



City of San Pablo Planning Commission Minutes

CITY OF SAN PABLO
City of New Directions

Tuesday, April 25, 2023

Roll Call

Vice Chair Jackson called the hybrid in-person and teleconferenced/video-conferenced meeting to order at 6:02 p.m. Roll call showed present: Commissioner Gurdian, Commissioner Morris and Vice Chair Jackson. Commissioner Feliciano and Chair Owens were absent. Staff present at the meeting included: Christie Crowl, Special Counsel; Libby Tyler, Community Development Director; Oscar Davalos, Chief Building Official; Griffen Dempsey, Assistant Planner; Laura Santillan, Planning Aide and Michelle Chavez, Administrative Secretary. Director 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

Commissioner Morris made a motion to approve the minutes from the March 28, 2023 meeting. The motion was seconded by Commissioner Gurdian and passed as follows:

AYES: Gurdian, Morris and Jackson
NOES: None
ABSENT: Feliciano, 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 May 8, 2023.

Public Hearings:

File ID#PC23-010: PLAN2301-0007

Location: 1723 14th Street
APN: 410-264-016
Zoning: NC, Neighborhood Commercial
CEQA: Exempt under Section 15332. In-Fill Development Project
Owner: Franklin G. Sola Pineda
Applicant: Franklin G. Sola Pineda
Staff Contact: Griffen Dempsey, Assistant Planner

Each Commissioner confirmed they have not had any *ex parte* communications with the applicant. Assistant Planner Dempsey gave a presentation on a request for approval of Major Design Review and a Conditional Use Permit to allow for the construction of a new 3,916-square foot mixed-use building with three covered parking spaces to be located on a vacant lot in the NC - Neighborhood Commercial district. The proposed parking spaces would be on the west side of the structure. In addition, five existing on-street spaces would be counted towards the project's parking requirement. Commissioners asked clarifying questions. The public hearing opened at 6:32 p.m. Applicant Pineda agreed to the conditions of approval. The public hearing closed at 6:35 p.m. Commissioner Morris made a motion for adoption of Resolution PC23-04. The motion was seconded by Commissioner Gurdian. The motion passed as follows:

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

File ID#PC23-09: PLAN2301-0004

Location: 1503 Rumrill Blvd.
APN: 410-012-009
Zoning: Industrial Mixed Use
CEQA: Exempt under Section 15332. In-Fill Development Project
Owner: Dennis Wirsig
Applicant: Jairo Vicente
Staff Contact: Laura Santillan, Planning Aide

Each Commissioner confirmed they have not had any *ex parte* communications with the applicant. Planning Aide Santillan gave a presentation on a request for approval of a Conditional Use Permit to allow a Mobile Vending Use (Food Truck), and associated outdoor seating in an existing parking lot at 1503 Rumrill Blvd. Commissioners asked a few clarifying questions of staff. The public hearing opened at 6:51 p.m. Applicant Jairo Vicente agreed to the conditions of approval. The public hearing closed at 6:52 p.m. Commissioner Morris made a motion for adoption of Resolution PC23-03. The motion was seconded by Commissioner Gurdian. The motion passed as follows:

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

Staff Updates

This Thursday, April 27, 2023 the City is having a 75th Anniversary celebration from 4:00 p.m. – 7:00 p.m. at City Hall.

Commissioner Updates

There were none.

Adjournment

There being no further business, Vice Chair Jackson adjourned the meeting at 6:55 p.m. to Tuesday, May 23, 2023.



Elizabeth Tyler, Secretary
PC Minutes April 25, 2023



Jerome Jackson, Vice Chair