



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, March 24, 2026

6:00 PM

City Council Chambers
Members of the public may view this meeting
online by using this URL
<https://us02web.zoom.us/j/85007036216>

IMPORTANT NOTICE ABOUT PUBLIC COMMENTS AND MEETING PARTICIPATION

NOTICE:

*Members of the public are invited to attend the meeting in-person at Council Chambers.
Members of the public may also view the meeting on online at <https://us02web.zoom.us/j/85007036216>
or during livestream online at <https://sanpablo.legistar.com/Calendar.aspx>*

Please note the following temporary change to the City's public comment procedures: Public comment by zoom or telephone will not be accepted. Public comment may be provided only in-person in Council Chambers or via email as set forth below.

PUBLIC COMMENTS:

At each meeting, the public has the opportunity to address the Planning Commission on items appearing on the agenda and, for items not appearing on the agenda but within the purview of the Planning Commission. Persons addressing the Commission must limit their remarks to three (3) minutes unless an extension or decrease of time is set. As allowed by the Brown Act, the Chair may limit the total time for public comments to facilitate the completion of business on the agenda.

- **IN-PERSON PUBLIC COMMENT:**

Any person wishing to address the Commission should first complete and deliver a "Speaker Form" available at the speaker's podium and submit it to the Recording Secretary identifying the agenda item. The Chair will invite you to speak at the appropriate time when the matter is being considered.

- **WRITTEN PUBLIC COMMENT:**

Public comments may also be submitted via email to Pcommission@SanPabloCA.gov. Each email must contain in the subject line "PUBLIC COMMENTS NOT ON THE AGENDA" [or] "PUBLIC COMMENTS AGENDA ITEM No.____". Written comments received by 12:00 noon on the day of the meeting will be provided in advance to the Planning Commission and posted online with the agenda materials. During the meeting, the public may provide written public comments via email to Pcommission@SanPabloCA.gov. All written comments received after noon the day of the meeting will be read into the record before Planning Commission consideration of the item and will be limited to the same time allowed for other public comments. Comments that do not conform to the Planning Commission's rules of decorum may be summarized rather than read verbatim.

Please note that all information provided in public comments, email addresses and any other personal information written or stated is subject to disclosure on the broadcast of the video- or tele-conferenced meeting.

AGENDA MATERIALS:

Copies of this Agenda and non-exempt public records relating to an open session item on this Agenda will be available for public view at the Community Development Department, 1000 Gateway Avenue, San Pablo. The full agenda packet may also be viewed on the City website at <https://sanpablo.legistar.com/Calendar.aspx>

AMERICAN WITH DISABILITIES ACT:

In accordance with the Americans with Disabilities Act and Brown Act, individuals with disabilities requiring reasonable accommodations, including auxiliary aids or services, in order to participate in the meeting should submit a completed Meeting Accommodation Request Form by email to CityClerk@SanPabloCA.gov, with "Accommodation Request" listed in the subject line of the email.

Alternatively, completed Meeting Accommodation Request Forms may be submitted to the City Clerk's Office at City Hall, 1000 Gateway Avenue, San Pablo, CA 94806. Meeting Accommodation Request Forms may be found <https://www.sanpablocity.gov/DocumentCenter/View/15988/FRM-Meeting-Accommodation-Request-Form-FINAL-020823>, or requested by email to CityClerk@SanPabloCA.gov, or by phone at (510) 215-3000.

Meeting accommodation requests should be submitted to the City as soon as possible. The City will attempt to resolve before the meeting begins all accommodation requests received by 10 a.m. on the day of the meeting.

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL****STAFF INTRODUCTIONS****PUBLIC COMMENT**

This is the time for comments on any item within the Commission's subject matter jurisdiction, if such item is NOT listed on tonight's agenda. The Commission may not engage in discussion or take action on any item that is not specifically listed on the agenda. Your item may be referred to city staff for investigation, report or placement on a future agenda. Persons addressing the Commission are required to limit their remarks to three (3) minutes unless an extension or decrease of time is ordered. Please file your name and address with the Recording Secretary on forms available at the speaker's podium.

