



City of San Pablo

Planning Commission Minutes

Tuesday, February 24, 2026

Roll Call

Chair Gurdian called the meeting to order at 6:03 p.m. Roll call showed present: Commissioner Feliciano, Commissioner Owens, Commissioner Jackson, Vice Chair Morris and Chair Gurdian. Staff present at the meeting included: Sandra Castaneda Marquez, Planning Manager; Police Chief Bubar; Rick Jarvis, Special Counsel; Mel Mackson, Associate Planner; Griffen Dempsey, Associate Planner and Michelle Chavez, Administrative Secretary.

Public Comments

There were no public comments on non-agenda items.

Approval of the Minutes

Commissioner Owens made a motion to approve the minutes of the December 9, 2025 meeting. The motion was seconded by Commissioner Jackson and passed as follows:

AYES: Owens, Feliciano, Jackson, Morris, Gurdian

NOES:

ABSENT:

ABSTAIN:

Appeal Date

The appeal date for actions taken by the Commission at this meeting would be no later than 6:00 p.m. March 6, 2026.

Public Hearings:

File ID#PC26-007: PLAN2501-0003

Location: 2424 Church Lane

APN: 417-090-024

Zoning: R-3, Multifamily Residential

CEQA: Exempt under Section 15332, In-Fill Development Projects

Owner: Creekside Village, LLC

Applicant: Mark Lee, Architect

Staff Contact: Sandra Castaneda Marquez, Associate Planner

Planning Manager Castaneda gave an updated presentation. Request for 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. The original site plan was changed to accommodate Fire District access requirements, which resulted in the entrance being changed from Church Lane to Willow Road to help traffic flow. The public hearing was opened at 6:22 p.m. Applicant, Mark Lee provided a short explanation regarding parking constraints and agreed to the proposed

conditions of approval. Two (2) public comments were received by community members present at the hearing: Robert Ramos and Don Bushee. Comments were concerning parking concerns and potential loss of sunlight from the adjacent use, the Alano Club of Contra Costa. Two (2) additional public comments were received via email before the hearing. An email from the California Housing Defense Fund and an email from Robert Ramos, which were forwarded to Commissioners for review. The public hearing was closed at 6:28 p.m. A motion was made by Commissioner Owens, seconded by Vice Chair Morris to adopt Resolution PC25-14. The motion was approved as follows:

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

File ID#PC26-008: PLAN2509-0004

Location: 14501 San Pablo Avenue
APN: 413-352-017
Zoning: SP2- Mixed Use Center North
CEQA: Exempt under Section 15301. Existing Facilities
Owner: San Pablo Economic Development Corporation
Applicant: Embarc
Agent for Applicant: Dustin Moore
Staff Contact: Mel Mackson

Associate Planner Mackson gave a presentation. A request for approval of a Conditional Use Permit to allow a new Retail Cannabis Use in an existing multi-suite commercial building located at 14501 San Pablo Avenue. The Chair moved to shorten public comment time to 2 minutes given the large amount of public comment present at the Council Chambers. The public hearing was opened at 6:51 p.m. Embarc owners Lauren Carpenter and Dustin Moore along with Josh Lewis gave a presentation and accepted the conditions of approval. Eighteen (18) public comments were received by community members present at the hearing: Pastor Freddie Parham, Yolanda Pastor, Irving Williams, Melanie E. Beasley, Michael Hamilton, Leona Turner, Pastor Lorenzo Patterson, Britne Lambert, Deatta Parham, Antoinette Martinez, Heather Dolan, Jorge Flores, Annabel Peterson, Keula Callahan, Olivia Liou, Karl Smith, Joe Summers and Jonathan Luong. Comments were concerning the location, the proximity of the site to a local church, as well as residences, schools and other youth-centric uses. Chief Bubar answered questions regarding safety concerns. The public hearing was closed at 7:47 p.m. A motion was made by Chair Gurdian and seconded by Vice Chair Morris to deny the approval of this item based on project impacts on the surrounding neighborhood and the project's overall detriment to health, safety, peace, morals, comfort, and general welfare of the neighborhood, including noise, blight, criminal activity, parking, and traffic. The motion to deny the project passed as follows:

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

Planning Commission took a break from 8:09 p.m. – 8:19 p.m.

