



PINOLE PLANNING COMMISSION MEETING AGENDA

January 12, 2026

7:00 PM

**Attend in Person: PINOLE CITY COUNCIL CHAMBERS - 2131 PEAR STREET
OR**

Attend VIA ZOOM TELECONFERENCE – Details provided below

How to Submit Public Comments:

In Person:

Attend meeting at the Pinole City Council Chambers, fill out a yellow public comment card and submit it to the City Clerk.

Via Zoom:

Members of the public may submit a live remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking [here](https://us02web.zoom.us/j/86505375301). Zoom also allows you to join the meeting by phone.

From a PC, Mac, iPad, iPhone or Android:

<https://us02web.zoom.us/j/86505375301>

Webinar ID: 865 0537 5301

By phone: +1 (669) 900-6833 or +1 (253) 215-8782 or +1 (346) 248-7799

- Speakers will be asked to provide their name and city of residence, although providing this is not required for participation.
- Each speaker will be afforded up to 5 minutes to speak
- Speakers will be muted until their opportunity to provide public comment.

When the Chair opens the comment period for the item you wish to speak on, please use the “raise hand” feature (or press *9 if connecting via telephone) which will alert staff that you have a comment to provide and press *6 to unmute. To comment with your video enabled, please let the City Clerk know you would like to turn your camera on once you are called to speak.

Written Comments:

Please submit public comments to Planning Staff before the meeting via email to ghanham@pinole.gov. Please include your full name, city of residence and agenda item you are commenting on.

OTHER WAYS TO WATCH THE MEETING

LIVE ON CHANNEL 26. They are retelecast the following week. The Community TV Channel 26 schedule is published on the city's website at www.pinoles.gov.

VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE, www.pinoles.gov and remain archived on the site for five (5) years.

If none of these options are available to you, or you need assistance with public comment, please contact Planning Manager David Hanham at (510) 724-8912 or dhanham@pinoles.gov.

Americans With Disabilities Act: In compliance with the Americans With Disabilities Act of 1990, if you need special assistance to participate in a City Meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the City Clerk's Office at (510) 724-8928. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection on the City Website at www.pinoles.gov. You may also contact the City Clerk via e-mail at hbelle@pinoles.gov.

CITIZEN PARTICIPATION:

Persons wishing to speak on an item listed on the Agenda may do so when the Chair asks for comments in favor of or in opposition to the item under consideration. After all of those persons wishing to speak have done so, the hearing will be closed and the matter will be discussed amongst the Commission prior to rendering a decision.

Any person may appeal an action of the Planning Commission or of the Planning Manager by filing an appeal with the City Clerk, in writing, within ten (10) days of such action. Following a Public Hearing, the City Council may act to confirm, modify or reverse the action of the Planning Commission and the Planning Commission may act to confirm, modify, or reverse the action of the Planning Manager. The cost to appeal a decision is \$500 and a minimum \$2,500 deposit fee.

Note: If you challenge a decision of the Commission regarding a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in writing delivered to the City of Pinole at, or prior to, the public hearing.

Ralph M. Brown Act. Gov. Code § 54950. In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly. The people of this State do not yield their sovereignty to the agencies, which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed so that they may retain control over the instruments they have created.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. LAND ACKNOWLEDGMENT

Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present, and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.

D. ROLL CALL

E. CITIZENS TO BE HEARD

The public may address the Planning Commission on items that are within its jurisdiction and not otherwise listed on the agenda. Planning Commissioners may discuss the matter brought to their attention, but by State law (Ralph M. Brown Act), action must be deferred to a future meeting. Time allowed: five (5) minutes each.

F. MEETING MINUTES:

1. Planning Commission Meeting Minutes for December 8, 2025

G. PUBLIC HEARINGS

At the beginning of an item, the Chair will read the description of that item as stated on the Agenda. The City Staff will then give a brief presentation of the proposed project. The Commission may then ask Staff questions about the item.

For those items listed as Public Hearings, the Chair will open the public hearing and ask the applicant if they wish to make a presentation. Those persons in favor of the project will then be given an opportunity to speak followed by those who are opposed to the project. The applicant will then be given an opportunity for rebuttal.

The Public Hearing will then be closed and the Commission may discuss the item amongst themselves and ask questions of Staff. The Commission will then vote to approve, deny, approve in a modified form, or continue the matter to a later date for a decision. The Chair will announce the Commission's decision and advise the audience of the appeal procedure.

Note: No Public Hearings will begin after 11:00 p.m. Items still remaining on the agenda after 11:00 p.m. will be held over to the next meeting.

1. MISC25-0009: Study Session for Self-Storage at 890 San Pablo Avenue

H. OLD BUSINESS

I. NEW BUSINESS

J. CITY PLANNER'S/COMMISSIONER'S REPORT

K. COMMUNICATIONS

L. NEXT MEETING(S)

1. Planning Commission Regular Meeting on January 26, 2026 at 7:00PM

M. ADJOURNMENT

I hereby certify under the laws of the State of California that the foregoing Agenda was posted on the bulletin board at the main entrance of Pinole City Hall, 2131 Pear Street Pinole, CA, and on the City's website, not less than 72 hours prior to the meeting date set forth on this agenda.

David Hanham
Planning Manager
POSTED: _____

DRAFT

MINUTES OF THE REGULAR MEETING
PINOLE PLANNING COMMISSION

December 8, 2025

THIS MEETING WAS HELD IN A HYBRID FORMAT
BOTH IN-PERSON AND ZOOM TELECONFERENCEA. CALL TO ORDER: 7:01 p.m.B. PLEDGE OF ALLEGIANCE

C. LAND ACKNOWLEDGEMENT: *Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.*

D. WORKSHOP

1. Parklets and Outdoor Dining Workshop

Planning Manager David Hanham confirmed, when asked, that the workshop could be held prior to Roll Call for the Regular Planning Commission meeting. Staff had thought to have the workshop prior to the regular meeting itself but wanted to see how it went and may do that in the future.

At this time, Mr. Hanham provided a PowerPoint presentation for Outdoor Dining/Parklets in Pinole, which included an overview of the background of parklet statutes in the City of Pinole; purpose of the Outdoor/Dining Parklet Areas; City of Pinole current Outdoor Dining Regulations and topics for discussion including:

- Define categories of outdoor dining on sidewalks “sidewalk dining areas,” in parking spaces in the right-of-way (ROW) or on public property, “parklets,” and on private property “outdoor dining area;”
- Establish a permitting process for outdoor dining, including opportunities for public input, annual reviews or inspections, one time or annual fees, and maintenance and liability;
- Use the Three Corridor Specific Plan and Zoning Ordinance to describe the locations where different categories of outdoor dining area would be allowed through the permitting process;

- Establish standards for design and materials, size, landscaping, accessibility, circulation, lighting, safety features, (guardrails, wheel stops, visible vertical elements, signage, heating, air circulation and outdoor furniture);
- Establish standards to address use of the facilities (i.e., hours, public access, and equity). Consider encouraging other elements such as public art and bicycle parking; and
- Address the transition from temporary outdoor dining areas to permanent outdoor dining areas.

The category definitions for Sidewalk Dining Areas, Private Outdoor Dining Areas, and Parklets were highlighted and photographs provided with examples of a sidewalk dining area, sidewalk dining and private outdoor dining areas and parklets. Staff also identified the criteria for the establishment of a permitting process for outdoor dining and parklets, and the use of the Three Corridors Specific Plan/Zoning Ordinance to describe the locations, different categories of outdoor dining areas, parklets and the private outdoor dining that would be allowed.

Mr. Hanham reported the Planning Commission Design Review Subcommittee had worked over the past couple of years to complete the policy, which was why staff was now reaching out to the full Planning Commission and the public for feedback to determine whether anything should be added to the program.

Responding to questions from the Planning Commission on the PowerPoint presentation, Mr. Hanham clarified:

- The outdoor dining area outside of Peet's Coffee in the Trader Joe's Shopping Center was an example of an outdoor dining area that was included as part of the design review process for the development of the shopping center. Chairs outside of Tina's Place, the Bear Claw and the Mexican Restaurant, as examples, were in place prior to 2010. Once policies and guidelines were in place, those businesses would be evaluated to ensure they met the policies and guidelines. If the new Hot Chicken Restaurant, for instance, wanted to add outdoor dining, that business would be required to go through an Administrative Review process. (Vice-Chairperson Menis)
- The purpose of the workshop was to provide input on the proposed Parklets and Outdoor Dining criteria. In particular, for parklets on-street and those on private property and in parking lots, which had been done during COVID-19. (Chairperson Sandoval)
- Staff had worked under the assumption those businesses with existing outdoor dining had been established prior to 2010. The only businesses that had gone through the Conditional Use Permit (CUP) process for outdoor dining was East Bay Coffee and Diosa Restaurant. Tina's Place and the Bear Claw would have to be researched, and if those businesses did not have an approved Administrative Use Permit or an approved CUP, staff would work with those businesses to achieve compliance with the program. (Chairperson Sandoval)

- All shopping centers had gone through the design review process but staff would research to ensure everyone had the proper permitting in place. (Vice-Chairperson Menis)
- Acknowledged a request for a slightly different shade of green in the tabs shown in the PowerPoint presentation. In particular, the use of the light green color on a white background on the last page of the PowerPoint presentation was barely legible and the colors should be rethought. (Vice-Chairperson Menis)

Commissioner Huey was pleased to see the City was considering regulations to allow more parklets. She would like to see clear guidelines to protect emergency access to fire hydrants, ensure emergency vehicle access in an efficient manner and ensure the parklets met Americans with Disabilities Act (ADA) requirements for mobility.

Commissioner Bender liked the presentation that had been prepared two months ago, which was more informative.

Commissioner Uch found the PowerPoint to be informative but suggested Pinole businesses, not just those located in Old Town Pinole, would take advantage of parking lots as an opportunity since most businesses would consider parklets adjacent to a street, which could be something that changed the use of parking lots in the City.

Vice-Chairperson Menis commented he had provided much of his feedback on the elements of the presentation during his time as a member of the Planning Commission Design Review Subcommittee. Overall, he found the presentation to be informative, but as mentioned, suggested typographically there were some areas where the text could be adjusted. The presentation was otherwise broadly informative.

Vice-Chairperson Menis also suggested adding a caption where the photographs in the PowerPoint presentation had been taken, if that data was available, to allow a cross comparison and allow people to look up the location.

