



City of San Pablo

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

Meeting Agenda - Final

Planning Commission

Vice Chair Charlene Harlan-Ogbeide
Commissioner Yuhong "Sophia" Shi
Commissioner Roberta Feliciano
Commissioner Johana Gurdian
Commissioner Jon Owens

Tuesday, November 23, 2021

6:00 PM

Via Teleconference/Videoconference

Planning Commission and Staff will attend via Teleconference/Videoconference

This meeting is being held in accordance with the Brown Act as amended by Assembly Bill 361 and following the determination of the City Council, pursuant to Resolution 2021-131, dated October 11, 2021, that following consideration of the State of Emergency due to the COVID-19 pandemic that the City Council, Standing Committees, and Commissions subject to the Brown Act shall continue to meet remotely through tele-conference or video-conference given the following findings:

- i. The emergency continues to impact the ability of the City Council, its Standing Committees and Commissions, as well as the staff and members of the public, from meeting safely in person; and
- ii. The Contra Costa County Health Department strongly recommends holding on-line (teleconferenced or video-conferenced meetings).

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-Council/LSA-Planning-CommAgendasMin>; OR <https://tinyurl.com/SPCC112321> (no password needed); OR Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join <https://tinyurl.com/SPPC112321>.

Or join by phone: Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 929 205 6099, or +1 301 715 8592, or +1 312 626 6799; Webinar ID: 867 1358 6750; International numbers available: <https://us02web.zoom.us/j/86713586750>

2. Public comments may be submitted in the following ways:

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.

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. [#PC21-25](#) MINUTES OF THE MEETING OF AUGUST 24, 2021

CONSENT

2. [#PC21-29](#) CONFIRMATION OF THE CITY COUNCIL'S DETERMINATION THAT BROWN ACT BODIES IN THE CITY OF SAN PABLO CONTINUE TO MEET REMOTELY IN COMPLIANCE WITH ASSEMBLY BILL 361

RECOMMENDATION

Recommendation: Approval by Minute Order

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 December 6, 2021.

PUBLIC HEARINGS

3. [#PC21-28](#) CONSIDERATION OF MAJOR DESIGN REVIEW, DENSITY BONUS, AND DENSITY BONUS BUILDING HEIGHT CONCESSION TO ALLOW 54 UNITS OF PERMANENT SUPPORTIVE HOUSING IN A REPURPOSED EXISTING VACANT 35-FOOT TALL OFFICE BUILDING CONTAINING 25,610+ SQUARE FEET ON A 1.84-ACRE LOT IN THE NC, NEIGHBORHOOD COMMERCIAL DISTRICT AT 2555 EL PORTAL DRIVE, SAN PABLO, APN: 416-140-047

Recommendation: Conduct public hearing; adopt Resolution approving the project subject to conditions of approval

4. [#PC21-27](#) RESOLUTION RECOMMENDING APPROVAL OF MAJOR DESIGN REVIEW; A CONDITIONAL USE PERMIT FOR THE RESIDENTIAL COMPONENT ALONG CHATTLETON LANE; A DENSITY BONUS AND MAJOR EXCEPTIONS FROM THE MIXED USE REGULATING PLAN TO INCREASE DENSITY AND FLOOR AREA RATIO; AND A VESTING TENTATIVE MAP; AND CONSIDERATION OF ADDENDA TO THE EXISTING GENERAL PLAN EIR, SPECIFIC PLAN EIR AND REGULATING PLAN IS/MND; FOR 91 RESIDENTIAL AND THREE COMMERCIAL CONDOMINIUMS, FOR A MIXED USE PROJECT IN THE SP-2 MIXED USE CENTER SOUTH DISTRICT TO BE LOCATED AT 13717 SAN PABLO AVENUE, SAN PABLO, APN: 417-310-003

Recommendation: Conduct public hearing; adopt Resolution approving the project subject to conditions of approval

PRESENTATION

5. [#PC21-32](#) SAN PABLO BICYCLE AND PEDESTRIAN CORRIDOR STUDY (PRESENTATION BY SARAH KOLARIK)

Recommendation: Informational Purposes Only

STAFF UPDATES

Brief Announcements and Project Updates

COMMISSIONER UPDATES

Commission Member Reports Regarding Meetings or Conferences

ADJOURNMENT

Adjourn to a special meeting, Tuesday, December 14, 2021 at 6:00 p.m.