



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 ST 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 Crowl 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

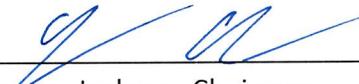
None

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