



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"/> Conditional Use Permit | <input type="checkbox"/> Parcel Map |
| <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Sign Review |
| <input type="checkbox"/> Business License | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Not sure/Other: _____ |

PROPERTY INFORMATION

Street Address: 13220 & 13222 San Pablo Ave. San Pablo, CA

Assessor's Parcel No(s): 417-211-007-6 & 417-211-012-6 Zoning: SP2

Present Use of Property: Retail/Commercial

Lot Size: See Legal Descriptions General Plan Designation: Regional Commercial

Reason for filling this application: _____

To receive design approval for the proposed new +/-10,000sf Retail Tenant. See Drawings.

Note. WSS has been in business for over 30 years with currently 98 Stores across the US. The Store will operate from 9am to 9pm Monday through Sunday.

APPLICANT INFORMATION

Property Owner: WSS Shoes

Address: 879 W 190th Street, Gardena, CA 90248

Daytime Telephone: 310-970-4418

Email Address: mestrada-nino@shopwss.com

Authorized Agent/Contact Name: Tri State General Contractors

Mailing Address: 2066 Aldergrove Ave. Escondido CA 92029

Daytime Telephone: 760-471-1333

Email Address: tsgcprojectcoordinator@tri-stategc.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.

Chrystal Avila
Signature of Applicant

6/15/22
Date

Signature of Property Owner

Date



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| <input type="checkbox"/> Lot Line Adjustment | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Not sure/Other: _____ |

PROPERTY INFORMATION

Street Address: 13222 SAN PABLO AVENUE, SAN PABLO, CA
Assessor's Parcel No(s): _____ Zoning: SP2
Present Use of Property: COMMERCIAL RETAIL CENTER
Lot Size: _____ General Plan Designation: _____
Reason for filling this application: _____
Title 18, SIGNS, Chapter 18.02.010 Definitions, "Indoor Sign" Variance Request. See attached.

APPLICANT INFORMATION

Property Owner: _____
Address: _____
Daytime Telephone: _____
Email Address: _____

Authorized Agent/Contact Name: Tri-State General Contractors
Mailing Address: 2066 Aldergrove Ave., Escondido, CA 92090
Daytime Telephone: 760-471-1333
Email Address: donmason@tri-stategc.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.

DocuSigned by:

Don Mason

Signature of Applicant

11/2/2022

Date

Signature of Property Owner

Date

APPLICATION REQUIREMENTS

Your application requires the following information to be submitted:

- ☐ Completed Application form
- ☐ Stormwater Control Plan (for all projects that impact more than 10,000 sf and auto service facilities, gas stations, restaurants, and uncovered parking lots that impact more than 5,000 sf)
- ☐ Runoff Reduction Measures Form (for projects that impact more than 2,500 sf)
- ☐ 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>
- ☐ Letter of explanation regarding the project
- ☐ Business plan (including hours of operation, # of employees, etc.)
- ☐ Letter of authorization from the property owner
- ☐ Legal description of the property
- ☐ Scale and North arrow on plans
- ☐ Site plans & floor plans with dimensions (3 sets-full size)
- ☐ Color building elevations with dimensions (3 sets-full size)
- ☐ Landscaping plans (3 sets-full size) with Irrigation plans
- ☐ CD or flashdrive with site and floor plans, and building elevations as part of the application submittal. A digital set of final site, and floor plans, and building elevations will be required.
- ☐ Color and materials board
- ☐ Photos of the site (digital photos or jpegs preferred)
- ☐ 8 ½ " x 11" reduction of the site plans, floor plans & elevations
- ☐ Application Fee (non-refundable) payable to the City of San Pablo
- ☐ Other _____

