



# 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, February 27, 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\*\***

#### **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 make such address 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 including phone number called with, 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**

1. [PC24-05](#) CONSIDER APPROVING MINUTES OF THE MEETING JANUARY 23, 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 March 11, 2024.*

**PUBLIC HEARINGS**

2. [PC24-03](#) CONSIDERATION OF AN SPECIFIC PLAN AMENDMENT TO FOOTNOTE 6 OF TABLE 2-2 OF CHAPTER 2: LAND USE STANDARDS BY CLASSIFICATION OF THE SAN PABLO AVENUE SPECIFIC PLAN REGARDING DRIVE-THROUGH FACILITIES FOR FAST SERVICE, FULL SERVICE, AND GENERAL RESTAURANTS IN THE RESIDENTIAL MIXED USE, MIXED USE CENTER NORTH, MIXED USE CENTER SOUTH, COMMERCIAL MIXED USE, NEIGHBORHOOD COMMERCIAL AND REGIONAL COMMERCIAL DISTRICTS AND FOR COFFEE SHOPS/CAFES IN THE RESIDENTIAL MIXED USE AND MIXED USE CENTER NORTH AND SOUTH DISTRICTS PLAN2402-0002

\*This item will be re-noticed and brought to Planning Commission at a future date\*

3. [PC24-04](#) CONDUCT A PUBLIC HEARING AND CONSIDER RECOMMENDING 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 & ENVIRONMENTAL JUSTICE ELEMENT INCLUDING AMENDMENTS TO THE HEALTH ELEMENT OF THE SAN PABLO GENERAL PLAN 2030; AND ADOPT AMENDMENTS TO THE SAFETY & NOISE ELEMENT OF THE SAN PABLO GENERAL PLAN 2030. THIS IS A CITY INITIATED PROJECT AND IT APPLIES TO THE ENTIRE SAN PABLO PLANNING AREA

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, which found that there would not be any new or additional significant environmental impacts that have not been previously evaluated.

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

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

*Commission Member Reports Regarding Meetings or Conferences*

**ADJOURNMENT**

*Adjourn to Tuesday, March 26, 2024 at 6:00 p.m.*