



# City of San Pablo

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

## Meeting Agenda - Final

### Planning Commission

**Chair Johana Gurdian**  
**Vice Chair Paul Morris**  
**Commissioner Jerome Jackson**  
**Commissioner Roberta Feliciano**  
**Commissioner Jon Owens**

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**Tuesday, August 26, 2025**

**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>**

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#### **\*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](mailto: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](mailto: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>*

**AMERICANS 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](mailto: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.sanpabloca.gov/DocumentCenter/View/15988/FRM-Meeting-Accommodation-Request-Form-FINAL-020823>, or requested by email to [CityClerk@SanPabloCA.gov](mailto: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**

[PC25-18](#)

CONSIDER APPROVING MINUTES OF THE MEETING OF JULY 22, 2025

CEQA: This is not a project defined by CEQA

**Recommendation:** Approve

**Attachments:** [Minutes PC 072225 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 September 8, 2025.*

**PUBLIC HEARINGS****PC25-19**

RESOLUTION APPROVING MAJOR DESIGN REVIEW 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. Resolution PC25-14](#)

[B. Site Location](#)

[C. ORD 2025-002 ADOPTED Proposed City Council Zoning Amendment](#)

[D. Lot Line Adjustment Approval](#)

[E. Planning Application - signed](#)

[F. Church Lane Apt\\_SanPablo\\_Architectural Revised](#)

[G. Church Lane Apt\\_San Pablo-Civil Revise 07\\_08\\_25](#)

[H. Landscape and park plan- Church Lane Apts](#)

[I. Proof of Publication](#)

**STAFF UPDATES**

*Announcements*

**COMMISSIONER UPDATES**

*Commission Member Reports Regarding Meetings or Conferences*

**ADJOURNMENT**

*Adjourn to Tuesday, September 23, 2025 at 6:00 p.m.*