



City of San Pablo

Council Chambers
1000 Gateway Avenue
San Pablo, CA 94806
(510) 215-3030
www.SanPabloCA.gov

Meeting Agenda - Final-revised

Planning Commission

Chairman Paul Morris
Vice Chair Charlene Harlan-Ogbeide
Commissioner Yuhong "Sophia" Shi
Commissioner Roberta Feliciano
Commissioner Johana Gurdian

Tuesday, August 24, 2021

6:00 PM

Via Teleconference/Videoconference

PLANNING COMMISSION AND STAFF WILL ATTEND VIA TELECONFERENCE AND VIDEOCONFERENCE

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, video conference 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/SPPC082421> (no password needed)

OR Join by phone: Dial (for higher quality, dial a number based on your current location) US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 823 1814 1995

2. Public comments may be submitted by watching the meeting via online link: <https://tinyurl.com/SPPC082421>

a. Via EMAIL to 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, 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 Development Department at City Hall, 1000 Gateway Avenue, 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 Development Department, 1000 Gateway Avenue, 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

1. [#PC21-22](#) MINUTES OF THE MEETING OF MAY 25, 2021

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 September 7, 2021.

PUBLIC HEARINGS

2. [#PC21-23](#) CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE SCHOOL (TUTORING CENTER) FOR HOME-SCHOOLED STUDENTS AND THEIR PARENTS IN THE NEIGHBORHOOD COMMERCIAL DISTRICT TO BE LOCATED IN AN EXISTING COMMERCIAL BUILDING AT 2523 EL PORTAL DRIVE, SAN PABLO, APN: 416-140-048

Recommendation: Conduct public hearing; adopt Resolution

3. [#PC21-24](#) RESOLUTION RECOMMENDING APPROVAL OF MAJOR DESIGN REVIEW; CONDITIONAL USE PERMIT; VARIANCE TO ALLOW A REDUCED CREEK SETBACK; MAJOR EXCEPTIONS FROM THE MIXED USE CENTER SOUTH REGULATING PLAN TO ALLOW A DETACHED SINGLE-FAMILY BUILDING STYLE AND REDUCED SETBACKS FROM THE WILDCAT CREEK TRAIL; AND A VESTING TENTATIVE MAP FOR A 20-LOT TOWNHOUSE SINGLE FAMILY RESIDENTIAL DEVELOPMENT STYLE (INCLUDING EIGHT ACCESSORY DWELLING UNITS) IN THE SP-2 MIXED USE CENTER SOUTH DISTRICT TO BE LOCATED AT 2812 CHATTLETON LANE, SAN PABLO, APN: 417-310-004

Recommendation: Conduct public hearing; adopt Resolution

STAFF UPDATES

Brief Announcements and Project Updates

COMMISSIONER UPDATES

Commission Member Reports Regarding Meetings or Conferences

ADJOURNMENT

Adjourn to Tuesday, September 28, 2021 at 6:00 p.m.