



City of San Pablo Planning Commission Minutes Tuesday, October 28, 2025

Roll Call

Chair Gurdian called the meeting to order at 6:00 p.m. Roll call showed present: Commissioner Owens, Commissioner Jackson, Vice Chair Morris and Chair Gurdian. Commissioner Feliciano was absent. Staff present at the meeting included: Sandra Castaneda Marquez, Planning Manager; Libby Tyler, Community Development Director; Rick Jarvis, Special Counsel; Griffen Dempsey, Assistant Planner; and Michelle Chavez, Administrative Secretary.

Public Comments

There were no public comments.

Approval of the Minutes

Commissioner Jackson made a motion to approve the minutes of the August 26, 2025 meeting. The motion was seconded by Chair Gurdian and passed as follows:

AYES: Owens, Jackson, Morris, Gurdian

NOES:

ABSENT: Feliciano

ABSTAIN:

Appeal Date

The appeal date for actions taken by the Commission at this meeting would be no later than 6:00 p.m. November 10, 2025.

Action Item:

File ID#PC25-26: PLAN2510-0002

Location: 13201 San Pablo Avenue
APN: 526-011-012
Zoning: SP-2, Regional Commercial with Entertainment Overlay
CEQA: Exempt from CEQA, per Section 15061(b)(3)
Owners: San Pablo Properties LLC
Applicant: San Pablo Lytton Casino
Staff Contact: Sandra Castaneda, Planning Manager

Community Development Director Tyler gave a presentation on the project. Recommend approval to the San Pablo City Council of an Art Permit for a proposed public art mosaic to be placed on the exterior of an existing office building currently under renovation at 13201 San Pablo Avenue. Commissioners asked clarifying questions. On behalf of the San Pablo Lytton Casino, Tim Kuykendall, agreed to the Conditions of Approval. A motion was made by Commissioner Jackson and seconded by Commissioner Owens to adopt PC25-19 recommending approval to City Council. The motion was approved as follows:

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

Public Hearings:

File ID#PC25-23: PLAN2501-0003

Location: 2424 Church Lane
APN: 417-090-024
Zoning: R-3, Multifamily Residential
CEQA: Exempt under Section 15332, In-Fill Development Projects
Owner: Creekside Village, LLC
Applicant: Mark Lee, Architect
Staff Contact: Sandra Castaneda Marquez, Associate Planner

This item was continued from the August 26, 2025 meeting. Staff notified the Commission that this item was duly noticed, but due to the need to accommodate Fire District access requirements, the applicant is working on updating the site plan. Public comment was received from Eliron Hamburger. A motion was made by Commissioner Owens to continue the public hearing item to November 25, 2025, the motion was seconded by Vice Chair Morris. The motion was approved as follows:

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

File ID#PC25-25: PLAN2509-0004

Location: 14501 San Pablo Avenue
APN: 413-352-017
Zoning: SP2- Mixed Use Center North
CEQA: Exempt under Section 15301. Existing Facilities
Owner: San Pablo Economic Development Corporation
Applicant: Embarc
Agent for Applicant: Dustin Moore
Staff Contact: Mel Mackson

A request for approval of a Conditional Use Permit to allow a new Retail Cannabis Use in an existing multi-suite commercial building located at 14501 San Pablo Avenue. Staff notified the Commission that this item was duly noticed for the meeting, but the applicant requested more time to review the proposed conditions of approval. The public hearing was opened at 6:26 p.m. 11 public comments were received from the following community members: Stephanie Wong-Ortiz, Annabel Peterson, Freddie Pavham, Aree Peralta, Leona Greenlow Turner, Britne Lambert, Pastor Lorenzo Patterson, Fernando Peralta, Melanie E. Beasley, Irving Williams and Marvin Crisostomo. The comments included concerns about safety, traffic, potential odor, location and proximity to schools. A motion was made by Vice Chair Morris and seconded by Chair Gurdian to continue the public hearing to November 25, 2025. The motion was approved as follows:

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

ABSTAIN:

File ID#PC25-24: PLAN2509-0005

Location: 3550 San Pablo Dam Road, Suite C
APN: 420-130-032
Zoning: Commercial Mixed Use
CEQA: Exempt under Section 15301. Existing Facilities.
Owner: Denis Hill (Hill-Sketchley Properties)
Applicant: Off the Charts (OTC)
Staff Contact: Sandra Castaneda Marquez, Planning Manager

Planning Manager Castaneda Marquez gave the presentation. A request for approval of a Conditional Use Permit to allow a new Retail Cannabis in an existing multi-suite shopping center located at 3550 San Pablo Dam Road, Suite C. The Commissioners asked clarifying questions. The public hearing opened at 7:28 p.m. The applicant, Adam Mermit, from Off The Charts, agreed to the conditions of approval. Two public comments were received from Eugene Ortiz prior to today's meeting and were emailed to each Commissioner. The public hearing was closed at 7:39 p.m. Commissioner Owens made a motion to adopt resolution PC25-17, seconded by Commissioner Jackson. The motion was approved as follows:

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

File ID#PC25-21: PLAN2507-0002, Amendments to the San Pablo Zoning Code

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

Assistant Planner Dempsey gave the presentation. Consider approving Resolution recommending City Council approval of amendments to the San Pablo Zoning Code Chapter 17.26, Establishment of Zoning Districts; Chapter 17.32, Residential Districts, Allowed Uses, and Development Standards; Chapter 17.34, Commercial And Industrial Districts, Allowed Uses, and Development Standards; Chapter 17.38, Overlay and Special Districts; Chapter 17.54, Parking and Loading; Chapter 17.60, Special Residential Uses; Chapter 17.62, Special Nonresidential Uses; Chapter 17.68, Universal Terms; and Chapter 17.70, Use Classification Descriptions, to implement thirteen programs of the Housing Action Plan of the San Pablo 2023-31 Housing Element, and to implement the land use designations of the General Plan Update 2035. Commissioners asked clarifying questions. The public hearing was opened at 8:12 p.m. A public comment was received from James Lloyd, California Housing Defense Fund, prior to today's meeting and emailed to each Commissioner. The public hearing was closed at 8:13 p.m. Vice Chair Morris made a motion to adopt resolution PC25-15 recommending approval to City Council, seconded by Commissioner Owens. The motion was approved as follows:

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

Chair Gurdian requested a 5-minute break.

File ID#PC25-22: PLAN2507-0001, Amendment to the San Pablo Zoning Code, Sale of ADU's

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. Consider approving Resolution recommending City Council approval of PLAN2507-0001, amendment to the San Pablo Zoning Code Section 17.60.070, Accessory Dwelling Units, to allow the sale of Accessory Dwelling Units (ADUs) as Condominiums, as authorized by Assembly Bill 1033. Commissioners asked clarifying questions. The public hearing was opened and closed at 8:37 p.m. with no comments. Commissioner Owens made a motion to adopt resolution PC25-16 recommending approval to City Council, seconded by Chair Gurdian. The motion was approved as follows:

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

Staff Updates

September 29, 2025-October 1, 2020 City Planning staff attended the Northern California APA Conference. Planning Manager Castaneda Marquez was part of a panel at the APA Conference regarding community engagement for bilingual communities. Assistant Planner Mel Mackson was promoted to Associate Planner effective August 16, 2025.

Commissioner Updates

None

Adjournment

There being no further business, Chair Gurdian adjourned the meeting at 8:41 p.m. to Tuesday, November 25, 2025.

Sandra Castaneda Marquez, Secretary

Johana Gurdian, Chair