APPROVAL OF MINUTES

[PC26-017](#) CONSIDERATION OF MINUTES OF THE FEBRUARY 24, 2026 MEETING

CEQA: This project is not defined by CEQA

Recommendation: Approve

Attachments: [Minutes PC 022426 Draft](#)

APPEAL DATE

The appeal date for actions taken by the Planning Commission at this meeting can be appealed to the City Council no later than 6:00 p.m. on April 3, 2026.

PRESENTATION

[PC26-021](#) PRESENTATION BY ECONOMIC DEVELOPMENT AND HOUSING DEPARTMENT

Recommendation: For Informational Purposes Only

PUBLIC HEARINGS

[PC26-018](#) CONSIDERATION OF A CONDITIONAL USE PERMIT REQUEST BY STIIIZY TO ALLOW A RETAIL CANNABIS USE AT AN EXISTING COMMERCIAL BUILDING LOCATED IN THE COMMERCIAL MIXED USE DISTRICT IN THE SAN PABLO AVENUE SPECIFIC PLAN (SP-2) AT 13041 SAN PABLO AVENUE, (APNs: 526-020-011, 526-020-014, & 526-020-015).

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, Class 1. This Class applies to continued operation of existing private structures, such as the existing commercial building where the new business proposes to locate, with negligible or no expansion of uses.

Recommendation: Conduct public hearing; adopt Resolution

Attachments: [Att A. Resolution PC26-05 CUP Stiiizy](#)

[Att B. Application Materials](#)

[Att C. Approved Operator Permit](#)

[Att D. Site location](#)

[Att E. Proof of Publication](#)

[PC26-019](#) AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW ON-SITE GENERAL ALCOHOL SALES, INCLUDING FULL LIQUOR, TO AN EXISTING BEER AND WINE LICENSE FOR AN EXISTING RESTAURANT, ALONG WITH A REQUEST TO EXTEND THE USE INTO AN ADJACENT SUITE, LOCATED AT 3550 SAN PABLO DAM ROAD, SUITES A & B, APN:420-130-032, AND DETERMINING THAT THE REQUEST IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA: This project is categorically exempt under the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1(a). This Class applies to existing private structures, such as the existing commercial building where the restaurant is currently located, including interior alterations

Recommendation: Conduct public hearing; adopt Resolution

Attachments: [Att A. Resolution PC26-04 Amend CUP Full Liquor Sales](#)
[Att B. Site Location](#)
[Att C. UP 1672, Existing Use Permit](#)
[Att D. Existing ABC License - Type 41](#)
[Att E. ABC license types and their basic privileges](#)
[Att F. Application Materials](#)
[Att G. ABC License Report & Section 23958.4 CBPC](#)
[Att H. Proof of Publication from West County](#)

[PC26-014](#) AMENDMENT TO THE SAN PABLO REGULATORY SIGN ORDINANCE, CHAPTER 18.04 OF THE SAN PABLO MUNICIPAL CODE, SECTION 18.04.050, PROHIBITED SIGNS, SUBSECTION A.9, TO ALLOW FUEL PRICING SIGNS AS AN EXCEPTION TO THE IDENTIFIED LIST OF PROHIBITED DIGITAL SIGNS AND DIGITAL DISPLAYS, IN ORDER TO ALLOW FOR CHANGEABLE FUEL PRICING SIGNS.

CEQA: This ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15311 (On-Premises Signs), and 15061(b)(3) (the “common sense” exemption).

Recommendation: Conduct public hearing; adopt Resolution

Attachments: [Att A. RES PC26-03 Sign Ordinance Text Amendment](#)
[EXHIBIT 1: Proposed Sign Ordinance Text Amendment](#)
[Att B. Proposed Fuel Pricing Digital Signage](#)
[Att C. Proof of Publication](#)

STAFF UPDATES

COMMISSIONER UPDATES

Commission Member Reports Regarding Meetings or Conferences

ADJOURNMENT

Adjourn to Tuesday, April 28, 2026.