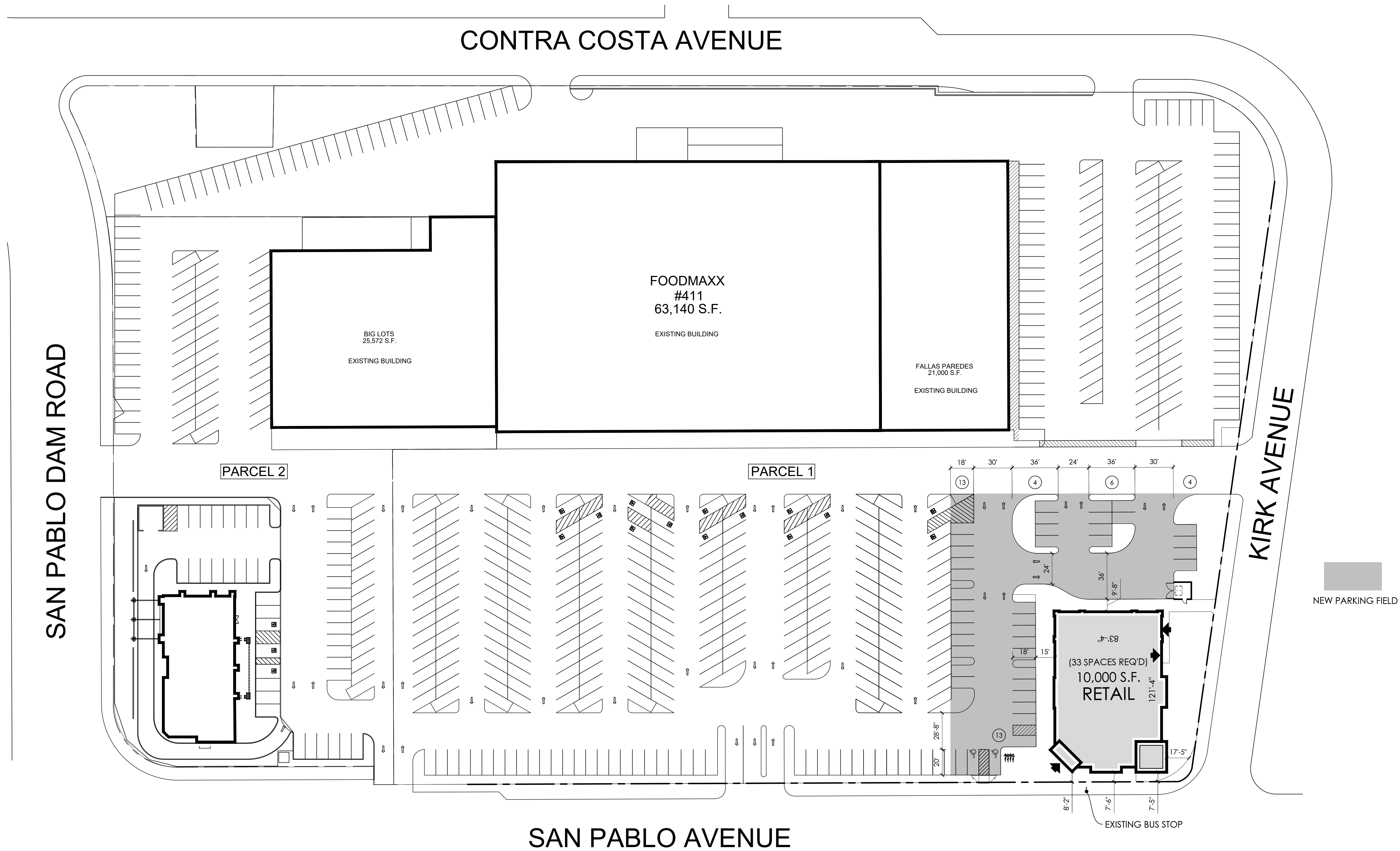
Once we have received your complete application, we will schedule the item for a Planning Commission hearing (if applicable to this project). Public notice of the hearing will be given by mail to all property owners within 300ft of the subject property and it will be published in the local newspaper, in accordance with the requirements of Government Code Section 65905. The Commission holds meetings every fourth Tuesday of each month at 6:00 PM in the Council Chambers, 1000 Gateway Avenue, San Pablo, CA 94806. You will be placed on the first available meeting agenda, generally thirty (30) days from submittal 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.

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. We appreciate your business and cooperation. Thank you.

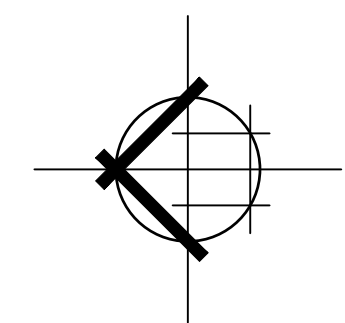
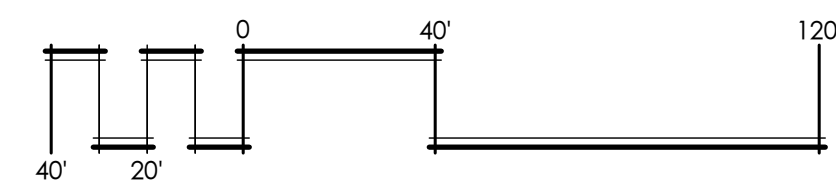
VARIANCE REQUEST

Title 18, SIGNS, Chapter 18.02.010 Definitions “Indoor Sign” means an interior sign that is not located on the window or within three feet of the window. These sign are generally installed within the store to advertise products and special sales.

