

**CITY OF SAN PABLO  
PLANNING COMMISSION MINUTES  
SEPTEMBER 7, 2011  
CITY COUNCIL CHAMBERS  
ONE ALVARADO SQUARE  
SAN PABLO, CA**

**1. ROLL CALL**

Chairperson Maltagliati called the meeting to order at 6:30 P.M. Call of the roll showed present Commissioners, Trundle, Sutton, Brown and Chairperson Maltagliati. Absent was Vice Chair Erwin. Staff present at the meeting was Tina Gallegos, City Planner and Yesenia Jimenez, Planning Intern. Also present at the meeting was San Pablo Avenue Specific Plan consultant's Rajeev Bhatia and Melinda Hue, from Dyett and Bhatia.

**2. APPROVAL OF MINUTES**

Commissioner Brown made a motion to approve the minutes for the August 16, 2011 Planning Commission meeting, the motion was seconded by Commissioner Sutton.

**PUBLIC COMMENT**

None.

**PUBLIC HEARINGS**

7.a.

San Pablo Avenue Specific Plan and Final Environmental Impact Report (State Clearinghouse Sch N0. 2010112062) – public hearing to review, discuss and provide comments on the proposed background text, goals, principles, policies, and explanatory text contained in the San Pablo Avenue Specific Plan document. The Planning Commission will consider making a recommendation to the City Council to certify the Final Environmental Impact Report for the Specific Plan and adopt the San Pablo Avenue Specific Plan.

Mrs. Gallegos gave a brief overview of the San Pablo Avenue Specific Plan. She explained that the project began in late 2008 after receiving a \$500,000 grant from the Metropolitan Transportation Commission and the Association of Bay Area Governments. She further explained that the project was created in order to create a plan that encourages transit-oriented, pedestrian friendly development along San Pablo Avenue. Mrs. Gallegos stated that the Planning Commission needed to consider making a recommendation to the City Council to certify the San Pablo Avenue Specific Plan environmental impact report and adopt the San Pablo Avenue Specific Plan. Finally, Mrs. Gallegos introduced Mr. Rajeev Bhatia, and mentioned that he would give a detailed presentation of the project.

Mr. Bhatia gave a detailed account of the San Pablo Avenue Specific Plan project. He explained the purpose, role, and guiding principles of the plan. In addition, Mr. Bhatia discussed the environmental impact report and gave a summary of the environmental impacts associated with the project.

Chairperson Maltagliati asked the Commissioners if they had any questions for Staff or the consultants.

With no questions from the Commissioners, Chairperson Maltagliati opened the public hearing.

A homeowner by the name of Maria Inchausde came forward.

Mrs. Inchausde asked how long it would take for the project to begin.

Chairperson Maltagliati explained that there is no official start date because the project depends on development opportunities that will present themselves in the future. He also mentioned that funding is another factor.

Mrs. Inchausde then asked about what is going on with Wanlass Park.

Mrs. Gallegos explained that there are still some improvements going on at the park and that a grand opening is expected by late September or October.

With no additional speakers, Chairperson Maltagliati closed the public hearing and asked for a motion from the Commissioners.

Commissioner Brown made a motion to adopt Resolution 11-17 to certify the San Pablo Avenue Specific Plan Environmental Impact Report.

Following a second from Commissioner Trundle, the Commissioners voted accordingly:

**AYES:** Maltagliati, Trundle, Sutton, and Brown.  
**NOES:** None.  
**ABSENT:** Vice Chair Erwin.  
**ABSTAIN:** None.

Commissioner Brown made a motion to adopt Resolution 11-18 and recommend that the City Council adopt the San Pablo Avenue Specific Plan.

Following a second from Commissioner Sutton, the Commissioners voted accordingly:

**AYES:** Maltagliati, Trundle, Sutton, and Brown.  
**NOES:** None.  
**ABSENT:** Vice Chair Erwin.  
**ABSTAIN:** None.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None.

**COMMUNICATIONS**

Mrs. Gallegos mentioned that the San Pablo Avenue Specific Plan will go to the City Council for adoption on September 19, 2011 at 7:00 p.m.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:07 P.M. to the September 20, 2011 meeting.

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Mark Maltagliati  
Chairperson

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Tina Gallegos,  
City Planner