



City of San Pablo Planning Commission Minutes

Wednesday, April 26, 2022 at 6:00 pm

Roll Call

Chair Feliciano called the teleconferenced/video-conferenced meeting to order at 6:02 p.m. Roll call showed present: Commissioner Morris, Commissioner Jackson and Chair Feliciano. Vice Chair Gurdian joined at 6:57pm and Commissioner Owens was absent. Staff present at the meeting included: Teresa Stricker, City Attorney, Libby Tyler, Community Development Director, Sandra Marquez, Associate Planner, Griffen Dempsey, Assistant Planner and Michelle Chavez, Administrative Secretary. Community Development Director Tyler announced that the meeting was being held via video/teleconference in accordance with the Brown Act as amended by Assembly Bill 361 and following a determination of the City Council pursuant to Resolution 2021-131 and consistent with the Planning Commission's determination to continue to meet remotely through 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.

Action Item

File ID #PC22-17: 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 Morris made a motion to approve the item. The motion was seconded by Commissioner Jackson and passed as follows:

AYES: Morris, Jackson Feliciano
NOES: None
ABSENT: Owens, Gurdian
ABSTAIN: None

Public Comments

No Public comments

Approval of the Minutes

File ID #PC22-15: Chair Feliciano made a motion to approve the minutes from the March 22, 2022 meeting. The motion was seconded by Commissioner Jackson and passed as follows:

AYES: Morris, Jackson, Feliciano
NOES: None
ABSENT: Owens, Gurdian
ABSTAIN: None

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 May 9, 2022.

Public Hearing:

File ID#PC22-010: PLAN2109-0009

Location: 1900 Broadway Ave
APN: 412-190-012
Zoning: R-3: Multifamily Residential
CEQA: Exempt under Section 15301, Class 1.e(1) and 1.e(2), Existing Facilities
Owner: Anees Taher Mohamed Ali
Applicant: Youcef Bouhedda
Staff Contact: Sandra Marquez, Associate Planner

City Attorney Stricker made an announcement about the public hearing procedures. Associate Planner Marquez gave a PowerPoint presentation for the proposed project. A request for approval of a Conditional Use Permit, Parking Reduction and Major Design Review, to allow the expansion of an existing legal non-conforming use in the Multifamily Residential (R-3) district. There were no comments or questions from Commissioners. The public hearing was opened at 6:34p.m. Applicant Youcef Bouhedda agreed to accept the conditions of approval. As there were no comments, the public hearing was closed at 6:38 p.m. Commissioner Morris made a motion for adoption of Resolution PC22-04, subject to the conditions of approval included in the resolution. The motion was seconded by Commissioner Jackson and passed as follows:

AYES: Morris, Jackson, Feliciano
NOES: None
ABSENT: Owens, Gurdian
ABSTAIN: None

File ID#PC22-016: PLAN2204-0007

Location: Citywide
APN: NA
Zoning: Citywide
CEQA: Exempt under Section 15060 (c) (3) and 15378
Applicant: City of San Pablo
Staff Contact: Elizabeth Tyler, Ph.D., FAICP, Community Development Director

Consideration of a finding of general plan conformity for the City of San Pablo fiscal years 2022-2027 capital improvement program (CIP). City Attorney Stricker highlighted a conflict of interest that Commissioner Morris lived within 500 ft of one of the CIP projects, the Giant Road bicycle track. Commissioner Morris recused himself from this item. Community Development Director Tyler, gave an overview of City of San Pablo fiscal years 2022-2027 capital improvement program (CIP) projects: municipal buildings/facilities, creeks and bridges, geotechnical projects, lighting/landscape/beautification, street improvements and ADA improvements. Vice Chair Gurdian inquired about PD projects and Commissioner Jackson commented on illegal-dumping. Vice Chair Gurdian made a motion for adoption of Resolution PC22-05, that the Planning Commission of the City of San Pablo hereby finds that the Fiscal Year 2022 – 2027 Capital Improvement Program is consistent with the City’s General Plan and recommends its adoption by the City Council of the City of San Pablo along with the appropriate funding as designated therein. The motion was seconded by Commissioner Jackson and passed as follows:

AYES: Jackson, Gurdian, Feliciano
NOES: None
ABSENT: Owens
ABSTAIN: None
RECUSED: Morris

General Plan Annual Progress Report Update

Assistant Planner Dempsey gave a power point presentation. The Housing and Community Development State Agency (HCD) identifies the number of housing units needed across all income levels for each community in California for an eight-year RHNA cycle. Annual Progress Reports (APRs) are required by each community as part of mandatory Housing Element implementation.

Staff Updates

Ms. Tyler informed the Commission that she was attending the National (APA) American Planning Association Conference in San Diego next week.

Planning Commissioner Introductions

Commissioners Morris, Jackson, Vice Chair Gurdian, Chair Feliciano and City Attorney Stricker gave a brief background about themselves.

Adjournment

There being no further business, Chair Feliciano adjourned the meeting at 7:33 p.m. to Tuesday, May 24, 2022.

Elizabeth Tyler, Secretary

Roberta Feliciano, Chair