

2015901

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

PROOF OF PUBLICATION

**FILE NO. 6/24 Hearing/PLAN2410-0012,
2506-0004**

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:

06/14/2025

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

Executed at Walnut Creek, California.
On this 14th day of June, 2025.



Signature

**CITY OF SAN PABLO
NOTICE OF PUBLIC HEARING
TUESDAY, June 24, 2025**

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

PLAN 2410-0012: A request by Deilly Echeverri of Sinbordes Design, for approval of Minor Design Review for a new two-story, four unit residential development; a Conditional Use Permit for development within 50 feet of a creek; and a Variance to allow construction of a carport and trash enclosure within the 25-foot creek setback at 2834 El Portal Drive in the Neighborhood Commercial (NC) zoning district (APN: 416-041-014). This project is categorically exempt under the California Environmental Quality Act, Section 15332, In-Fill Development Projects.

PLAN 2506-0004: A request by Novin Development, on behalf of the City of San Pablo, for reapproval of Major Design Review and Density Bonus with Concessions and Reductions/Waivers to allow an increase in the number of units, an increase in Floor Area Ratio, an increase in the number of residential stories from three to four, a decrease in required commercial Floor Area Ratio, a decrease in the minimum off-street parking requirements, and a decrease in common open space to allow a 40-unit affordable multi-family residential use with ground floor commons/amenity space on a 21,619 square-foot parcel located at 1820 Rumrill Boulevard in the Commercial Mixed Use (CMU) zoning district (APN; 411-041-009). This project is categorically exempt under the California Environmental Quality Act, Section 15332, In-Fill Development Projects. This project was previously approved in June 27, 2023 and no changes are proposed as part of the reapproval request.

NOTICE IS HEREBY FURTHER GIVEN that the hearing will be held at the Planning Commission meeting on **Tuesday, the 24th of June 2025 at 6:00 p.m.** in the Council Chambers at City Hall, 1000 Gateway Avenue, San Pablo. 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 during consideration. Members of the public may participate in-person. Members of the public may also view the meeting virtually through an on-line webinar which is livestreamed. Comments on agenda items may also be submitted in advance or during 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 6901347 June 14, 2025