



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: B2405-0032
Application Fee: _____
Application Date: 10/13/2025
Hearing Date: _____

PLANNING APPLICATION FORM

☐ ADU/SB9	☐ Subdivision/Parcel Map
☐ Design Review (Minor/Major)	☐ Temporary Use Permit
☐ General Plan/Specific Plan Amendment	☐ Use Permit (Conditional/Administrative)
☐ Home Occupation Permit	☐ Variance/Minor Adjustment
☐ Lot Line Adjustment/Parcel Map	☐ Zoning Amendment (map/text)
☐ Sign Review	☒ Not sure/Other: Artwork

PROPERTY INFORMATION

Street Address: 13201 San Pablo Ave., San Pablo
Assessor's Parcel No(s): 526-011-012 Zoning: SP2
Present Use of Property: Office
Lot Size: 17,424 SF General Plan Designation: _____
Reason for filling this application: _____
Required Artwork

APPLICANT INFORMATION

Applicant/Authorized Agent: San Pablo Lytton Casino / David Giannosa
Mailing Address: 13255 San Pablo Ave., San Pablo, CA.
Daytime Telephone: 510-620-1535
Email Address: david.giannosa@sanpablolytton.com

Property Owner (s): Lytton Rancheria of California
Mailing Address: 13255 San Pablo Ave. San Pablo, CA.
Daytime Telephone: 510-215-7888
Email Address: david.giannosa@sanpablolytton.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.


Signature of Applicant

10-13-25
Date


Signature of Property Owner

10/14/25
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.

Debra Koppman
2307 Damuth St.
Oakland, CA 94602
510/482-1818
debkoppman@gmail.com
www.debrakoppman.com

Welcome to San Pablo Lytton Casino

I was invited to design a mosaic tile mural for the San Pablo Avenue - facing wall of the new building owned by San Pablo Lytton Casino, sited at 13201 San Pablo Avenue.

The design mirrors something of the Spanish-style entryway of the casino itself, with the repetition of an arch, and the welcoming text: Welcome to San Pablo Lytton Casino, written in an approximation of the same Papyrus text used at the Casino. The main space features an enlarged version of the basket-feather logo of the Pomo Indian tribe, seen also at the gates of the casino. Two additional feathers float down into a space meant to suggest-but-not-literally represent a large-scale basket-like weaving. The entire image is flanked by a border of golden yellow and rust diamonds and triangles, also referencing patterns found on the traditional basketry of the Pomo.

Debbie Koppman
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510/482-1818
debkoppman@gmail.com
www.debrakoppman.com

Proposal Drawings Prepared for:

David Giannosa, Director of Project Management
San Pablo Lytton Casino
13255 San Pablo Avenue
San Pablo, CA 94806
510/775-5299

Proposal Drawings for the newly remodeled building at San Pablo Avenue and Tulare: 13201 San Pablo Ave.

Please find herein enclosed one more suggested potential design for a Mosaic Tile Mural on the exterior wall facing San Pablo Avenue; approximate dimensions to be 18' high x 12' wide. The drawing has been drawn out in colored pencil at a scale of 1" to 1'; please note that the final installed work will be made of ceramic tile, with colors somewhat different than the pencil shown, and with much more vibrancy.

I realize that Tim told me very clearly that he doesn't want anything either "historical" or "ancestral," and of course I will go with what you choose. At the same time I feel compelled to just offer this option as a possibility; it involves combining something of what I originally drew with the welcome text and your logo. If this had the slightest possibility of being of any interest, of course I would rework the drawing to completely include the feathers of the logo, and the colors could change in multiple ways, and the colors that are now strong browns, deep reds could become more muted, don't have to be in the brown family, and could be closer to the main color and value of whatever will be suggesting the weave or basketry. And of course the border would need reworking, based on decisions you would make about those colors.

Additionally, I would like to say this: I understand that it is difficult to picture how this will look on your wall based on only colored pencils. When I get a better sense of what will be chosen as our final design, if needed I will be happy to create a painted mock-up, which would have colors closer to the actual colors, and which would also imitate what mosaic will look like with grout running through the whole design.

I look forward to getting your feedback.

