



# City of San Pablo

Council Chambers  
1000 Gateway Avenue  
San Pablo, CA 94806  
(510) 215-3030  
[www.SanPabloCA.gov](http://www.SanPabloCA.gov)

## Meeting Agenda - Final

### Planning Commission

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

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Tuesday, July 23, 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>

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**\*\*IMPORTANT NOTICE ABOUT PUBLIC COMMENTS AND MEETING PARTICIPATION\*\***

**PUBLIC COMMENT BY ZOOM OR TELEPHONE WILL NOT BE ACCEPTED**

#### 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](mailto: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](mailto: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](mailto: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](mailto: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**

[PC24-17](#)

CONSIDER APPROVING MINUTES OF THE MEETING OF JUNE 25, 2024

CEQA: This is not a project 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 August 5, 2024.

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**PUBLIC HEARINGS****[PC24-18](#)**

CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A MOBILE VENDING USE (FOOD TRUCK) IN THE COMMERCIAL MIXED USE (CMU) DISTRICT AT 1305 RUMRILL BLVD, SAN PABLO, APN: 410-103-001 AND 410-103-002

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15311, Accessory Structures, which exempts the construction or placement of minor structures accessory or appurtenant to existing commercial, industrial, or institutional facilities that have been determined to not have a significant effect on the environment. Specifically, Section 15311(c) exempts placement of temporary use items such as mobile food units that are generally in the same locations from time to time. The project will involve the placement of a mobile food unit at an existing institutional facility. None of the exceptions set forth in CEQA Guidelines Section 15300.2 which would preclude the use of this exemption are applicable.

**Recommendation:** Conduct public hearing; adopt Resolution

**[PC24-19](#)**

AMENDMENT TO THE SAN PABLO ZONING CODE CHAPTER 17.60, SPECIAL RESIDENTIAL USES, SECTION 17.60.070, ACCESSORY DWELLING UNITS, CONCERNING PROCEDURES AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS (ADUS).

CEQA: The proposed amendment is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which exempts the adoption of accessory dwelling unit ordinances or amendments thereto.

**Recommendation:** Conduct public hearing; adopt Resolution

**STAFF UPDATES****COMMISSIONER UPDATES****ADJOURNMENT**

*Adjourn to Tuesday, August 27, 2024 at 6:00 p.m.*