



City of San Pablo

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

Meeting Agenda - Final

Planning Commission

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

Tuesday, October 25, 2022

6:00 PM

Via Teleconference/Videoconference

Planning Commission and Staff will attend via Teleconference/Videoconference

This meeting is being held in accordance with the Brown Act as amended by Assembly Bill 361 pursuant to the determination of the City Council, set forth in Resolution 2022-148, dated October 17, 2022, that the City Council, Standing Committees, and Commissions subject to the Brown Act shall continue to meet remotely through tele-conference or video-conference given the following findings:

- i. The COVID-19 pandemic continues to impact the ability of the City Council, its Standing Committees and Commissions, as well as the staff and members of the public, from meeting safely in person; and
- ii. The Contra Costa County Health Department encourages holding public meetings by teleconference or video-conference.

In order to comply with public health recommendations, the requirement to provide a physical location for members of the public to participate in the meeting has been suspended. However, the public can participate in the meeting in the following ways:

1. Members of the public can watch or listen to the meeting during Livestream Online at:
<https://www.sanpabloca.gov/1400/City-CouncilLSA-Planning-CommAgendasMin>
OR <https://tinyurl.com/SPPC102522> (no password needed); OR Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join <https://tinyurl.com/SPPC102522> Webinar ID: 825 2578 2558

Or join by phone: Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 929 205 6099, or +1 301 715 8592, or +1 312 626 6799; International numbers available: <https://us02web.zoom.us/j/82525782558>

2. Public comments may be submitted in the following ways:

- a. Via EMAIL to Pcommission@sanpabloca.gov. Each email must contain in the subject line "PUBLIC COMMENTS NOT ON THE AGENDA [or] PUBLIC COMMENTS – AGENDA ITEM #__". Comments received by 12 NOON on the day of the meeting will be provided in advance to the Planning Commission.

- b. Via VOICE MAIL at (510) 215-3033. The caller must start the message by stating "PUBLIC COMMENTS NOT ON THE AGENDA [or] PUBLIC COMMENTS – AGENDA ITEM #__" followed by their comments. Providing a name and method of follow-up if appropriate is requested but not required. Messages received by 12 NOON on the day of the meeting will be transcribed or summarized to be provided in advance to the Planning Commission.

- c. During the meeting, the public may provide public comments via email to Pcommission@SanPabloCA.gov, which will be read into the record before Planning Commission consideration of the item and will be limited to three (3) minutes. Comments that do not conform to the Planning Commission rules of decorum may be summarized rather than read verbatim.

d. To make a public comment on a desired item while participating in the webinar, click on the "Raise Your Hand" option within the online webinar tool, or if participating via phone – dial *9.

e. Written comments on agenda items shall be submitted by Noon on the day of the meeting to allow sufficient time for copying and consideration before Planning Commission consideration of the agenda item. Written comments exceeding one page must be submitted by 7:30 am on the day of the meeting. As allowed by the Brown Act, the Chair may limit the total time for public comment to facilitate the completion of business on the agenda.

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. Comments posted online will not include personal information.

In accordance with the Americans with Disabilities Act, persons requiring assistance or auxiliary aids in order to participate should contact the Community Development Department at City Hall, 1000 Gateway Avenue, San Pablo, or by calling (510) 215-3033, as soon as possible prior to the meeting. The City will give such requests primary consideration, taking into account undue financial and administrative burdens or fundamental alterations in the city service, program or activity.

Copies of 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://www.sanpabloca.gov/1400/City-CouncilLSA-Planning-CommAgendasMin>

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

INFORMATIONAL ITEM

1. **#PC22-29** CITY COUNCIL'S DETERMINATION THAT BROWN ACT BODIES OF THE CITY OF SAN PABLO CONTINUE TO MEET REMOTELY IN COMPLIANCE WITH ASSEMBLY BILL 361

Recommendation: For Informational Purposes Only

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on items that are NOT listed on tonight's agenda. The Planning 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 Planning Commission are required to limit their remarks to three (3) minutes unless an extension or decrease of time is ordered.

APPROVAL OF MINUTES

2. **#PC22-31** MINUTES OF THE MEETING OF SEPTEMBER 27, 2022

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 November 7, 2022.

PUBLIC HEARINGS

3. [#PC22-28](#) RESOLUTION APPROVING MAJOR DESIGN REVIEW; CONDITIONAL USE PERMIT FOR DEVELOPMENT WITHIN 50 FEET OF A CREEK; AND DENSITY BONUS WITH CONCESSIONS/WAIVERS AND VARIANCES TO ALLOW AN INCREASE IN THE NUMBER OF UNITS, HEIGHT, AND NUMBER OF STORIES, A REDUCTION IN THE SIDE YARD SETBACK, AND ENCROACHMENT WITHIN A CREEK SETBACK, AND FURTHER DETERMINING THAT THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE DEVELOPMENT HAVE BEEN PREVIOUSLY EVALUATED AS PART OF THE ENVIRONMENTAL IMPACT REPORTS FOR THE SAN PABLO GENERAL PLAN AND SAN PABLO AVENUE SPECIFIC PLAN AND NO FURTHER ENVIRONMENTAL REVIEW IS NEEDED, FOR A MULTIFAMILY RESIDENTIAL PROJECT CONTAINING 64 UNITS, INCLUDING SIX AFFORDABLE UNITS, TO BE LOCATED ON A 45,302-SQUARE-FOOT PARCEL AT 2364 ROAD 20, SAN PABLO, APN: 416-120-029

Recommendation: Conduct public hearing; adopt Resolution

4. [#PC22-26](#) RESOLUTION APPROVING MAJOR DESIGN REVIEW AND CONDITIONAL USE PERMIT TO ALLOW A THREE-STORY, 11,541 SQUARE FOOT ADDITION CONTAINING SEVEN MULTI-FAMILY RESIDENTIAL UNITS AND 4,462 SQUARE FEET OF NEW COMMERCIAL SPACE ALONGSIDE AN EXISTING TWO-STORY, 4,406 SQUARE-FOOT MIXED-USE BUILDING CONTAINING TWO MULTI-FAMILY RESIDENTIAL UNITS AND 3,370 SQUARE FEET OF COMMERCIAL SPACE TO BE LOCATED ON THREE ADJOINING LOTS CONTAINING A TOTAL OF 20,300 SQUARE FEET IN THE SP-1, 23RD STREET SPECIFIC PLAN, COMMERCIAL MIXED-USE DISTRICT, ALONG WITH A FINDING THAT THE PROJECT IS EXEMPT UNDER CEQA GUIDELINES SECTION 15332 AS INFILL DEVELOPMENT, AT 1982 - 1988/1992 23RD STREET, SAN PABLO, APNS: 411-190-047, 411-190-024 AND 411-190-025.

Recommendation: Conduct public hearing; adopt Resolution

STAFF UPDATES

Announcements

COMMISSIONER UPDATES

Announcements

ADJOURNMENT

Adjourn to Tuesday, November 22, 2022 at 6:00 p.m.