



City of San Pablo Planning Commission Minutes

Tuesday, February 28, 2023

Roll Call

Chair Feliciano called the teleconferenced/video-conferenced meeting to order at 6:05 p.m. Roll call showed present: Commissioner Jackson, Commissioner Owens, Vice Chair Gurdian and Chair Feliciano. Commissioner Morris 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 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 2023-007 dated February 6, 2023. 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.

Public Comments

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

Approval of the Minutes

File ID #22-493: Commissioner Owens made a motion to approve the minutes from the February 28, 2023 meeting. The motion was seconded by Vice Chair Gurdian and passed as follows:

AYES: Jackson, Owens, Gurdian, Feliciano
NOES: None
ABSENT: Morris
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 March 13, 2023.

Public Hearing:

File ID#PC23-02: PLAN2211-0009

Location: 1811 23rd Street, Suite E
APN: 411-090-033
Zoning: SP1- 23rd St. Specific Plan, Commercial Mixed Use
CEQA: Exempt from CEQA, per Section 15301, Class 1, Existing Facilities
Owner: Bulim Yoo
Applicant: Deepak Aggarwal
Staff Contact: Mel Mackson, Assistant Planner, Laura Santillan, Planning Aide

Assistant Planner Mackson gave a power point presentation. Each Commissioner confirmed they have not had any *ex parte* communications with applicant. The request is for approval of an amendment to a Conditional Use Permit (CUP) to add on-site general alcohol sales, including full liquor, in addition to beer and wine sales to an existing beer and wine license at a restaurant that is currently under renovation, to be known as Blue Rabbit, at 1811 23rd Street, Suite E. The public hearing was opened at 6:30 p.m. Applicant Deepak Aggarwal requested a closing time of midnight, 7 days a week. Staff recommended that the restaurant close at 10:00 p.m. Monday through Thursday and closing at midnight from Friday to Sunday, due to safety concerns and for consistency with other restaurants in the vicinity. Staff identified a wording revision to the language in Condition No 6 on the draft Resolution to better identify the recommended closing hours. Janet Pottier commented on limited parking. Director Tyler clarified that this item is a request for a CUP regarding expansion of a liquor license, and does not encompass improvements to the overall shopping center property. The public hearing closed at 6:41 p.m. Commissioners asked a few clarifying questions. Commissioner Owens made a motion for adoption of Resolution PC23-01 with hours of operation to close at midnight seven days a week. The motion was seconded by Commissioner Jackson. The motion did not pass as follows:

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

A second motion was made by Chair Feliciano and seconded by Vice Chair Gurdian to adopt Resolution PC23-01 along with conditions of approval, including business hours not operating later than midnight on the evenings of Friday through Sunday, and 10:00 p.m. Monday through Thursday, with the wording revision identified by staff at the meeting. The motion passed as follows:

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

Presentation

City Attorney Stricker gave a presentation regarding the format and requirements for Planning Commission meetings beginning March 1, 2023, and the limited options for Planning Commissioners to participate remotely in Planning Commission meetings.

Staff Updates

Director Tyler gave an update on the Housing Element and the time-line for submitting the second draft to the California Department of Housing and Community Development (HCD).

Commissioner Updates

No updates

Selection of Chair and Vice-Chair

Chair Feliciano made a motion for Commissioner Owens to serve as the new Chair of the San Pablo Planning Commission Vice Chair Gurdian seconded the motion. The motion passed as follows:

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

Vice Chair Gurdian made a motion nominating Commissioner Jackson to serve as the new Vice-Chair of the San Pablo Planning Commission. Commissioner Feliciano seconded the motion. The motion passed as follows:

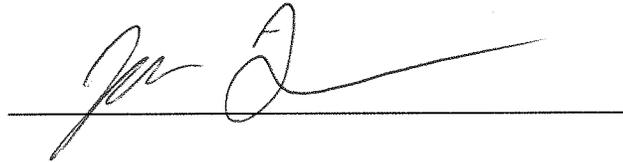
AYES: Jackson, Owens, Gurdian, Feliciano
NOES: None
ABSENT: Morris
ABSTAIN: None

Adjournment

There being no further business, Chair Owens adjourned the meeting at 7:28 p.m. to Tuesday, March 28, 2023.



Elizabeth Tyler, Secretary



Jon Owens, Chair