Chairperson Sandoval would have liked to have seen a different process for the approval of the parklets versus the approval of outdoor dining/private outdoor dining areas, and possibly consideration of seasonal approvals during the summer months where it would be more attractive to be outside, rather than having the areas be empty during cold or inclement weather. Visual structure was also needed so that it was not just a canopy tent but something that was more visually pleasing, such as a mixture of concrete or wood or vertical design. He asked how the process would be reviewed for sidewalk dining, and suggested that should be an Administrative Review and not something that was required to come back to the Planning Commission if it just required a check to ensure there was enough space or ADA compliance in the space.

In terms of outdoor dining as was seen in a patio type of dining setup and parklets, Chairperson Sandoval suggested that would be the type of use that should require approval of a CUP, with the City Council having the ability for appeal, particularly for the parklets, which would be on the street and where issues related to available parking could be involved.

1 As to the Zoning, Chairperson Sandoval suggested those types of uses should be allowed
2 in commercial zones but for residential zones allowed only with an approved CUP. In terms
3 of the parklets, he envisioned things that had been seen during the pandemic and he asked
4 whether San Pablo Avenue would be one of the areas that would have parklets or whether
5 parklets would be allowed on a main street.
6

7 Mr. Hanham clarified there had been discussions about what San Pablo Avenue may look
8 like in the future and whether there would be some type of road improvements. Parklets
9 would be allowed on San Pablo Avenue if businesses wanted to do that but they would have
10 to go through the design process. When the full package was submitted to the Planning
11 Commission, besides the guidelines, the regulatory ordinance amendments would be
12 included and there would be some requirements included such as Public Works Department
13 approval and approval of regulatory contracts. The parklets would involve a more robust
14 process due to drainage on San Pablo Avenue and other issues that would be related to the
15 use of parklets.
16

17 Chairperson Sandoval asked that some safety elements be included for the parklet
18 regulations if allowed on San Pablo Avenue given the proximity of vehicular traffic. He
19 wanted to ensure something that provided a safety barrier and at the same time was visually
20 pleasing. Also, if heavy weight barriers were allowed, he asked whether they would be
21 permanent or temporary or something that could be considered seasonal. He also asked
22 whether that would be something that would be approved by the Planning Commission or
23 planning staff.
24

25 Mr. Hanham commented that most barriers were temporary in nature and could be removed,
26 and while not easy, if there was a heavy weight barrier, they could be moved. In that case,
27 it would be whether or not the applicant wanted to consider the use of such material to be
28 permanent or seasonal. If part of the Administrative Review process or depending on what
29 was done as part of the process, it could come before the Planning Commission. It would
30 depend on what the applicant proposed and then staff would proceed accordingly.
31

32 Vice-Chairperson Menis asked whether or not parklets would be required to be removed if
33 they had been permitted in the space the Pinole Car Show typically occupied since the
34 vehicles as part of that event took up most of the street.
35

36 Mr. Hanham explained the business would pay a fee for the parklets and were not required
37 to move them now. In that scenario, if a business wanted to move a parklet to accommodate
38 the Car Show or other big event that could be considered, but otherwise there would have to
39 be other places to display the vehicles. The business paying for the parklet and meeting the
40 requirements would have the ability to have their parklet in place.
41

42 Vice-Chairperson Menis commented as to the level of permitting that would be required that
43 overall, he was in agreement with the Chair that for private property parking lots and parklets,
44 the level of approval should be through the Planning Commission with the right to appeal to
45 the City Council. As to the sidewalk dining areas, he suggested rather than just through the
46 Zoning Administrator with no right to appeal, the process should be through the Zoning
47 Administrator with the right to appeal to the Planning Commission in case there was an issue
48 and someone wanted to appeal the decision.
49
50

Commissioner Bender agreed with the Vice-Chair's comments. He saw no issues with the existing sidewalk eating areas in front of three businesses already mentioned, and suggested those businesses did not need to go through the Planning Commission but through the Zoning Administrator/Planning Manager, with the right to appeal. He suggested the others needed full-blown review since not long ago someone who ran a business in the City was unhappy about another business taking over the parking spaces in their area that was then used for outdoor dining during the pandemic. He suggested that was an example that necessitated a larger discussion.

Chairperson Sandoval asked if there would be a fee attached with any of the options whether a sidewalk, parklet or outdoor dining and how the fee would be determined, whether a flat rate, yearly or ongoing.

Mr. Hanham confirmed there would be a fee and once the policies were established the fees would be established. It would depend on the review level and staff would prepare a matrix of costs prior to establishing a fee, similar to how the City established its use fees.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

Mr. Hanham advised that if anyone had any additional feedback, including members of the public, they may contact City staff.

The Planning Commission returned to the regular meeting agenda at 7:48 p.m.

E. ROLL CALL

Commissioners Present: Bender, Huey, Uch, Vice-Chairperson Menis, Chairperson Sandoval

Commissioners Absent: Lam-Julian, Martinez

Staff Present: David Hanham, Planning Manager
Justin Shiu, Senior Planner

Vice-Chairperson Menis reported on his ex-parte communications to his email list about the topics on the meeting agenda and events happening in the City.

F. CITIZENS TO BE HEARD

Anastasia Maynich, a resident of the Bayview, an unincorporated area surrounded by the City of Pinole, reported the City's planning and preparedness affected her community. As the City continued to shape its long-term planning priorities, she asked that the City consider the safety and resilience of the entire area.

1 The City of Pinole sat on the Hayward Fault, one of the most dangerous and active faults
2 in the country and with recent increased seismic activities across the region, a major
3 earthquake would have far reaching impacts on fire and police response and there could
4 be infrastructure damage, utility destruction, debris communication challenges and long-
5 term recovery. As an experienced Emergency Manager and during her time serving in
6 Los Angeles County and as a representative for January Wildfire Debris Removal, Ms.
7 Maynich saw firsthand how complex disaster recovery truly was and debris removal alone
8 became a months-long highly coordinated effort involving public works, environmental
9 health and utilities, county partners and sometimes federal agencies.

10
11 One of the factors that directly touched planning and land use was evacuation and access.
12 The Bayview neighborhood had only two exits, both of which routed directly into Pinole,
13 and any significant natural disaster or infrastructure destruction would result in immediate
14 congestion. As Pinole continued to develop housing and add population, those
15 bottlenecks would become even more critical to consider and evacuation routes, traffic
16 flow and emergency access could be integrated into long-term planning decisions. The
17 area was also located between two major rail lines, which carried hazardous materials
18 and heavy loads daily. In the event of an earthquake or derailment, the rail lines could
19 become blocked or damaged cutting off movement, limiting emergency access and further
20 constraining evacuation routes, which would make coordinated emergency planning even
21 more critical for both the City and the surrounding unincorporated areas. Cities that did
22 not have a designated emergency manager or emergency management function
23 struggled the most during disasters. Not because no one was committed, but because no
24 one was responsible for maintaining plans, coordinating the operations or guiding
25 recovery.

26
27 The City of Pinole planned to approve an Emergency Operations Plan (EOP) in January
28 2026, but plan on paper was not the same as the person or readiness. It required active
29 stewardship of daily exercise and integration into every day planning including
30 development decisions, road capacity, land use and hazard mitigation. Those issues were
31 being raised because the entire region, including the unincorporated neighborhoods,
32 depended on the City's planning and communication and resilience. As the City continued
33 to grow and modernize its infrastructure, having real emergency management capacity
34 built into planning would make a difference when disaster occurred.

35
36 Emergency management was built on three pillars: preparedness, response and recovery
37 and most cities began this process by bringing in an outside emergency management
38 consultant to evaluate existing plans, identify gaps and recommend appropriate levels of
39 staffing and structure. It was cost effective and allowed a city to understand its needs
40 prior to committing to long-term resources. As the City updated its General Plan and
41 Safety Element, the City was asked to consider the importance of designating an
42 emergency management function as part of the City's long-range resilient strategy.

43
44 In response to the Chair, Mr. Hanham reported the Safety and Environmental Justice
45 Elements would be considered by the City Council in January 2026. Staff would ensure
46 the speaker's comments were noted and the speaker would be added to the contact list.
47 The Safety Element was available for review online on the City website. The speaker
48 could also reach out to the staff working on the documents prior to presentation to the City
49 Council.

Vice-Chairperson Menis clarified the Planning Manager's email address for the record. He commented that it appeared the speaker's comments were pre-written. He suggested the pre-written comments be submitted to staff so that they could be posted on the City website, made available to the public, and made part of the public record for the meeting.

G. MEETING MINUTES

1. Planning Commission Meeting Minutes for October 27, 2025

MOTION with a Roll Call vote to approve the Planning Commission Meeting Minutes for October 27, 2025, as shown.

MOTION: Sandoval SECONDED: Bender APPROVED: 5-0-

2

ABSENT: Lam-Julian, Martinez

H. PUBLIC HEARINGS:

1. **Uptown Yard (CUP 19-09 & DR 19-14) Use Permit Review and Modifications [CONTINUED TO JANUARY 26, 2026]**

I. OLD BUSINESS: None

J. NEW BUSINESS:

1. Planning Commission Regular Meeting Schedule 2026

The Planning Commission discussed the Planning Commission Regular Meeting Schedule for 2026 and offered no suggested edits.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

MOTION with a Roll Call Vote to adopt the Planning Commission Regular Meeting Schedule for 2026, as presented.

MOTION: Sandoval SECONDED: Menis APPROVED: 5-0-2

ABSENT: Lam-Julian, Martinez

K. CITY PLANNER'S/COMMISSIONER'S REPORT

Mr. Hanham reported the Planning Commission Academy would be held March 11 through 13, 2026 in Anaheim, and staff would like to make reservations early. He asked Commissioners interested in attending to contact staff prior to the end of the year.

Chairperson Sandoval and Commissioner Uch expressed the willingness to attend the Planning Commission Academy and Chairperson Sandoval suggested Commissioners Lam-

1 Julian and Martinez may also be interested in attending.

2 Mr. Hanham advised he would send out a follow-up email later in the month to get the
3 reservation process started. He otherwise reported that staff was closing in on the Parklet
4 Regulations, and the Objective Development Design Standards (ODDS) would be reviewed
5 by the City Attorney and Executive Team prior to presentation to the Planning Commission,
6 hopefully the second meeting of January or first meeting in February 2026.

7
8 Senior Planner Justin Shiu reported the temporary gas station moratorium was due to expire
9 on March 26, 2026, and staff was working on an ordinance that would be presented to the
10 Planning Commission at the beginning of the year, and thereafter to the City Council.

11
12 Mr. Hanham clarified that the meeting schedule would be discussed with the Community
13 Development Director to ensure an ordinance was in place prior to the expiration of the
14 temporary moratorium.