Variance Request: The WSS Branding, or their ‘image/look’, is very important as they are new to the Northern California Marketplace. This will allow them to keep their identity and image consistent with their recognized look in the Southern California Marketplace. In this Variance request, proposed are four(4) proposed Display Window elements with two(2) adjacent to San Pablo Avenue, and two(2) adjacent to Kirk Lane. In each of these cases, we are proposing a Indoor Sign for the purposes allowed in the above definition with the sign being located in the ‘interior’ area of the Display Window area. These Indoor Signs are located on the rear wall of the Display Window with the Sign located approximately 3’-6” from the inside face of the glass. The area of the sign elements measure 12’-0” wide x 8’-0” high, or 96 square feet. They are centered in the in the 16’-0” wide x 12’-0” high 192 square foot storefront/window opening. These Display Windows not only offer the Branding and Image that is important to WSS Shoes, but it adds to the articulation which the City desires as well as color to the exterior of the building. Refer to the Sheet A3.0 Floor Plan, A4.0 Elevations, and A5.0 Perspectives for additional information. In addition, the need for these product and sale signs not being located in the interior of the Sales Area is a function of security from the outside. This approach provides the vision glass and variety, but is separated by a solid concrete masonry wall which provides for the desired security.



1 SITE PLAN
SCALE: 1" = 20'-0"



PROJECT:
New Store
DATE PRINTED:

REV. 2.3

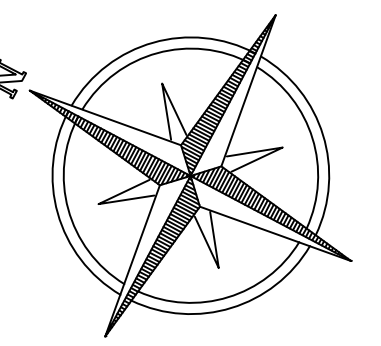
Edgar Arambula
Design & Project Manager
direct (310) 767 - 2191
cell (626) 216 - 0085
earambula@shopwss.com

Ricardo Barba Gomez
Architectural Designer
direct (310) 767 - 2175
rbarba@shopwss.com



