



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

## City of San Pablo Planning Commission MINUTES

Tuesday, March 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 6:02 p.m. Roll call showed present: Commissioner Shi, Commissioner Feliciano, Vice Chair Harlan-Ogbeide and Chairman Morris. Commissioner Gurdian was absent. Staff present at the meeting included: Lynn Tracy Nerland, City Attorney; Charles Ching, Interim Assistant City Manager; Libby Tyler, Planning Manager; Sandra Marquez, Associate Planner; Michelle Chavez, Administrative Secretary and Lieutenant Shawn Ray, San Pablo PD. 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 Harlan-Ogbeide made a motion to approve the minutes from the January 26, 2021 meeting. The motion was seconded by Commissioner Feliciano and passed as follows:

AYES: Feliciano, Shi, Harlan-Ogbeide, Morris  
NOES: None  
ABSENT: Gurdian  
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 **April 5, 2021**.

### Public Hearings

File ID#PC21-07: PLAN2103-0002

Location: 14260 San Pablo Ave

APN: 416-120-012

Zoning: SP2- San Pablo Avenue Specific Plan, Residential Mixed Use

CEQA: Exempt from CEQA, per Section 15301, Class 1, Existing Facilities

Owner: Sayoum Kebede  
Applicant: Francisco Sepulveda  
Staff Contact: Laura Santillan, Planning Aide

Planning Aide Santillan presented the request for approval of a Conditional Use Permit and determination of public convenience or necessity for on-site beer and wine sales at an existing restaurant, known as El Mezcal Taqueria. Chairman Morris inquired to the amount of crime in the College Center area? Lieutenant Ray noted there wasn't a lot of crime. The public hearing was opened at 6:22 p.m. The applicant wasn't able to attend the meeting. Planning Aide Santillan, spoke to applicant prior to meeting and noted that he agreed with the conditions of approval, along with the added condition from the Police Department. The public hearing was closed at 6:23 p.m. Commissioner Feliciano made a motion to adopt resolution PC21-04. The motion was seconded by Vice Chair Harlan-Ogbeide and passed as follows:

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

### HCD/RHNA Report

#### Staff Updates

At the February Planning Commission Meeting Vice Chair Harlan-Ogbeide requested information regarding two properties in San Pablo. Planning Manager Tyler informed the Commission that the owner, of the property located at 2364 Road 20, was notified of unauthorized activity. The owner had not permitted the activities and was cooperative with Staff. An abatement notice was sent. The barb wire has been removed. Vice Chair Harlan-Ogbeide would like the City to follow-up with the owner. She does not believe the unauthorized activity has stopped. The property located at 14473 San Pablo Avenue, is a grocery store. The business submitted all documents needed to establish their business. The City approved all documents and issued a business license.

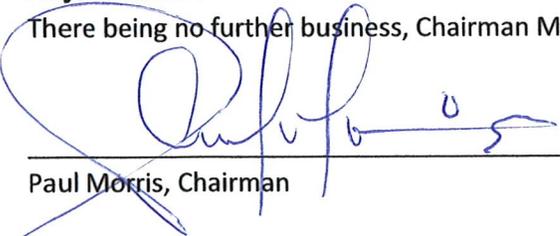
Planning Manager Tyler also informed the Commission that on March 15, 2021 The City Council approved an Agreement with for consulting services with Dyett & Bhatia to update the City's General Plan and Housing Element. The Housing Element is due for submittal to the State of California in January 2023.

#### Commissioner Updates

There were no Commissioner updates.

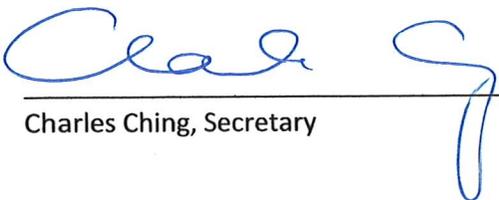
#### Adjournment

There being no further business, Chairman Morris adjourned the meeting at 6:40 p.m. to April 27, 2021.



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Paul Morris, Chairman



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Charles Ching, Secretary