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SAN PABLO CITY OF
1000 GATEWAY AVENUE
ATTN: CASEY ERLLENHEIM
SAN PABLO, CA 94806

PROOF OF PUBLICATION

FILE NO. 4/22 Hearing/Plan 2503-007, 2412-003

West County Times

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the West County Times, a newspaper of general circulation, printed and published in the City of Walnut Creek, County of Contra Costa, 94598

And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of August 29, 1978. Case Number 188884.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

04/12/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 12th day of April, 2025.



Signature

Legal No.

0006889458

**CITY OF SAN PABLO
NOTICE OF PUBLIC HEARING
TUESDAY, April 22, 2025**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of San Pablo, State of California, will hold a public hearing on the following items:

PLAN 2503-0007: A request from Breakform Design for approval of Revisions to Approved Plans for changes to a previously approved mixed-use project, approved by Resolution PC22-07 on October 25th, 2022. The original approval was for a Major Design Review and a Conditional Use Permit to allow a three-story 11,541 square foot addition containing seven multi-family residential units and 4,462 square feet of new commercial space to an existing two-story, 4,406 square-foot Mixed Use building at 1982 and 1988/1992 23rd Street, located in the San Pablo 23rd Street Specific Plan Area's Commercial Mixed-Use district, (APN 411-190-048). The proposed revisions would remove the third floor of the building and add a residential unit on the first floor of the building, replacing two covered parking spots. Additional changes would be made to the floor plan. 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 4,742 square feet of commercial space, of which 2,318 square feet would be new. The proposed project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA), in accordance with CEQA Guidelines pursuant to Section 15332, In-Fill Development Projects.

PLAN 2412-0003: A request for approval of Major Design Review and an Administrative Use Permit to allow the conversion of an existing 1,386 square foot warehouse into an off-site service kitchen for a local chain restaurant, and the conversion of an existing 192 square foot storage room into a 734 square foot take-out food kitchen to be located at 2229 Dover Ave and 1927 23rd Street, respectively, located in the 23rd Street Specific Plan's Commercial Mixed Use district (APNs 411-201-014 & 411-201-013). The proposed project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA), in accordance with CEQA Guidelines pursuant to Section 15332, In-Fill Development Projects.

NOTICE IS HEREBY FURTHER GIVEN that the public hearing will be held at the Planning Commission meeting on Tuesday, the 22nd day of April 2025 at 6:00 p.m. Questions may be directed to the City of San Pablo Community Development Department at (510) 215-3030.

All interested parties are invited to attend said hearing and express opinions concerning these items before or during consideration. Members of the public may participate in this meeting in-person at the Council Chambers at 1000 Gateway Avenue in San Pablo. Members of the public may also view, but not participate in, the meeting virtually through an online webinar which is livestreamed. Comments on agenda items may also be submitted in advance of the meeting to pcommission@sanpabloca.gov. **Public comment by zoom or telephone during the meeting will not be accepted.** Further information and links to virtual attendance may be found on the Planning Commission agenda to be posted at least 48 hours prior to the meeting at: <https://sanpablo.legistar.com/Calendar.aspx>

NOTE: If you challenge these items in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

If you need Spanish language assistance, please contact the Community Development Department at (510) 215-3030. Si necesita asistencia en español, por favor contacte al Departamento de Desarrollo Comunitario al (510) 215-3030.

**Elizabeth H. Tyler, Ph.D., FAICP, Director
Community Development Department
City of San Pablo, California**

WCT 6889458 April 12, 2025