ADDRESS:
679 W. 190TH STREET - STE. 1200
GARDENA, CA 90248

#134



PROPOSED BUILDING

ADDRESS: 13222 San Pablo Ave., San Pablo, CA 94806

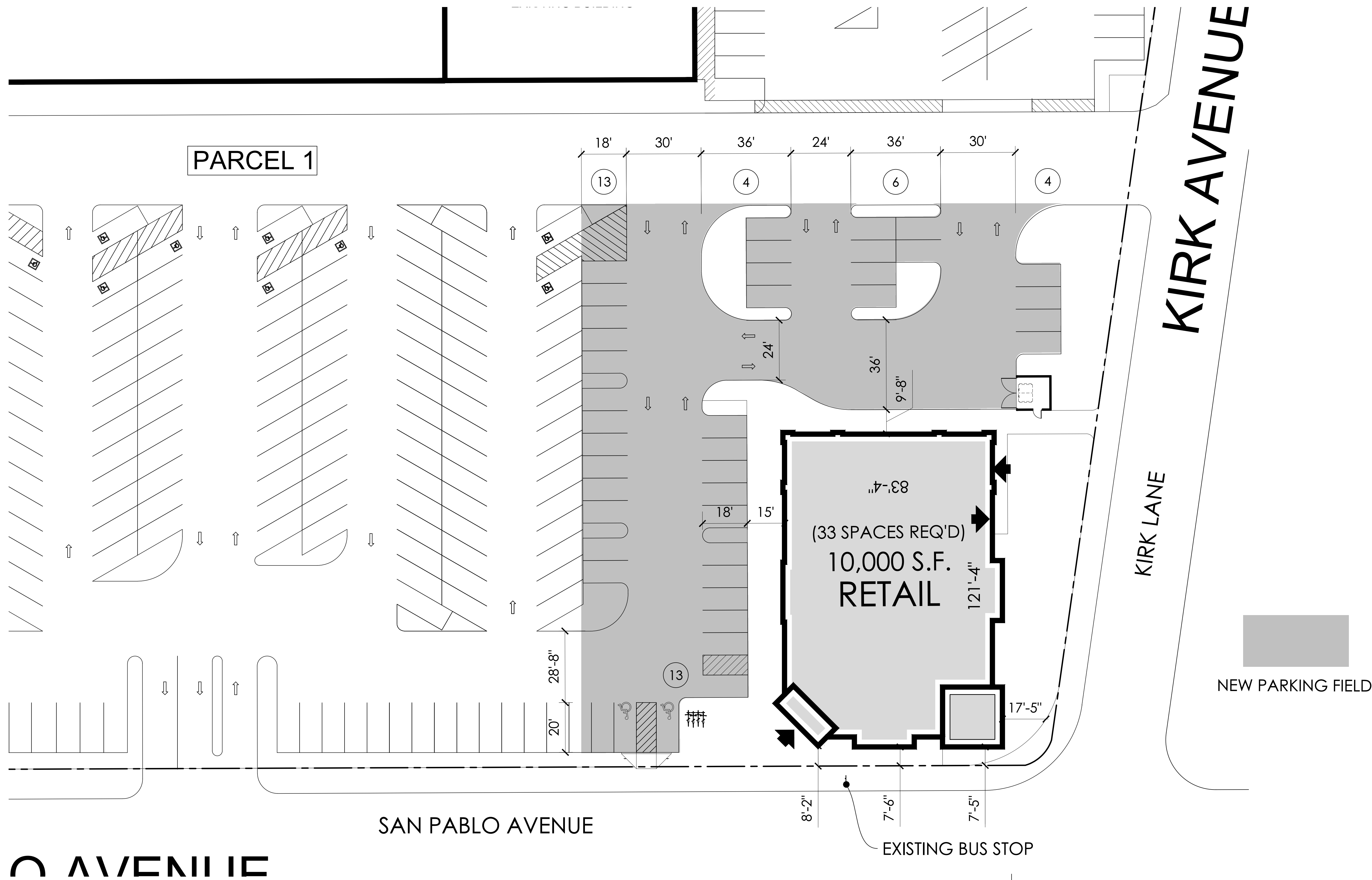
DESIGNED BY:
EDGAR ARAMBULA

DRAWN BY:
RICARDO BARBA

SHEET

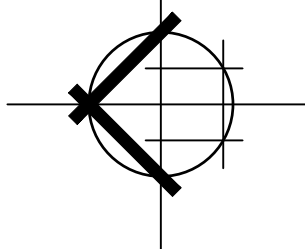
