



# 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*

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**Tuesday, October 27, 2020**

**6:00 PM**

**Council Chambers**

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**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/SPPC10272020> (no password needed)**

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: 831 9744 9012

2. Public comments may be submitted by watching the meeting via online link: <https://tinyurl.com/SPPC10272020>

a. **Via EMAIL to [Pcommission@sanpabloca.gov](mailto: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.

b. **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.

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

d. To make a public comment on a desired item while participating in the webinar, click on the "Raise Your Hand" option within the online webinar tool, or if participating via phone – dial \*9.

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

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 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>.

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **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. The Planning Commission may not engage in discussion or take action on any item that is not specifically listed on the agenda. Your item may be referred to city staff for investigation, report or placement on a future agenda. Persons addressing the Planning Commission are required to limit their remarks to three (3) minutes unless an extension or decrease of time is ordered.

## **APPROVAL OF MINUTES**

[#PC20-017](#) MINUTES OF THE MEETING OF AUGUST 25, 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 November 9, 2020.*

## **GENERAL BUSINESS**

[#PC20-024](#) 2021 CALENDAR PLANNING COMMISSION MEETINGS

[#PC20-018](#) FINDING OF GENERAL PLAN CONFORMITY FOR THE DISPOSITION OF ONE PARCEL BY THE CITY OF SAN PABLO AS HOUSING SUCCESSOR AGENCY, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402. THIS IS A CITY-INITIATED REQUEST. THE PARCEL IS IDENTIFIED AS 1820 RUMRILL BOULDEVARD APN 411-041-009.

**Recommendation:** Adopt Resolution

## **PUBLIC HEARINGS**

[#PC20-021](#) CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW AN ELECTRONICS RESTORATION SERVICE IN THE NEIGHBORHOOD COMMERCIAL DISTRICT TO BE LOCATED IN AN EXISTING COMMERCIAL BUILDING AT 2031 RUMRILL BOULEVARD, SAN PABLO, APN: 411-020-036

**Recommendation:** Conduct public hearing; adopt Resolution

[#PC20-022](#) CONSIDERATION OF A CONDITIONAL USE PERMIT AND DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY FOR AN ON-SITE BEER AND WINE LICENSE FOR AN EXISTING RESTAURANT, SAMRAJ SWEETS N CHAT HUT, AT 3340 SAN PABLO DAM ROAD, SUITE D2, APN 420-120-014

**Recommendation:** Conduct public hearing; adopt Resolution

[#PC20-023](#) CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW AN AUTOMOTIVE, MINOR REPAIR USE IN THE COMMERCIAL MIXED USE DISTRICT TO BE LOCATED IN AN EXISTING COMMERCIAL BUILDING AT 1433 MARKET AVENUE, SAN PABLO, APN: 411-042-005.

**Recommendation:** Open public hearing and continue to November 24, 2020

[#PC20-019](#) PLAN2010-0002, AMENDMENTS TO THE SAN PABLO ZONING ORDINANCE CHAPTERS 17.34, 17.42, 17.54, 17.60, 17.68, 17.70, and Appendix A, REGARDING ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND ACCESSORY STRUCTURES

**Recommendation:** Conduct public hearing; adopt Resolution

## **STAFF UPDATES**

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

## **COMMISSIONER UPDATES**

- A. Commissioner Announcements

## **ADJOURNMENT**

Adjourn to Tuesday, November 24, 2020 at 6:00 p.m.