



City of San Pablo

Council Chambers
1000 Gateway Avenue
San Pablo, CA 94806
(510) 215-3030
www.SanPabloCA.gov

Meeting Agenda - Final

Planning Commission

Chair Jon Owens
Vice Chair Jerome Jackson
Commissioner Roberta Feliciano
Commissioner Johana Gurdian
Commissioner Paul Morris

Tuesday, August 22, 2023

6:00 PM

City Council Chambers

Access the meeting remotely by using this URL
<https://us02web.zoom.us/j/85007036216>

NOTICE:

Members of the public may attend the meeting in any following ways:

- *In-person at the Council Chambers at 1000 Gateway Ave, San Pablo, CA*
- *By Zoom by visiting <https://us02web.zoom.us/j/85007036216>; or*
- *By phone at 1-669-444-9171 or 1-669-900-9128 (San Jose); and entering Webinar ID: 850 0703 6216.*
- *The public can also view the meeting during livestream online at <https://sanpablo.legistar.com/Calendar.aspx>*

If you are attending in-person, we ask that all cell phones be turned off or silenced during the meeting.

PUBLIC COMMENT:

At each meeting, the public has the opportunity to address the Planning Commission on items appearing on the agenda and, for items not appearing on the agenda but within the purview of the Planning Commission. Persons addressing the Commission must limit their remarks to three (3) minutes unless an extension or decrease of time is set. As allowed by the Brown Act, the Chair may limit the total time for public comments to facilitate the completion of business on the agenda.

- **IN-PERSON PUBLIC COMMENT:**

Any person wishing to make such address Commission should first complete and deliver a "Speaker Form" available at the speaker's podium and submit it to the Recording Secretary identifying the agenda item. The Chair will invite you to speak at the appropriate time when the matter is being considered.

- **REMOTE PUBLIC COMMENT:**

Members of the public participating remotely may provide public comment during the meeting in the following ways:

- *Web: <https://us02web.zoom.us/j/85007036216> (Participate via Zoom and "raise hand" by selecting the virtual hand icon in the Zoom platform when the item is called. City staff will activate the speaker's microphone when the speaker's name is called. The speaker will need to unmute themselves. Commissioners will not consider comments made in the chat function of the Zoom platform.)*

- *Telephone: Dial Or by phone 1-669-444-9171 or 1-669-900-6833 (San Jose), Enter Webinar ID: 850 0703 6216 (press *9 to raise/lower hand; press *6 to mute/unmute)*

- **WRITTEN PUBLIC COMMENT:**

Public comments may also be submitted via email to Pcommission@SanPabloCA.gov. Each email must contain in the subject line "PUBLIC COMMENTS NOT ON THE AGENDA" [or] "PUBLIC COMMENTS AGENDA ITEM No.____". Written comments received by 12:00 noon on the day of the meeting will be provided in advance to the Planning Commission and posted online with the agenda materials. During the meeting, the public may provide written public comments via email to Pcommission@SanPabloCA.gov. All written comments received after noon

the day of the meeting will be read into the record before Planning Commission consideration of the item and will be limited to the same time allowed for other public comments. Comments that do not conform to the Planning Commission's rules of decorum may be summarized rather than read verbatim.

Please note that all information provided in public comments including phone number called with, email addresses and any other personal information written or stated is subject to disclosure on the broadcast of the video- or tele-conferenced meeting.

AGENDA MATERIALS:

Copies of this Agenda and non-exempt public records relating to an open session item on this Agenda will be available for public view at the Community Development Department, 1000 Gateway Avenue, San Pablo. The full agenda packet may also be viewed on the City website at

<https://www.sanpabloca.gov/1400/City-CouncilLSA-Planning-Comm-AgendasMin>

AMERICANS WITH DISABILITIES ACT:

In accordance with the Americans with Disabilities Act and Brown Act, individuals with disabilities requiring reasonable accommodations, including auxiliary aids or services, in order to participate in the meeting should submit a completed Meeting Accommodation Request Form by email to CityClerk@SanPabloCA.gov, with "Accommodation Request" listed in the subject line of the email.

