



City of San Pablo

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

Meeting Agenda - Final

Planning Commission

Chair Johana Gurdian
Commissioner Roberta Feliciano
Commissioner Jon Owens
Commissioner Jerome Jackson
Commissioner Y'Anad Burrell

Tuesday, April 28, 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 on 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 not be read out loud and will be provided directly to the members upon receipt and distributed with supplemental materials following the meeting. 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.sanpabloca.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****APPROVAL OF MINUTES**

1. [PC26-024](#) CONSIDERATION OF MINUTES OF THE MARCH 24, 2026 MEETING

Recommendation: Approve

Attachments: [MIN PC 032426 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 May 11, 2026.

PUBLIC HEARINGS

2. [PC26-025](#) CONSIDERATION OF A FINDING OF GENERAL PLAN CONFORMITY FOR THE CITY OF SAN PABLO FISCAL YEARS 2027-2028 CAPITAL IMPROVEMENT PROGRAM (CIP), AS REQUIRED UNDER GOVERNMENT CODE SECTIONS 65401 AND 65103. THIS IS A CITY-INITIATED PROJECT AND THE PROGRAM IS CITYWIDE. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER GUIDELINE 15061(b)(3), WITH NO POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT

Recommendation: Conduct public hearing; adopt Resolution

Attachments: [Att A. RES PC26-08 General Plan Conformity CIP Projects](#)
[Att B. Project Description Sheets CIP FY 2027-2028](#)
[Att C. Proof of Publication](#)

3. [PC26-026](#) AMENDMENT TO THE SAN PABLO ZONING CODE, CHAPTER 17.60, SPECIAL RESIDENTIAL USES, SECTION 17.60.070, ACCESSORY DWELLING UNITS, TO UPDATE DEVELOPMENT STANDARDS AND REGULATIONS IN ORDER TO REFLECT CURRENT STATE LAW AND PROMOTE THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUS).

CEQA: This amendment to the ADU portion of the Zoning Ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which exempts the adoption of accessory dwelling unit ordinances. Additionally, the ordinance would be 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: [Att A. RES PC26-07 ADU Amendment](#)
[EXH 1. Proposed Zoning Ordinance Text Amendment](#)
[Att B. Proof of Publication](#)

4. [PC26-027](#) CONDUCT A PUBLIC HEARING AND CONSIDER AMENDING THE SAFETY AND NOISE ELEMENT OF THE SAN PABLO GENERAL PLAN 2035 TO ADOPT THE SAN PABLO ANNEX OF THE 2024 LOCAL HAZARD MITIGATION PLAN INTO THE SAFETY AND NOISE ELEMENT AS PART OF THE ADOPTING RESOLUTION AS REQUIRED BY ASSEMBLY BILL 2140. THIS IS A CITY INITIATED PROJECT AND IT APPLIES TO THE ENTIRE SAN PABLO PLANNING AREA

CEQA: This amendment to the Safety and Noise Element of the General Plan 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, including the Local Hazard Mitigation Plan.

Recommendation: Conduct public hearing; adopt Resolution

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- Attachments:** [Att A. Resolution PC26-06 incorporating LHMP into Safety and Noise Element](#)
[Att B. Resolution 2025-043 adopting LHMP](#)
[Att C. Resolution 2025-097 adopting General Plan Update 2035](#)
[Att D. AB 2140 Fact Sheet](#)
[Att E. Email Communication from Cal OES](#)
[Att F. Proof of Publication](#)

PRESENTATIONS

5. [PC26-028](#) PRESENTATION OF THE CITY OF SAN PABLO'S HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) FOR CALENDAR YEAR 2025

CEQA: This proposed action is not a project as defined by CEQA.

Recommendation: For Informational Purposes Only

Attachments: [2025 Housing Element Annual Progress Report](#)

6. [PC26-029](#) PRESENTATION OF THE CITY OF SAN PABLO'S GENERAL PLAN ANNUAL PROGRESS REPORT (APR) FOR CALENDAR YEAR 2025

CEQA: This proposed action is not a project as defined by CEQA.

Recommendation: For Informational Purposes Only

Attachments: [2025 General Plan APR Powerpoint](#)

SELECTION OF VICE CHAIR

STAFF UPDATES

COMMISSIONER UPDATES

ADJOURNMENT

Adjourn to Tuesday, May 26, 2026 at 6:00 p.m.