File ID#PC26-010: PLAN2512-0005

Location: 1825 California Avenue
APN: 410-152-035

PLAN No: PLAN2512-0005
Zoning: R-1, Single-Family Residential
Owner: Tomer Steinberg / Bay Area JV, LLC
Applicant: Jonathan J. McKim, Architect
Staff Contact: Griffen Dempsey, Assistant Planner

Chair Gurdian recused herself from this item as she has family that lives across the street. Griffen Dempsey gave a presentation. A request for approval of a Minor Design Review and Conditional Use Permit to allow the construction of a new two-story single-family residence on a substandard 2,925-square foot lot and a Minor Adjustment request to reduce the front and rear setbacks by two feet each. The public hearing was opened at 8:32 pm. Jonathan McKim, Architect/applicant agreed to the Conditions of approval. Commissioners asked clarifying questions. There were no public comments. The public hearing was closed at 8:36 p.m. A motion was made by Commissioner Jackson and second by Commissioner Owens to adopt Resolution PC26-01. The motion passed as follows:

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

File ID#PC26-009: PLAN2508-0005

Location: Citywide
APN: Citywide
Zoning: Citywide
Applicant: City of San Pablo
Staff Contact: Libby Tyler, Community Development Director

Planning Manager Castaneda Marquez gave a presentation. 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 sensitive uses, including residential development, parks and other open spaces, schools, child care facilities, senior centers, hospitals, and medical facilities to be located in the air quality health risk overlay district (d3) subject to a conditional use permit (where allowable by state law) and to meeting specific criteria, including enhanced ventilation and other conditional measures, such as landscape buffering, site design and orientation, and transportation demand management measures. The public hearing was opened at 9:06 p.m. Commissioners asked clarifying questions of staff regarding types of uses that would be allowed in the overlay. One comment regarding effects of the amendment on existing residences was heard from Owen Martin Jr. The public hearing was closed at 9:11 p.m. A motion was made by Commissioner Jackson and seconded by Vice Chair Morris to adopt resolution PC25-20. The motion passed as follows:

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

File ID#PC26-13: PLAN2512-0001

Location: 2600 Moraga Road
APN: 416-140-053
Zoning: I, Institutional

PLAN No.: PLAN2512-0001
CEQA: Exempt under Sections 15304 and 15322
Owner/Applicant: City of San Pablo
Staff Contact: Mel Mackson, Associate Planner

Associate Planner Mackson gave a presentation. A request for approval of Major Design Review and Conditional Use Permit to develop a 4.86-acre city-owned parcel into a public park by the City of San Pablo, to be known as “McNeil Park”, and to be located at 2600 Moraga Road (APN:416-140-053). The project will include play equipment, picnic areas, a restroom facility, grass fields, a soccer field, a basketball court, and a parking lot with 28 off-street parking spaces. The commissioners had questions regarding the type of turf to be used, type of playground, funding and construction timeline. Project Manager Amanda Booth, Environmental Services Manager, was present in the chambers and answered questions of the Commission. The public hearing was opened and closed at 9:29 p.m. with no public comment. A motion was made by Vice Chair Morris, seconded by Commissioner Owens to adopt resolution PC26-02. The motion was approved as follows:

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

2026 Planning Commission Meeting Calendar

A motion was made by Commissioner Owens to cancel the November 24, 2026 meeting and instead to have a special meeting on December 1, 2026. Chair Gurdian seconded the motion. The motion was approved as follows:

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

Selection of Chair and Vice Chair

Vice Chair Morris nominated Chair Gurdian to remain Chair and Commissioner Jackson seconded. The motion was approved as follows:

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

Commissioner Jackson nominated Vice Chair Morris to remain Vice Chair and Chair Gurdian seconded. The motion was approved as follows:

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

Staff Updates

Griffen Dempsey has been promoted to Associate Planner.

Commissioner Updates

None

Adjournment

There being no further business, Chair Gurdian adjourned the meeting at 9:35 p.m. to Tuesday, March 24, 2026.

Sandra Castaneda Marquez, Secretary

Johana Gurdian, Chair