



## City of San Pablo Planning Commission Minutes

CITY OF SAN PABLO  
City of New Directions

Tuesday, November 22, 2022

### Roll Call

Chair Feliciano called the teleconferenced/video-conferenced meeting to order at 6:01 p.m. Roll call showed present: Commissioner Morris, Commissioner Jackson, Commissioner Owens and Chair Feliciano. Vice Chair Gurdian was absent. Staff present at the meeting included: Teresa Stricker, City Attorney; Libby Tyler, Community Development Director; Sandra Marquez, Associate Planner; Mel Mackson, Assistant Planner; and Laura Santillan, Planning Aide. 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 2022-156 dated November 7, 2022. 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 #PC22-34: City Council's determination that Brown Act bodies in the City of San Pablo continue to meet remotely in compliance with Assembly Bill 361. At the December 19, 2022 City Council meeting, a determination will be made if meetings will continue by video conference or hybrid starting January 2023.

### Public Comments

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

### Approval of the Minutes

File ID #PC22-32: Commissioner Morris made a motion to approve the minutes from the October 25, 2022 meeting. The motion was seconded by Commissioner Owens and passed as follows:

AYES: Morris, Jackson, Owens, Feliciano  
NOES: None  
ABSENT: 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 December 5, 2022.

### Public Hearing:

File ID#PC22-33: PLAN2109-0012

Location: 13220 San Pablo Avenue  
APN: 417-211-012  
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Zoning: SP-2, Regional Commercial  
CEQA: Exempt under Section 15301, Class 1  
Owner: Save Mart Supermarkets  
Applicant: WSS  
Agent for Applicant: Scott Tanner, Tri State General Contractors  
Staff Contact: Sandra Castaneda-Marquez, Associate Planner; Mel Mackson, Assistant Planner

Associate Planner Marquez and Assistant Planner Mackson gave a power point presentation. Approval is requested for Major Design Review and a Variance to increase the maximum allowable wall sign area, to allow for the construction of a single-story commercial building with 10,000 square feet of commercial space located on an existing shopping center parking lot site in the San Pablo Avenue Specific Plan, Regional Commercial District. The Commissioners asked a few clarifying questions. The public hearing was opened at 6:38 p.m. Jeff Benner, Architect for the project, agreed to accept the conditions of approval. Jim McCarty, inquired as to the culvert's location relative to the project site. Associate Planner Castaneda-Marquez responded. The public hearing closed at 6:44 p.m. Commissioner Owens made a motion for adoption of Resolution PC22-08, subject to the conditions of approval included in the resolution. The motion was seconded by Commissioner Jackson and passed as follows:

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

**Action Item #PC22-35**

The Planning Commission Calendar for 2023 was presented. A motion was made by Commissioner Morris to approve the 2023 Planning Commission Meeting dates. Commissioner Owens second the motion.

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

**Staff Updates**

We have planned a Tree Planting Memorial to remember a City Employee. Please reach out if you would like more information.

**Commissioner Updates**

No updates

**Adjournment**

There being no further business, Chair Feliciano adjourned the meeting at 6:50 p.m. to Tuesday, January 24, 2023.



Elizabeth Tyler, Secretary



Roberta Feliciano, Chair