



## City of San Pablo Planning Commission Minutes Tuesday, October 29, 2024

### Roll Call

Chair Jackson called the meeting to order at 6:01 p.m. Roll call showed present: Commissioner Feliciano, Commissioner Owens, Vice Chair Morris and Chair Jackson. Commissioner Gurdian arrived at 6:07 p.m. Staff present at the meeting included: Sandra Castaneda, Associate Planner, Christie Crowl, Special Counsel, Griffen Dempsey, Assistant Planner and Michelle Chavez, Administrative Secretary.

### Public Comments

There were no public comments.

### Approval of the Minutes

Vice Chair Morris made a motion to approve the minutes from the August 27, 2024 meeting. The motion was seconded by Commissioner Owens and passed as follows:

AYES: Feliciano, Owens, Morris, Jackson

NOES: None

ABSENT: Gurdian

ABSTAIN: None

### Appeal Date

The appeal date for actions taken by the Commission at this meeting would be no later than 6:00 p.m. November 12, 2024.

### Presentations

Rumrill Corridor PDA Plan: Study Session

Andrew Hill of Dyett and Bhatia gave a presentation on the Rumrill Corridor Priority Development Area (PDA) Plan.

McNeil Park Presentation

Jessie Maran and Marcia Vallier with CSWT2 gave a presentation of three design options for a new proposed park to be located at 2600 Moraga Road.

### Public Hearings:

**File ID#PC24-24: PLAN2410-0004**

Location: 2738 21<sup>ST</sup> Street

APN: 413-360-015

CEQA: Exempt under Section 15303

Zoning: SP2- San Pablo Avenue Specific Plan, designated High Density Residential  
Owner: Boutros Khoury  
Applicant: Peter Khoury  
Staff Contact: Sandra Castaneda, Associate Planner

A request for approval of a Conditional Use Permit and Minor Design Review to allow the construction of a new two-story single-family residence with tandem parking on a substandard 2,500 square-foot lot that is less than 50 feet in width. The Commissioners asked clarifying questions. The public hearing was opened at 8:09 p.m. The applicant agreed to the conditions of approval. There being no public comments, the public hearing was closed at 8:11 p.m. A motion was made by Commissioner Owens and seconded by Commissioner Gurdian to approve resolution PC24-14. The motion passed as follows:

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

**File ID#PC24-25: PLAN2310-0002**

Location: 1655 Hillcrest Road  
APN: 419-040-016  
Zoning: R-1, Single-Family Residential  
CEQA: Exempt under Section 15303  
Owner: David Dorji Roberts  
Applicant: Dorji Roberts  
Agent for Applicant: Daniel Williams  
Staff Contact: Griffen Dempsey, Assistant Planner

A request for approval of Minor Design Review for an existing single-family home and accessory structures and a Conditional Use Permit to allow for an accessory structure exceeding the maximum floor area and height measurements. The Commissioners asked clarifying questions. The public hearing was opened at 8:27 p.m. The applicant agreed to the conditions of approval. There being no public comments, the public hearing was closed at 8:29 p.m. A motion was made by Vice Chair Morris and seconded by Commissioner Owens to approve resolution PC24-15. The motion passed as follows:

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

**Staff Updates**

Associate Planner Castaneda informed the Commission that the City had a successful Halloween event on October 26, 2024 with just under 400 participants.

Special Counsel Crawl informed the Commission that her Partner, Rick Jarvis will be attending the Planning Commission meetings in the future. She has taken a job as City of Hercules Attorney and their Planning Commission meetings are on the same day of the month.

## Commissioner Updates

None

## Adjournment

There being no further business, Chair Jackson adjourned the meeting at 8:34 p.m. to Tuesday, November 26, 2024



Elizabeth H. Tyler, Secretary



Jerome Jackson, Chairman