



City of San Pablo

Meeting Agenda - Final

Council Chambers
1000 Gateway Avenue
San Pablo, CA 94806
(510) 215-3030
www.SanPabloCA.gov

Planning Commission

Chair Johana Gurdian

Vice Chair Paul Morris

Commissioner Jerome Jackson

Commissioner Roberta Feliciano

Commissioner Jon Owens

Tuesday, January 27, 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 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.sanpabloc.ca.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 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

1. [PC26-005](#) CONSIDERATION OF MINUTES OF THE DECEMBER 9, 2025 MEETING

CEQA: This project is not defined by CEQA

Recommendation: Approve

Attachments: [Minutes PC 120925 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 February 6, 2026.

PUBLIC HEARINGS

2. [PC26-002](#) CONSIDERATION OF 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 TOTAL, TO BE LOCATED AT 2424 CHURCH LANE, SAN PABLO, APN: 417-090-024.

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15332, In-Fill Development Projects as it involves development on a site that is five acres or less, is surrounded by urban uses, has no habitat value for endangered, rare, or threatened species, is adequately served by all required utilities and public services, would not result in any significant effects on traffic, noise, air or water quality, and would be consistent with general plan and zoning regulations.

Recommendation: Conduct public hearing; adopt Resolution

Attachments:

- [A. RES PC25-14 12-Unit Apartment 2424 Church Lane](#)
- [B. Site Location](#)
- [C. Project Application](#)
- [D. Architectural Submittal- Site Plan, Floor Plans, Elevations, Sections, Color ar](#)
- [E. Civil Submittal- Grading, Drainage Management, Utility Layout, Parking Lot P](#)
- [F. Landscape and Open Space Plan](#)
- [G. Parking and Traffic Memo](#)
- [H. Proof of Publication](#)

3. [PC26-001](#) CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A RETAIL CANNABIS USE AT AN EXISTING COMMERCIAL BUILDING LOCATED IN THE MIXED USE CENTER NORTH DISTRICT IN THE SAN PABLO AVENUE SPECIFIC PLAN (SP-2) AT 14501 SAN PABLO AVENUE, (APN: 413-352-017).

Recommendation: Conduct public hearing; adopt Resolution

Attachments:

- [A. RES PC25-18 Embarc Retail Cannabis](#)
- [B. Application Materials](#)
- [C. Site Location](#)
- [D. Proof of Publication](#)

4. [PC26-003](#) 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 RESIDENTIAL DEVELOPMENT AND SENSITIVE USES, INCLUDING SCHOOLS, DAY CARE FACILITIES, HOSPITALS, AND PARKS OR PLAYGROUNDS TO BE LOCATED IN THE AIR QUALITY HEALTH RISK OVERLAY DISTRICT (D3) SUBJECT TO CERTAIN CONDITIONS.

CEQA: This amendment to the San Pablo Zoning Code was previously evaluated in the Addenda to the 2030 General Plan EIR (certified on April 18, 2011) prepared for the General Plan Update 2035 (adopted on July 7, 2025), which found that there would not be any new or additional significant environmental impacts due to adoption of the General Plan Update. This amendment is also exempt from CEQA pursuant to Pub. Res. Code section 21080.085 which states that CEQA does not apply to a rezoning that implements Housing Element actions. Finally, the ordinance is also categorically exempt from the provisions of CEQA, in accordance with Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no potential for causing a significant effect on the environment because it consists of minor changes to land use regulations that do not, on their own, impact the environment. Any projects proposed pursuant to the changes proposed would be separately evaluated for their environmental impacts.

Recommendation: Conduct public hearing; adopt Resolution

Attachments: [A. Resolution PC25-20 Air Quality Overlay District](#)

[B. EXHIBIT A - Proposed Zoning Ordinance Amendment Air Quality Overlay](#)

[C. ORD 2015-002 Title 17 Zoning](#)

[D. Proof of Publication](#)

5. [PC26-004](#)

CONSIDERATION OF A MINOR DESIGN REVIEW, MINOR ADJUSTMENTS, AND A CONDITIONAL USE PERMIT TO CONSTRUCT A TWO-STORY SINGLE-FAMILY RESIDENCE WITH REDUCED FRONT AND REAR SETBACKS ON A SUBSTANDARD 2,925-SQUARE FOOT LOT LOCATED AT 1825 CALIFORNIA AVENUE, SAN PABLO, APN: 410-152-035

CEQA: This project is categorically exempt under the California Environmental Quality Act, Section 15303, New Construction, Class 3(a), one single-family residence. Class 3(a) consists of construction and location of a limited number of new, small facilities or structures. Examples of this exemption include one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project will involve the construction of a new single-family residence in a residential location. None of the exceptions set forth in CEQA Guidelines Section 15300.2 which would preclude the use of this exemption are applicable.

Recommendation: Conduct public hearing; adopt Resolution

Attachments:

- [A. Resolution PC26-01 New SFR 1825 California Avenue](#)
- [B. Project Application](#)
- [C. Illustration of proposed lot reconfiguration](#)
- [D. Site plan, floor plan, elevations, and color and materials board](#)
- [E. Proof of Publication](#)

2026 CALENDAR

6. [PC26-006](#) 2026 CALENDAR PLANNING COMMISSION MEETINGS

Recommendation: Approve

Attachments: [2026 Calendar Planning Commission Meetings](#)

SELECTION OF CHAIR AND VICE CHAIR

STAFF UPDATES

COMMISSIONER UPDATES

ADJOURNMENT

Adjourn to Tuesday, February 24, 2026 at 6:00 p.m.