



City of San Pablo

Planning Commission Minutes

Tuesday, March 24, 2026

Roll Call

Vice Chair Morris called the meeting to order at 6:09 p.m. Roll call showed present: Commissioner Owens, Commissioner Jackson and Vice Chair Morris. Commissioner Feliciano arrived at 6:13 p.m. and Chair Gurdian was absent. Staff present at the meeting included: Sandra Castaneda Marquez, Planning Manager; Libby Tyler, Community Development Director; Police Chief Bubar; Rick Jarvis, Special Counsel; Mel Mackson, Associate Planner; Griffen Dempsey, Associate Planner and Michelle Chavez, Administrative Secretary.

Public Comments

There were no public comments on non-agenda items.

Approval of the Minutes

Commissioner Owens made a motion to approve the minutes of the February 24, 2026th meeting. The motion was seconded by Commissioner Jackson and passed as follows:

AYES: Owens, Jackson, Morris
NOES:
ABSENT: Feliciano, Gurdian
ABSTAIN:

Appeal Date

The appeal date for actions taken by the Commission at this meeting would be no later than 6:00 p.m. April 3, 2026.

Presentation:

Economic Development and Housing Division, Kieron Slaughter and Elizabeth Lopez updated the Commission on the Division's' achievements over the past year.

Public Hearings:

File ID#PC26-018: PLAN2601-0012

Location: 13041 San Pablo Avenue
APNs: 526-020-011, 526-020-014, & 526-020-015
Zoning: SP2- Commercial Mixed Use
CEQA: Exempt under Section 15301. Existing Facilities
Owner: J R Business Investments LLC
Applicant: STIIZY
Staff Contact: Griffen Dempsey, Associate Planner

Associate Planner Dempsey gave a presentation on a request for approval of a Conditional Use Permit to allow a new Retail Cannabis Use in an existing commercial building located at 13041 San Pablo Avenue. The Chair moved to shorten public comment time to 1 minute given the large number of public comments received. The public hearing was opened at 7:05 p.m. Stiiizy representatives, Cyrus Pai and Andrew De La Garza gave a presentation and accepted the conditions of approval. Six (6) public comments were received by community members present at the hearing: Hammad Zahid, Odey Saeidah, Warsame Mohamed, A.K. Ibrahim, Rogers Lugman, and Harun Mohamed. Twenty one (21) comments were received by email and read aloud. Comments were from Jorge Flores, Sherin Ameerdeen, Ali Syed Asad, Aashir Ali Khan, Iram Morshed, Wissem Bouali, Najm Us Saqib, M. Fahad Khalid, Mahmoud Aldabbas, Mazhar Ali Baig, Maha Syed, Naseer Yoosuf, Zafer Family, Sohi Syed, Shameka Bolds, Arwa Asif, Jacquelyne Vera, Ahed Almabhashi, Saleem Abdulwahab, Sufyan Adam, and Tamara Zafer. Comments were concerning the location; the proximity of the Islamic Society of West CCC holding youth programs, Ford Elementary and Richmond High to the site; traffic impacts; and neighborhood safety. The public hearing was closed at 7:56 p.m. Commissioners asked clarifying questions. A motion was made by Commissioner Owens and seconded by Commissioner Feliciano to approve and adopt Resolution PC26-05. The motion passed as follows:

AYES: Owens, Feliciano, Jackson
NOES: Morris
ABSENT: Gurdian
ABSTAIN:

Planning Commission took a break from 8:04 p.m. – 8:15 p.m.

File ID#PC26-019: PLAN2602-0003

Location: 3550 San Pablo Dam Road, Suites A & B
APN: 420-130-032
Zoning: Commercial Mixed Use
CEQA: Exempt from CEQA, per Section 15301, Class 1(a), Existing Facilities
Owner: Hill & Sketchley Properties
Applicant: Gurjinder Singh
Staff Contact: Mel Mackson, Associate Planner

Associate Planner Mackson gave a presentation on a request for approval of an amendment to a Conditional Use Permit (CUP) to add on-site general alcohol sales, including full liquor, in addition to beer and wine sales to an existing beer and wine license at a restaurant known as Paradise Indian Restaurant & Sweets (Paradise Indian), located in Suite A, and to extend the use into Suite B at 3550 San Pablo Dam Road. The public hearing was opened at 8:28 p.m. Applicant Gurjinder Singh agreed to the Conditions of approval. Commissioners asked clarifying questions. A public comment was received from Shameka Bolds and read into the record. The public hearing was closed at 8:32 p.m. A motion was made by Commissioner Owens and second by Commissioner Jackson to adopt Resolution PC26-04. The motion passed as follows:

AYES: Owens, Feliciano, Jackson, Morris
NOES:
ABSENT: Gurdian
RECUSED:

File ID#PC26-014: PLAN2602-0008

Location: Citywide
APN: Citywide
Zoning: Citywide

Applicant: City of San Pablo
Staff Contact: Libby Tyler, Community Development Director

Community Development Director Tyler gave the presentation on consideration to approve a Resolution recommending City Council approval of an Amendment to the San Pablo Regulatory Sign Ordinance, Section 18.04.050, Prohibited Signs, Subsection A.9, to include fuel pricing signs as an exception to the types of prohibited digital signs and digital displays. This amendment is necessary due to the impracticability of manually changeable signage and due to recent legislation related to gas station advertisement requirements. The public hearing was opened and closed at 8:45 p.m., with no public comment. A motion was made by Commissioner Jackson and seconded by Commissioner Owens to adopt resolution PC26-03 recommending approval to City Council. The motion was approved as follows:

AYES: Owens, Feliciano Jackson, Morris
NOES:
ABSENT: Gurdian
ABSTAIN:

Staff Updates

Community Director Tyler will be retiring on April 15, 2026.

Commissioner Updates

Commissioner Owens attended the Planning Commissioner Academy in Anaheim.

Adjournment

There being no further business, Vice Chair Morris adjourned the meeting at 8:52 p.m. to Tuesday, April 28, 2026.

Sandra Castaneda Marquez, Secretary

Paul Morris, Vice Chair