



## City of San Pablo Planning Commission Minutes Tuesday, April 22, 2025

### Roll Call

Chair Gurdian called the meeting to order at 6:11 p.m. Roll call showed present: Commissioner Feliciano, Commissioner Jackson, Vice Chair Morris and Chair Gurdian. Commissioner Owens arrived at 6:15 p.m. Staff present at the meeting included: Libby Tyler, Director of Community Development, Griffen Dempsey, Assistant Planner, Mel Mackson, 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 from the March 25, 2025 meeting. The motion was seconded by Commissioner Jackson and passed as follows:

AYES: Jackson, Feliciano, Morris, Gurdian  
NOES: None  
ABSENT: Owens  
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. May 5, 2025.

### Public Hearing:

#### File ID#PC25-06: PLAN2412-0003

Location: 2229 Dover Ave & 1927 23rd Street  
APN: 411-201-014 & 411-201-013  
Plan Case: PLAN2412-0003  
Zoning: SP-1, Commercial Mixed Use  
CEQA: Exempt under Section 15303, Class 3  
Owner: Eric Tu  
Applicant: Xianli Zeng, Senior Designer, Orange Engineering  
Staff Contact: Mel Mackson, Assistant Planner

Assistant Planner Mackson provided the presentation. A request for approval of Major Design Review and a compatible use determination for the conversion of an existing 1,386 square foot (sq. ft.) warehouse into an off-site or "central" kitchen for a local restaurant chain at 2229 Dover Ave, and the conversion and

expansion of an existing 192 sq. ft. storage building into a 734 sq. ft. takeout restaurant for the same operator at 1927 23rd Street. The public hearing was opened at 6:36 p.m. The applicant, Eric Tu, agreed with the conditions of approval. Commissioners asked clarifying questions to the applicant and staff. The public hearing was closed at 6:39 p.m. A motion was made by Commissioner Jackson to approve Resolution 25-05, seconded by Vice Chair Morris. The motion was approved as follows:

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

**File ID#PC25-07: PLAN2503-0007**

Location: 1982 - 1988/1992 23rd Street  
APN: 411-190-048  
Zoning: SP-1, Commercial Mixed-Use  
CEQA: Exempt under Section 15332. In-Fill Development Project  
Owner: Cesar and Samuel Martinez  
Applicant: Breakform Design, Architect  
Staff Contact: Griffen Dempsey, Assistant Planner

Assistant Planner Dempsey provided the presentation. Request to adopt a Resolution approving revisions to a previously approved mixed-use project to remove the proposed third story, make floorplan modifications, and add a residential unit to the first floor. The new project would include a total of 13,828 square feet, 10,451 of which would be newly constructed, with 9 residential units, 7 of which would be new, and 5,828 square feet of commercial space, of which 3,402 square feet would be new, with 22 parking spaces, including 17 off-street parking spaces. The public hearing was opened at 7:07 p.m. The owner, Cesar Martinez agreed with the conditions of approval. Commissioners asked clarifying questions to the applicant and staff. The public hearing was closed at 7:09 p.m. A motion was made by Commissioner Owens to approve Resolution 25-06 seconded by Commissioner Feliciano. The motion was approved as follows:

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

**Staff Updates**

- A. Local Hazard Mitigation Plan – Contra Costa County, San Pablo Annex; FEMA approved the Contra Costa County’s plan 1/22/2025; FEMA approved the San Pablo Annex 4/22/2025; San Pablo City Council approved the Local Hazard Mitigation Plan along with San Pablo Annex on 4/7/2025 Resolution 2025-043
- B. General Plan/Rumrill Corridor Plan Update: Staff will present the plan to the Economic Development, Housing & Project Committee in May, will hold a public hearing at the May 27, 2025 Planning Commission Meeting and City Council approval on July 7, 2025.

**Commissioner Updates**

None

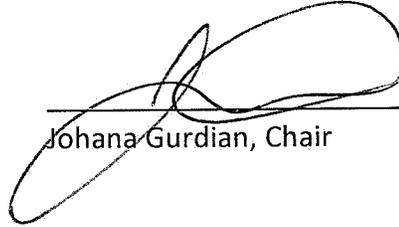
**Adjournment**

There being no further business, Chair Gurdian adjourned the meeting at 7:51 p.m. to Tuesday, May 27, 2025.



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Elizabeth Tyler, Secretary



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Johana Gurdian, Chair