



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

## **City of San Pablo Planning Commission MINUTES**

**Tuesday, February 23, 2021 at 6:00 pm**  
**1000 Gateway Avenue, San Pablo, CA 94806**

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### **Roll Call**

Chairman Morris called the teleconferenced/video-conferenced meeting to order at 6:04 p.m. Roll call showed present: Commissioner Gurdian, Commissioner Shi, Commissioner Feliciano, and Chairman Morris. Vice Chair Harlan-Ogbeide joined the meeting at 6:27 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.

### **Commissioner Introductions**

Chairman Morris introduced newly appointed Commissioner Johana Gurdian. She is fulfilling Commissioner Gantt's remaining term ending January 2022. Commissioner Feliciano was reappointed for a 4-year term.

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

### **Approval of the Minutes**

Commissioner Feliciano made a motion to approve the minutes from the January 26, 2021 meeting. The motion was seconded by Commissioner Shi and passed as follows:

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

## Public Hearings

File ID: #PC21-03/PLAN2101-0002

Location: 1610 -1614 23rd St.

APN: 527-041-001

Zoning: SP-1 (23rd St. Specific Plan); CMU - Commercial Mixed Use

CEQA: Exempt under Section 15301, Class 1(a), Existing Facilities

Owner: Nguyen Loc Thien / Sipaseuth Leuanekham

Applicant: Loc Thien Nguyen

Staff Contact: Sandra Marquez, Associate Planner

Associate Planner Marquez presented the staff report on the consideration of a request for approval of an amendment to a Conditional Use Permit for on-sale general alcohol sales, including full liquor, in addition to current beer and wine sales at an existing full-service restaurant, That Luang Kitchen. Associate Planner Marquez informed the Commissioners that prior to the meeting the San Pablo Police Department added another condition: An evaluation of this Use Permit shall occur after a 12-month period from the approval date in order for staff and the Police Department to verify that all conditions of approval were met and conduct a safety evaluation. The public hearing was opened and there were no public comments other than the applicant. Applicant Loc Nguyen agreed with the conditions of approval, along with the added condition from the Police Department. The public hearing was closed at 6:31 p.m. Vice Chair Harlan-Ogbeide joined the meeting at 6:27 p.m. and indicated that she had sufficient information to act on the item. Commissioner Feliciano made a motion to adopt resolution PC21-03. The motion was seconded by Chair Morris and passed as follows:

AYES: Gurdian, Feliciano, Shi, Harlan-Ogbeide, Morris

NOES: None

ABSENT: None

ABSTAIN: None

## Staff Updates

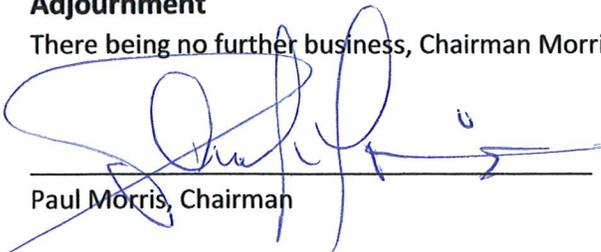
There were no Staff updates.

## Commissioner Updates

Vice Chair Harlan-Ogbeide inquired with Staff regarding two properties. She is wondering if the businesses are operating at those locations with City approval. Staff will report back to the Commission at next month's meeting on March 23, 2021.

## Adjournment

There being no further business, Chairman Morris adjourned the meeting at 6:42 p.m. to March 23, 2021.

  
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Paul Morris, Chairman  
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Charles Ching, Secretary