



CITY OF SAN PABLO
City of New Directions

City of San Pablo Planning Commission MINUTES

Tuesday, January 26, 2021 at 6:00 pm
1000 Gateway Avenue, San Pablo, CA 94806

Roll Call

Chair Feliciano called the teleconferenced/video-conferenced meeting to order at 6:04 p.m. Roll call showed present: Commissioner Harlan-Ogbeide, Commissioner Morris, and Chair Feliciano. Commissioner Shi, joined the meeting at 6:26 p.m. Staff present at the meeting included: Lynn Tracy Nerland, City Attorney; Libby Tyler, Planning Manager; Sandra Marquez, Associate Planner, 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.

There were no public comments on items not listed on the agenda.

Approval of the Minutes

Commissioner Morris made a motion to approve the minutes from the December 15, 2020 meeting. The motion was seconded by Commissioner Harlan-Ogbeide and passed as follows:

AYES: Morris, Harlan-Ogbeide, Feliciano
NOES: None
ABSENT: Shi
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 **February 8, 2021**.

Public Hearings

File ID: #PC21-02/PLAN2012-0006

Location: 1291 Rumrill Boulevard

APN: 410-023-012

Zoning: Industrial Mixed Use

CEQA: Exempt under Section 15332. In-Fill Development Project

Owner: Silvestre Cerna

Applicant: Silvia Reyes

Planning Commission Minutes – January 26, 2021 Page | 1

Staff Contact: Sandra Marquez, Associate Planner

Associate Planner Marquez presented the staff report on the consideration of a conditional use permit to operate a mobile vending truck on a portion of a parcel containing an existing tire sale and replacement business located at 1291 Rumrill Boulevard under PLAN2012-0006. The Planning Commission asked a few clarifying questions regarding public health guidelines. The public hearing was opened at 6:25 p.m. Viviana Ponce, translated for the applicant Silvia Reyes. She informed the Commission that all health and safety certificates are current and up-to-date. The applicant stated that she has read and accepts the conditions of approval. There were no other public comments. The hearing was closed at 6:31 p.m. Commission Shi joined the meeting at 6:26 p.m. City Attorney Tracy-Nerland confirmed with Commissioner Shi that she had enough information to make a sound decision regarding this public hearing item. Commission Shi explained she had enough information and had read the agenda packet prior to tonight's meeting. Commissioner Morris made a motion to adopt resolution PC21-02. The motion was seconded by Commissioner Harlan-Ogbeide and passed as follows:

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

File ID: #PC21-04/PLAN2012-0004

Location: 2432 and 2442 22nd Street
APN: 421-240-057 & 421-240-058
Zoning: SP-2, Residential Mixed Use
CEQA: Exempt under Section 15332. In-Fill Development Project
Owner: Tobias Kahan, LLC
Applicant: Rodolfo Chacon, Architect
Staff Contact: Elizabeth "Libby" Tyler, Ph.D., FAICP, Planning Manager

Planning Manager Tyler presented a request for approval of Major Design Review and a Conditional Use Permit for a parking adjustment under PLAN2012-0004, to allow for the construction of an eight-unit town-house-style multi-family development on two adjoining vacant lots in the SP-2 Residential Mixed Use district. According to the San Pablo Zoning Ordinance, Major Design Review by the Planning Commission is required for multiple family developments with five or more residences (Section 17.20.030). The applicant has also requested a Conditional Use Permit to allow for a reduction of off-street parking requirements from 16 to 8 spaces and has submitted a parking study prepared by TDM specialists, Inc. pursuant to Section 17.54.050 of the Zoning Ordinance. Because the site consists of two adjacent lots, a Voluntary Lot Merger must also be approved by the Planning Manager, pursuant to Chapter 16.26 of the Municipal Code. The public hearing was opened at 6:54 p.m. Ms. Marquez read two letters in favor of the project from: Californians for Homeownership and Yimby Law. Commissioners Harlan-Ogbeide, Morris and Shi have concerns with limited parking and asked questions of staff and the applicant. The applicant states he has read and accepts the conditions of approval. The public hearing closed at 7:12 p.m. Commissioner Morris made a motion to adopt the resolution PC21-01. The motion was seconded by Chair Feliciano and passed as follows:

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

Selection of Chair and Vice Chair

There are two open Planning Commissioner positions. Vice Chair Gantt became San Pablo's City Clerk in December 2020. Due to her new position, she has resigned from the Planning Commission. Chair Roberta Feliciano's four-year term is up. Applications will be accepted through Monday, February 8, 2021.

Commissioner Morris nominated Commissioner Harlan-Ogbeide to be Chair, she declined. Commissioner Morris nominated himself as Chair. The nomination was second by Commission Harlan-Ogbeide. All Commissioners voted in favor. Chairman Morris nominated Commissioner Harlan-Ogbeide as Vice Chair, Commissioner Shi seconded. All Commissioners voted in favor.

Staff Updates

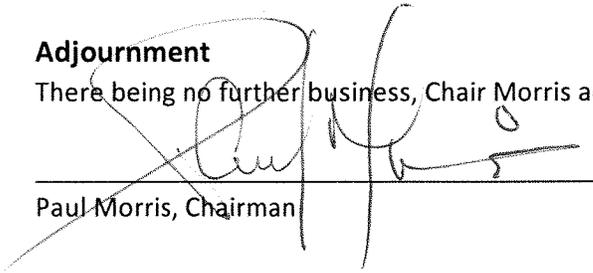
There were no Staff updates.

Commissioner Updates

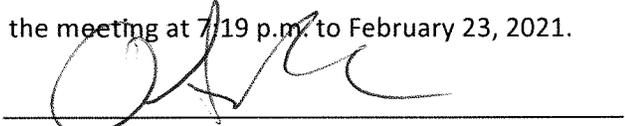
There were no Commissioner updates.

Adjournment

There being no further business, Chair Morris adjourned the meeting at 7:19 p.m. to February 23, 2021.



Paul Morris, Chairman



Charles Ching, Secretary

OSCAR DAVALOS
FOR CHARLES CHING