Thank you again,.
Debbie

DEBRA KOPPMAN, Doctor of Arts **CSLB License #1133628 (C-33, C-54)**
2307 Damuth St. Oakland, CA 94602, 510/482-1818 debkoppman@gmail.com www.debrakoppman.com

EDUCATION:

DOCTOR OF ARTS, Studio Arts, New York University, 1993
MASTER OF ARTS, Fine Arts, University of California, Berkeley 1982
BACHELOR OF ARTS, Fine Arts, University of California, Berkeley 1980

SELECTED PUBLIC MURALS

- 2025 WELCOME TO SAN PABLO LYTTON CASINO!, San Pablo, California (to be installed!)
- 2025 DANCING FOR OUR LIVES, Dougherty Station Community Arts Center, San Ramon, California
- 2024 DIMOND DOORS, DIMOND PARK Oakland, California
- 2024 YEP DREAMING, 23RD Avenue and International, Oakland, California
- 2024 ASHLAND ZOCALO: The Trust for Public Land/Hayward Parks & Rec, Hayward, California
- 2023 COMING HOME TO STUDIONAGA, Oakland, California
- 2023 RESPECT OAKLAND, Youth Employment Partnerships, Oakland, California
- 2023 MOSAIC ON MISSION, Affordable Housing Complex Hayward, California
- 2022 WELCOME HOME! Rosefield Village; **Alameda Housing Authority, Alameda, California.**
- 2022 CALIFORNIA GARDEN, Youth Employment Partnerships, Fruitvale District, Oakland, California
- 2022 . A PLACE FOR PEACE, WISDOM, AND COMPASSION. True Buddha Vijaya Temple, Fruitvale District, Oakland, California
- 2021 WELCOME TO MILPITAS!, Milpitas, California
- 2021 GRAND LAKE'S HIDDEN TREASURES, (part 2) Oakland, California
- 2021 LET JUSTICE ROLL DOWN LIKE WATERS, (continuation from Summer 2020) YEP – Oakland, California
- 2021 STEPPING OUT TO THE BEAT OF CALIFORNIA AVENUE, City of Palo Alto, Public Works
- 2021 A QUILT OF MANY COLORS, Oakland, California (in collaboration with Laurie Polster)
- 2021 WE ARE STANDING ON OHLONE LAND, Glenview Elementary, Oakland, California
- 2020 DIMOND LIBRARY'S MAGIC CARPET, Dimond Library, Dimond District, Oakland, California.
- 2020 LET JUSTICE ROLL DOWN LIKE WATERS AND RIGHTEOUSNESS LIKE A MIGHTY STREAM, YEP, Fruitvale District, Oakland, Ca.
- 2020 THE FABRIC OF SAN PABLO, San Pablo City Hall, San Pablo, California
- 2019 THE FABRIC OF ST. COLUMBA, Oakland, California (in collaboration with Laurie Polster)
- 2019 DIMOND RIVER FLOWS TO MAPLE, Oakland, California
- 2019 GRAND LAKE'S HIDDEN TREASURES, Oakland, California
- 2018 JAZZIN' IT UP AT SOON'S LOUNGE, Oakland, California
- 2018 TRAVELING ON INTERNATIONAL BOULEVARD, Oakland, California.
- 2017 PALMA CEIA'S MAGIC GARDEN, Hayward, California.
- 2017 FIESTA EN LA FINCA! La Finca Tortilleria, Oakland, California.
- 2017 PLANTS ON PLANTERS, Laurel District, Oakland, California.
- 2016 SAUSAL CREEK TO THAILAND, Dimond Café, Dimond District, Oakland

