



City of San Pablo

Council Chambers
1000 Gateway Avenue
San Pablo, CA 94806
(510) 215-3030
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, June 27, 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://us02web.zoom.us/j/85086098445>
Webinar ID: 850 8609 8445

To participate telephonically, please call any of the following numbers: 1-669-444-9171 or 1-669-900-9128

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 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. 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, 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, or by phone at (510) 215-3000.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC ANNOUNCEMENT

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

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

[#PC23-13](#) MINUTES OF THE MEETING OF MAY 23, 2023

CEQA: 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 July 10, 2023.

PUBLIC HEARINGS

[#PC23-16](#) RESOLUTION APPROVING MAJOR DESIGN REVIEW AND DENSITY BONUS WITH CONCESSIONS/INCENTIVES TO ALLOW AN INCREASE IN THE NUMBER OF UNITS, AN INCREASE IN FLOOR AREA RATIO, A DECREASE IN COMMERCIAL FLOOR AREA RATIO, A DECREASE IN MINIMUM OFF-STREET PARKING REQUIREMENTS, AND A DECREASE IN COMMON OPEN SPACE REQUIREMENTS; AND WITH WAIVERS TO ALLOW AN INCREASE IN THE NUMBER OF STORIES AND TO ALLOW NO COMMERCIAL FLOOR AREA, FOR A PROJECT CONTAINING 40 AFFORDABLE MULTIFAMILY HOUSING UNITS AND 1,470 SQUARE FEET OF COMMUNITY/AMENITY SPACE, TO BE LOCATED ON A 21,750-SQUARE-FOOT PARCEL AT 1820 RUMRILL BOULEVARD, IN THE COMMERCIAL MIXED USE (CMU) ZONING DISTRICT WITH A PRIORITY DEVELOPMENT AREA (PDA) OVERLAY, SAN PABLO, APN: 411-041-009.

CEQA: This project is categorically exempt under the California Environmental Quality Act, Section 15332, In-Fill Development Projects.

Recommendation: Conduct public hearing; adopt Resolution

[#PC23-15](#) CONSIDERATION OF MAJOR DESIGN REVIEW, CONDITIONAL USE PERMIT AND MINOR ADJUSTMENT FOR FENCE HEIGHT TO ALLOW THE CONSTRUCTION OF A NEW POLICE HEADQUARTERS AND TRAINING FACILITY FOR THE CITY OF SAN PABLO IN THE SP-2 MIXED USE CENTER SOUTH DISTRICT TO BE LOCATED AT 1050 GATEWAY AVENUE, SAN PABLO, APN: 417-310-012.

CEQA: Addenda to adopted EIRs for the General Plan and San Pablo Avenue Specific Plan and an Initial Study/Mitigated Negative Declaration

(IS/MND) for the Regulating Code. The proposed development would continue to be consistent with the land use and zoning designations for the site and would not result in an increase in the severity of impacts identified in the prior EIRs or IS/MND or any new impacts not previously considered in the prior EIRs and IS/MND.

Recommendation: Conduct public hearing; adopt Resolution

#PC23-17

PLAN2305-0006, AMENDMENT TO THE SAN PABLO ZONING CODE CHAPTER 17.54, PARKING AND LOADING, SECTION 17.54.020, RESIDENTIAL OFF-STREET PARKING REQUIREMENTS, REGARDING OFF-STREET PARKING REQUIREMENTS FOR SMALL FAMILY AND LARGE FAMILY DAY CARE HOMES.

CEQA: Categorically exempt from the provisions of CEQA, in accordance with CEQA Guidelines Section 15378 (CEQA only applies to “projects”) and Section 15061(b)(3) (no possibility for environment effects).

Recommendation: Conduct public hearing; adopt Resolution

STAFF UPDATES

COMMISSIONER UPDATES

ADJOURNMENT

Adjourn to Tuesday, July 25, 2023 at 6:00 p.m.