15
16 **L. COMMUNICATIONS**

17
18 Vice-Chairperson Menis reported the Senior Food Distribution would be held on December
19 9, 2025 from 10:00 to 11:00 a.m. at the Pinole Senior Center for low-income eligible persons
20 over 55 years of age and a Pinole resident, with another food distribution event planned for
21 December 23, 2025. In addition, there would be a Special City Council meeting on December
22 9, 2025, for a Closed Session to appoint an Interim City Manager; Traffic and Pedestrian
23 Safety Committee (TAPS) meeting on December 9, 2025 at 6:00 p.m.; Police Toy Charity
24 Drive on December 11, 2025 with donations accepted at the Public Safety Building and
25 Target at 1400 Fitzgerald Drive, with the toys to be donated to Oakland Children's Hospital;
26 and the Holiday Breakfast on December 13, 2025 from 9:00 to 11:00 a.m. at the Pinole Senior
27 Center where signups were required and tickets would be \$10 for residents and \$12 for non-
28 residents. He wished everyone Happy Holidays.

29
30 Chairperson Sandoval reported he attended the recent Christmas Tree Lighting ceremony
31 and spoke with some of the business owners who appreciated those types of events which
32 helped businesses do well.

33
34 **PUBLIC COMMENTS OPENED**

35
36 There were no comments from the public.

37
38 **PUBLIC COMMENTS CLOSED**

39
40 **M. NEXT MEETING**

41
42 1. Planning Commission Regular Meeting on January 12, 2026 at 7:00 p.m.

43
44 **N. ADJOURNMENT: 8:10 p.m.**

45
46 Transcribed by:

Reviewed and Edited by:

47
48 Sherri D. Lewis

City Staff

49 Transcriber



PLANNING COMMISSION REPORT

G.1.

DATE: JANUARY 12, 2026
TO: PLANNING COMMISSION
FROM: JUSTIN SHIU, ASSOCIATE PLANNER
SUBJECT: MISC25-0009: STUDY SESSION FOR SELF-STORAGE AT 890 SAN PABLO AVENUE

RECOMMENDATION

Receive the presentation from the applicant and provide feedback on the concept for a potential self-storage project with other commercial uses at 890 San Pablo Avenue.

BACKGROUND

In 2018, Beau Reinberg (applicant) submitted an application to develop a self-storage facility at 890 San Pablo Avenue. The project previously consisted of a two-story building and a three-story building that would accommodate approximately 72,193 square feet of floor area with 525 storage units and approximately 3,760 square feet of office space.

The applicant submitted the previous application on August 14, 2018. A study session was held on January 28, 2019 (**Attachment A**). The design was revised following the study session. The project was brought to Planning Commission on August 26, 2019, where it was approved by the Planning Commission. The Planning Commission staff report (**Attachment B**), plan set (**Attachment C**), and renderings (**Attachment D**) are attached for reference. The project approval was appealed to City Council on November 5, 2019. The City Council staff report is provided for reference (**Attachment E**). The project ultimately was denied by City Council on November 5, 2019. City Council Resolution 2019-106, setting forth City Council's determination is provided for reference (**Attachment F**).

The applicant is interested in revisiting the concept for self-storage at 890 San Pablo Avenue along with the incorporation of other uses on site and considering whether to proceed with the design of a project for a development application submittal. The applicant has requested a study session with the Planning Commission to gather input that they can consider in development of a potential concept. The applicant has also submitted previous design concept iterations for reference if needed for potential discussion (**Attachment G**). The property owner representatives have submitted a letter in support of potential development (**Attachment H**).

In the Three Corridors Specific Plan, the site is located in the OIMU designation of the Service Sub-Area in the San Pablo Avenue Corridor. The list of permitted uses and conditionally permitted uses is established in Table 6.2 of the Specific Plan (**Attachment I**). Self-storage falls under the land use category "Personal Storage Facility".

The Planning Commission is the approval authority for Comprehensive Design Review and

Conditional Use Permit applications, which are required for the construction of new self-storage buildings.

No development application has been submitted, and no action can be taken by the Planning Commission to approve any proposal. Feedback provided by the Planning Commission is intended to provide preliminary and general input for consideration by the applicant in considering whether to proceed with the design of a project. Should a formal development application for a project be received, the application will be brought to Planning Commission at a public hearing to review the proposal anew so that Planning Commission may comprehensively review the actual specific design and uses proposed for approval consideration at that time.

REVIEW AND ANALYSIS

Planning Commission may receive the presentation and questions from the applicant and provide feedback for general consideration in the applicant's exploration of concepts. No new conceptual development plans have been received from the applicant at this time and no development application has been received, and as such no comprehensive assessment or approval consideration of a specific development project at the site can be conducted.

For reference and discussion, the plan set and rendering from the previous application is included (**Attachment C** and **Attachment D**). Additionally, the applicant has resubmitted previous concepts as a reference that may aid in discussion. A composite of key renderings from previous iterations of the design prior to the final design is attached for reference (**Attachment G**). Planning Commission is not taking action on these previous designs nor making a decision on whether they would approve these previous designs.

As there is no complete development application under review, Planning Commission's formal determination of a proposal's consistency with the General Plan, Three Corridors Specific Plan, and approval findings are not being made at this time. Such evaluation will be conducted at a public hearing with the Planning Commission if an application is submitted so that the project is considered based on all details and information provided in a comprehensive development application package.

ATTACHMENTS

- A. Attachment A - Study session 1.28.2019
- B. Attachment B - Planning Commission Staff Report 8.26.19
- C. Attachment C - PC Plan Set
- D. Attachment D - PC Renderings
- E. Attachment E - City Council Staff Report 11.5.19
- F. Attachment F - 2019-106 CC Reso Denial of Design Review Appeal for 890 San Pablo
- G. Attachment G - Previous Concepts
- H. Attachment H - Comment Letter from Property Owners
- I. Attachment I - Three Corridors Specific Plan Table 6.2

SPECIAL CITY COUNCIL / PLANNING COMMISSION WORKSHOP MEETING MINUTES JANUARY 28, 2019

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

The Special City Council/Planning Commission Workshop Meeting was held in the Pinole Senior Center, 2500 Charles Avenue, Pinole, California. Mayor Murray called the Special Workshop Meeting to order at 6:03 p.m. and led the Pledge of Allegiance.

2. ROLL CALL, CITY CLERK'S REPORT & STATEMENT OF CONFLICT

A. COUNCIL MEMBERS/PLANNING COMMISSIONERS PRESENT

Peter Murray, Mayor
Roy Swearingen, Mayor Pro Tem
Vincent Salimi, Council Member
Anthony Tave, Council Member
Norma Martinez-Rubin, Council Member – ABSENT

Simon Wong, Planning Commission Chair
Tom Brooks, Planning Commissioner
Ruskin Hartley, Planning Commissioner
Dave Kurrent, Planning Commissioner
Carol Thompson, Planning Commissioner – ABSENT

B. STAFF PRESENT

Michelle Fitzer, City Manager
Hector De La Rosa, Assistant City Manager
John Goetz, City Attorney
Tamara Miller, Development Services Director/City Engineer
Winston Rhodes, Planning Manager

Deputy City Clerk De La Rosa inquiry if the Council had any conflict with items on the Agenda. The Council reported there were no conflicts with any items on the agenda.

3. CITIZENS TO BE HEARD (Public Comments)

At 6:05 pm, the Mayor inquired if there were any Public Comments. The following speakers addressed the City Council:

Jack Meehan, resident of Pinole, stated that he would like to see Bart Director extend services to Pinole and other cities, suggested posting the Fire call log sheets, requested additional signage so that the public is aware where smoking is allowed.

Sal Spataro, resident of Pinole, congratulated the Councilmembers who supported extending the hours of the library.

4. WORKSHOP ITEM

- A. Pinole Square – Appian 80 Update [Action: Presentation - Provide Direction (Rhodes/Goetz)]

Planning Manager Winston Rhodes presented the report. He provided information on the proposed development, issues related to the specific plan regarding housing overlay on the site, and requested direction from the Council on whether to require housing or not on the site.

The Councilmembers/Planning Commissions discussed the following: design of the project, color scheme, the impact of eliminating the housing overlay requirements on the City's Regional Housing Needs Assessment (RHNA) housing allocation, can the allocated RHNA number on the site be accommodated at other sites, the benefits of the proposed development, time frame for development of site and amendment to General Plan and Specific Plan.

Carl Goldstone, owner of the property, Tony Valdez, Architect, and Todd Paradise, Real Estate Manager for Safeway, addressed the Council speaking to the project development phasing plan, the benefits to the community, and why housing is not proposed on the site.

The following speaker addressed the City Council/Planning Commission at 7:37 pm.:

Joice Dementshuk, resident of Pinole, supported the project and provided reasons for the need for the development but expressed concerns regarding traffic in the area.

Maureen Toms, resident of Pinole, expressed that delays to the project were not on the City and expressed advantages to removing housing overlay on the site.

Sara Roberts, resident of Pinole, expressed concerns about existing traffic and additional traffic if a gas station is located on the site.

Sal Spataro, resident of Pinole, asked if any developers have complied with building housing to address the RHNA allocation, suggested Doctors Hospital should be designated for housing, asked if the proposed drive-thru was for a fast food establishment.

Sara Mae Parker, resident of Pinole, expressed concern as to why applicant has not addressed why housing was not feasible and stated that she does not support a gas station on the site.

At 7:50 p.m., Mayor Murray requested direction from the City Council/Planning Commission on the direction sought by Staff. Councilmembers expressed support for removing the housing overlay as well as requiring housing. Planning Commissioners expressed concerns on traffic circulation related to the proposed gas station and lack of rooftop screening of equipment.

ACTION: The City Council directed staff to move forward with a General Plan (GP) and Specific Plan amendment (SP) to remove the Housing Overlay on the site, seek alternate sites to place housing, and have applicant pay for the cost of the GP & SP Amendments.

At 8:24 pm the Mayor requested a 5 minute recess. The Council/Planning Commission reconvened the meeting at 8:34 pm.

B. San Pablo Avenue Mini-Storage (2 sites) **[Action: Presentation - Provide Direction (Rhodes)]**

Planning Manager Winston Rhodes presented the report citing the proposed development of two mini storage facilities and sought direction from the City Council on whether the projects are consistent with the General Plan and Specific Plan goals. Planning Manager also requested input from the Planning Commission on design.

Beau Reinberg, owner, Bruce Jordon, Architect, spoke to their proposed project at 890 San Pablo Avenue. Followed by Nolan Borden, applicant for the project located at 760 San Pablo Avenue.

The following speaker addressed the City Council/Planning Commission.

Sara Roberts, resident of Pinole, supported the development proposed at 760 San Pablo Avenue.

