chair Gantt and passed as follows:

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

New Business

Location: 2812 Chattleton Lane
 APN: 417-310-004
 Zoning: SP2-San Pablo Avenue Specific Plan – Mixed Use Center South (Plaza San Pablo)
 CEQA: Exempt from CEQA, per Section 15061(b)(3)
 Owner: City of San Pablo
 Applicant: City of San Pablo

Assistant Planner Marquez explained that the proposal was a City-initiated request involving a parcel located at 2812 Chattleton Lane. Staff is requesting that the Planning Commission make a General Plan Conformity Finding to allow for the disposition and sale of this parcel identified as APN 417-310-004. A public hearing is not necessary for this item, but public comments will be received. The public comment period opened at 7:13 p.m. Jim McCarty inquired as to whether that will be a CEQA review performed on the new development. Marquez responded that there will be a CEQA review, but at this time a proposed project has not yet been submitted. Mr. MacCarty inquired about which type of CEQA noticing will be performed. Interim Planning Manager Tyler informed him that CEQA exemption or determination will be noticed depending on the proposed project. The public comment period was closed at 7:16 p.m.

Vice Chair Gantt made a motion to approve Resolution PC20-06 making a Finding of General Plan Conformity to allow for the disposition and sale of this parcel located at 2812 Chattleton Lane. The motion was seconded by Commissioner Morris and passed as follows:

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

Staff Updates

Community & Economic Development Director Ching informed Commissioners that City staff will move into New City Hall, Monday June 29, 2020. Due to COVID-19 and the shelter in place order, a ribbon-cutting ceremony is postponed to a future date.

Adjournment

There being no further business, Chair Feliciano adjourned the meeting at 7:19 p.m. to July 28, 2020.



Roberta Feliciano, Chair



Charles Ching, Secretary