



City of San Pablo Planning Commission Minutes Tuesday, December 9, 2025

Roll Call

Chair Gurdian called the Special meeting to order at 5:25 p.m. Roll call showed present: Commissioner Feliciano, Vice Chair Morris and Chair Gurdian. Commissioner Owens arrived at 5:30 p.m. Commissioner Jackson was absent. Staff present at the meeting included: Sandra Castaneda Marquez, Planning Manager; Police Chief Bubar; Christie Crawl, Special Counsel; Mel Mackson, Associate Planner and Michelle Chavez, Administrative Secretary.

Public Comments

There were no public comments on non-agenda items.

Approval of the Minutes

Vice Chair Morris made a motion to approve the minutes of the October 28, 2025 meeting. The motion was seconded by Commissioner Feliciano and passed as follows:

AYES: Feliciano, Morris, Gurdian

NOES:

ABSENT: Owens, Jackson

ABSTAIN:

Appeal Date

The appeal date for actions taken by the Commission at this meeting would be no later than 6:00 p.m. January 5, 2026.

Public Hearings:

File ID#PC25-29: 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. The public hearing was opened on October 28, 2025. A legal notice was published on October 18, 2025 and public notices to owners of properties within a 300-foot radius were mailed on November 24, 2025 notifying the public regarding tonight's meeting. Public comments were received by community members present at the hearing: Leona Greenlow

Turner, Korede A. Grimsley, Michael J. Hamilton, Abel Pastor, Yolanda Pastor, Timothy Peters, Deborah Warren, Britne Lambert, Kelila Callahan, Melanie E. Beasley, Melissa Phea, Pat McAlister, Irving Williams, Romulo Hernandez, Denita Robbins and Ibilola Soyode. Comments were concerning safety, the proximity of the site to their churches, as well as residences and schools in the neighborhood. An email from Heather Dolan addressing similar concerns was also received prior to today's meeting and was emailed to each Commissioner. The applicant has requested to continue this item. A motion was made by Commissioner Owens and seconded by Vice Chair Morris to continue this item to January 27, 2026.

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

File ID#PC25-30: PLAN2508-0005

Location: Citywide
APN: Citywide
Zoning: Citywide
Applicant: City of San Pablo
Staff Contact: Libby Tyler, Community Development Director

Amendment to the San Pablo zoning code, section 17.32.030.b, residential uses allowed, exceptions; section 17.34.030.b, commercial and industrial uses allowed, exceptions; section 17.36.030.b, public and semi-public districts allowed, exceptions; and section 17.38.050, air quality and health risk overlay district, of the municipal code to allow for sensitive uses, including residential development, parks and other open spaces, schools, child care facilities, senior centers, hospitals, and medical facilities to be located in the air quality health risk overlay district (d3) subject to a conditional use permit (where allowable by state law) and to meeting specific criteria, including enhanced ventilation and other conditional measures, such as landscape buffering, site design and orientation, and transportation demand management measures. A legal notice was published on November 19, 2025, and public notices to owners of properties within a 300-foot radius were mailed on November 20, 2025, notifying the public regarding tonight's public hearing. The public hearing was opened at 5:56 pm. Staff requests more time to prepare the proposed ordinance and recommends the item be continued. A motion was made by Commissioner Owens and seconded by Vice Chair Morris to continue item until January 27, 2026.

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

File ID#PC25-31: 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

The public hearing was continued from the October 28, 2025 meeting. A legal notice was published on October 18, 2025, and public notices to owners of properties within a 300-foot radius were mailed on November 24, 2025, notifying the public regarding tonight's meeting. Planning Manager Castaneda
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gave an updated presentation. Request for major design review and parking waiver for a 12-unit apartment project. The apartments would be side-by-side townhouse style with two attached apartment units per building and six separate structures. The site plan was changed to accommodate Fire District access requirements, which resulted in the entrance being changed from Church Lane to Willow Road to help traffic flow. Applicant Mark Lee, Architect, answered Commissioner questions and agreed to the proposed conditions of approval. Public comments were received by community members present at the hearing: Eliron Hamburger, Robert Ramos, Antwon Cloird, Mark Bruno, Stephen Barlow, Heidi Ramos, Don Sevens, Don Bushee, and Annabel Peterson. Comments were concerning parking and traffic congestion. An email from the California Housing Defense Fund was read into the record. Special Counsel Crowl informed the Commission that this project is compliant with all development standards and state law. A motion was made by Commissioner Owens, seconded by Commissioner Feliciano to amend resolution PC25-14 adding a condition of approval that requires the applicant/owner to work with staff and the adjacent property owner every six months for the first two years, and thereafter once a year to discuss parking issues and potential solutions. The motion failed.

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

A motion was made by Vice Chair Morris and seconded by Chair Gurdian to continue the public hearing item to January 27, 2026, requesting staff provide a parking analysis of the area. The motion to continue was approved as follows:

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

Staff Updates

None

Commissioner Updates

Chair Gurdian and Commissioner Feliciano will be on vacation during the January 27, 2026 meeting. Staff will notify Commissioners of requirements for remote participation.

Adjournment

There being no further business, Chair Gurdian adjourned the meeting at 7:10 p.m. to Tuesday, January 27, 2026.

Sandra Castaneda Marquez, Secretary

Johana Gurdian, Chair