



City of San Pablo

Planning Commission Minutes

Tuesday, June 25, 2024

Roll Call

Chair Jackson called the meeting to order at 6:02 p.m. Roll call showed present: Commissioner Gurdian, Commissioner Feliciano, Vice Chair Morris, and Chair Jackson. Commissioner Owens was absent. Staff present at the meeting included: Libby Tyler, Director Community Development; Christie Crowl, Special Counsel; Sandra Castaneda, Associate 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 May 28, 2024 meeting. The motion was seconded by Commissioner Gurdian and passed as follows:

AYES: Feliciano, Gurdian, Morris, Jackson
NOES: None
ABSENT: Owens
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. on July 8, 2024.

Public Hearing:

File ID#PC24-15: PLAN2403-0009
Location: 13222 San Pablo Avenue
APN: 417-211-007
Zoning: SP-2, Regional Commercial with Entertainment Overlay district
CEQA: Exempt under Section 15301, Class 1
Owner: Save Mart Supermarkets LLC
Applicant: Pollo Campero
Agent for Applicant: Gabriela Marks, Marks Associates
Staff Contact: Sandra Castaneda Marquez, Associate Planner

A request for approval of Major Design Review and a Conditional Use Permit for a new 2,619 square foot Pollo Campero restaurant with drive through facility. The proposed new building would be located within

an existing developed commercial center located at 13222 San Pablo Avenue. Amended plans were given to all Commissioners, adding a flag pole and replacing an awning with an overhang. An amended resolution was also given to Commissioners removing 3 fire district conditions that were not applicable. Commissioners asked clarifying questions. The public hearing opened at 6:42 p.m. Agent for applicant, Gabriela Marks, agreed to the amended conditions of approval. The public hearing closed at 6:45 p.m. Vice Chair Morris made a motion to adopt Resolution PC24-11 with amended conditions. The motion was seconded by Commissioner Gurdian. The motion passed as follows:

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

Staff Updates

Community Development Director Tyler informed the Commission that on May 20, 2024 the Housing Element was Certified by HCD. A special City Council Housing Workshop will be held on July 10, 2024 from 5:00 p.m. – 7:00 p.m. in the Council Chambers.

Commissioner Updates

None

Adjournment

There being no further business, Chair Jackson adjourned the meeting at 6:58 p.m. to Tuesday, July 23, 2024.

Elizabeth H. Tyler, Secretary

Jerome Jackson, Chairman