Alternatively, completed Meeting Accommodation Request Forms may be submitted to the City Clerk's Office at City Hall, 1000 Gateway Avenue, San Pablo, CA 94806. Meeting Accommodation Request Forms may be found at

<https://www.sanpabloca.gov/DocumentCenter/View/15988/FRM-Meeting-Accommodation-Request-Form-FINAL-020823>, or requested by email to CityClerk@SanPabloCA.gov, or by phone at (510) 215-3000.

Meeting accommodation requests should be submitted to the City as soon possible. The City will attempt to resolve before the meeting begins all accommodation requests received by 10 a.m. on the day of the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

This is the time for comments on any item within the Commission's subject matter jurisdiction, if such item is NOT listed on tonight's agenda. The Commission may not engage in discussion or take action on any item that is not specifically listed on the agenda. Your item may be referred to city staff for investigation, report or placement on a future agenda. Persons addressing the Commission are required to limit their remarks to three (3) minutes unless an extension or decrease of time is ordered. Please file your name and address with the Recording Secretary on forms available at the speaker's podium.

APPROVAL OF MINUTES

[#PC23-21](#)

CONSIDER APPROVING MINUTES OF THE MEETING OF JUNE 27, 2023

CEQA: This is not a project as defined by CEQA.

Recommendation: Approve

APPEAL DATE

The appeal date for actions taken by the Planning Commission at this meeting can be appealed to the City Council no later than 6:00 p.m. on September 5, 2023.

PUBLIC HEARINGS

#PC23-18

CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A CHANGE IN NONCONFORMING USE FOR A BANK/FINANCIAL SERVICES USE IN THE INSTITUTIONAL (I) AND INDUSTRIAL MIXED USE (IMU) DISTRICT AT 1327 RUMRILL BLVD AND AN ADJOINING UNADDRESSED LOT, SAN PABLO, APNs: 410-022-015 & 410-022-006.

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, as the project proposes minor alterations and permitting of an existing private structure. None of the exceptions set forth in CEQA Guidelines Section 15300.2 which would preclude the use of this exemption are applicable.

Recommendation: Conduct public hearing; adopt Resolution

ACTION ITEMS

#PC23-19

FINDING OF GENERAL PLAN CONFORMITY FOR THE ACQUISITION OF A 1.10-ACRE PARCEL LOCATED AT 2523 EL PORTAL DRIVE BY CONTRA COSTA COUNTY, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402. APN 416-140-048

CEQA: The Planning Commission's conformity finding is not a "project" pursuant to California Environmental Quality Act (CEQA) Guidelines section 15378 because it is not a discretionary approval and is simply an administrative activity that will not result in any direct or indirect environmental impacts. Even if the conformity finding was considered a project, it would be exempt from review pursuant to CEQA Guidelines 15061(b)(3), the common-sense exemption, in that there is no possibility that the activity in question may have a significant effect on the environment. Any subsequent proposed development of the property by the County will require review under CEQA.

Recommendation: Adopt Resolution

#PC23-20

CONSIDERATION OF A FINDING OF GENERAL PLAN CONFORMITY FOR THE ACQUISITION OF A PARCEL LOCATED AT 2001 RUMRILL BOULEVARD BY THE CITY OF SAN PABLO, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402. APN 411-020-019.

CEQA: The Planning Commission's conformity finding is not a "project" pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15378 because it is not a discretionary approval and is simply an administrative activity that will not result in any direct or indirect environmental impacts. Even if the conformity finding was considered a

project, it would be exempt from review pursuant to CEQA Guidelines 15061(b)(3), the common-sense exemption, in that there is no possibility that the activity in question may have a significant effect on the environment. Any subsequent proposed development of the property by will require review under CEQA.

Recommendation: Adopt Resolution

STAFF UPDATES

COMMISSIONER UPDATES

ADJOURNMENT

Adjourn to Tuesday, September 26, 2023 at 6:00 p.m.