



## City of San Pablo Planning Commission Minutes Tuesday, May 28, 2024

### Roll Call

Chair Jackson called the meeting to order at 6:00 p.m. Roll call showed present: Commissioner Owens, Commissioner Gurdian, Commissioner Feliciano, Vice Chair Morris, and Chair Jackson. Staff present at the meeting included: Christie Crowl, Special Counsel; Sandra Castaneda, Associate Planner; 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 April 23, 2024 meeting. The motion was seconded by Commissioner Owens and passed as follows:

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

### Appeal Date

Administrative Secretary Chavez announced that the appeal date for actions taken by the Commission at this meeting would be no later than 6:00 p.m. on June 10, 2024.

### Action Item:

File ID#PC24-14: PLAN2404-0006

Location: 1982-1988/1992 23rd Street  
APN: 411-190-024, 411-190-025, & 411-190-047  
Zoning: SP-1, Commercial Mixed-Use  
CEQA: Exempt from CEQA, per Section 15061(b)(3)  
Owners: Cesar and Samuel Martinez  
Applicant: Cesar Martinez  
Staff Contact: Griffen Dempsey, Assistant Planner

A request to review and recommend approval to the San Pablo City Council of an Art Permit for a proposed public art mural to be placed on the exterior of an approved mixed-use building at 1982-1988/1992 23rd Street, APNS 411-190-024, 411-190-025, & 411-190-047. Commissioners asked clarifying questions. Applicant Cesar Martinez agreed with the conditions of approval. Commissioner Feliciano made a motion for adoption of Resolution PC24-09 recommending that the City Council approve the Art Permit. The motion was seconded by Vice Chair Morris. The motion passed as follows:

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

**Public Hearing:**

File ID#PC24-13: PLAN2404-0012

Location: 3550 San Pablo Dam Road, Suite A3, northeast pad building in the Plaza Sobrante shopping center  
APN: 420-130-031  
Zoning: Commercial Mixed Use  
CEQA: Exempt under Section 15301. Existing Facilities.  
Owner: Dennis Hill (Hill-Sketchley Properties)  
Applicant: Bruno Corvalan and Andrea Alarcon  
Staff Contact: Sandra Castaneda, Associate Planner

A request for approval of a Conditional Use Permit to allow a new Tattoo Parlor Use in an existing multi-suite shopping center located at 3550 San Pablo Dam Road, Suite A3. The public hearing opened at 6:31 p.m. Applicant Bruno Corvalan agreed to the conditions of approval. Dennis Hill expressed his opinion in support of the Tattoo Studio. The public hearing closed at 6:34 p.m. Commissioner Gurdian made a motion for adoption of Resolution PC24-10. The motion was seconded by Commissioner Owens. The motion passed as follows:

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

**Public Hearing:**

File ID#PC24-11: PLAN2402-0004

Subject: Amendment to the San Pablo Specific Plan  
Location: San Pablo Avenue Specific Plan Area  
CEQA: Exempt under CEQA Guidelines Section 15061 (b) (3) General Rule  
Applicant: Pollo Campero/Marks Architects  
Staff Contact: Sandra Castaneda, Associate Planner

This is a recommendation by the Planning Commission to the City Council for approval of an amendment to footnote 6 of Table 2-2 of Chapter 2: Land Use Standards By Classification; of the San Pablo Avenue Specific Plan to conditionally allow drive-through facilities at Fast Service, Full Service, and General restaurants under certain conditions in the Residential Mixed Use, Mixed Use Center (North and South), Commercial Mixed Use, and Neighborhood and Regional Commercial Districts and at Coffee Shops/Cafes in the Residential Mixed Use and Mixed Use Center North and South Districts. The public hearing opened and closed at 6:59 p.m. Vice Chair Morris made a motion for adoption of Resolution PC24-08 recommending City Council approve the amendment. The motion was seconded by Commissioner Owens. The motion passed as follows:

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

**Staff Updates**

None

**Commissioner Updates**

None

**Adjournment**

There being no further business, Chair Jackson adjourned the meeting at 7:03 p.m. to Tuesday, June 25, 2024.

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Elizabeth H. Tyler, Secretary

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Jerome Jackson, Chairman