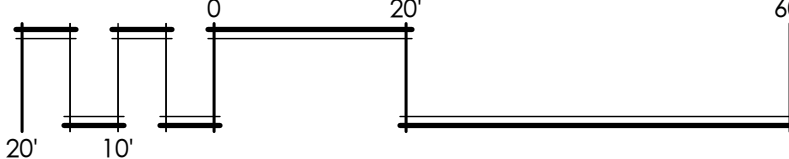
A 1.0
SITE PLAN

October 31, 2022



AVENUE

1 SITE PLAN
SCALE: 1" = 20'-0"



PROJECT:
New Store
DATE PRINTED:

REV. 2.3

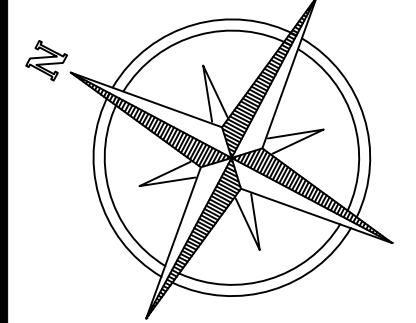
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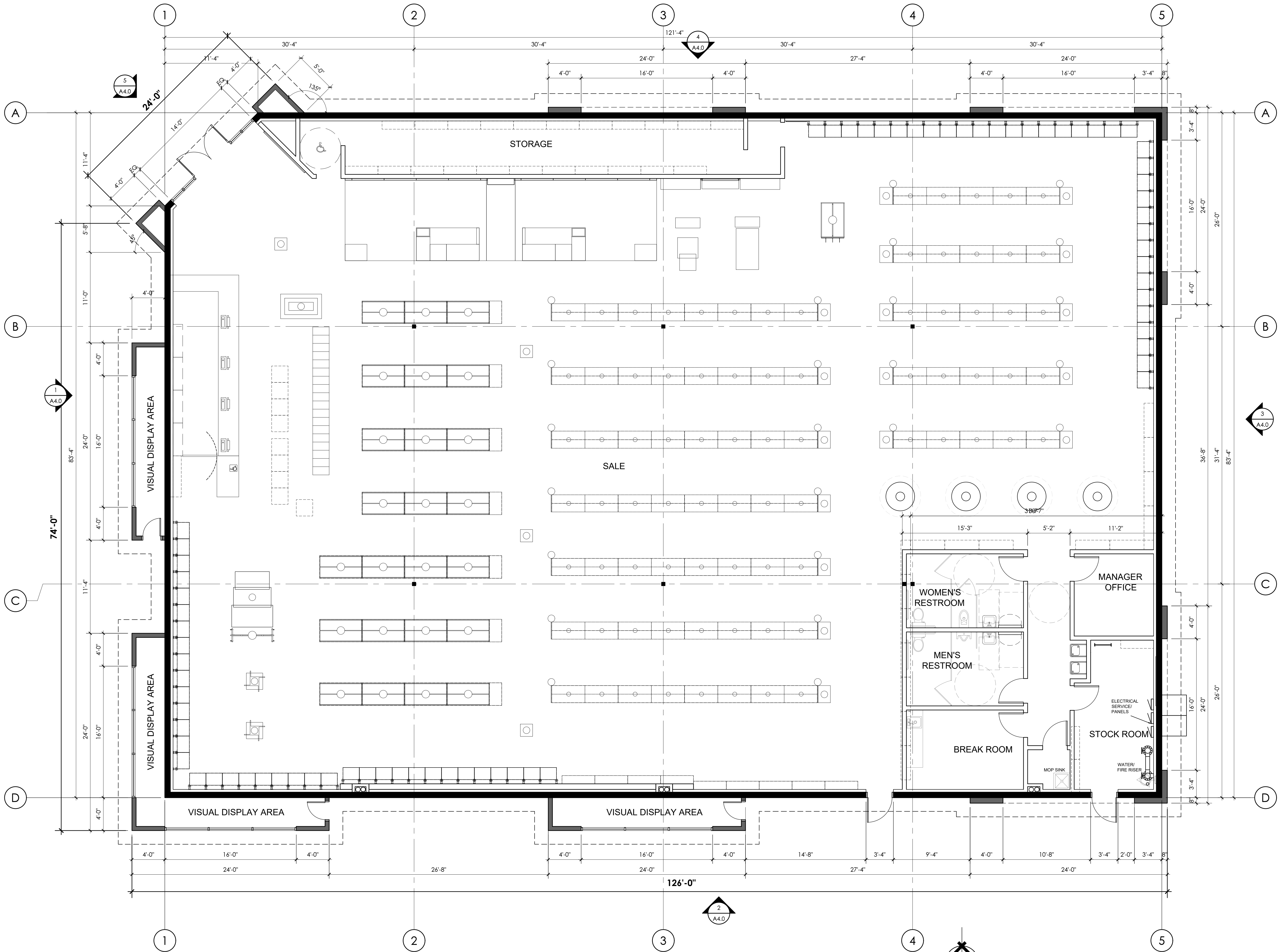