Maureen Toms, resident of Pinole, shared her observation on the two projects expressing concerns regarding size of building, loss of view by existing residents, and limited job and tax from these projects.

Ivette Rico, resident of Pinole, raised concerns over projects lack of jobs and tax and suggested denial of projects.

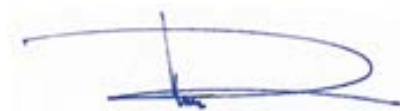
At 10:00 p.m., Mayor Murray requested direction from the City Council/Planning Commission on the direction sought by Staff. Councilmember Salimi and Mayor Murray stated that the project was not consistent with the General Plan and/or Specific Plan. Councilmember Tave and Mayor Pro Tem Swearingen supported the project proposed at 760 San Pablo but would like to see it as a two story project. There was no consensus to approve or deny the projects.

Planning Commissioners expressed concerns regarding the height of the project, footprint on the property and need for more landscaping.

5. **ADJOURNMENT** of the **City Council** to the Regular Council Meeting of February 5, 2019 and in Remembrance of the Amber Swartz.

At 10:18 p.m., Mayor Murray adjourned to the Regular City Council meeting of February 5, 2018, in Remembrance of Amber Swartz.

Submitted by:



Hector De La Rosa, Deputy City Clerk

Approved by City Council: February 19, 2019



Memorandum

TO: PINOLE PLANNING COMMISSION

FROM: JUSTIN SHIU, CONTRACT PLANNER

SUBJECT: EXTRA SPACE STORAGE DESIGN REVIEW, CONDITIONAL USE PERMIT, AND TREE REMOVAL PERMIT

DATE: AUGUST 26, 2019

Project Applicant: Beau Reinberg 3159 Fee Fee Road, Suite 221 Bridgeton, MO 63044	Project Owner: R.D. and Lynn Stotka 4983 Milden Road Martinez, CA 94553
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PROJECT:	Extra Space Storage
FILE:	Design Review (DR) 18-13, Conditional Use Permit (CUP) 18-13, and Tree Removal Permit (TR) 19-03
LOCATION:	890 San Pablo Avenue
APN:	402-240-014
ZONING:	Office Industrial Mixed Use (OIMU)
GP LU DESIGNATION:	Service Sub-Area
SPECIFIC PLAN:	Service Sub-Area

REQUEST

Beau Reinberg, applicant, is seeking design review approval, a conditional use permit, and a tree removal permit to construct a two-story office/commercial and self-storage building and a three-story self-storage building totaling approximately 75,983 square feet on a 1.34 acre lot at 890 San Pablo Avenue. The Planning Commission has the authority to review these requests under the Zoning Code.

STAFF RECOMMENDATION

Adopt Resolution 19-10 conditionally approving the Design Review, Conditional Use Permit, and Tree Removal Permit request to construct and operate the mixed office/commercial and personal storage project at 890 San Pablo Avenue; and adopt Resolution 19-11 approving the Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA) and the mitigation monitoring and reporting program.

SITE LOCATION

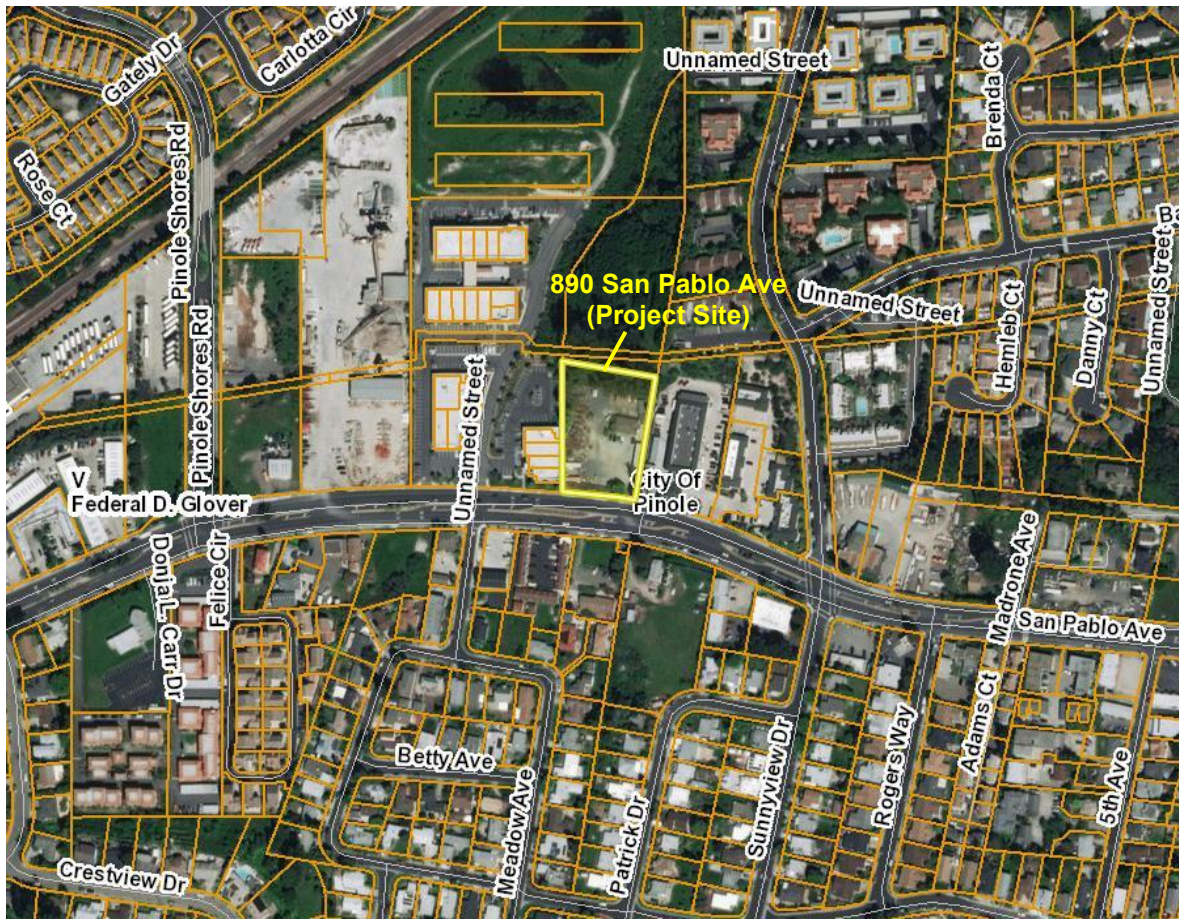


Figure 1. Site Location

Direction from Project Site	Land Use
North	Vacant, undeveloped
West	Office
South	San Pablo Avenue (Commercial across)
East	Commercial

PROJECT DESCRIPTION

The proposed project at 890 San Pablo Avenue is a mixed office/commercial and self-storage (also known as personal storage) development consisting of an approximately 17,503 square foot, two-story building; an approximately 58,423 square foot, three-story building; and site improvements on a 58,402 square foot site at 890 San Pablo Avenue. Of the total proposed 75,953 square feet of floor area, the storage use constitutes approximately 72,193 square feet with 525 storage units and the additional office/commercial space constitutes approximately 3,760 square feet. Extra Space Storage would operate the storage use. Site modifications include new landscaping, grading throughout the site including on the hillside near the northern property line for the new building, and site improvements for parking and circulation.

BACKGROUND

The project site is an approximately 1.34 acre lot located in the OIMU zoning district within the San Pablo Avenue Service Sub-Area of the Three Corridors Specific Plan. The proposal includes construction of two new buildings on the site: a mixed office/commercial and personal storage building in front facing San Pablo Avenue and a second personal storage only building behind. The applicant describes the proposal in the project description (Attachment C). The current design of the facility is shown in the plans (Attachment D) and renderings/photosimulations (Attachment E).

The current proposal is a redesign of the initial proposal featuring a single building design that was brought before a joint City Council and Planning Commission meeting on January 28, 2019. The initial proposal at 890 San Pablo Avenue featured only personal storage use with ancillary office space to support storage operations. The plans and renderings showing the initial design can be found in the staff report for the joint meeting (Attachment F).

Staff presented a report on proposed development of storage facilities at 890 San Pablo Avenue and 760 San Pablo Avenue (a project by a separate applicant) and sought City Council direction on consistency with General Plan and Specific Plan goals. Two Councilmembers commented that the projects were not consistent with the General Plan and/or Specific Plan; two Councilmembers supported the project proposed at 760 San Pablo Avenue but would like to see two stories; and Planning Commissioners expressed concerns about the height, footprint, and the need for more landscaping. Speakers from the public also presented comments that included 1) support for the 760 San Pablo Avenue proposal, 2) concern about building sizes, loss of views, and limited job and tax revenue; and 3) concern about lack of jobs and tax and suggested denial. The comments are compiled in the meeting minutes (Attachment G).

The applicant has redesigned the 890 San Pablo Avenue proposal to address comments that were provided at the meeting, including modifying the floor area, site layout, height, and uses. The redesign features breaking up the massing and changing the footprint of the initial three-story structure into two smaller structures that consist of a two-story building facing San Pablo Avenue and a three-story building behind. The previously proposed 95,981 square foot building is reduced to two buildings totaling 75,953 square feet. While the initial proposal of 890 San Pablo Avenue did not provide office or commercial floor area other than offices ancillary to support storage operations, the project has been redesigned to allocate approximately 3,760 square feet for uses other than storage – the allocation of space for other uses was a feature that the 760 San Pablo Avenue personal storage proposal had incorporated.

Following the meeting, the proposal at 760 San Pablo Avenue was withdrawn. The proposal for 890

San Pablo Avenue currently remains as the only active proposal for personal storage facilities.

ANALYSIS

Land Use

The project site is located within the San Pablo Avenue corridor of the Three Corridors Specific Plan and is zoned Office Industrial Mixed Use (OIMU). Personal storage facilities (e.g., ministorage, self-storage, etc) are a conditionally permitted use in the OIMU district. Office and retail are uses permitted by right. The Planning Commission is the approving authority for Conditional Use Permit requests, as well as the Design Review request for new nonresidential buildings.

General Plan Consistency

The project site is designated Service Sub-Area (SSA) in the General Plan and Three Corridors Specific Plan (Figure 2). The Service Sub-Area is intended to maintain and enhance existing land uses while providing land use flexibility and incentives to encourage new private investment and additional development. The General Plan intent for the SSA designation is to preserve land for manufacturing and industrial uses, particularly “green industry”. A limited amount of general office, retail, and residential uses may be permitted where they will not conflict with the principal industrial uses in the area. The vision for the San Pablo Avenue Service Sub-Area states that the Service sub-area will serve as the gateway into Pinole and will encourage light and green industry, serve as a transition area between the Mixed Use subarea and the western City limits, and embrace the area’s historic character as an industrial area while moving towards newer cleaner industry while allowing land use flexibility. Within the Service Sub-Area, the site is zoned Office Industrial Mixed Use as shown in Figure 3 and described further in the following section.