- 2016 SEQUOIA'S RAINBOW ROAD, Sequoia Elementary School, Dimond District, Oakland
- 2016 ENCHANIMALS! In collaboration with Sequoia Elementary School students, Dimond District, Oakland
- 2016 THREADS OF SAN PABLO, City of San Pablo, California (3 panels)
- 2015 WELCOME TO SAN PABLO! City of San Pablo, California (2 panels)
- 2015 DIMOND RIVER, Dimond District, Oakland, California
- 2014 THE BUDDHA'S 8 FOLD PATH, (directed 62 6th grade English/History students) Bret Harte Middle School.
- 2014 I LOVE DIMOND, MacArthur and Lincoln, Dimond District, Oakland, California
- 2013 YOU'RE HUNGRY, EAT HEALTHY, (directed Advanced Art Students, 6th – 8th grade) Bret Harte Middle School.
- 2012 RAINBOW FISH, (directed 90 3rd graders) Glenview Elementary.
- 2012 SEQUOIA'S HIDDEN JEWELS, Mosaic Mural, in collaboration with Sequoia Elementary. Oakland, California.
- 2011 WELCOME TO FRUITVALE, 880 & Fruitvale, 12 Pillars. Commissioned by The Unity Council.
- 2011 DIMOND'S HIDDEN JEWELS, in collaboration with Amanda Lockwood and Sequoia Elementary. Oakland, CA.
- 2008 WHAT'S COOKIN', GOOD LOOKIN'? in collaboration with Amanda Lockwood. Sequoia Elementary.
- 2008 IMAGINE, (with 6th, 7th, and 8th grade art students) Bret Harte Middle School, Oakland, California
- 2007 PLANTS AND HOPES RISING, Sequoia Elementary, Oakland, California
- 2006 PHOENIX RISING, BRET HARTE RISING, Bret Harte Middle School, Oakland, California
- 2006 QUETZALCOATL, (with 6th, 7th, and 8th grade art students) Bret Harte Middle School, Oakland, California
- 2005 THE FOUR ELEMENTS (with 6th, 7th, and 8th grade art students) Bret Harte Middle School, Oakland, California

SELECTED SOLO/2 & 3 PERSON EXHIBITIONS:

- 2025 A STITCH IN TIME (with Luz Marina Ruiz), San Pablo Arts Center, San Pablo, California (upcoming!)
- 2013 SCULPTURE AND FURNITURE; Union Bank, San Francisco, California
- 2012 A CHANCE TO PLAY (with Luz Marina Ruiz); San Pablo Arts Center, San Pablo, California
- 2012 SOLO: AN EXHIBITION OF PAPER MACHÉ SCULPTURE; The Atrium: 600 Townsend Street, San Francisco, California
- 2010 STORY POLES; Gymboree Lobby, 500 Howard Street, San Francisco, California
- 2009 I SAW THE STRANGEST THINGS; Humanities Center Gallery, Cal State Chico, Chico, California
- 2008 13 WISHES FOR 13 WITCHES; 1870 Gallery, Belmont, California
- 2006 WERNER GLINKA & DEBRA KOPPMAN (2-person); Crockett Contemporary Art, Crockett, California
- 2006 IN THE SANCTUARY; San Jose Museum of Quilts and Textiles, San Jose, California
- 2005 MARCH OF THE TOTEMS; Marin Technology Center, Marin, California
- 2004 ROCK, PAPER, SCISSORS (3-person); Olive Hyde Gallery, Fremont, California
- 2002 CYCLES/RECYCLES (3-person); Creative Arts Center Gallery, Sunnyvale, California
- 2002 TOTEMS; 455 Market Street, William Torphy Fine Arts, San Francisco, California
- 2002 PAPER MACHÉ SCULPTURES; Green Shutter Gallery, Hayward, California

- 2002 A CALLING FORTH OF ALLUSIONS; Los Medanos College Gallery, Pittsburg, California
- 2002 REINCARNATIONS IN ART (3-person); San Pablo Art Gallery, San Pablo, California
- 2000 VOICES OF THE ANCESTORS (SCULPTURES TURNED PUPPETS); in Collaboration with ARTSHIP, Oakland, California
- 2000 RELIQUARIES ; Windows Project, Broadway Corridor, Oakland, California
- 1998 SPIRIT HOUSES; Windows Project, Broadway Corridor, Oakland, California
- 1998 SUEÑOS SUREÑOS (SOUTHERN DREAMS): WORKS ON PAPER; Peruvian/North American Cultural Institute, Lima, Peru
- 1998 TO THE PACHA MAMA: WORKS ON PAPER; Fulbright Commission, Lima, Peru
- 1995 MIXED MEDIA PAINTINGS AND SCULPTURES; Banaker Gallery, San Francisco, California
- 1994 MUTANT FORMS; Art Center Gallery, Clatsop Community College, Astoria, Oregon
- 1989 WORKS ON PAPER ; Regional Museum of the State of Puebla, México
- 1988 NARRATIONS (3 PERSON); 1078 Gallery, Chico, California
- 1988 ANN FLANAGAN FELLOWSHIP AWARDS EXHIBITION (3 PERSON); Kala Institute, Berkeley, California
- 1987 STORIES TO TELL IN BLACK & WHITE; Creative Arts Center Gallery, Sunnyvale, California

