



## City of San Pablo Planning Commission Minutes

**Tuesday, June 27, 2023**

### **Roll Call**

Chair Owens called the hybrid in-person and teleconferenced/video-conferenced meeting to order at 6:02 p.m. Roll call showed present: Commissioner Feliciano, Commissioner Gurdian, Commissioner Morris, Vice Chair Jackson and Chair Owens. Staff present at the meeting included: Christie Crowl, Special Counsel; Libby Tyler, Community Development Director; Sandra Castaneda, Associate 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 May 23, 2023 meeting. The motion was seconded by Vice Chair Jackson and passed as follows:

AYES: Gurdian, Feliciano, Morris, Jackson, Owens  
NOES: None  
ABSENT: None  
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 July 10, 2023.

### **Public Hearings:**

#### **File ID#PC23-016: PLAN2305-0003**

Location: 1820 Rumrill Boulevard  
APN: 411-041-009  
Zoning: CMU - Commercial Mixed Use w/ Priority Development Overlay  
CEQA: Categorically exempt pursuant to Section 15332, In-Fill Development Projects.  
Owner: City of San Pablo  
Applicant: Novin Development  
Agent for Applicant: Nithya Vemireddy  
Staff Contact: Sandra Castaneda, Associate Planner

Each Commissioner confirmed they have not had any *ex parte* communications with the applicant. Associate Planner Castaneda gave a power point presentation. Request to approve a Major Design Review and Density Bonus with Concessions/Incentives to allow an increase in the number of units, an increase in floor area ratio, a decrease in commercial floor area ratio, a decrease in the minimum off-street parking requirement, and a decrease in open space requirements; and waivers to allow an increase in the number of stories and to allow the project to have no commercial floor area, for a 42,174 square foot project containing 40 affordable multifamily units and 1,470 square feet of community/amenity space on a 21,750-square foot. Commissioners asked clarifying questions. The public hearing opened at 6:39 p.m. Agent for applicant, Nithya Vemireddy, agreed to the conditions of approval. The public hearing closed at 6:55 p.m. Commissioner Morris made a motion for adoption of Resolution PC23-06. The motion was seconded by Vice Chair Jackson. The motion passed as follows:

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

**File ID#PC23-015: PLAN2305-0011**

Location: 1050 Gateway Ave  
APN: 417-310-012  
Zoning: SP-2, Mixed Use Center South  
CEQA: Addenda to adopted EIRs for the General Plan and San Pablo Avenue Specific Plan and an Initial Study/Mitigated Negative Declaration (IS/MND) for the Regulating Code. The proposed development would continue to be consistent with the land use and zoning designations for the site and would not result in an increase in the severity of impacts identified in the prior EIRs or IS/MND or any new impacts not previously considered in the prior EIRs and IS/MND.  
Owner: City of San Pablo  
Applicant: Darrell Stelling; Architect, DLR Group  
Staff Contact: Sandra Castaneda, Associate Planner

Each Commissioner confirmed they have not had any *ex parte* communications with the applicant. Associate Planner Castaneda gave a power point presentation. A request for approval of Major Design Review, Conditional Use Permit for a location within 50 feet of a creek, and a Minor Adjustment for fence height under PLAN2305-0011, to allow for the construction of a new 42,000 square foot two-story building on a 2.27-acre site, to serve as the City of San Pablo Police Department Headquarters and Training Facility. Commissioners asked clarifying questions. The public hearing opened at 7:18 p.m. Applicant, Darrell Stelling, Architect, DLR Group, agreed to the conditions of approval. The public hearing closed at 7:28 p.m. Commissioner Morris made a motion for adoption of Resolution PC23-07. The motion was seconded by Vice Chair Jackson. The motion passed as follows:

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

**File ID#PC23-017: PLAN2305-0006**

Amendment to the San Pablo Zoning code chapter 17.54, parking and loading, section 17.54.020 residential off-street parking requirements, regarding off-street parking requirements for small family and large family day care homes. The ordinance eliminates the requirement for small and large family day care uses to provide parking spaces for employees and clarifies that such uses are only required to provide the number of parking spaces required for the principal use

dwelling unit. Community Development Director Tyler gave a presentation. The public hearing was opened and closed at 7:42 p.m. and there were no comments. Commissioner Gurdian made a motion for adoption of Resolution PC23-08 recommending City Council approve the zoning code amendment. The motion was seconded by Commissioner Morris. The motion passed as follows:

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

**Staff Updates**

Associate Planner Castaneda informed the Commission that beginning June 28, 2023 a survey will be available regarding Transit-oriented development in San Pablo.

**Commissioner Updates**

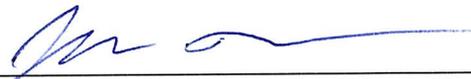
There were none.

**Adjournment**

There being no further business, Chair Owens adjourned the meeting at 7:47 p.m. to Tuesday, July 25, 2023.



Elizabeth Tyler, Secretary



Jon Owens, Chairman