



City of San Pablo Planning Commission Minutes

Tuesday, October 25, 2022

Roll Call

Chair Feliciano called the teleconferenced/video-conferenced meeting to order at 6:03 p.m. Roll call showed present: Commissioner Morris, Commissioner Jackson, Vice Chair Gurdian and Chair Feliciano. 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 2022-148. 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.

Informational Item

File ID #PC22-29: City Council's determination that Brown Act bodies in the City of San Pablo continue to meet remotely in compliance with Assembly Bill 361, Resolution 2022-148, dated October 17, 2022.

Public Comments

There were no public comments for items not on the Agenda.

Approval of the Minutes

File ID #PC22-31: Commissioner Morris made a motion to approve the minutes from the September 27, 2022 meeting. The motion was seconded by Vice Chair Gurdian and passed as follows:

AYES: Morris, Jackson, Gurdian, Feliciano
NOES: None
ABSENT: Owens
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 November 7, 2022.

Public Hearing:

File ID#PC22-28: PLAN2109-0012

Location: 2364 Road 20
APN: 416-120-029
Zoning: SP2 - San Pablo Avenue Specific Plan - High Density Residential
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CEQA: Addenda to existing EIRs for the City of San Pablo 2030 General Plan and San Pablo Avenue Specific Plan prepared showing no significant effect on the environment due to the project
Owner: San Pablo Road 20, LLC
Applicant: San Pablo Road 20, LLC (Attn: Santosh Addagulla)
Agent for Applicant: Adriana Cook, Arris Studio
Staff Contact: Elizabeth Tyler, Community Development Director

This item was continued from an earlier public hearing held on September 27, 2022. Chair Feliciano who had been absent from the September 27, 2022 meeting confirmed that she had watched last month's meeting video and that she had not had any ex-parte contacts with the applicant or other interested parties regarding this project. Community Development Director Tyler gave a PowerPoint presentation for the proposed project. A request for approval of Major Design Review, a Conditional Use Permit for development within 50 feet of a creek, and Density Bonus with Concessions/Waivers and Variances to allow an increase in the number of units, height, and number of stories, a reduction in the side yard setback, and encroachment of building supports for first-level surface parking and second level overhang within a creek setback for a 64-unit multifamily residential use. The Commissioners asked a few clarifying questions. The public hearing was opened at 6:52 p.m. Applicant Santosh Addagulla agreed to accept the conditions of approval. Ms. Hicks and Ian Maxwell, agent for Huckleberry Homes, LLC submitted email comments after the agenda was sent out. Their emails were read into the record. Project Thom Jess presented a short PowerPoint presentation on the design details of the project and response to public concerns. Chris Kinzel, traffic consultant for the project answered Commissioners questions. There being no further comments, the public hearing was closed at 7:25 p.m. Commissioners discussed the request. Chair Feliciano made a motion for adoption of Resolution PC22-06, subject to the conditions of approval included in the resolution. The motion was seconded by Vice Chair Gurdian and passed as follows:

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

File ID#PC22-26: PLAN2110-0001

Location: 1982 - 1988/1992 23rd Street
APN: 411-190-047, 411-190-024, & 411-190-025
Zoning: SP-1, Commercial Mixed-Use
CEQA: Exempt under Section 15332. In-Fill Development Project
Owner: Cesar and Samuel Martinez
Applicant: Breakform Design, Architect
Staff Contact: Sandra Marquez, Associate Planner

Griffen Dempsey, Assistant Planner, gave a power point presentation. Approval is requested for Major Design review and a conditional use permit. The project would consist of the expansion of the existing La Loma grocery store and apartments on site to create a 17,591 square foot three-story mixed-use building with a total of nine residential units and 7,832 square feet of commercial space that would front on 23rd Street, with 11 surface parking spaces and eight covered parking spaces in the rear of the property and use of five on-street parking spaces along 23rd Street. The Public hearing opened at 7:48 pm. Cesar Martinez, owner, agreed to conditions of approval. Jacob Struble, Architect, was present to answer questions. There were no public comments. The public hearing was closed at 7:50 pm. Commissioner Morris made a motion for adoption of Resolution PC22-07, subject to the conditions of approval included in the resolution. The motion was seconded by Vice Chair Gurdian passed as follows:

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

Staff Updates

Community Development Tyler informed the Commissioner that the 1st Draft Housing Element was submitted to HCD for review. The City will receive comments by December 30, 2022.

Commissioner Updates

No updates

Adjournment

There being no further business, Chair Feliciano adjourned the meeting at 7:53 p.m. to Tuesday, November 22, 2022.



Elizabeth Tyler, Secretary



Roberta Feliciano, Chair