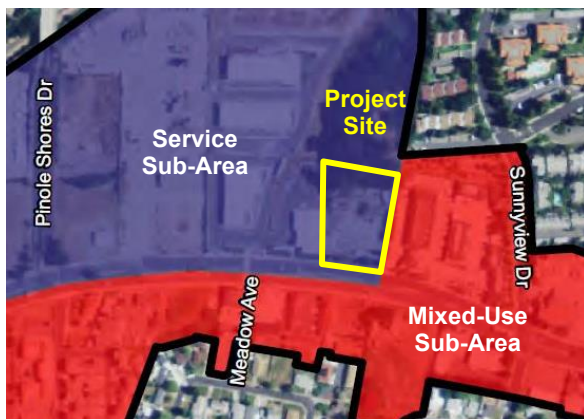


Figure 2. San Pablo Ave Sub-Areas

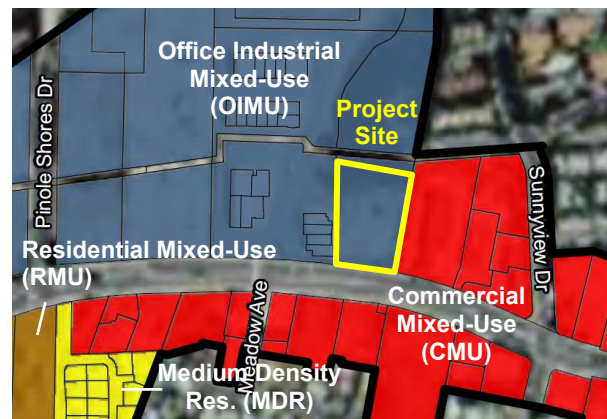


Figure 3. San Pablo Ave Zoning

The project is consistent with the General Plan. Below are General Plan goals and policies that support the proposed project:

Community Character Element

POLICY CC.1.2 Require all new development to incorporate high-quality site design, architecture and planning to enhance the overall quality of the built environment in Pinole and create a visually interesting and aesthetically pleasing town environment.

Land Use and Economic Development Element

GOAL LU.7 Balance housing and employment opportunities to reduce trips in and out of the region and encourage commercial development which maintains and enhances the quality of the city's commercial areas, provides services for residents and broadens the tax base of the community to provide needed revenues for public services.

POLICY LU.7.1 Provide sufficient land for commercial and industrial uses to allow for development that provides basic goods and services to Pinole residents.

POLICY LU.7.2 Provide for economic development which (1) maintains the City's ability to finance services and the construction and maintenance of public improvements; (2) offers local employment opportunities for Pinole residents to reduce inter-city commuting; and (3) assures the availability and diversity of resident-serving goods and services.

GOAL LU.8 Concentrate commercial development and mixed-use activity areas within the Fitzgerald Drive, San Pablo Avenue, Pinole Valley Road, and Appian Way corridors.

The project meets the intent and vision for the service sub-area as stated in the General Plan and Specific Plan. The proposed site would be occupied by a personal storage facility, which is categorized as an industrial use, with the inclusion of office/commercial uses to contribute to a range of uses along San Pablo Avenue. Where new two storage facilities had previously been proposed in close proximity to each other (the proposed site and 760 San Pablo Avenue) as presented in the joint meeting on January 28, 2019, the impacts regarding concentration of storage buildings has been reduced. The proposed project remains as the sole storage facility proposal, the size and storage space of the project has been reduced from the initial proposal, and the project has included office/commercial space on the ground floor. The additional office/commercial space offers more business and employment opportunities than initially designed.

The primary use of the site is personal storage. However, the site has been designed to reduce the appearance of a large storage facility by incorporating architectural details in the design and setting a taller building towards the rear of the lot.

The project helps implement the General Plan as a development with commercial and industrial uses; supporting local business and employment opportunities; and providing a service for residents, businesses and other consumers seeking additional storage space for personal use or commercial development.

Similar Land Uses in Pinole

The City has four existing storage facilities and the proposed project would present a modern facility that adds to storage available while meeting current standards. The existing facilities were generally built in the 1980s and largely contain single story structures where storage units are accessed from the exterior, with the exception of 2975 Pinole Valley Road. The proposed facility would be the first new storage facility in several decades. The project would add approximately 72,193 square feet of

total storage area, which includes approximately 71,368 square feet of storage space and 825 square feet of storage administration office. The proposal would create an approximately 27% increase in square footage for storage use and operations. The project would be within the range of existing storage facility sizes. The site would be developed with more parking than existing facilities, which can accommodate the storage use and other uses. Further discussion on parking and trip generation is provided in the section below. Table 1 provides a comparison of existing storage facilities with the proposed project.

Table 1. Storage Facilities in Pinole

Storage Facilities in Pinole				
Location	Size	Year Built	Stories	Parking Spaces
640 San Pablo Avenue (APN:402-200-020) – operated by Public Storage	58,275 sf	1981	1	6
2624 Appian Way (APN: 426-020-036-7) – operated by Public Storage	75,000 sf	1989	1-2	4
2650 Appian Way (APN: 426-020-039) – operated by Public Storage	45,700 sf	1989	1-2	6
2975 Pinole Valley Road (APN: 360-010-002) – operated by Security Public Storage	88,234 sf	1989	2	12
TOTAL	267,209			
Proposed Project				
Proposal for 890 San Pablo Avenue	72,193 sf total storage use (71,368 sf storage + 825 sf storage office), and 3,760 sf office/commercial		2-3	25*

Source: RealQuest County Assessor Information, as of January 23, 2019

*Note that the project also includes floor area for uses other than storage that would be served by parking. More discussion is presented in the Parking and Trip Generation section below.

Zoning

Within the Service Sub-Area, the project site is located in the Office Industrial Mixed Use (OIMU) zoning district (Figure 3). The allowable uses within the OIMU zoning district under the Service Sub-Area are listed in the Three Corridors Specific Plan. Per the list of permitted uses, a Personal Storage Facility requires the approval of a Conditional Use Permit.

The purpose of the OIMU zone is to allow a wide range of office and light industrial development. This designation is intended for office and light industrial uses with supporting retail and service uses. Personal storage facilities fall under an industrial use classification in the Specific Plan and zoning code and would be consistent with the intended uses in the district.

The Three Corridors Specific Plan and the City of Pinole Zoning Code establish the development standards for new projects in the San Pablo Avenue Corridor. Where the Zoning Code contains the general standards for development within the City and the Three Corridors Specific Plan provides

additional standards within the Specific Plan area, the project has been reviewed and determined to be compatible with applicable development standards. Table 2 below summarizes the project proposal and the corresponding development standards.

Table 2. Development Standards and Proposed Project

Development Standard for OIMU	Requirement	Proposed Project
Lot Size		
Minimum Lot Size	N/A	58,402 square feet
Setbacks		
Front Build-to-Line	0' to 10'	0' to 4'
Minimum Side Yard	0'	4'
Minimum Rear Yard	0'	22'
Height		
Maximum Height	50' and 4 stories	38'-8" and 3 stories
Floor Area		
Maximum Floor Area	N/A	75,953 square feet
Parking		
Minimum Required Parking Spaces	Not specified for proposed use. Per PMC Chapter 17.48, parking shall be provided as required by the approving authority.	25 parking spaces (22 standard, 2 accessible, 1 EV charging)

Design Guidelines

The project incorporates design features that are compatible with design guidelines in the Three Corridors Specific Plan, including the following:

7.3 General Design Guidelines Applicable to All Specific Plan Areas

4a. Varied and well-articulated wall planes, rooflines, and building form shall be created to reduce the overall massing and scale of buildings while providing visually engaging designs.

The front building has a variegated exterior that uses variety in colors to minimize the appearance of long walls, is articulated with changes to the wall planes, and incorporates awnings, metal panels, and changes to the materials of exterior walls that provide architectural detail and variation. The building in the back also incorporates awning, metal panels and changes to materials on exterior falls. Trellises that support vine growth are added to the sides of the building.

7.5 Service Sub-Area Design Guidelines

1a. Building entrances shall be clearly defined and easily accessible from public transit stops.

The property is located approximately 250 feet west of a bus stop.

1b. A comfortable pedestrian environment shall be created through the design and scale of buildings and outdoor spaces.

The redesign of the building configures a two story building closer to the street with a three story building located towards the rear of the property to minimize the height of buildings located closer to the street to better scale with the pedestrian

environment.

3c. Design features must be consistent on all elevations of the structure. Side and rear elevations should not be minimized because they are oriented away from public view.

The side elevations of the front building incorporates metal awnings on the front and side elevations. The rear building incorporates metal trellises on the side elevations that provide variation in materials.

4c. Fencing and walls shall be set back a minimum of 3 feet from the sidewalk or the street to allow for planting.

The front building is set back approximately 4 feet from the back of the sidewalk.

Site Design and Operations

The project is designed with site improvements that include construction of two new buildings, new paving and landscaping, and grading. The new building facing San Pablo Avenue is a two-story building, with stucco siding as the primary exterior building material and accented by color and material variations that include architectural metal panels, spandrel glass windows, metal awnings, and corrugated metal siding. The three-story storage building in the back contains material and color variation as well, including CMU walls on the ground floor, stucco painted as different colors on the upper story, spandrel glass, metal awnings, and trellises for climbing vines. The project site would be accessed by two driveways that each provided two-way circulation. An interior circulation area between the two buildings is secured by gates that allow for entry of storage unit customers.

The design of the project adapts to some of the constraints on the site and enhances the conditions of the site. The project avoids the constraint of a pipeline easement that runs through the property through the design and orientation of the buildings that avoid construction within the easement area. Although trees on the property would need to be removed to construct the site, only four trees are considered protected trees. The project proposes new landscaping: the landscape plan and a landscaping palette are shown in the plan set (Attachment D).

The project proposes secure storage for customers. Storage units would range in size from 150 to 400 square feet. Security features include over 25 cameras, keypad entry for customers only from 6:00am-10:00pm, and oversight from a facility manager. The project establishes clauses within storage contracts to mitigate potential storage hazards within storage units. An example storage agreement contract is attached (Attachment H). Limitations in use are built into the contract that would restrict the storage of hazardous materials and flammable substances. Further, materials would not be allowed to be stored within an 18-inch clearance area of fire sprinkler heads.