SELECTED GROUP EXHIBITIONS:

- 2020 MIGRATIONS (collaboration with Luz Marina Ruiz); Davis Art Center, Davis, California
- 2015 MAGIC CARPET RIDE; Grammatopoulou Gallery, Athens, Greece
- 2011 LIBERTY ARTS PRESENTS: PACIFIC RIM SCULPTOR'S GROUP ; Yreka, California
- 2010 RUTH BANCROFT GARDENS PRESENTS: OUTDOOR SCULPTURE, Walnut Creek, California
- 2008 RE-USE, RE-CYCLE, RE-CREATE; Adobe Art Gallery, Castro Valley, California
- 2007 PAPER CUTS: THE ART OF CONTEMPORARY PAPER; Hearst Art Gallery, St. Mary's College, Moraga, California
- 2005 AN ARRAY OF SMALL WORKS; Crockett Contemporary Art, Crockett, California
- 1999 WHAT IS ART FOR?; Oakland Museum, Oakland, California
- 1997 JORNADAS DE ARTE EN PAPEL; Casa de Arte, Concepcion de Uruguay, Entre Rios, Argentina
- 1996 KALA FELLOWSHIPS EXHIBITION; Yerba Buena Center for the Arts, San Francisco, California
- 1996 INTERNATIONAL EXHIBITION OF WOMEN ARTISTS; Escuela de Bellas Artes, Arequipa, Peru
- 1993 PRINTED FROM WOOD; Joanne Chappell Gallery, San Francisco, California
- 1991 FACULTY EXHIBITION, SCHOOL OF FINE ARTS; Nicaraguan Institute of Culture, Managua
- 1989 ART IN PUÉBLA; Nite Gallery, Puebla, México
- 1989 CSP/GRAPHIC WORKSHOP OF FUNEN EXCHANGE EXHIBITION; Brandts Klædefabrik Museum, Odense, Denmark
- 1987 BERKELEY/NEW CASTLE EXCHANGE, New Castle Art Center, New Castle, Australia

SELECTED TEACHING EXPERIENCE:

- | | |
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| 1998 - 2016 | ARTIST-IN-RESIDENCE, Sequoia Elementary School, Oakland, California |
| 2007 - 2009 | FACULTY, DEPARTMENT OF ART AND PATHWAYS PROGRAM
Dominican University, San Rafael, California |
| 1999 - 2005 | INSTRUCTOR, University of California, Berkeley, Extension |
| 1995 | VISITING PROFESSOR, DEPARTMENT OF ART, Universidad Católica, Lima, Peru |
| 1993 - 1997 | PROFESSOR, DEPARTMENT OF GRADUATE STUDIES
Academy of Art College, San Francisco, California |
| 1991 | VISITING PROFESSOR, Escuela Nacional de Bellas Artes, Managua, Nicaragua |
| 1987-1989 | PROFESSOR, DEPARTMENT OF ART AND DESIGN
Universidad de Las Américas, Puebla, México |

SELECTED ARTIST RESIDENCIES, FELLOWSHIPS/GRANTS/AWARDS

- PLAYA at Summerlake, Artist Residency, Summerlake, Oregon, 2018
- FULBRIGHT SCHOLAR LECTURING AWARD IN PERU, UNIVERSIDAD CATOLICA, LIMA, PERU 1996
- CALIFORNIA ARTS COUNCIL, ARTIST-IN-RESIDENCE, MULTIPLE – 1998-2008
- OUTSTANDING OAKLAND ARTS EDUCATOR, CALIFORNIA STATE SENATE, 2005

WELCOME TO
SAN PABLO
LYTTON CASINO

