



## City of San Pablo Planning Commission Minutes Tuesday, August 26, 2025

### Roll Call

Chair Gurdian called the meeting to order at 6:05 p.m. Roll call showed present: Commissioner Owens, Commissioner Jackson, Vice Chair Morris and Chair Gurdian were present. Commissioner Feliciano was absent. Staff present at the meeting included: Sandra Castaneda, Associate Planner; Christie Crowl, Special Counsel; and Michelle Chavez, Administrative Secretary.

### Public Comments

There were no public comments.

### Approval of the Minutes

Commissioner Jackson made a motion to approve the minutes of the July 22, 2025 meeting. The motion was seconded by Commissioner Owens and passed as follows:

AYES: Owens, Jackson, Morris, Gurdian  
NOES: None  
ABSENT: Feliciano  
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. September 8, 2025.

### Public Hearings:

#### File ID#PC25-19: PLAN2501-0003

Location: 2424 Church Lane  
APN: 417-090-024  
Zoning: R-3, Multifamily Residential/I-Institutional (Note: Site has been redesignated as solely Pursuant to Ordinance 2025-002 which has been adopted and will be effective on September 3, 2025)  
CEQA: Exempt under Section 15332, In-Fill Development Projects  
Owner: Creekside Village, LLC  
Applicant: Mark Lee, Architect  
Staff Contact: Sandra Castaneda Marquez, Associate Planner

Associate Planner Castaneda provided the presentation. A request for approval of Major Design Review for the construction of a 12-unit apartment project, including 24 covered parking spaces and a private open space area with play structure, seating, and arbor covering. The apartments would be side-by-side townhouse style with two attached apartments units per building and six separate structures total. Each

apartment would have three floors including a two-car garage at the ground level. The public hearing was opened at 6:34 p.m. Applicant Mark Lee did not agree with all conditions of approval. Commissioners asked clarifying questions of the applicant. Public comments were heard from Paul MacKinney, Don Bushee and Robert Ramos. A public comment letter was received from California Housing Defense Fund and emailed to all Commissioners by Noon today. The public hearing was closed at 6:42 p.m. A motion was made by Commissioner Owens to continue the public hearing item to a future Planning Commission meeting date with direction to staff to (1) work with the applicant team to address the applicant's concerns regarding the ADA access conditions of approval, (2) provide the Commission with an explanation as to why any applicant-proposed changes to those conditions are acceptable or not acceptable to the City Engineer/Building Official, and (3) review the proposed driveway access and provide an update to the Commission on whether alternative access is possible. The motion was seconded by Chair Gurdian. The motion was approved as follows:

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

### **Staff Updates**

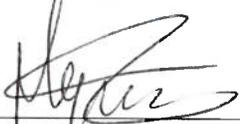
Associate Planner Sandra Castaneda has been promoted to Planning Manager effective September 1, 2025.

### **Commissioner Updates**

None

### **Adjournment**

There being no further business, Chair Gurdian adjourned the meeting at 7:06 p.m. to Tuesday, September 23, 2025.



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Sandra Castaneda, Secretary



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Johana Gurdian, Chair