Tree Removal

The trees on the lot are proposed for removal, however only four trees are categorized as protected trees. The protected trees include a hackberry tree, two Lombardy poplar trees, and a willow tree. Three protected trees are near the southeast corner of the property and the willow tree is located towards the northwest corner at the easement. These trees are protected trees based on their sizes rather than due to their species. Removal of these trees are required in that the hackberry tree is located in the footprint of the proposed building, the two Lombardy poplars are located within one foot of the driveway, and the willow tree is in poor health condition. The majority of trees proposed for removal on site are Eucalyptus trees, which are not protected trees. Fruit trees proposed for

removal also would not be considered protected trees. Tree removal shall follow the recommendations of the arborist report (Attachment I) and has been incorporated as a condition of approval (Attachment A). The replacement trees that have been proposed include Armstrong Maple adjacent to the building and at the southwest corner of the property, Frans Fontaine at the eastern property line, Royal Purple Smoke at the eastern property line, and Coast Live Oak towards the back of the property. The landscape plan in the plan set shows the location of replacement trees and proposed plantings (Attachment D).

Parking

The parking standard for personal storage facilities is not explicitly established in the zoning. When this situation occurs, Planning Commission may determine the adequacy of proposed parking. As presented in the comparison with existing storage facilities (Table 1 above), parking provided for storage uses are relatively low but commercial and office uses would require greater amounts of parking, which the project provides. In considering average parking provided by existing facilities, the parking ratio is about 1 space per 7,100 square feet. The project would need approximately 10 parking spaces for the storage use under this ratio, based on approximately 72,193 square feet for storage. The zoning code establishes a rate of 1 space per 250 square feet for office use. Therefore, the project would need approximately 15 spaces for this use. For reference, office (1 per 250sf) has a more intensive parking requirement than retail (1 per 300sf) in the zoning code. As the project provides 25 parking spaces, the project would meet the estimated parking demand based for the storage and office/commercial uses.

Trip Generation

The trip generation estimates for the project show that the project is not anticipated to create a significant trip generation impact. The applicant's estimate of trips identifies just over 100 trips per day for the storage use and an additional increase for the office/commercial space (Attachment C).

The trip generation scenario was also evaluated in the Initial Study/Mitigated Negative Declaration (Attachment B, Exhibit A). The IS/MND uses inputs of 525 storage units and 5,000 square feet of retail space, which rounds up the proposed non-storage floor area numbers and applies retail use to the non-storage use space. The trip generation estimates based on the Institute of Transportation Engineers (ITE) standard trip generation rates show 353 daily trips, 45 AM peak hour trips, and 25 PM peak hour trips, see Table 3 below.

Table 3. Trip Generation

Trip Generation	Daily		AM Peak Hour		PM Peak Hour	
	Rate	Total Trips	Rate	Total Trips (In & Out)	Rate	Total Trips (In & Out)
525 Storage Units	0.25	131	0.02	11 (5 in, 5 out)	0.02	11 (5 in, 5, out)
5000sf Retail	44.32	222	6.84	34 (16 in, 18 out)	2.71	14 (6 in, 8 out)
Total		353		45 (21 in, 23 out)		25 (11 in, 13 out)

Source: Initial Study/Mitigated Negative Declaration prepared by Raney Planning & Management Inc, August 5, 2019

As described in the IS/MND, San Pablo Avenue at intersections near the project site (including Del Monte Drive, Pinole Shores Drive, Sunnyview Drive, and Appian Way) currently operate at Level of Service A (LOS A) for AM and PM peak period travel; and they are projected to remain at LOS A upon General Plan buildout, except for Appian Way which may be reduced to LOS B. The addition of the project is not anticipated to significantly impact to traffic in the area as LOS A represents largely free flowing traffic, the largest peak hour trip generation is 21 trips in and 23 trips out of the site in the morning peak hour, the use is consistent with the General Plan land use designation, and the traffic impacts of the land use designation were accounted for in the land use planning under the General Plan Environmental Impact Report.

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the project to determine whether the project is anticipated to create any significant environmental impacts and to identify mitigation measures where potentially significant impacts are identified. The IS/MND was prepared according to the requirements of the California Environmental Quality Act (Attachment B, Exhibit A).

The IS/MND was prepared and notice was given for review. During the preparation of the IS/MND, inquiries for tribal consultation were initiated after the City sent email and letter requests on June 20 and June 27, 2019 and followed up with phone calls. Requests for tribal consultation were sent to representatives on the Native American Heritage Commission's list for tribal consultation. The responses received during the tribal consultation period included requests for inclusion of an archaeological monitor and a Native American monitor during ground disturbing activities. Mitigation Measure V-3 was developed so that an archaeological monitor will be present during ground disturbing activities and interested tribes would be apprised of the construction schedule then afforded the opportunity to provide a Native American monitor. The tribal consultation request period closed on August 31, 2019 without request for consultation. The Public Review IS/MND was completed, and a Notice of Intent to Adopt the IS/MND was provided to the Contra Costa County Clerk, was posted on site, and was mailed to nearby property owners by August 5, 2019. The public review period started on August 6, 2019 and a Public Review Draft of the IS/MND was made available for review at City Hall. One comment was received stating general support for the project but requesting that the project prepare a dust mitigation plan (Attachment J). The request has been incorporated as a condition of approval. As of the publication of this report, no other comments have

been received.

The IS/MND found that factors where the project may have potentially significant impacts include biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and tribal cultural resources. With the implementation of mitigation measures recommended in the IS/MND to address these factors, the project was determined to have less than significant impacts. A mitigation monitoring and reporting program has been prepared to collect the mitigation measures recommended in the IS/MND for tracking during implementation (Attachment B, Exhibit B).

CONCLUSION

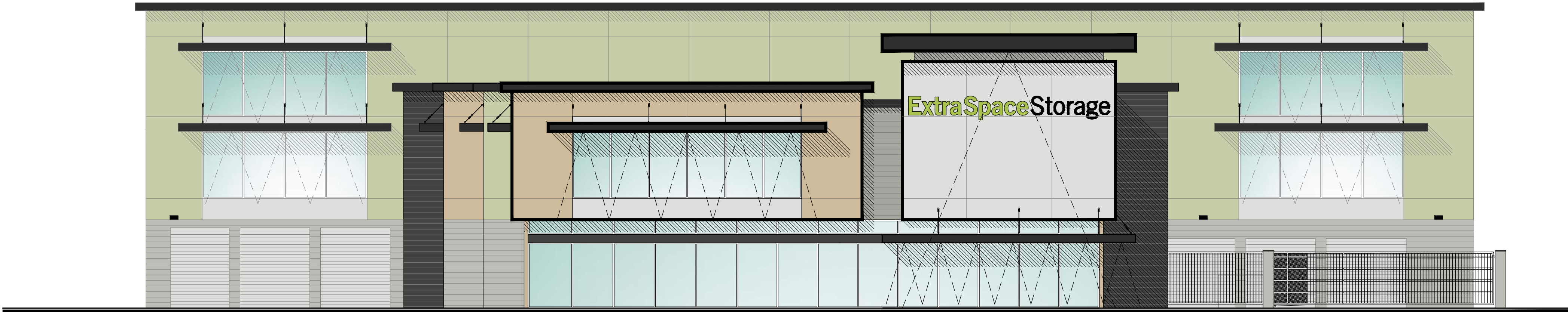
The project provides for additional personal storage and office space along San Pablo Avenue. The storage facility would fit with the industrial and office setting of the area. The project enhances an underutilized site with new development that offers new commercial service through the provision of storage units and integrates spaces within the design to offer some additional commercial and employment opportunities on site.

ATTACHMENTS

- A. Resolution 19-10 with Exhibit A: Conditions of Approval
- B. Resolution 19-11 with Exhibit A: IS/MND and Exhibit B: Mitigation Monitoring and Reporting Program
- C. Project Description and Traffic Memo, dated May 10, 2019
- D. Plan Set, date stamped received June 19, 2019
- E. Renderings and Photosimulations from Current Proposed Design
- F. Staff Report from Joint CC/PC Workshop Meeting on January 28, 2019 (Excerpt with Attachments Relevant to 890 San Pablo Ave)
- G. Minutes from Joint CC/PC Workshop Meeting on January 28, 2019
- H. Extra Space Storage Rental Agreement
- I. Arborist Report
- J. Letter from Neighboring Business

