



City of San Pablo Planning Commission Minutes

Tuesday, November 23, 2021 at 6:00 pm

Roll Call

Acting Chair Harlan-Ogbeide called the teleconferenced/video-conferenced meeting to order at 6:00 p.m. Roll call showed present: Commissioner Gurdian, Commissioner Shi, Commissioner Feliciano, Commissioner Owens and Vice Chair Harlan-Ogbeide. Commissioner Owens was appointed by the San Pablo City Council on October 18, 2021, due to Chairman Morris's term expiring. Staff present at the meeting included: Libby Tyler, Community Development Director; Sandra Marquez, Associate Planner, Michelle Chavez, Administrative Secretary and Christie Crowell, Special Counsel for the City. Community Development Director 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 in 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.

Public Comments

Kathy Marie inquired as to the protocol for non-agenda items. Ms. Tyler explained they are early on in the agenda. Members of the public can speak on the zoom platform via video or telephone, can e-mail comments to pcommission@sanpabloca.gov or leave a voice mail at 510-215-3033.

Appeal Date

Community Development Director 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 December 6, 2021.

Approval of the Minutes

Commissioner Shi made a motion to approve the minutes from August 24, 2021 meeting. The motion was seconded by Commissioner Gurdian and passed as follows:

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

Consent

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. Commissioner Owens made a motion to approve the consent item. The motion was seconded by Commissioner Gurdian and passed as follows:

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

Public Hearings:

File ID#PC21-28: PLAN2107-0001

Location: 2555 El Portal Drive
APN: 416-140-047
Zoning: Neighborhood Commercial
CEQA: Does not apply to this project per Government Code Section 65651(b)(2) and Public Resources Code Section 21159.23 - Low Income Housing
Owner: Clarence Perry, LLC
Applicant: Jared Gragg, Overaa Construction
Staff Contact: Elizabeth "Libby" Tyler, Ph.D., FAICP,

Acting Chair Harlan-Ogbeide recused herself from this item given that she has a conflict of interest in that her home that she owns is within 500 feet of the project. Past Chair Feliciano chaired the item as has occurred previously when there is no Chair or Vice Chair available.

Community Development Director Tyler gave a PowerPoint presentation. The applicant, Jared Gragg, introduced his team. Supervisor John Gioia and Christy Saxton addressed the Commission. Planning Commissioners asked clarifying questions. The public hearing was opened at 7:20 p.m. Five emailed, public comments were read aloud. Michael Gliksohn, Justin Pennell and Dulce voiced their opinion in support of the project. Voneciel Gaines asked clarifying questions. There being no further public comments, the public hearing was closed at 7:39 p.m. Commissioner Owens made a motion for adoption of resolution PC21-09. Commissioner Owens amended his motion to add a condition regarding the applicant cooperating with the appropriate transit agency and ensuring adequate access to a bus stop from the site. The amended motion was seconded by Commissioner Gurdian and passed as follows:

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

File ID#PC21-27: PLAN2103-0008

Location: 13717 San Pablo Avenue
APN: 417-310-003
Zoning: SP-2, Mixed Use Center South
CEQA: Addenda to existing EIRs for the City of San Pablo 2030 General Plan, San Pablo Avenue Specific Plan, and Regulating Plan for "The Avenue" Mitigated Negative Declaration, prepared showing no significant effect on the environment due to the project
Owner: SANPABLOS, LLC
Applicant: Chandu Yepuru
Agent for Applicant: Moshe Dinar, AIA
Staff Contact: Sandra Marquez, Associate Planner

Associate Planner Marquez presented the project to the Commission. Agent for Applicant, Moshe Dinar, answered questions that Planning Commissioners raised. The public hearing was opened at 8:46 p.m. There were no public comments and thus the public hearing was closed at 8:47 p.m. Commissioner Owens made a motion recommending approval to the City Council on December 20, 2021 of resolution PC21-10. The motion was seconded by Commissioner Gurdian and passed as follows:

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

Presentation

Sarah Kolarik gave a presentation regarding the San Pablo bicycle and pedestrian corridor study. This study is the next step of the City’s Bicycle and Pedestrian Master Plan adopted in 2017.

Staff Updates

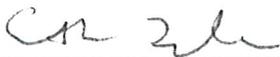
No staff updates

Commissioner Updates

No updates reported

Adjournment

There being no further business, Acting Chair Harlan-Ogbeide adjourned the meeting at 9:35 p.m. to Tuesday, December 14, 2021.



Elizabeth Tyler, Secretary



Charlene Harlan-Ogbeide, Vice Chair