



City of San Pablo Planning Commission Minutes

Tuesday, February 27, 2024

Roll Call

Chair Jackson called the meeting to order at 6:02 p.m. in the Council Chambers. Roll call showed present: Commissioner Owens, Vice Chair Morris and Chair Jackson. Commissioner Feliciano arrived at 6:13 p.m. Commissioner Gurdian was absent. Staff present at the meeting included: Christie Crowl, Special Counsel; Libby Tyler, Community Development Director; Sandra Castaneda, Associate Planner and Michelle Chavez, Administrative Secretary.

Public Comments

Randy White made a comment about a grand re-opening/ribbon cutting at My Beauty Salon, 14650 San Pablo Avenue, March 16, 2024, 1:00 p.m. – 6:00 p.m.

Approval of the Minutes

Vice Chair Morris made a motion to approve the minutes from the January 23, 2024 meeting. The motion was seconded by Commissioner Owens and passed as follows:

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

Appeal Date

Community Development Director Tyler announced that the appeal date for actions taken by the Commission at this meeting would be no later than 6:00 p.m. on March 11, 2024.

File ID#PC24-03: PLAN2402-0002

This item will be re-noticed and brought back to Planning Commission at a future date. San Pablo Avenue Specific Plan amendment to footnote 6 of table 2-2 of chapter 2 regarding drive-through facilities for restaurants.

Public Hearing:

File ID#PC24-04: PLAN2208-0002

Location: San Pablo Planning Area includes the corporate limits and adjacent unincorporated areas in Rollingwood and Hasford Heights.
APN: All APNs in Planning Area
Zoning: Refer to San Pablo and Contra Costa County zoning maps
CEQA: An Addendum to the 2030 General Plan EIR (certified on April 18, 2011) was prepared for the proposed Housing Element, Environmental Justice Element and Amendments to the Health and Safety & Noise Elements, including updated analysis of traffic and vehicle miles travelled, noise,

and air quality and greenhouse gas emissions which found that there would not be any new or additional significant environmental impacts that have not been previously evaluated.

Applicant: City of San Pablo

Staff Contact: Elizabeth “Libby” Tyler, Ph.D., FAICP, Community Development Director

Recommendation that the City Council repeal the 2015-2023 Housing Element and adopt the Housing Element of the General Plan for the period of 2023-2031; adopt a new Community Health and Environmental Justice Element including amendments to the Health Element of the San Pablo General Plan 2030; adopt amendments to the Safety and Noise Element; and adopt an Addendum to the 2030 General Plan EIR (certified on April 18, 2011) was considered. Presentation by Andrew Hill, of Dyett & Bhatia. Commissioners asked clarifying questions. The public hearing opened and closed at 6:56 p.m. with no comments. Commissioner Owens made a motion for adoption of Resolution PC24-05 and recommendation to City Council for approval. The motion was seconded by Vice Chair Morris. The motion passed as follows:

AYES: Owens, Feliciano, Morris, Jackson

NOES: None

ABSENT: Gurdian

ABSTAIN: None

Staff Updates

None

Commissioner Updates

None

Adjournment

There being no further business, Chair Jackson adjourned the meeting at 6:58 p.m. to Tuesday, March 26, 2024.

Elizabeth H. Tyler, Secretary

Jerome Jackson, Chairman