EXTRA SPACE STORAGE PINOLE

890 SAN PABLO AVENUE
PINOLE, CA



DIRECTORY		PROJECT DATA			SHEET INDEX																																																																																																																																																									
OWNER BEAU REINBERG 3159 FEE FEE ROAD, SUITE 221 BRIDGETON, MO. 63044 TELEPHONE: (573)-673-1191 EMAIL: beaurenberg@dss-bcm.com ARCHITECT BRUCE JORDAN ARCHITECT 131 CALLE IGLESIA, SUITE 100, SAN CLEMENTE, CA 92673 TELEPHONE: (949) 388-8090 FACSIMILE: (949) 388-8290 CONTACT: David Meinecke E-MAIL: dmeinecke@jordanarchitects.com		CIVIL ENGINEER KISTER, SAVIO & REI 825 SAN PABLO AVENUE PINOLE, CA. 94564 TELEPHONE: (510)-222-4020 ext. 26 CONTACT: Patrick Rei EMAIL: pat@ksrinc.net LANDSCAPE VALLIER DESIGN ASSOCIATES, INC. 210 WASHINGTON AVENUE, SUITE G POINT RICHMOND, CA 94801 TELEPHONE: (510) 367-6166 CONTACT: Marcia Vallier EMAIL: marcia@vallierdesign.com		<table><tr><th colspan="3">BASIS OF DESIGN</th></tr><tr><td></td><td>REQUIRED</td><td>PROVIDED</td></tr><tr><td>ZONE</td><td colspan="2">OIMU (OFFICE INDUSTRIAL MIXED USE)</td></tr><tr><td>GENERAL PLAN DESIGNATION</td><td colspan="2">SSA - SERVICE SUB-AREA</td></tr><tr><td>APN</td><td colspan="2">402-240-014</td></tr><tr><td>OVERLAY</td><td colspan="2">SAN PABLO AVE SPECIFIC PLAN</td></tr><tr><td>STRUCTURE HEIGHT</td><td>50 FT.</td><td>38 FT.</td></tr><tr><td>LANDSCAPE AREA</td><td>N/A</td><td>13,532 S.F. (24%)</td></tr><tr><td>IMPERVIOUS AREA</td><td>N/A</td><td>17,247 S.F. (30%)</td></tr><tr><td>SETBACKS :</td><td></td><td></td></tr><tr><td></td><td>FRONT</td><td>0 FT.</td></tr><tr><td></td><td>SIDE</td><td>0 FT.</td></tr><tr><td></td><td>REAR</td><td>0 FT.</td></tr><tr><td>IF ABUTTING MAIN STREET</td><td>0 FT.</td><td>0 FT.</td></tr><tr><td>PARKING SPACES</td><td>1 SPACE/10,000 S.F. OF NET RENTABLE AREA = 6 SPACES 1 SPACE/250 S.F. OF OFFICE AREA = 18</td><td>24</td></tr><tr><td>PARKING SIZE</td><td>STANDARD: 9' X 18' PARALLEL: 9' X 24'</td><td>STANDARD: 9' X 18' PARALLEL: 9' X 24'</td></tr></table>			BASIS OF DESIGN				REQUIRED	PROVIDED	ZONE	OIMU (OFFICE INDUSTRIAL MIXED USE)		GENERAL PLAN DESIGNATION	SSA - SERVICE SUB-AREA		APN	402-240-014		OVERLAY	SAN PABLO AVE SPECIFIC PLAN		STRUCTURE HEIGHT	50 FT.	38 FT.	LANDSCAPE AREA	N/A	13,532 S.F. (24%)	IMPERVIOUS AREA	N/A	17,247 S.F. (30%)	SETBACKS :				FRONT	0 FT.		SIDE	0 FT.		REAR	0 FT.	IF ABUTTING MAIN STREET	0 FT.	0 FT.	PARKING SPACES	1 SPACE/10,000 S.F. OF NET RENTABLE AREA = 6 SPACES 1 SPACE/250 S.F. OF OFFICE AREA = 18	24	PARKING SIZE	STANDARD: 9' X 18' PARALLEL: 9' X 24'	STANDARD: 9' X 18' PARALLEL: 9' X 24'	<table><tr><th colspan="3">SITE DATA</th></tr><tr><td>LOT AREA</td><td>58,402</td><td>SQ. FT.</td></tr><tr><td></td><td>1.34</td><td>ACRES</td></tr><tr><td>PARKING SPACES PROVIDED</td><td></td><td></td></tr><tr><td></td><td>STANDARDS</td><td>22</td></tr><tr><td></td><td>ACCESSIBLE</td><td>2</td></tr><tr><td></td><td>EVC PARKING</td><td>1</td></tr><tr><td></td><td>TOTAL</td><td>25</td></tr><tr><td></td><td></td><td></td></tr><tr><td>NUMBER OF STORAGE UNITS PROPOSED</td><td>525</td><td></td></tr></table>		SITE DATA			LOT AREA	58,402	SQ. FT.		1.34	ACRES	PARKING SPACES PROVIDED				STANDARDS	22		ACCESSIBLE	2		EVC PARKING	1		TOTAL	25				NUMBER OF STORAGE UNITS PROPOSED	525		<table><tr><th colspan="5">BUILDING AREA TABULATIONS (Square Feet)</th></tr><tr><td></td><td></td><td>SELF-STORAGE</td><td>OFFICE (INCLUDES SELF-STORAGE OFFICE)</td><td>TOTAL</td></tr><tr><td rowspan="3">BUILDING A</td><td></td><td></td><td></td><td></td></tr><tr><td>1ST FLOOR</td><td>4,180</td><td>4,585</td><td>8,765</td></tr><tr><td>2ND FLOOR</td><td>8,765</td><td></td><td>8,765</td></tr><tr><td colspan="4">BUILDING 'A' GROSS AREA</td><td>17,530</td></tr><tr><td rowspan="4">BUILDING B</td><td></td><td></td><td></td><td></td></tr><tr><td>1ST FLOOR</td><td>18,858</td><td></td><td>18,858</td></tr><tr><td>2ND FLOOR</td><td>18,858</td><td></td><td>18,858</td></tr><tr><td>3RD FLOOR</td><td>20,707</td><td></td><td>20,707</td></tr><tr><td colspan="4">BUILDING 'B' GROSS AREA</td><td>58,423</td></tr><tr><td colspan="4"></td><td></td></tr><tr><td colspan="4">TOTAL GROSS BUILDING AREA:</td><td>75,953</td></tr><tr><td colspan="5"></td></tr><tr><td colspan="2">EST.NET STORAGE AREA (DOES NOT INCLUDE RETAIL OFFICE AREA)</td><td>60,662</td><td></td><td></td></tr></table> BUILDING CONSTRUCTION TYPE: IIB OCCUPANCY CLASSIFICATION: S-1. BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.		BUILDING AREA TABULATIONS (Square Feet)							SELF-STORAGE	OFFICE (INCLUDES SELF-STORAGE OFFICE)	TOTAL	BUILDING A					1ST FLOOR	4,180	4,585	8,765	2ND FLOOR	8,765		8,765	BUILDING 'A' GROSS AREA				17,530	BUILDING B					1ST FLOOR	18,858		18,858	2ND FLOOR	18,858		18,858	3RD FLOOR	20,707		20,707	BUILDING 'B' GROSS AREA				58,423						TOTAL GROSS BUILDING AREA:				75,953						EST.NET STORAGE AREA (DOES NOT INCLUDE RETAIL OFFICE AREA)		60,662		
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VICINITY MAP 					ARCHITECTURAL A.1 COVER SHEET A.2 PRELIMINARY SITE PLAN. A.3 FIRE ACCESS & SAFETY PLAN. A.4 PRELIMINARY FLOOR PLANS. A.5 PRELIMINARY FLOOR PLANS. A.6 PRELIMINARY OFFICE PLAN. A.7 PRELIMINARY ROOF PLAN. A.8 PRELIMINARY SECTION. A.9 PRELIMINARY ELEVATIONS. A.10 PRELIMINARY ELEVATIONS. A.11 PRELIMINARY ELEVATIONS. A.12 PRELIMINARY ELEVATIONS. A.13 PRELIMINARY LIGHTING PLAN. A.14 LIGHTING PLAN DETAILS. A.15 FENCE PLAN & DETAILS. CIVIL C0.1 BOUNDARY & TOPOGRAPHIC SURVEY. C1.0 STORMWATER CONTROL PLAN. C1.1 STORMWATER CONTROL PLAN DETAILS. C1.2 PRELIMINARY GRADING & DRAINAGE PLAN. LANDSCAPE L-1 LANDSCAPE SITE PLAN. L-2 LANDSCAPE ELEMENTS.																																																																																																																																																									

