

March 28, 2024

Iman Novin, President
Novin Development Corp.
1990 N California Blvd., Ste. 800
Walnut Creek, CA 94596



Sent via email to: nvemireddy@novindevelopment.com

RE: PLAN 2305-0003, APPROVAL EXTENSION FOR A MAJOR DESIGN REVIEW AND DENSITY BONUS WITH CONCESSIONS/INCENTIVES FOR A PROJECT CONTAINING 40 AFFORDABLE MULTIFAMILY HOUSING UNITS AND 1,470 SQUARE FEET OF COMMUNITY/AMENITY SPACE, TO BE LOCATED ON A 21,750-SQUARE-FOOT PARCEL AT 1820 RUMRILL BOULEVARD, IN THE COMMERCIAL MIXED USE (CMU) ZONING DISTRICT WITH A PRIORITY DEVELOPMENT AREA (PODA) OVERLAY, SAN PABLO, APN: 411-041-009

Dear Mr. Novin:

This letter is in response to your application request to receive an extension of your Major Design and Density Bonus with concessions/incentives approval for a new 40-unit affordable multi-family and 1,470 square foot commercial/amenity space project, to be located at 1820 Rumrill Boulevard, in the Commercial Mixed Use (CMU) Zoning District with a Priority Development Area (PDA) Overlay, San Pablo, APN: 411-041-009.

We understand that the project team has applied for HCD's Infill Infrastructure Grant and the Contra Costa Affordable Housing NOFA and is awaiting results for funding the project. Future applications for tax credit funding will come later this year as well.

Pursuant to San Pablo Municipal Code Section 17.20.030. (E), the Zoning Administrator has granted your request for a permit extension of one year beyond the initial one-year period. The Design Review approval for PLAN2305-0003 was granted on June 27, 2023 with the adoption of Resolution PC23-06 (attached). This approval extension will extend this approval date until June 27, 2025. If building permits for the project have not been issued within one year from the date of this final approval, the design review approval shall expire.

Please be advised that the Conditions of Approval established with the Resolution adoption shall remain in effect.

If you have any questions regarding this approval, please contact the City of San Pablo Community Development Department at 510.215.3030.

Sincerely,

Sandra Castaneda Marquez

Sandra Castaneda Marquez
Associate Planner

Resolution PC22-03