



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

Tuesday, July 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 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**

This is the time for comments on any item within the Commission's subject matter jurisdiction, if such item is NOT listed on tonight's agenda. The Commission may not engage in discussion or take action on any item that is not specifically listed on the agenda. Your item may be referred to city staff for investigation, report or placement on a future agenda. Persons addressing the Commission are required to limit their remarks to three (3) minutes unless an extension or decrease of time is ordered. Please file your name and address with the Recording Secretary on forms available at the speaker's podium.

APPROVAL OF MINUTES

1. [PC26-034](#) CONSIDER APPROVING MINUTES FROM MEETING ON JUNE 23, 2026

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

Recommendation: Approve

Attachments: [Minutes PC 062326 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 August 10, 2026.

PUBLIC HEARINGS

2. [PC26-035](#) 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 regulations in 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.

Recommendation: Conduct public hearing; adopt Resolution

Attachments: [Att A. Resolution PC26-09 ADU Zoning Ordinance](#)
[Exh A. Proposed ADU Zoning Ordinance Text Amendment](#)
[Att B. Proof of Publication](#)

3. [PC26-033](#) CONSIDERATION OF A VESTING TENTATIVE PARCEL MAP TO ALLOW FOR THE SUBDIVISION OF A 2.39 ACRE PARCEL, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 411-330-041, INTO TWO PARCELS OF 1.97 ACRES AND 0.42 ACRES

CEQA: The proposed project (vesting tentative parcel map) has been determined to be categorically exempt from the provisions of CEQA under CEQA Guidelines Section 15315, Class 15, Minor Land Division.

Recommendation: Conduct public hearing; adopt Resolution

Attachments: [Att A. Resolution PC26-10- Vesting Tentative Map](#)
[Att B. Location Map](#)
[Att C. Vesting Tentative Parcel Map](#)
[Att D. Notice of Public Hearing](#)

STUDY SESSION

4. [PC26-036](#) PLANNING COMMISSION STUDY SESSION REGARDING PROPOSED AMENDMENTS TO MISCELLANEOUS SECTIONS OF TITLE 17 "ZONING" OF THE SAN PABLO MUNICIPAL CODE IN ORDER TO: MAINTAIN CONSISTENCY ACROSS CODE SECTIONS, REFLECT CURRENT PRACTICE, IMPLEMENT BEST PRACTICE, AND MAKE OTHER MINOR, ADMINISTRATIVE CHANGES

CEQA: This is not a project subject to environmental review under the California Environmental Quality Act.

Recommendation: For Informational Purposes Only

STAFF UPDATES

COMMISSIONER UPDATES

ADJOURNMENT

Adjourn to Tuesday, August 25, 2026 at 6:00 p.m.