



City of San Pablo Planning Commission Minutes

Tuesday, August 22, 2023

Roll Call

Chair Owens called the hybrid in-person and teleconferenced/video-conferenced meeting to order at 6:01 p.m. Roll call showed present: Commissioner Morris, Vice Chair Jackson and Chair Owens. Commissioner Feliciano, and Commissioner Gurdian were absent. Staff present at the meeting included: Christie Crowl, Special Counsel; Libby Tyler, Community Development Director; Sandra Castaneda, Associate Planner; 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 June 27, 2023 meeting. The motion was seconded by Vice Chair Jackson and passed as follows:

AYES: Morris, Jackson, Owens
NOES: None
ABSENT: Gurdian, Feliciano
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 September 5, 2023.

Public Hearing:

File ID#PC23-018: PLAN2307-0002

Location: 1327Rumrill Blvd. and an adjoining unaddressed lot to the north
APN: 410-022-015 & 410-022-006
Zoning: Institutional & Industrial Mixed Use
CEQA: Exempt under Section 15301. Existing Facilities.
Owner: Renewed Hope Church of the Living Christ
Applicant: Cecilia Heredia-Rocha, Atchison Village Credit Union
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 power point presentation. A request for approval of a Conditional Use Permit to allow a change in non-conforming use to one of the same or more restricted nature, for a non-profit credit union in an existing church building at 1327 Rumrill Blvd (APN: 410-022-015) and to allow parking on the adjoining unaddressed lot (APN410-022-006). Commissioners asked clarifying questions. The public hearing opened at 6:19 p.m. Applicant, Cecilia Heredia-Rocha, agreed to the conditions of approval. The public hearing closed at 6:22 p.m. Commissioner Morris made a motion for adoption of Resolution PC23-09. The motion was seconded by Vice Chair Jackson. The motion passed as follows:

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

Action Items:

File ID#PC23-019: PLAN2308-0005

Location: 2523 El Portal Drive
APN: 416-140-048
Zoning: NC, Neighborhood Commercial
CEQA: Not a project under CEQA
Owner: Jupiter Investments, LLC
Applicant: Contra Costa County
Staff Contact: Elizabeth "Libby" Tyler, Ph.D., FAICP, Community Development Director

Each Commissioner confirmed they have not had any *ex parte* communications with the applicant. Director Tyler gave a power point presentation. This is a Contra Costa County-initiated request involving a 1.10-acre site located at 2325 El Portal Drive that is currently owned by Jupiter Investments, LLC and containing a now vacant 15,672 square foot office building, for which the County is pursuing acquisition for future reuse as a residential community care facility with possible mental health urgent care as an expansion in the future. Pursuant to Government Code Section 65402, General Plan Conformity finding to allow for the County's intended purchase of the parcel identified. The proposed use is consistent with the Neighborhood Commercial land use designation. Dr. Suzanne Trevino spoke on behalf of Contra Costa County. Vice Chair Jackson made a motion for adoption of Resolution PC23-10 finding that the acquisition of the parcel by Contra Costa County is in conformance with the General Plan. The motion was seconded by Commissioner Morris. The motion passed as follows:

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

File ID#PC23-020: PLAN2305-0004

Location: 2001 Rumrill Boulevard
APN: 411-020-019
Zoning: Neighborhood Commercial (NC)
Owner: Chevron USA Inc
Applicant: City of San Pablo
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. This is a City-initiated request involving a 2.0-acre site located at 2001 Rumrill Blvd that is currently owned by Chevron USA Inc. Staff is requesting that the Planning Commission make a General Plan Conformity Finding, as required by Government Code Section 65402, to allow for the City acquisition of the parcel identified. Commissioner Morris made a motion for adoption of Resolution PC23-11 finding that the acquisition and disposition of the parcel by the City of San Pablo is in conformance with the General Plan. The motion was seconded by Commissioner Jackson. The motion passed as follows:

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

Staff Updates

Director Tyler informed the Commission that the City Planners will be attending the American Planning Association conference in Fresno on September 15-18, 2023.

Commissioner Updates

Chair Owens informed the Commission of the ease of using the San Pablo app.

Adjournment

There being no further business, Chair Owens adjourned the meeting at 6:46 p.m. to Tuesday, September 26, 2023.



Elizabeth Tyler, Secretary



Jon Owens, Chairman