

**CITY OF SAN PABLO
PLANNING COMMISSION MINUTES
SPECIAL MEETING
AUGUST 3, 2016
CITY COUNCIL CHAMBERS
ONE ALVARADO SQUARE
SAN PABLO, CA**

ROLL CALL

Chairperson Alvarado called the meeting to order at 6:30 P.M. Call of the roll showed present Commissioners Trujillo, Xavier, Shi and Chairperson Alvarado. Commissioner Sutton was absent. Staff members present at the meeting were Michele Rodriguez, Director of Development Services, Lynn Tracy Nerland, City Attorney, Charles Ching, Assistant to the City Manager for Economic Development, Rod Simpson, Associate Planner, and Elizabeth Dunn, Assistant Planner. Director of Development Services, Michele Rodriguez introduced Elizabeth Dunn, previously Planning Manager of Novato.

PUBLIC COMMENT

Olivia Liou, owner of 2031-2035 Rumrill Boulevard, addressed the Commission regarding a new tenant producing gluten free foods. Ms. Liou requested that the site be rezoned to Industrial Mixed Use to allow the proposed use.

Vincent Ernano, from the San Pablo Historic Society, stated his interest in saving Civic Center from other proposed uses.

PRESENTATIONS

Update on Economic Development Projects in San Pablo.

Charles Ching, Assistant to the City Manager for Economic Development, provided an overview of the following Economic Development projects:

- Plaza San Pablo Infrastructure Phase I, II, III, and IV.
- New San Pablo Public Library.
- Redevelopment of the existing City Hall site.
- New Women, Infant & Children (WIC) Building.
- El Portal Parcel and Soccer Field Upgrades.

Commissioner Xavier asked about the timeline for offering broadband to San Pablo residents. Mr. Ching stated that the goal is to serve business areas first and residential within two years. A follow up question regarding if the College would be included was asked. Mr. Ching stated that the College already has a system and the City's broadband would go around College.

Targeted Industries Study.

Development Services Director Rodriguez reviewed the City of San Pablo's Targeted Industries Study. Director Rodriguez stated that the grant funded study identified three Priority Development Areas within

the San Pablo Avenue corridor. These areas are identified at Mission Plaza, 23rd Street/San Pablo Ave, Plaza San Pablo, and the Big Lots/Food Maxx area. Director Rodriguez also stated that these areas may be the focus of future economic opportunities to improve the quality of life for San Pablo citizens.

Commissioner Xavier commented that with the development of the targeted areas there should be input from the public regarding pedestrian access and roadway crossings.

Commissioner Shi expressed that she was impressed by strategies and all the work done regarding the corridor, but was concerned regarding parking and green space.

Additional Future Projects.

Associate Planner Simpson reviewed project updates and future projects including:

- Shell Station, construction update.
- New Library, construction update.
- La Quinta Hotel, construction update.
- Creekside Terrace, update.
- East Bay Coffee Company Use Permit.
- DMC/Hotel Site.
- WIC Building.
- City Hall Site Redevelopment.
- El Portal Soccer Field.
- El Portal Project Site.
- Residential Design Guidelines.
- Bicycle and Pedestrian Master Plan.
- New Fire Station.
- Old Fire Station Site Reuse.

Commissioner Alvarado asked if the Residential Design Guidelines and the Bicycle and Pedestrian Master Plan information would be on the website. Staff responded that it would. He also asked about the funding of the projects. Staff responded that project costs would fit into the budget.

PUBLIC HEARINGS

None. Chairperson Alvarado allowed for an opportunity for public comment.

Janet Pottier, San Pablo resident, requested that the improvements to the El Portal soccer fields be open to the public. She stated that it should not be considered parkland if it is not open for all the public. Ms. Pottier also stated that it was difficult to obtain information on important issues. She stated that it should be easier to access meeting notices and an improvement to the information provided in e-news.

Vincent Ernano, Vice President of the San Pablo Historical Society, commented on the Civic Center redevelopment project. Mr. Ernano stated that there is a meeting with the City on August 30th. He felt that decisions had already been made.

Chairperson Alvarado asked if there was anyone else who wished to speak. Seeing none, Chairperson Alvarado closed the public comment period.

City Attorney Tracy Nerland stated that the City Council would not be meeting regarding any sale of City Hall until late September at the earliest.

Chairperson Alvarado stated that e-news should be more informative and that it is very repetitive. Development Services Director Rodriguez stated that she would pass that concern on to City Manager. She also stated that the new City website will go live soon.

NEW BUSINESS

Development Services Director Rodriguez reviewed her presentation on the following:

- Newly adopted City of San Pablo Code of Conduct.

City Attorney Tracy Nerland reviewed her presentation on the following;

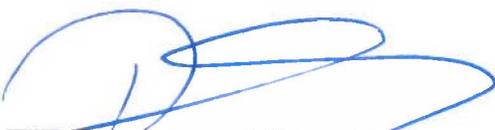
- Brown Act.

Chairperson Alvarado requested that the City Attorney schedule a presentation on items of interest for the Commission at every meeting, if possible. City Attorney stated she would endeavor to do so and is open to recommendations on topics.

Chairperson Alvarado recommended that the Commission meet on a more regular basis. He asked why there had not been a meeting the last five months. Development Services Director stated that there have not been any applications or items for Commission consideration. City Attorney Tracy Nerland stated that staff does not want the Commission to have to attend a meeting that may not be needed. However, staff understands the Commissions concerns.

ADJOURNMENT

There being no further business, Chairperson Alvarado adjourned the meeting at 8:34 P.M. to the August 16, 2016 meeting.



David Alvarado
Chairperson



Michele Rodriguez
Development Services Director