



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

Tuesday, October 29, 2024

6:00 PM

City Council Chambers
Members of the public may view this meeting
online by using this URL
<https://us02web.zoom.us/j/85007036216>

NOTICE:

*Members of the public are invited to attend the meeting in-person at Council Chambers.
Members of the public may also view the meeting on online at <https://us02web.zoom.us/j/85007036216>
or during livestream online at <https://sanpablo.legistar.com/Calendar.aspx>*

Please note the following temporary change to the City's public comment procedures: Public comment by zoom or telephone will not be accepted. Public comment may be provided only in-person in Council Chambers or via email as set forth below.

PUBLIC COMMENTS:

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 address the 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.

- **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, 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://sanpablo.legistar.com/Calendar.aspx>

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 <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

[PC24-23](#)

CONSIDER APPROVING MINUTES OF THE MEETING AUGUST 27, 2024

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 November 12, 2024.

PRESENTATIONS:[PC24-27](#) RUMRILL CORRIDOR PDA PLAN: STUDY SESSION

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

Recommendation: For Informational Purposes Only

[PC24-26](#) MCNEIL PARK PRESENTATION

CEQA: This is not a project as defined by CEQA

Recommendation: For Informational Purposes Only

PUBLIC HEARINGS[PC24-24](#) CONSIDERATION OF A MINOR DESIGN REVIEW, ADMINISTRATIVE USE PERMIT, AND A CONDITIONAL USE PERMIT TO CONSTRUCT A TWO-STORY SINGLE-FAMILY RESIDENCE WITH TANDEM PARKING ON A SUBSTANDARD 2,500 SQUARE-FOOT LOT THAT IS LESS THAN 50 FEET IN WIDTH LOCATED AT 2738 21ST STREET, SAN PABLO, APN:413-360-015

CEQA: This project is categorically exempt under the California Environmental Quality Act, Section 15303, New Construction, Class 3(a), one single-family residence. Class 3(a) consists of construction and location of a limited number of new, small facilities or structures. Examples of this exemption include one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project will involve the construction of a new single-family residence in a residential location. None of the exceptions set forth in CEQA Guidelines Section 15303 which would preclude the use of this exemption are applicable.

Recommendation: Conduct public hearing; adopt Resolution

[PC24-25](#) RESOLUTION APPROVING MINOR DESIGN REVIEW FOR AN EXISTING SINGLE-FAMILY RESIDENCE AND ACCESSORY STRUCTURES AND A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING THE MAXIMUM FLOOR AREA AND HEIGHT MEASUREMENTS LOCATED IN THE R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, ALONG WITH A FINDING THAT THE PROJECT IS EXEMPT UNDER CEQA GUIDELINES SECTION 15303 NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES, AT 1655 HILLCREST ROAD, SAN PABLO, APN: 419-040-016

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15303, New Construction or

Conversion of Small Structures, as it involves construction and location of a limited number of new, small facilities or structures, such as a single-family residence and accessory structures. Furthermore, the project is consistent with the General Plan designation of Low-Density Residential and the zoning designations of R-1, Single-Family Residential, development of which were evaluated as part of the Environmental Impact Reports for the San Pablo General Plan, prepared in 2011. Pursuant to CEQA Guidelines Section 15168, none of the CEQA Guidelines Section 15162 factors requiring additional environmental documentation for the project are present.

Recommendation: Conduct public hearing; adopt Resolution

STAFF UPDATES

COMMISSIONER UPDATES

ADJOURNMENT

Adjourn to Tuesday, November 26, 2024 at 6:00 p.m.