



# City of San Pablo

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

## Meeting Agenda - Final

### Planning Commission

*Chair Jon Owens*  
*Vice Chair Jerome Jackson*  
*Commissioner Roberta Feliciano*  
*Commissioner Johana Gurdian*  
*Commissioner Paul Morris*

---

Tuesday, April 25, 2023

6:00 PM

Council Chambers

---

Members of the public have the option to participate in this meeting in-person at the locations above or virtually using any of the options set forth below. To participate through the online webinar, please use this link:

<https://tinyurl.com/SPPC042523>

Webinar ID: 854 8970 5336

To participate telephonically, please call any of the following numbers: 669 444 9171; 669 900 9128; 346 248 7799; 253 215 8782; 929 205 6099; 301 715 8592; 312 626 6799; International numbers available: <https://us02web.zoom.us/j/85489705336>.

The public can also view the meeting during livestream online at <https://sanpablo.legistar.com/Calendar.aspx>.

Speakers wishing to address the Planning Commission in-person on a specific agenda item should submit a form available at the podium to the Recording Secretary identifying the agenda item. The Chair will invite you to speak at the appropriate time when the matter is being considered. If you are attending in-person, we ask that all cell phones be turned off or silenced during the meeting.

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 – press \*9.

Written public comments may also be submitted via EMAIL to [Pcommission@SanPabloCA.gov](mailto:Pcommission@SanPabloCA.gov) and each email must contain in the subject line "PUBLIC COMMENTS NOT ON THE AGENDA" [or] "PUBLIC COMMENTS AGENDA ITEM #\_\_". Written comments received by 12:00 noon on the day of the meeting will be provided in advance to the Planning Commission. During the meeting, the public may provide written public comments via email to [Pcommission@SanPabloCA.gov](mailto:Pcommission@SanPabloCA.gov). All written comments received after noon the day of the meeting will be read into the record before Planning Commission consideration of the item and will be limited to the same time allowed for other public comments. Comments that do not conform to the Planning

---

Commission rules of decorum may be summarized rather than read verbatim. All written 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. Submitted comments posted with the supplemental agenda materials will not include personal information.

Persons addressing the Planning Commission must limit their remarks to three (3) minutes unless an extension of time is set.

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>.

---

In accordance with the Americans with Disabilities Act and Brown Act, individuals with disabilities requiring reasonable accommodations, including auxiliary aids or services, in order to participate in the meeting should submit a completed Meeting Accommodation Request Form by email to [CityClerk@SanPabloCA.gov](mailto:CityClerk@SanPabloCA.gov), with "Accommodation Request" listed in the subject line of the email. Alternatively, completed Meeting Accommodation Request Forms may be submitted to the City Clerk's Office at City Hall, 1000 Gateway Avenue, San Pablo, CA 94806. Meeting accommodation requests should be submitted as soon possible and must be received by the City no later than 10:00 a.m. on the day of the meeting for which accommodations are requested. Meeting Accommodation Request Forms located <https://www.sanpabloca.gov/DocumentCenter/View/15988/FRM-Meeting-Accommodation-Request-Form-FINAL-020823>, or requested by email to [CityClerk@SanPabloCA.gov](mailto:CityClerk@SanPabloCA.gov), or by phone at (510) 215-3000.

---

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **REMOTE PARTICIPATION UNDER AB 2449**

Consider and take action on any request from a Commissioner to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 54953 (f)).

## **STAFF INTRODUCTIONS**

Speakers wishing to address the Planning Commission on a specific agenda item should file a form with the Recording Secretary indicating the agenda item. The Chair will invite you to speak at the appropriate time when the matter is being considered. If you desire to address the Commission, please file your name and address with the Recording Secretary on forms available at the podium. We also ask that all cell phones be turned off or silenced during the meeting.

### **PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on items that are NOT listed on tonight's agenda. If you wish to address the Commission, please complete the Speaker Form. Comments are limited to three (3) minutes per speaker. The Commission will hear public comment on items listed on the agenda during discussion for the matter and prior to a vote.

### **APPROVAL OF MINUTES**

1. [#PC23-08](#) CONSIDER APPROVING MINUTES OF THE MEETING OF MARCH 28, 2023.

CEQA Compliance Statement: This is not a project defined by CEQA

**Recommendation:** Approve

### **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 May 8, 2023.*

### **PUBLIC HEARINGS**

2. [#PC23-10](#) CONSIDER ADOPTING RESOLUTION TO APPROVE MAJOR DESIGN REVIEW AND A CONDITIONAL USE PERMIT FOR MULTIPLE-FAMILY DWELLINGS IN THE NEIGHBORHOOD COMMERCIAL DISTRICT FOR A NEW TWO-STORY 3,916 SQUARE FOOT MIXED-USE BUILDING WITH THREE MULTI-FAMILY RESIDENTIAL UNITS AND 1,074 SQUARE FEET OF COMMERCIAL SPACE, TO BE LOCATED ON A 5,906 SQUARE FOOT LOT IN THE NC - NEIGHBORHOOD COMMERCIAL DISTRICT, AT 1723 14TH STREET, SAN PABLO, (APN: 410-264-016.)

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15332, In-Fill Development Projects, as it involves development on a site that is five acres or less, is surrounded by urban uses, has no habitat value, is adequately served by all required utilities and public services, would not result in any significant effects on traffic, noise or air quality, and would be consistent with general plan and zoning regulations.

**Recommendation:** Conduct public hearing; adopt Resolution

3. [#PC23-09](#) CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A MOBILE VENDING USE (FOOD TRUCK) IN THE INDUSTRIAL MIXED USE (IMU) DISTRICT AT 1503 RUMRILL BLVD, SAN PABLO, APN: 410-012-009

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15311, Accessory Structures, as it involves the construction or placement of minor structures accessory or appurtenant to existing commercial, industrial, or institutional facilities that have been determined to not have a significant effect on the environment. The project will involve the placement of a mobile food unit at an existing commercial facility. None of the exceptions set forth in CEQA Guidelines Section 15300.2 which would preclude the use of this exemption are applicable.

**Recommendation:** Conduct public hearing; adopt Resolution

### **STAFF UPDATES**

*Announcements*

### **COMMISSIONER UPDATES**

*Announcements*

### **ADJOURNMENT**

*Adjourn to Tuesday, May 23, 2023 at 6:00 p.m.*