

PLANNING DIVISION

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

Permit No: B2405	B2405-0032	
Application Fee:		
Application Date:	10/13/2025	
Hearing Date:		

Tel: (510) 215-3030 Fax: (510) 215-3014 PLANNING APPLICATION FORM ADU/SB9 Subdivision/Parcel Map Design Review (Minor/Major) Temporary Use Permit ☐ Use Permit (Conditional/Administrative) General Plan/Specific Plan Amendment ☐ 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 13255 San Pablo Ave., San Pablo, CA. Mailing Address: 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

Hannaa

Signature of Property Owner

14/25

# **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:
  - o Site plans & floor plans with dimensions (including scale and north arrow)
  - o Color building elevations with dimensions
  - o Landscaping plans and Irrigation plans (can defer to plan check)
  - o Parking lot Plan and Photometric study (can defer to plan check)
  - o Color and materials sheet
  - o 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 <a href="https://www.sanpabloca.gov/1142/Construction-Requirements">https://www.sanpabloca.gov/1142/Construction-Requirements</a> to see to see what requirements are in place for your project)
- □ Stormwater Control Plan for small projects (please visit <a href="https://www.sanpabloca.gov/1142/Construction-Requirements">https://www.sanpabloca.gov/1142/Construction-Requirements</a> 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 2307 Damuth St. Oakland, CA 94602 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

CSLB License #1133628 (C-33, C-54)

DEBRA KOPPMAN, Doctor of Arts

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, 23 <sup>RD</sup> 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 PABLOI City of San Pablo, California (2 panels)
2015	DIMOND RIVER, Dimond District, Oakland, California
2014	THE BUDDHA'S 8 FOLD PATH, (directed 62 6 <sup>th</sup> 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, $6^{th}$ – $8^{th}$ grade) Bret Harte Middle School.
2012	RAINBOW FISH, (directed 90 3 <sup>rd</sup> 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	Wна⊤'s Cooкіn', Good Lookin'? in collaboration with Amanda Lockwood. Sequoia Elementary.
2008	IMAGINE, (with $6^{\text{th}}$ , $7^{\text{th}}$ , and $8^{\text{th}}$ 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 $6^{th}$ , $7^{th}$ , and $8^{th}$ grade art students) Bret Harte Middle School, Oakland, California
2005	THE FOUR ELEMENTS (with $6^{th}$ , $7^{th}$ , and $8^{th}$ grade art students) Bret Harte Middle School, Oakland, California
SELECT	FED 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; Fullbright 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 Puébla, 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	
MIGRATIONS (collaboration with Luz Marina Ruiz); Davis Art Center, Davis, California  MAGIC CARPET RIDE; Grammatopoulou Gallery, Athens, Greece  LIBERTY ARTS PRESENTS: PACIFIC RIM SCULPTOR'S GROUP; Yreka, California  1010 RUTH BANCROFT GARDENS PRESENTS: OUTDOOR SCULPTURE, Walnut Creek, California  2010 RE-USE, RE-CYCLE, RE-CREATE; Adobe Art Gallery, Castro Valley, California  2010 PAPER CUTS: THE ART OF CONTEMPORARY PAPER; Hearst Art Gallery, St. Mary's College, Moraga, California  2011 AN ARRAY OF SMALL WORKS; Crockett Contemporary Art, Crockett, California  2012 WHAT IS ART FOR?; Oakland Museum, Oakland, California  1999 WHAT IS ART FOR?; Oakland Museum, Oakland, California  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; Nicte Gallery, Puébla, México  1989 CSP/GRAPHIC WORKSHOP OF FUNEN EXCHANGE EXHIBITION; Brandts Klaedefabrik Museum, Odense, Denmark  1987 BERKELEY/NEW CASTLE EXCHANGE, New Castle Art Center, New Castle, Australia		
SELEC 1998 - : 2007 - : 1999 - : 1995 1993 - 1 1991 1987-19	FACULTY, DEPARTMENT OF ART AND PATHWAYS PROGRAM Dominican University, San Rafael, California INSTRUCTOR, University of California, Berkeley, Extension VISITING PROFESSOR, DEPARTMENT OF ART, Universidad Católica, Lima, Peru PROFESSOR, DEPARTMENT OF GRADUATE STUDIES Academy of Art College, San Francisco, California VISITING PROFESSOR, Escuela Nacional de Bellas Artes, Managua, Nicaragua	

### 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

