



CITY OF SAN PABLO
City of New Directions

PLANNING DIVISION
1000 Gateway Avenue
San Pablo, CA 94806
Tel: (510) 215-3030
Fax: (510) 215-3014

Permit No: _____
Application Fee: _____
Application Date: _____
Hearing Date: _____

PLANNING APPLICATION FORM

<input type="checkbox"/> ADU/SB9	<input type="checkbox"/> Subdivision/Parcel Map
<input checked="" type="checkbox"/> Design Review (Minor/Major)	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> General Plan/Specific Plan Amendment	<input type="checkbox"/> Use Permit (Conditional/Administrative)
<input type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Variance/Minor Adjustment
<input type="checkbox"/> Lot Line Adjustment/Parcel Map	<input type="checkbox"/> Zoning Amendment (map/text)
<input type="checkbox"/> Sign Review	<input type="checkbox"/> Not sure/Other: _____

PROPERTY INFORMATION

Street Address: 1820 Rumrill Blvd, San Pablo, CA 94806
Assessor's Parcel No(s): 411-041-009 Zoning: Commercial Mixed Use District (CMU)
Present Use of Property: Vacant Land
Lot Size: 21,619 SF General Plan Designation: Commercial Mixed Use District (CMU)
Reason for filling this application: _____
We need to renew entitlements that were first provided in June 2023 for the proposed 40-unit, 100% affordable housing project, as the stipulated 2 years have passed. Additionally, we have received funding commitments for this project that requires the entitlement to be in status.

APPLICANT INFORMATION

Applicant/Authorized Agent: Novin Development Corp
Mailing Address: 1990 N California Blvd, STE 1060, Walnut Creek, CA 94596
Daytime Telephone: (925) 787-6056
Email Address: rquerubin@novindevelopment.com

Property Owner (s): City of San Pablo
Mailing Address: 1000 Gateway Ave, San Pablo, CA 94806
Daytime Telephone: 510-215-3031
Email Address: KieronS@sanpabloca.gov

I HEREBY CERTIFY THE TRUTH OF THIS APPLICATION AND ACKNOWLEDGE THAT ANY INACCURACIES IN IT SHALL, AT THE CITY'S OPTION, RESULT IN AUTOMATIC INVALIDATION OF THE ACTION BASED THEREON AND THAT FINAL APPROVAL IS DEPENDENT UPON COMPLIANCE WITH CITY REQUIREMENTS.

Ryan Querubin 6/27/25 2025
Signature of Applicant Date
Kieron Slaughter 6/27/25 2025
Signature of Property Owner Date

APPLICATION REQUIREMENTS

Your application requires the following information to be submitted in electronic form:

- Completed Application form
- Letter of authorization from the property owner
- Legal description of the property
- Letter of explanation regarding the project
- Business plan (including hours of operation, # of employees, customer base, etc.)
- Plan Set Including:**
 - Site plans & floor plans with dimensions (including scale and north arrow)
 - Color building elevations with dimensions
 - Landscaping plans and Irrigation plans (can defer to plan check)
 - Parking lot Plan and Photometric study (can defer to plan check)
 - Color and materials sheet
 - Photos of the site (digital photos or jpegs preferred)
- Application Fee (non-refundable) payable to the City of San Pablo

The following will be required at the Plan Check Stage:

- Stormwater Control Plan (please visit <https://www.sanpabloca.gov/1142/Construction-Requirements> to see to see what requirements are in place for your project)
- Stormwater Control Plan for small projects (please visit <https://www.sanpabloca.gov/1142/Construction-Requirements> to see to see what requirements are in place for your project)/ Irrigation Plan
- Water Efficiency Landscape Ordinance (WELO). See this website for information: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>
- Geotechnical Report for properties in the Hillside Overlay District
- Other _____

Once we have determined that your application is complete, City staff will schedule the item for a Planning Commission hearing (if applicable to this project). Public notice of the hearing will be given by mail to all property owners within 300ft of the subject property and it will be published in the local newspaper, in accordance with the requirements of Government Code Section 65905. The Commission holds meetings on the fourth Tuesday of each month at 6:00 PM in the Council Chambers, 1000 Gateway Avenue, San Pablo, CA 94806 and are also livestreamed. You will be placed on the first available meeting agenda, generally forty-five (45) days from the determination of a complete application. If you would like staff to conduct a preliminary plan review before you submit the formal application, please contact Planning at (510) 215-3030 or via email at planning@sanpabloca.gov.

Planning staff is available from 7:30 a.m. to 6:00 p.m. Monday through Thursday on an appointment basis. If you have any questions, please contact us at (510) 215-3030 or via email at planning@sanpabloca.gov. We appreciate your business and cooperation. Thank you.










Attachment D. Planning Application Rumrill Commons

Final Audit Report

2025-06-02

Created:	2025-06-02
By:	Samarth Kohli (skohli@novindevelopment.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAicQn-7hwSLbwglCQYI8-QLGKStAeSFkg

"Attachment D. Planning Application Rumrill Commons" History

-  Document created by Samarth Kohli (skohli@novindevelopment.com)
2025-06-02 - 6:24:50 PM GMT
-  Document emailed to Ryan Querubin (rquerubin@novindevelopment.com) for signature
2025-06-02 - 6:33:21 PM GMT
-  Email viewed by Ryan Querubin (rquerubin@novindevelopment.com)
2025-06-02 - 10:46:23 PM GMT
-  Document e-signed by Ryan Querubin (rquerubin@novindevelopment.com)
Signature Date: 2025-06-02 - 10:47:28 PM GMT - Time Source: server
-  Document emailed to kieron@sanpabloca.gov for signature
2025-06-02 - 10:47:30 PM GMT
-  Email viewed by kieron@sanpabloca.gov
2025-06-02 - 10:47:53 PM GMT
-  Signer kieron@sanpabloca.gov entered name at signing as Kieron Slaughter
2025-06-02 - 11:07:40 PM GMT
-  Document e-signed by Kieron Slaughter (kieron@sanpabloca.gov)
Signature Date: 2025-06-02 - 11:07:42 PM GMT - Time Source: server
-  Agreement completed.
2025-06-02 - 11:07:42 PM GMT