



City of San Pablo

Planning Commission Meeting Minutes

Tuesday, April 28, 2026

Roll Call

Chair Gurdian called the meeting to order at 6:01 p.m. Roll call showed present: Chair Gurdain, Commissioner Feliciano and Commissioner Burrell. Commissioner Owens and Commissioner Jackson were absent. Staff present at the meeting included: Sandra Castaneda Marquez, Planning Manager; Rick Jarvis, Special Counsel; Griffen Dempsey, Associate Planner; Laura Santillan, Planning Aide and Michelle Chavez, Administrative Secretary.

Public Comments

There were no public comments on non-agenda items.

Approval of the Minutes

Commissioner Feliciano made a motion to approve the minutes of the March 24, 2026 meeting. The motion was seconded by Chair Gurdian and passed as follows:

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

Appeal Date

The appeal date for actions taken by the Commission at this meeting would be no later than 6:00 p.m. May 11, 2026.

Public Hearings

File ID#PC26-025: PLAN2610-0010

Location: Citywide
Zoning: Citywide
Applicant: City of San Pablo
Staff Contact: Laura Santillan, Planning Aide

Planning Aide Santillan gave a presentation on the City's Capital Improvement Program (CIP) projects for FY27 and FY28. These projects are in conformance with the General Plan. The public hearing was opened and closed at 6:17 p.m., with no public comment. Public comment from CalHDF was received today after Noon and was distributed to the Planning Commission. Commissioners asked clarifying questions. A motion was made by Commissioner Feliciano and seconded by Commissioner Burrell to approve and adopt Resolution PC26-08 recommending approval to City Council. The motion passed as follows:

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

File ID#PC26-026: PLAN2604-0003

Location: Citywide
Zoning: Citywide
Applicant: City of San Pablo
Staff Contact: Griffen Dempsey, Associate Planner

Associate Planner Dempsey gave a presentation regarding an amendment to the San Pablo Zoning Code Section 17.60.070, Accessory Dwelling Units (ADUs), to conform to State ADU law and further promote the development of ADUs. The public hearing was opened and closed at 6:36 p.m., with no public comment. Commissioners asked clarifying questions. A motion was made by Commissioner Feliciano and second by Commissioner Burrell to adopt Resolution PC26-07 recommending approval to City Council. The motion passed as follows:

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

File ID#PC26-027: PLAN2602-0004

Location: Citywide
Zoning: Citywide
Applicant: City of San Pablo
Staff Contact: Griffen Dempsey, Associate Planner

Associate Planner Dempsey gave a presentation regarding amending the Safety and Noise Element of the San Pablo General Plan 2025 to adopt the San Pablo annex of the 2024 Local Hazard Mitigation Plan into the Safety and Noise Element as part of the adopting resolution as required by Assembly Bill 2140. The public hearing was opened and closed at 8:45 p.m., with no public comment. A motion was made by Commissioner Burrell and seconded by Commissioner Feliciano to adopt resolution PC26-06 recommending approval to City Council. The motion passed as follows:

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

Presentations:

File ID#PC26-028: PLAN2602-0011

Planning Manager Castaneda Marquez gave a presentation of the City of San Pablo's Housing Element Annual Progress Report (APR) for Calendar Year 2025

File ID#PC26-029: PLAN2602-0010

Associate Planner Dempsey gave a presentation of the City of San Pablo's General Plan Annual Progress Report (APR) for Calendar Year 2025

Selection of Vice Chair

Chair Gurdian made a motion, second by Commissioner Feliciano to continue this item to next month's Planning Commission meeting. The motion passed as follows:

AYES: Burrell, Feliciano, Gurdian

NOES:

ABSENT: Owens, Jackson

ABSTAIN:

Staff Updates

New Community Development Director, Allen Tai, starts on May 1, 2026.

Commissioner Updates

None

Adjournment

There being no further business, Chair Gurdian adjourned the meeting at 7:17 p.m. to Tuesday, May 26, 2026.

Sandra Castaneda Marquez, Secretary

Johana Gurdian, Chair