



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

Tuesday, November 25, 2025

6:00 PM

Notice of Cancellation

NOTICE OF CANCELLATION AND CONTINUANCE OF PUBLIC HEARINGS PURSUANT TO GOVERNMENT CODE SECTION 54955.1

Planning Commission meeting on November 25, 2025 is CANCELLED

**A special Planning Commission meeting is scheduled for
Tuesday, December 9, 2025 at 5:00 p.m.**

The following public hearings continued from October 28, 2025 are continued to December 9, 2025:

PLAN2501-0003: A request by Mark Lee of Lee Architecture, Inc, for approval of Major Design Review for the construction of a 12-unit apartment project, including 24 covered parking spaces and private and commonly accessible open space. The apartments would be duplex-style with 2 attached apartments units per building with 6 separate structures total. Each apartment would be 3 floors including a 2-car garage in the ground level to be located at 2424 Church Lane in the Multifamily Residential (R-3) zoning district (APN: 417-090-024). This project is categorically exempt under the California Environmental Quality Act, Section 15332, In-Fill Development Projects.

PLAN2509-0004: Consideration for approval of a Conditional Use Permit request by Embarc, to allow for a retail cannabis use at 14501 San Pablo Avenue, San Pablo, CA (APN 413-352-017) in the SP2 – San Pablo Avenue Specific Plan – Mixed Use Center North zoning district. The proposed retail cannabis use would occupy an existing commercial space formerly occupied by a convenience store. The proposed use would operate from the hours of 8am to 10pm daily. It has been determined that the proposed project is exempt from CEQA under Section 15303, New Construction or Conversion of Small Structures.