



City of San Pablo

Planning Commission Minutes

Tuesday, July 22, 2025

Roll Call

Chair Gurdian called the meeting to order at 6:03 p.m. Roll call showed present: Commissioner Owens, Vice Chair Morris and Chair Gurdian were present. Commissioner Jackson arrived at 6:08 p.m. Commissioner Feliciano was absent. Staff present at the meeting included: Libby Tyler, Director of Community Development; Sandra Castaneda, Associate Planner; Griffen Dempsey, Assistant Planner; Rick Jarvis, Special Counsel; and Michelle Chavez, Administrative Secretary.

Public Comments

There were no public comments.

Approval of the Minutes

Vice Chair Morris made a motion to approve the minutes of the June 24, 2025 meeting. The motion was seconded by Commissioner Owens and passed as follows:

AYES: Owens, Morris, Gurdian
NOES: None
ABSENT: Feliciano, Jackson
ABSTAIN: None

Appeal Date

The appeal date for actions taken by the Commission at this meeting would be no later than 6:00 p.m. August 4, 2025.

Public Hearings:

File ID#PC25-16: PLAN2506-0005

Location: 1701 Rumrill Blvd
APN: 410-011-004 & 410-011-002
Zoning: IMU, Industrial Mixed Use & CMU, Commercial Mixed Use; proposed for redesignation to EMU, Employment Mixed Use
CEQA: Exempt under Section 15332
Owner: Rudy's Refrigeration
Applicant: Ben Plant
Staff Contact: Griffen Dempsey, Assistant Planner

Assistant Planner Dempsey provided the presentation. A request for approval of Major Design Review for the construction of a new 25,549-square-foot industrial building with 42 off-street surface parking spaces, along with a Minor Adjustment for an increase in fence height from six feet to eight feet and a parking requirement

reduction of ten percent due to proximity to a transit stop, to be located on two adjacent parcels located at 1701 Rumrill Boulevard. The project includes a single-story warehouse and manufacturing building, 31 feet and 3 inches in height, built for the warehousing and assembly of commercial refrigeration units. The public hearing was opened at 6:34 p.m. Applicant/Owner Ben Plant agreed to Resolution PC25-13 along with conditions of approval. Commissioners asked clarifying questions of the applicant. The public hearing was closed at 6:42 p.m. A motion was made by Commissioner Owens to adopt Resolution PC25-13, seconded by Vice Chair Morris. The motion was approved as follows:

AYES: Jackson, Owens, Morris, Gurdian
NOES: None
ABSENT: Feliciano
ABSTAIN: None

Staff Updates

General Plan 2035 was adopted by City Council on July 7, 2025. July 21, 2025 Zoning amendments will have a public hearing and 1st reading at City Council and on August 4, 2025, Zoning amendments will have a 2nd reading at City Council.

Commissioner Updates

Commissioner Owens will earn his Doctorate in two weeks.

Adjournment

There being no further business, Chair Gurdian adjourned the meeting at 6:51 p.m. to Tuesday, August 26, 2025.

Elizabeth Tyler, Secretary

Johana Gurdian, Chair