PROPOSED BUILDING
ADDRESS: 13222 San Pablo Ave., San Pablo, CA 94806

DESIGNED BY:
EDGAR ARAMBULA
DRAWN BY:
RICARDO BARBA

SHEET
A 2.0
SITE PLAN

October 31, 2022



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

BUILDING SIZE: 10,000 S.F.

PROJECT:
New Store
DATE PRINTED:

REV. 2.3

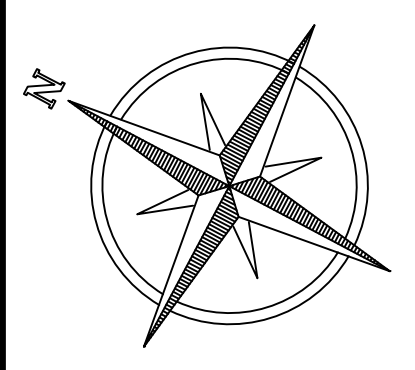
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ADDRESS:
879 W. 190TH STREET - STE. 1200
GARDENA, CA 90248

#134



PROPOSED BUILDING

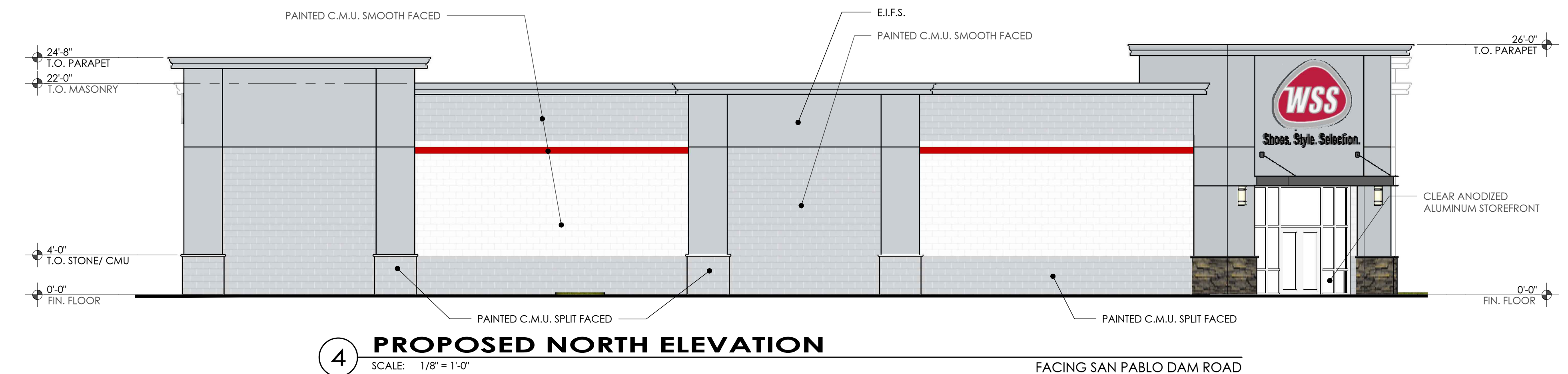
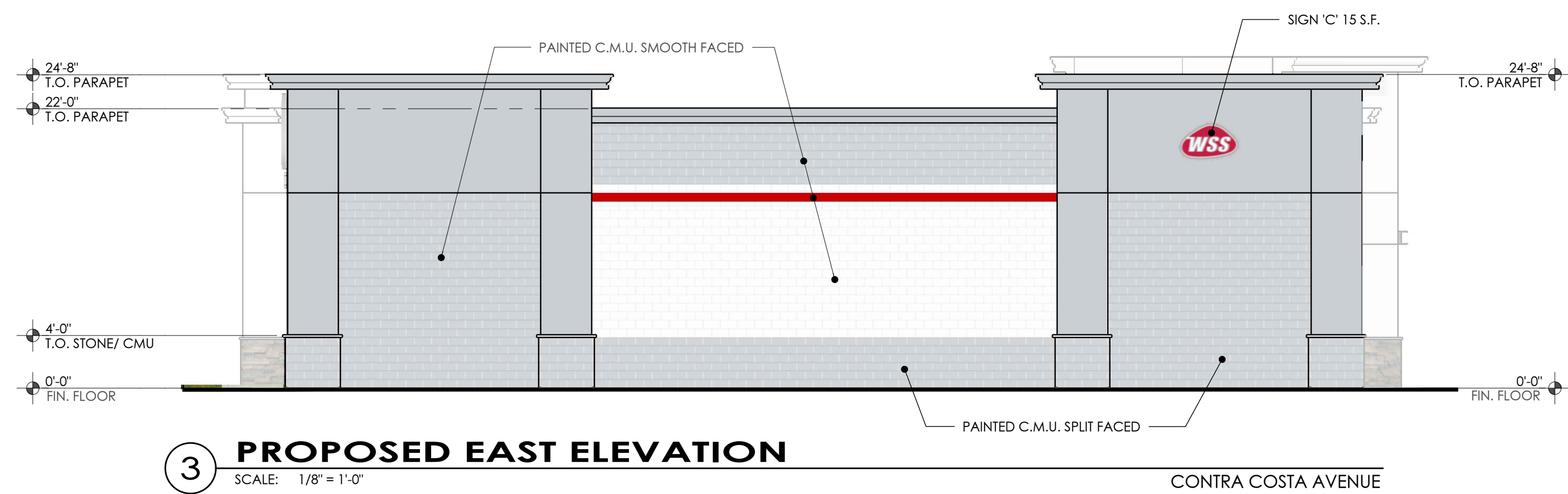
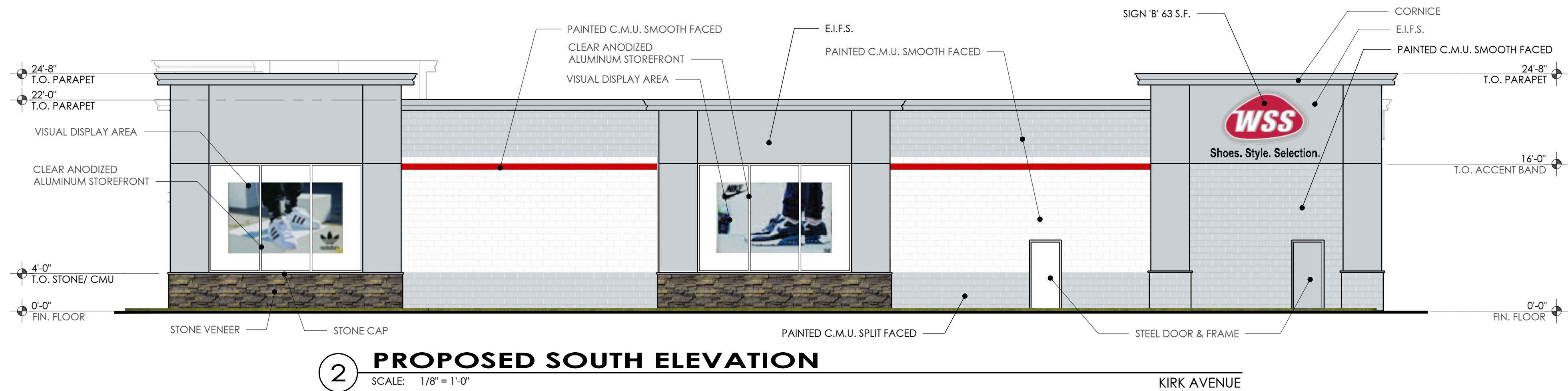
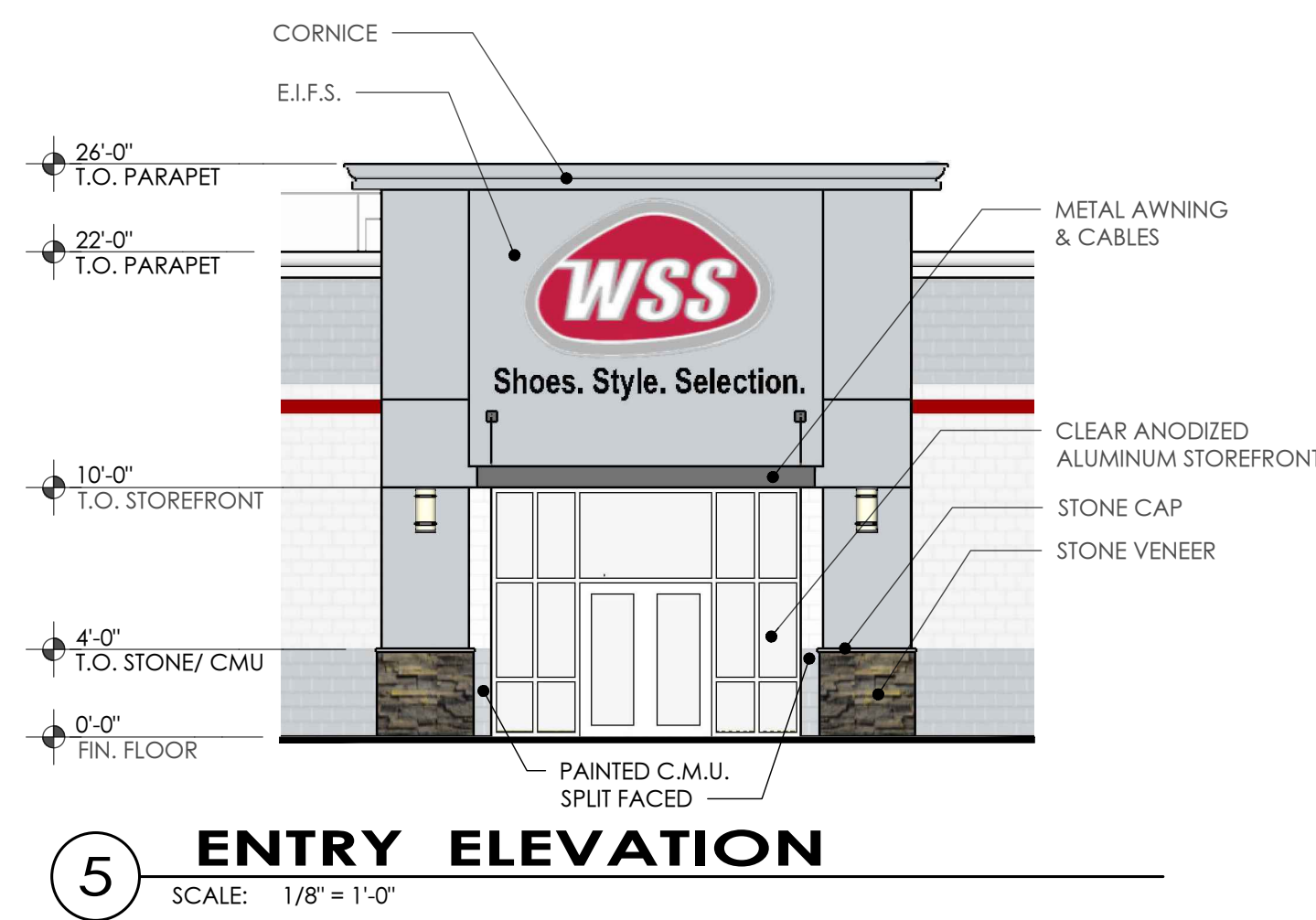
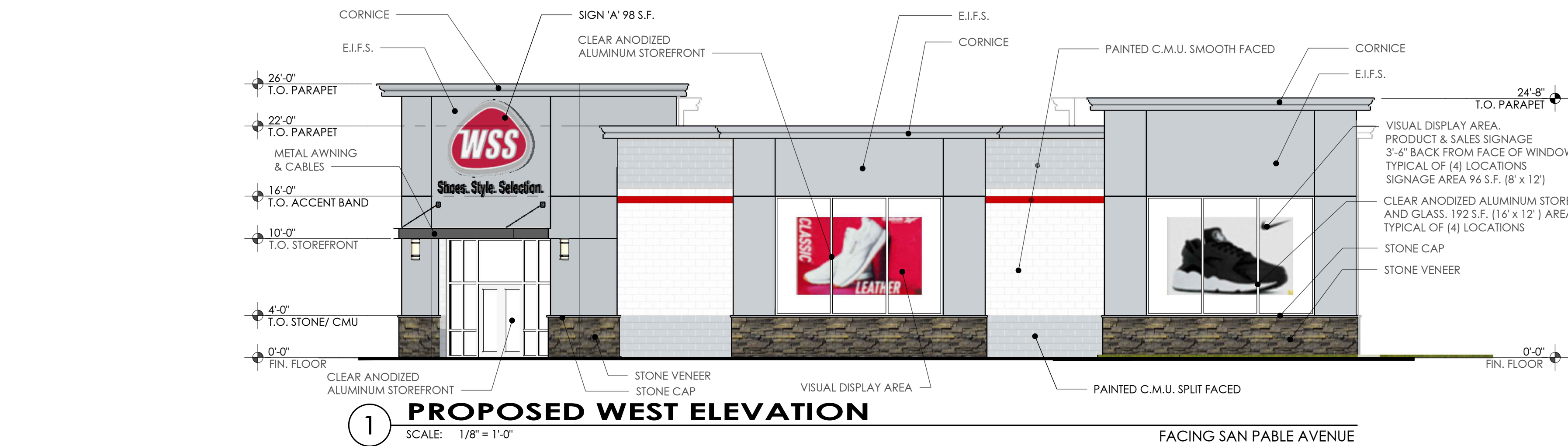
ADDRESS: 13222 San Pablo Ave., San Pablo, CA 94806

