



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: 2834 El Portal Drive, San Pablo, CA.
Assessor's Parcel No(s): 416-041-014-0 Zoning: R & U
Present Use of Property: MIXED USE
Lot Size: 25918.2 SF. General Plan Designation: APARTMENT BUILDING 4 UNITS
Reason for filling this application: NEW CONSTRUCTION 4 APARTMENTS,

APPLICANT INFORMATION

~~DEILLY ECHEVERRI~~
Applicant/Authorized Agent: 506 EYON LN. VACAVILLE CA. 95687
Mailing Address: 415-672-4484
Daytime Telephone: sinbordesdesign@gmail.com
Email Address: _____
MAGDALENO MAGANA
Property Address(s): 8 QUARTZ CT PITTSBURG, CA 94565
Daytime Telephone: 510-6100992
Email Address: MAGDALENOMAGANA@ME.COM

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.

DEILLY ECHEVERRI
Signature of Applicant

02.17.2025
Date


Magdalena (Feb 18, 2025 11:44 PST)
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) X
 - 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 We want to proceed with soils engineer after passing planning

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.






Planning Application Website 020124

Final Audit Report

2025-02-18

Created:	2025-02-17
By:	Deilly Echeverri (sinbordesdesign@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9biGRvxOxc5IB7YCo4mNo74LnUhalJdJ

"Planning Application Website 020124" History

-  Document created by Deilly Echeverri (sinbordesdesign@gmail.com)
2025-02-17 - 11:25:56 PM GMT- IP address: 75.58.124.227
-  Document emailed to Magdaleno (magdalenomagana@me.com) for signature
2025-02-17 - 11:26:00 PM GMT
-  Email viewed by Magdaleno (magdalenomagana@me.com)
2025-02-17 - 11:48:31 PM GMT- IP address: 146.75.154.1
-  Document e-signed by Magdaleno (magdalenomagana@me.com)
Signature Date: 2025-02-18 - 10:44:44 PM GMT - Time Source: server- IP address: 172.226.3.164
-  Agreement completed.
2025-02-18 - 10:44:44 PM GMT



5.15.2025

To: Mel Mackson

Project site: **PLAN2410-0012, 2834 El Portal Drive, APN:416-041-014**

Permit number: **PLAN2410-0012**

Owner: **Magdaleno Magana**

Variance Request Letter,

This proposal letter is to request and substantiate the grant of Variances for **2834 El Portal Drive, APN:416-041-014** Variance requests are minor, as shown in all the parameters per our plans set,

The actual site is a very difficult site to build, the creek & setbacks take up more than 60% of the site,

We intend to build a 4 apartment building for our family's future,

With our new design, we meet all the planning ordinances, setbacks, heights, and design,

We had to redesign the entirety of the site in order to meet the requirements placed by the city. The parking lot was also redesigned several times to avoid variance, but the requirements brought us to this point.

1- We are requesting a minor variance the units require 8 covered parking, we are within the 25' setback of the top of the bank, so the carport has been moved 6" away from the top of the bank, the landscape architect is providing a retaining wall to protect the structure.

2- It is required the trash enclosure which is only 8'-0"x12'-0" wide with 6' height walls, is on the setback @ 7'-5" from the top of the bank.


There is no change in density or use, maintains the look and feel of the surrounding area, has no direct effect on surrounding properties, and still follows the intent of the Planning Codes,

We thank you for your care and consideration in this matter and look forward to hearing from you.

Warm Regards,

Thank you

Deilly Echeverri
Deilly Echeverri
Sinbordes Design


Magdaleno (May 15, 2025 12:18 PDT)
Magdaleno Magana
Owner






Variance Request Letter PLAN2410-0012, 2834 El Portal Drive, APN:416-041-014 - Google Docs

Final Audit Report

2025-05-15

Created:	2025-05-15
By:	Deilly Echeverri (sinbordesdesign@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAA3PQAcuXbEuJUFaJkZ7UfW5InxuqdSi3

"Variance Request Letter PLAN2410-0012, 2834 El Portal Drive, APN:416-041-014 - Google Docs" History

-  Document created by Deilly Echeverri (sinbordesdesign@gmail.com)
2025-05-15 - 7:14:59 PM GMT- IP address: 75.58.124.227
-  Document emailed to Magdaleno (nenomagana@att.net) for signature
2025-05-15 - 7:15:03 PM GMT
-  Email viewed by Magdaleno (nenomagana@att.net)
2025-05-15 - 7:17:55 PM GMT- IP address: 104.28.123.105
-  Document e-signed by Magdaleno (nenomagana@att.net)
Signature Date: 2025-05-15 - 7:18:44 PM GMT - Time Source: server- IP address: 146.75.154.0
-  Agreement completed.
2025-05-15 - 7:18:44 PM GMT