



CITY of SAN PABLO

City of New Directions

**CITY OF SAN PABLO
PLANNING COMMISSION MINUTES
JUNE 26, 2018
CITY COUNCIL CHAMBERS
ONE ALVARADO SQUARE
SAN PABLO, CA**

ROLL CALL

Chairperson Xavier called the meeting to order at 6:30 p.m. Call of the roll showed present: Commissioner Gantt, Chairperson Xavier, Commissioner Harlan-Ogbeide and Commissioner Shi. Vice Chair Feliciano was absent. Staff present at the meeting included: Rod Simpson, Consulting Planner; Sandra Marquez, Assistant Planner; Angelica Singson, Administrative Services Consultant; and Lynn Tracy Nerland, City Attorney.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Commissioner Gantt made a motion to approve the minutes for the meeting of May 29th, 2018. The motion was seconded by Commissioner Harlan-Ogbeide and approved by a vote of 4-0-1, with Commissioner Feliciano absent.

AYES: Gantt, Harlan-Ogbeide, Xavier, Shi
NOES: None
ABSENT: Feliciano
ABSTAIN: None

PUBLIC HEARINGS

PLAN1806-0004: Consideration of a Conditional Use Permit for an on-site alcohol license for beer and wine only for an existing restaurant, “La Cascadita” at 14520 San Pablo Avenue, San Pablo, CA 94806, APN 416-170-011. Also including consideration of a Design Review for outdoor dining for the same facility. The Property is within the San Pablo Avenue Specific Plan and has the Mixed Use Center North land use designation. It has been determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), consistent with the provisions of CEQA Guidelines Section 15301, Class 1, Existing Facilities. Class 1 addresses an existing private structure, such as the commercial building where the restaurant is currently operating.

Assistant Planner Marquez gave a presentation of the project and staff recommendations, after which the Planning Commissioners were invited to ask questions of staff.

Commissioner Gantt inquired as to how the current project related to Susie's Bakery, an adjoining business. Assistant Planner Marquez responded that Susie's Bakery is a separate restaurant within the same building structure, and there is a connecting door between the two restaurants. Assistant Planner Marquez noted that both restaurants were taken into consideration when evaluating parking requirements, but the occupancy load will need to be addressed with the building permit process to ensure ADA compliance accessibility and adequate restroom facilities.

Commissioner Gantt inquired whether the on-site beer and wine license would carry over to Susie's Bakery. Assistant Planner Marquez responded that the on-site beer and wine was only for La Cascadita, which is a full service restaurant, and Susie's Bakery was not considered a full service restaurant.

Commissioner Harlan-Ogbeide asked if both of the restaurants have separate entrances. Assistant Planner Marquez confirmed that they each have their own entrances, and there was also a door connecting the two businesses.

The Public Hearing was opened. The authorized agent, Derrick True, agreed to the conditions of approval on behalf of the property owner. There being no further speakers, the Public Hearing was closed.

Commissioner Gantt made a motion to adopt Resolution 18-08 approving PLAN1806-0004, a Conditional Use Permit for an on-site beer and wine license and a design review to allow outdoor seating in an existing restaurant, La Cascadita, at 14520 San Pablo Avenue, APN 416-170-011. Commissioner Harlan-Ogbeide seconded the motion, and the motion was approved by a vote of 4-0-1, with Commissioner Feliciano absent.

AYES: Gantt, Harlan-Ogbeide, Shi, Xavier
NOES: None
ABSENT: Feliciano
ABSTAIN: None

STUDY SESSION/ DISCUSSION

City Attorney Lynn Tracy Nerland gave a presentation entitled *Public Service Ethics and Laws: Conflicts of Interest*, and responded to questions and comments by the Commissioners.

STAFF UPDATES

Consulting Planner Simpson gave an overview of the Community & Economic Development Monthly Report and a farewell speech.

Commissioner Shi requested that Planning Commissioners be sent an email reminder from staff the day before Planning Commission meetings.

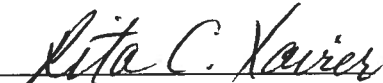
PLANNING COMMISSIONER REPORTS

There were no Planning Commissioner reports.


ADJOURNMENT

There being no further business, Commissioner Xavier made a motion, seconded by Commissioner Gantt and passed by a vote of 4-0, to adjourn the meeting.

Chairperson Xavier adjourned the meeting at 7:14 p.m. to the July 24th, 2018, meeting.



Rita Xavier
Chairperson



Charles Ching
Community & Economic Development Director

