



City of San Pablo

Planning Commission Minutes

Tuesday, June 24, 2025

Roll Call

Vice Chair Morris called the meeting to order at 6:03 p.m. Roll call showed present: Commissioner Feliciano, Commissioner Owens and Vice Chair Morris. Commissioner Jackson arrived at 6:04 p.m. Chair Gurdian was absent. 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

Commissioner Owens made a motion to approve the minutes from the May 27, 2025 meeting. The motion was seconded by Commissioner Jackson and passed as follows:

AYES: Jackson, Feliciano, Owens, Morris

NOES: None

ABSENT: Gurdian

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. July 7, 2025.

Public Hearings:

File ID#PC25-13: PLAN2410-0012

Location: 2834 El Portal Drive

APN: 416-041-014

Zoning: NC - Neighborhood Commercial

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

Owner: Magdaleno Magana

Applicant: Deilly Echeverri, Sinbordes Design

Staff Contact: Mel Mackson, Assistant Planner

Assistant Planner Mackson provided the presentation. A request for approval of Minor Design Review for a new two-story, four-unit multifamily residential development, an Administrative Use Permit for development within 50 feet of a creek, and a Variance to allow for construction of the building within the 15-foot front yard setback, and a carport and trash enclosure within the 25-foot creek setback in the Neighborhood Commercial

zoning district. Commissioners asked clarifying questions of the applicant and staff. Applicant Deilly Echeverri agreed to the amended Resolution and conditions of approval. The public hearing was opened at 6:30 p.m. Public comment from Jim McCarty was read into record. The public hearing was closed at 6:39 p.m. A motion was made by Commissioner Owens to adopt amended Resolution PC25-10, seconded by Commissioner Jackson. The motion was approved as follows:

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

File ID#PC25-14: PLAN2506-0004

Location: 1820 Rumrill Boulevard
APN: 411-041-009
Zoning: CMU - Commercial Mixed Use w/ Priority Development Overlay
CEQA: Categorically exempt pursuant to Section 15332, In-Fill Development Projects.
Owner: City of San Pablo
Applicant: Novin Development
Agent for Applicant: Ryan Querubin
Staff Contact: Sandra Castaneda, Associate Planner

Director Tyler provided the presentation. Request to extend a permit for a previously approved Major Design Review and Density Bonus with Concessions/Incentives to allow an increase in the number of units, an increase in floor area ratio, a decrease in commercial floor area ratio, a decrease in the minimum off-street parking requirement, and a decrease in open space requirements; and waivers to allow an increase in the number of stories and to allow the project to have no commercial floor area, for a 42,174 square foot project containing 40 affordable multifamily units and 1,470 square feet of community/amenity space on a 21,750-square foot parcel. Commissioners asked clarifying questions. The applicant, Ryan Querubin was not present but had signified to City Staff that he agreed to the conditions of approval. The public hearing was opened at 6:52 p.m. and closed at 6:53 p.m. with no comments. A motion was made by Commissioner Jackson to adopt Resolution PC25-11 seconded by Commissioner Owens. The motion was approved as follows:

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

File ID#PC25-15: PLAN2504-0010 Zoning Text Amendments; PLAN2505-0002 Zoning Map Amendments; PLAN2505-0004 San Pablo Specific Plan Amendments

Location: Citywide
APN: Citywide
Zoning: Citywide
Applicant: City of San Pablo
Staff Contact: Griffen Dempsey, Assistant Planner

Assistant Planner Dempsey provided the presentation. Amendment to the San Pablo Zoning Code Chapter 17.32, residential districts, allowed uses, and development standards, Chapter 17.34, commercial and industrial districts, allowed uses, and development standards and Chapter 17.38, overlay and special districts, Section 17.38.080, specific plan districts; amendments to the San Pablo Zoning Map to redesignate 139 land parcels to be consistent with the land use designations of the San Pablo General Plan Update 2035; and amendments to the San Pablo Avenue Specific Plan Figure 2-4, land use diagram, to redesignate 18 parcels to be consistent with the land use designations of the San Pablo General Plan 2035.

Commissioners asked clarifying questions. The public hearing was opened at 7:20 p.m. Olivia Liou gave a public comment regarding zoning for her property at 2025 Rumrill Blvd. The public hearing was closed at 7:33 p.m. A motion was made by Commissioner Owens to adopt Resolution PC25-12 recommending approval to City Council, seconded by Commissioner Jackson. The motion was approved as follows:

AYES: Jackson, Feliciano, Owens, Morris

NOES: None

ABSENT: Gurdian

ABSTAIN: None

Staff Updates

Tomorrow, June 25, 2025, Alvarado Gardens Apartments will receive a Temporary Certificate of Occupancy (TCO) for 50 units.

Commissioner Updates

Commissioner Feliciano will not be able to attend the July 22, 2025 Planning Commission meeting.

Adjournment

There being no further business, Vice Chair Morris adjourned the meeting at 7:40 p.m. to Tuesday, July 22, 2025.

Elizabeth Tyler, Secretary

Paul Morris, Vice Chair