



City of San Pablo Planning Commission Minutes

Wednesday, March 22, 2022 at 6:00 pm

Roll Call

Due to vacancies and new Commissioner appointments, the Planning Commission does not currently have a Chair or Vice-Chair. As a past Chair, Commissioner Feliciano called the teleconferenced/video-conferenced meeting to order at 6:00 p.m. Roll call showed present: Newly appointed Commissioner Morris, newly appointed Commissioner Jackson, re-appointed Commissioner Gurdian, Commissioner Owens and Commissioner Feliciano. Staff present at the meeting included: Lynn Tracy Nerland, City Attorney; Libby Tyler, Community Development Director; Sandra Marquez, Associate 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

Item PC22-14: Nomination of Chair and Vice Chair:

Commissioner Feliciano made a motion nominating herself to serve as Chair. Commissioner Morris then nominated himself to serve as Chair. Commissioner Gurdian seconded the motion for Commissioner Feliciano to serve as Chair. Discussion occurred. The motion for Commissioner Feliciano to serve as Chair passed as follows:

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

Chair Feliciano made a motion nominating Commissioner Gurdian as Vice Chair, Commissioner Morris seconded the motion. Discussion occurred. The motion passed as follows.

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

Item PC22-11: 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 consent item. The motion was seconded by Chair Feliciano and passed as follows:

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

ABSTAIN: None

Public Comments

No Public comments

Approval of the Minutes

Commissioner Jackson made a motion to approve the minutes from the February 23, 2022 meeting. The motion was seconded by Commissioner Gurdian and passed as follows:

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

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 April 4, 2022.

Public Hearing:

File ID#PC22-12: PLAN2011-0004

Location: 13831 San Pablo Avenue
APN: 411-330-037, 411-330-038, 411-330-039
Zoning: SP2, Mixed Use Center City Hall Site
CEQA: Initial Study/Mitigated Negative Declaration prepared and issued on August 14, 2017, the findings of which show no significant impacts if mitigation measures are incorporated
Owner: City of San Pablo
Applicant: Danco Communities (McKenzie Dibble, Project Manager)
Staff Contact: Elizabeth "Libby" Tyler, Ph.D., FAICP, Community Development Director

City Attorney Nerland made an announcement about the public hearing procedures. Director Tyler gave a PowerPoint presentation for the proposed project: a request for approval of Major Design Review to allow for the development of a 122,993 square-foot, 100-unit three- to four-story affordable multi-family housing project including 7,500 square feet of newly constructed ground floor commercial on a 4.43-acre site at 13831 San Pablo Avenue in the SP-2 Mixed Use Center City Hall Site district. The Commissioners asked a variety of questions regarding parking, hiring local residents to work on the project, construction materials and funding. The public hearing was opened at 6:56 p.m. Speakers Jim McCarty commented on the project regarding the numbering of the resolution and Attachment D to the application. Edith and Javier representing Las Montanas commented on parking. Janet Pottier, from the San Pablo Historical Society, would like to ensure the protection of Native American artifacts that might be found during construction. Matt Kelly, Carpenter Local 152, spoke in favor of the project and requested local tradesman be used for construction. Applicant McKenzie Dibble, of Danco Communities, stated that she will meet with Las Mantanas regarding questions on shared parking. Glenn Wood, of SGPA Architecture and Planning, answered a variety of questions regarding the design of the buildings and materials that will be used. McKenzie Dibble agreed to accept the conditions of approval. The public hearing was closed at 7:40 p.m. Commissioner Owens made a motion for adoption of Resolution PC22-03, subject to the conditions of approval included in the resolution. The motion was seconded by Commissioner Morris and passed as follows:

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

ABSTAIN: None

Housing Element Annual Progress Report for 2021

Associate Planner Marquez presented the annual Housing Element Annual Progress Report which included 2021 Regional Needs Allocation (RHNA) Numbers.

Staff Updates

City Attorney Nerland informed the Commission that she will be retiring on May 15, 2022. The City's newly appointed City Attorney is Teresa Stricker with a start date of April 19, 2022.

Commissioner Updates

Commissioner Feliciano updated Commissioners regarding the ABAG Clean Air Emission Committee comprised of local residents and has openings on the Committee. Newly appointed Commissioner Jerome Jackson mentioned it would be helpful to learn more about each Commissioner. A motion was made by Chair Feliciano and seconded by Commissioner Morris to add Commissioner Introductions to next month's agenda.

AYES: Morris, Jackson, Gurdian, Owens, Feliciano

NOES: None

ABSENT: None

ABSTAIN: None

Adjournment

There being no further business, Chair Feliciano adjourned the meeting at 8:08 p.m. to Tuesday, April 26, 2022.



Elizabeth Tyler, Secretary



Roberta Feliciano, Chair