DESIGNED BY:
EDGAR ARAMBULA

DRAWN BY:
RICARDO BARBA

SHEET
A 3.0
FLOOR PLAN

October 31, 2022



COLOR / MATERIAL

	S-G-170 LICORICE STICK BEHR (OR EQUAL)
	1850 ULTRA PURE WHITE BEHR (OR EQUAL)
	750E-3 SKYLINE STEEL BEHR (OR EQUAL)
	CULTURED STONE ' COUNTRY LEDGESTONE SKYLINE ' (OR EQUAL)
	CONCRETE MASONRY UNITS

PROJECT:
New Store

DATE PRINTED:

REV. 2.3

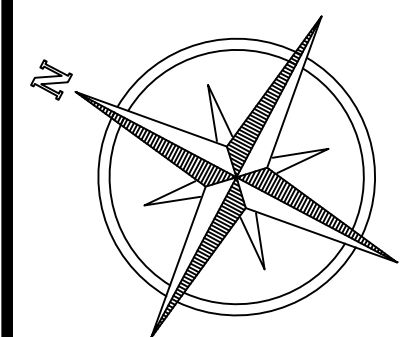
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PROPOSED BUILDING
ADDRESS: 13222 San Pablo Ave., San Pablo, CA 94806

DESIGNED BY:
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DRAWN BY:
RICARDO BARBA

SHEET

A 4.0
ELEVATIONS

October 31, 2022



1 **PROPOSED NORTHWEST VIEW**
SCALE: 1/8" = 1'-0"

FACING SAN PABLO AVENUE & SAN PABLO DAM ROAD



2 **PROPOSED SOUTHEAST VIEW**
SCALE: 1/8" = 1'-0"

FACING SAN PABLO AVENUE & KIRK AVENUE

PROJECT:
New Store
DATE PRINTED:

REV. 2.3

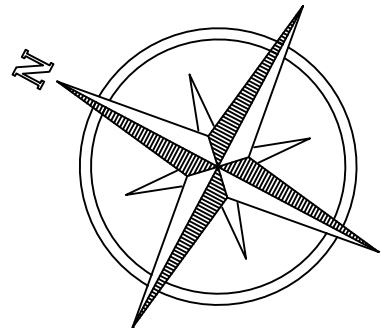
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PROPOSED BUILDING

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DESIGNED BY:
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DRAWN BY:
RICARDO BARBA

SHEET
A 5.0
PERSPECTIVES

October 31, 2022

Certificate Of Completion

Envelope Id: BD77DB40B3BA4F8198857E1CBCBA7F11

Status: Completed

Subject: Complete with DocuSign: WSS DR 2022-1031.pdf, 2022-10-31_134031.pdf WSS SAN PABLO CA VARIANCE.pdf

Source Envelope:

Document Pages: 8

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Don Mason

AutoNav: Enabled

2066 Aldergrove Ave

Envelope Stamping: Enabled

Escondido, CA 92029

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

subcontracts@tri-stategc.com

IP Address: 209.242.129.230

Record Tracking

Status: Original

Holder: Don Mason

Location: DocuSign

11/1/2022 3:58:58 PM

subcontracts@tri-stategc.com

Signer Events

Don Mason

subcontracts@tri-stategc.com

Vice President

Tri State General Contractors

Security Level: Email, Account Authentication
(None)**Signature**

DocuSigned by:

Don Mason
D95E16BC4E8B4BF...

Signature Adoption: Pre-selected Style

Using IP Address: 209.242.129.230

Signed using mobile

Timestamp

Sent: 11/1/2022 4:01:16 PM

Viewed: 11/2/2022 9:30:52 AM

Signed: 11/2/2022 9:31:44 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Scott Tanner

stanner@tri-stategc.com

Security Level: Email, Account Authentication
(None)COPIED

Sent: 11/1/2022 4:01:16 PM

Viewed: 11/1/2022 11:14:37 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

11/1/2022 4:01:17 PM

Certified Delivered

Security Checked

11/2/2022 9:30:52 AM

Signing Complete

Security Checked

11/2/2022 9:31:44 AM

Completed

Security Checked

11/2/2022 9:31:44 AM

Payment Events**Status****Timestamps**