



**CITY OF SAN PABLO**  
*City of New Directions*

## City of San Pablo Planning Commission MINUTES

**Tuesday, November 24, 2020 at 6:00 pm**  
**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 Harlan-Ogbeide, Commissioner Morris, Vice Chair Gantt and Chair Feliciano. Staff present at the meeting included: Charles Ching, Community & Economic Development Director, Lynn Tracy Nerland, City Attorney; Libby Tyler, Planning Manager; Laura Santillan, Planning Aide, Michelle Chavez, Administrative Secretary and Oscar Davalos, Chief Building Official. 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 on how the public could provide public comments via email which would be read before consideration of the item.

### Approval of the Minutes

Vice Chair Gantt made a motion to approve the minutes from the October 27, 2020 meeting. The motion was seconded by Commissioner Harlan-Ogbeide and passed as follows:

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

### Appeal Date

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 **December 7, 2020**.

### Public Hearings

**File ID: #PC20-028/PLAN2001-0009**

Location: 1433 Market Avenue  
APN: 411-042-005  
Zoning: CMU - Commercial Mixed Use  
CEQA: Exempt under Section 15301, Class 1(a), Existing Facilities  
Owner: Manuel Acevedo  
Applicant: Francisco Bautista  
Staff Contact: Laura Santillan, Planning Aide

Planning Aide Santillan informed the Commission that this item was continued from the October 27, 2020 Planning Commission Meeting. 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. The public hearing was opened at 6:26 p.m. Manuel Acevedo, the owner, offered to answer questions. The tenant Francisco Alex Bautista stated that he would comply with the building occupancy requirements. He provided comments in Spanish that were translated by Chief Building Official Oscar Davalos. There were no other public comments and the public hearing was closed at 6:30 p.m. Commissioner Morris made a motion to adopt resolution PC20-11. The motion was seconded by Commissioner Harlan-Ogbeide and passed as follows:

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

**File ID: #PC200-027/PLAN2010-0008**

Location: 2631 Vale Road  
APN: 417-100-1-088  
Zoning: R-1; Single Family Residential  
CEQA: Categorically exempt, Class 3 (e); New Construction or Conversion of Small Structures  
Owner: Mohammed Saleh Abdo and Saleh Younis  
Applicant: Fumio Suda

Planning Manager Tyler presented PLAN2010-0008, a request for a Conditional Use Permit to allow an accessory structure with a height of 16 feet on an R-1, Single Family Residential property with an existing primary single-family dwelling. The public hearing was opened and closed at 6:38 p.m. due to no comments. Vice Chair Gantt made a motion to adopt the resolution PC20-12. The motion was seconded by Commissioner Morris and passed as follows:

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

**General Business**

**General Plan Conformity**

**File ID: PC20-026/PLAN2011-0003**

Location: 13831 San Pablo Avenue  
APN: 411-330-037, 411-330-038, 411-330-039  
Zoning: SP2, Mixed Use Center City Hall Site  
CEQA: Initial Study/Mitigated Negative Declaration prepared and issued on August 14, 2017, the findings of which show no significant impacts if mitigation measures are incorporated  
Owner: City of San Pablo  
Applicant: City of San Pablo

Planning Manager Tyler presented the staff report. This is a City-initiated request involving a 4.64-acre site located at 13831 San Pablo Avenue that is currently owned by the City and commonly known as "Old City Hall". Pursuant to the City's ongoing redevelopment efforts for this property, Staff is requesting that the Planning Commission make a General Plan Conformity Finding to allow for the disposition and sale of the parcels identified as APN 411-330-037, 411-330-038, and 411-330-039 in PLAN2011-0003. Commissioner Shi asked about the City's ability to use

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

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the property differently. Charles Ching, Director of Community and Economic Development, indicated that State law outlines a process for the use of surplus property that prioritizes residential uses. Commissioner Morris asked about the retention of the historic buildings on the property and why the entire parcel was declared surplus. The public hearing was opened at 7:14 p.m. Melinda McCrary does not believe the sale of the property conforms to the General Plan due to concerns about the historic resources on the property. James McCarty does not believe that the proposal conforms to the General Plan or that it is too early to determine General Plan conformance with a specific project before the Planning Commission. Mr. Ching, Director of Community and Economic Development, reminded the public that tonight's item is not to confirm the proposed use or to make a decision on the disposition, but just to review the General Plan conformity of the proposal with respect to the disposition of the parcels. He indicated that the project will be brought back to the Planning Commission in 2021. Melinda McCrary spoke again asking for the Commissioners not to approve the Resolution, as she does not believe that the project conforms to the General Plan. Eleven public comment emails were read out loud in opposition primarily due to concerns about the historic structures. The public hearing was closed at 7:37 p.m. Vice Chair Gantt made a motion to adopt resolution PC20-13 with added wording that the four historic buildings on site, including the Alvarado Adobe, Blume House, Bunk House and Teixeira House, will not be demolished. The motion was seconded by Chair Feliciano and passed as follows:

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

### Staff Updates

There were no Staff updates.

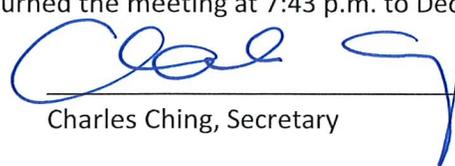
### Commissioner Updates

There were no Commissioner updates.

### Adjournment

There being no further business, Chair Feliciano adjourned the meeting at 7:43 p.m. to December 15, 2020.

  
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Roberta Feliciano, Chair

  
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Charles Ching, Secretary