

2015901

SAN PABLO CITY OF  
1000 GATEWAY AVENUE  
ATTN: CASEY ERLLENHEIM  
SAN PABLO, CA 94806

**PROOF OF PUBLICATION**

**FILE NO. 10/28 Hearing**

**West County Times**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the West County Times, a newspaper of general circulation, printed and published in the City of Walnut Creek, County of Contra Costa, 94598

And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of August 29, 1978. Case Number 188884.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

**10/18/2025**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.  
On this 18th day of October, 2025.



Signature

Legal No.

**0006926241**

**CITY OF SAN PABLO  
NOTICE OF PUBLIC HEARING  
TUESDAY, OCTOBER 28, 2025**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of San Pablo, State of California, will hold a public hearing to consider the following items:

**PLAN2501-0003:** A continued public hearing from the August 26, 2025 Planning Commission meeting for 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 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. The applicant has applied for a Cannabis Operator Permit, which is pending at the time of this notice. It has been determined that the proposed project is exempt from CEQA under Section 15303, New Construction or Conversion of Small Structures.

**PLAN2509-0005:** Consideration of a Conditional Use Permit request by Off the Charts, to allow for a retail cannabis use at 3550 San Pablo Dam Road #C, San Pablo, CA (APN 420-130-032) in the CMU - Commercial Mixed Use zoning district. The proposed retail cannabis use would occupy an existing commercial space formerly occupied by an auto parts store. The proposed use would operate from the hours of 8am to 10pm daily. The applicant has applied for a Cannabis Operator Permit, which is pending at the time of this notice. It has been determined that the proposed project is exempt from CEQA under Section 15303, New Construction or Conversion of Small Structures.

NOTICE IS HEREBY FURTHER GIVEN that the hearing will be held at the Planning Commission meeting on **Tuesday, the 28th of October 2025 at 6:00 p.m.** at City Hall, 1000 Gateway Avenue, San Pablo. Questions may be directed to the City of San Pablo Community Development Department at (510) 215-3030.

All interested parties are invited to attend said hearing and express opinions concerning these items during consideration. Members of the public may participate in-person. Members of the public may also view the meeting virtually through an on-line webinar which is livestreamed. Comments on agenda items may also be submitted in advance or during the meeting to [pcommission@sanpabloca.gov](mailto:pcommission@sanpabloca.gov). **Public comment by zoom or telephone during the meeting will not be accepted.** Further information and links to virtual attendance may be found on the Planning Commission agenda to be posted at least 48 hours prior to the meeting at: <https://sanpablo.legistar.com/Calendar.aspx>

NOTE: If you challenge these items in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

If you need Spanish language assistance, please contact the Community Development Department at (510) 215-3030. Si necesita asistencia en español, por favor contacte al Departamento de Desarrollo Comunitario al (510) 215-3030.

**Elizabeth H. Tyler, Ph.D., FAICP, Director  
Community Development Department  
City of San Pablo, California**

**WCT 6926241 October 18, 2025**