



## City of San Pablo Planning Commission Minutes

CITY of SAN PABLO  
*City of New Directions*

Tuesday, May 23, 2023

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### Roll Call

Chair Owens called the hybrid in-person and teleconferenced/video-conferenced meeting to order at 6:03 p.m. Roll call showed present: Commissioner Feliciano, Commissioner Morris, Vice Chair Jackson and Chair Owens. Commissioner Gurdian was absent. Staff present at the meeting included: Christie Crowl, Special Counsel; Libby Tyler, Community Development Director; Griffen Dempsey, Assistant Planner and Michelle Chavez, Administrative Secretary. Director Tyler 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 April 25, 2023 meeting. The motion was seconded by Commissioner Feliciano and passed as follows:

AYES: Feliciano, Morris, Jackson, Owens  
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 June 5, 2023.

### Public Hearings:

#### File ID#PC23-011: PLAN2305-0002

Location: 13830 San Pablo Avenue  
APN: 411-340-038  
Zoning: NC, Neighborhood Commercial  
Zoning: SP2- San Pablo Avenue Specific Plan, Commercial Mixed Use  
Owner: Almeida Properties  
Applicant: Yesenia Mejia  
Staff Contact: Sandra Castaneda, Associate Planner & Griffen Dempsey, Assistant Planner

Each Commissioner confirmed they have not had any *ex parte* communications with the applicant. Assistant Planner Dempsey gave a power point presentation. Consideration for a Conditional Use permit and determination of public convenience or necessity to allow on-site beer and wine sales for an existing restaurant at 13830 San Pablo Avenue, Suite H and I. Item number 7, of the resolution, regarding restaurant hours was amended after publication and sent to Commissioners prior to tonight's meeting. Commissioners asked clarifying questions. The public hearing opened at 6:23 p.m. Applicant Yesenia Mejia agreed to the conditions of approval. The public hearing closed at 6:26 p.m. Commissioner Morris made a motion for adoption of Resolution PC23-05 as amended. The motion was seconded by Vice Chair Jackson. The motion passed as follows:

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

### Staff Updates

Director Tyler informed Commissioners that next month's Planning Commission agenda will include the new San Pablo Police Department and 1820 Rumrill Housing project.

### Commissioner Updates

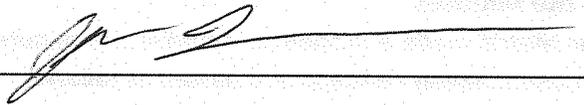
There were none.

### Adjournment

There being no further business, Chair Owens adjourned the meeting at 6:28 p.m. to Tuesday, June 27, 2023.



Elizabeth Tyler, Secretary



Jon Owens, Chairman