BEAU REINBERG

EXTRA SPACE PINOLE

PINOLE, CA

COVER SHEET

A.1

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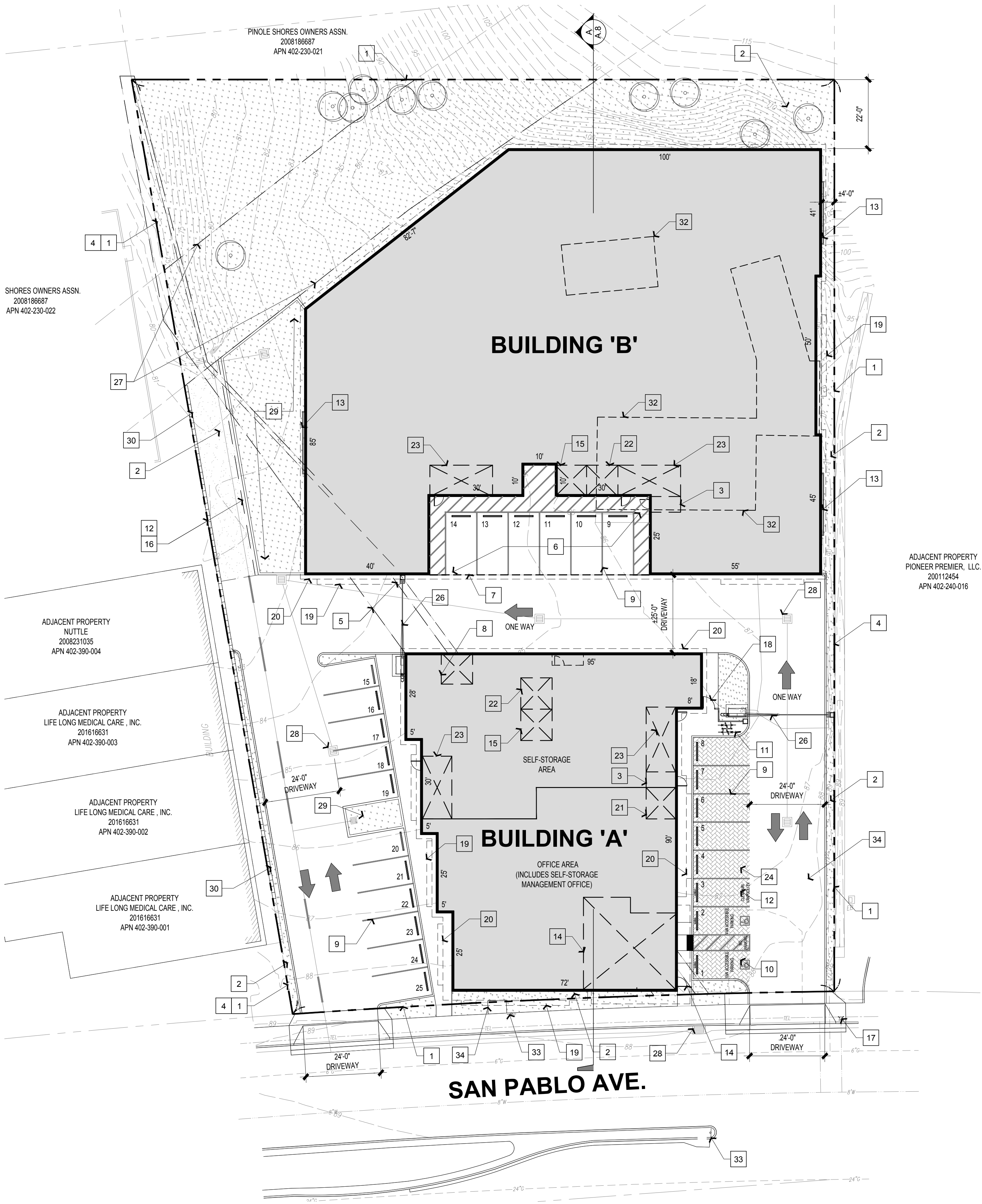
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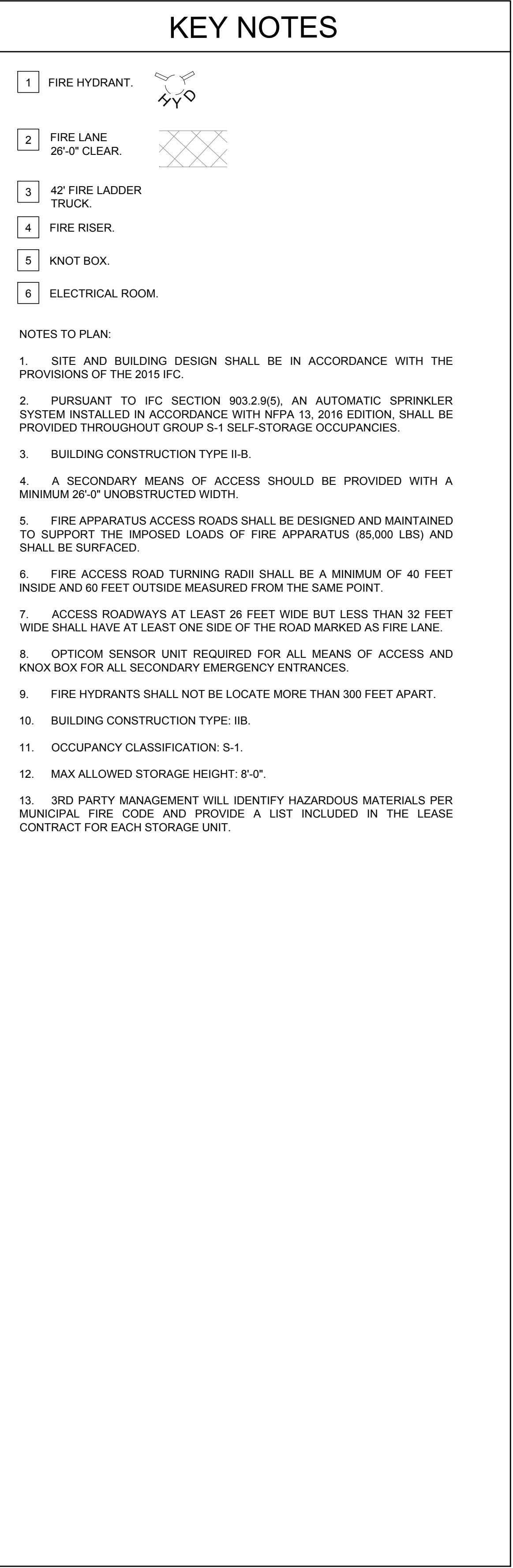
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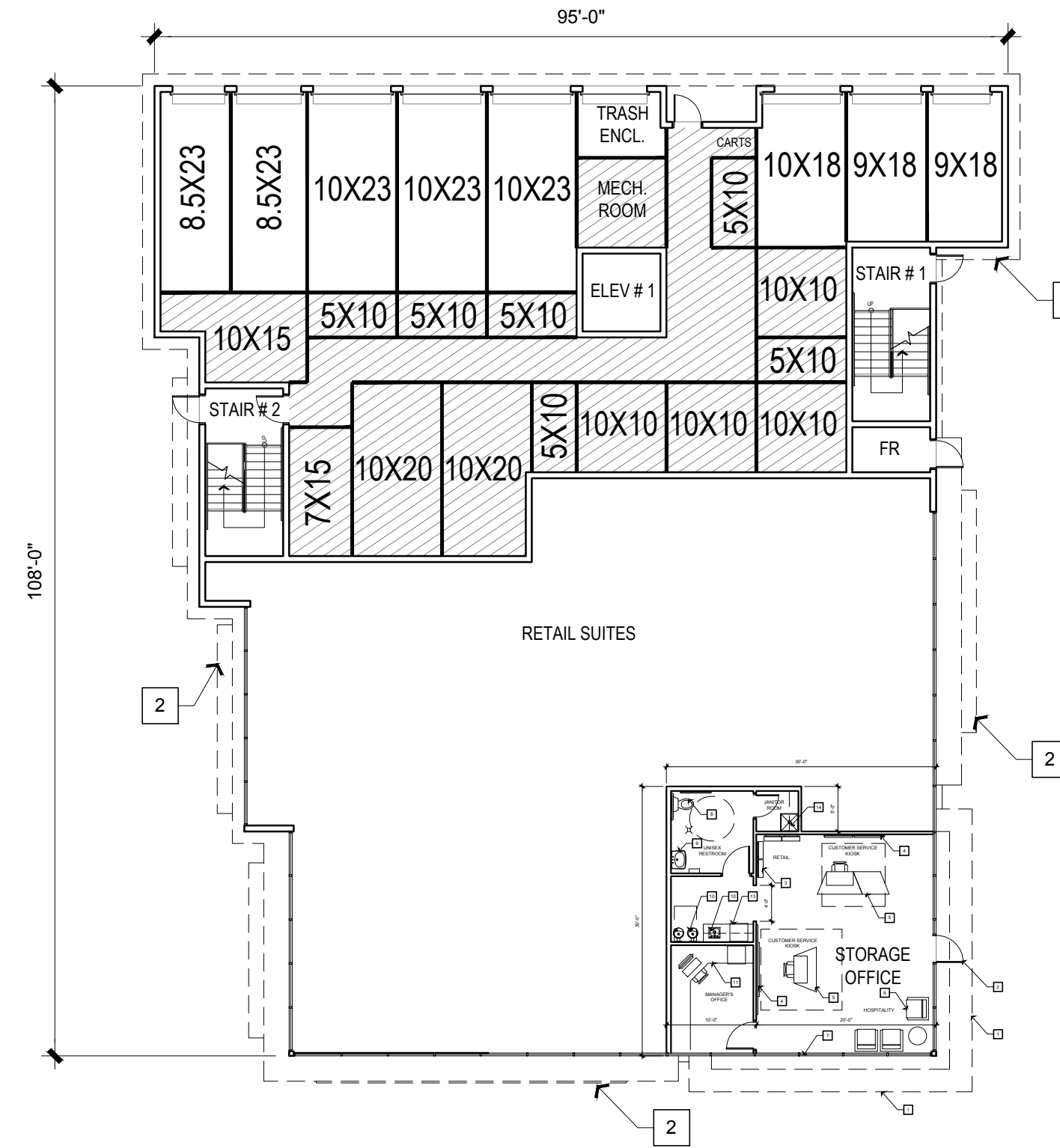
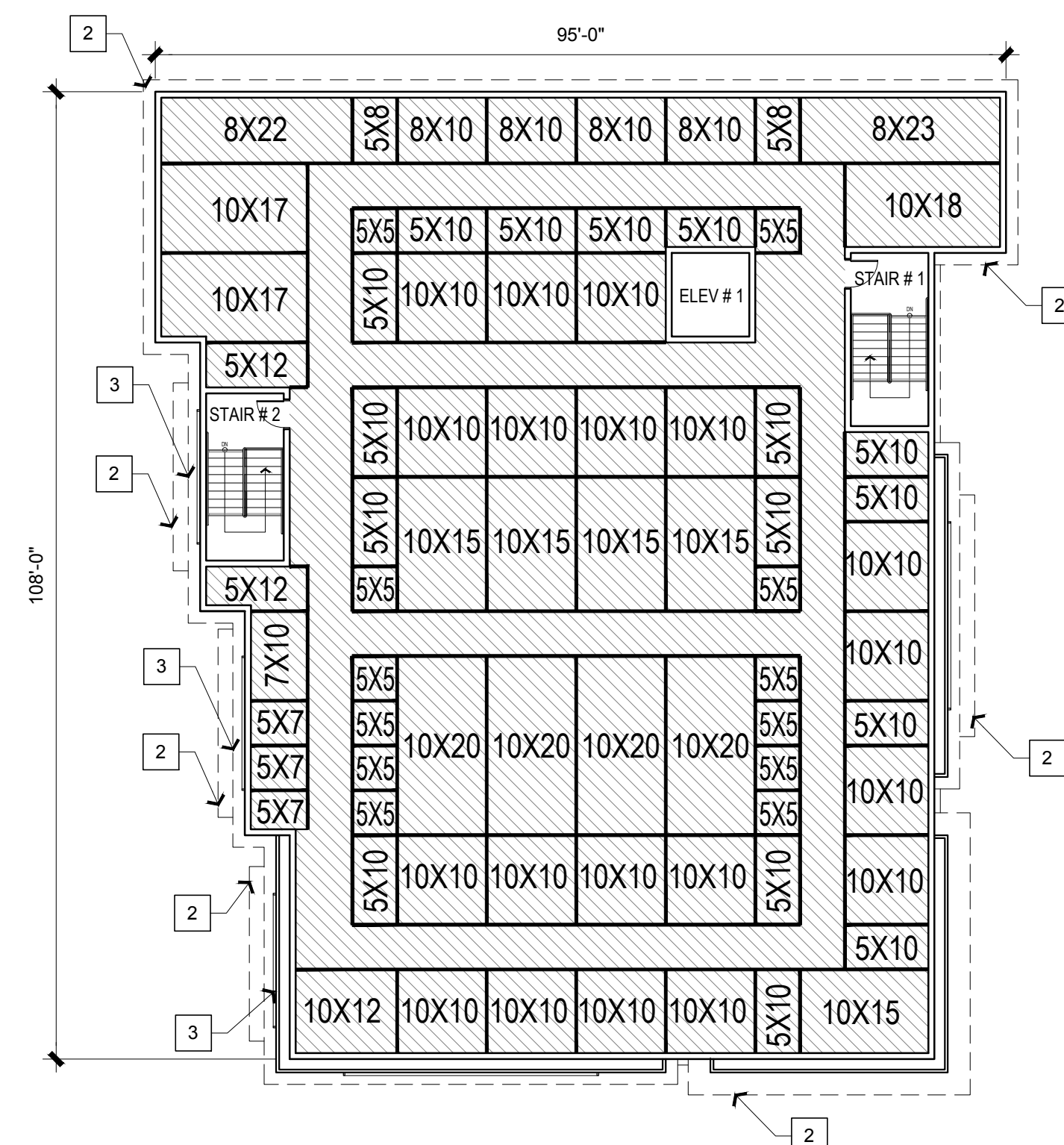
KEY NOTES	
1	PROPERTY LINE.
2	LANDSCAPE AREA. SEE LANDSCAPE PLANS.
3	FIRE RISER.
4	NEW WROUGHT IRON FENCE ALONG PROPERTY LINE.
5	EXISTING 10'-0" STORM DRAIN EASEMENT. TO BE RELOCATED.
6	LOADING AREA.
7	PROJECTION OF 2ND AND 2RD FLOOR ABOVE.
8	TRASH AND RECYCLING ENCLOSURE.
9	PARKING SPACE. TYP.
10	VAN ACCESSIBLE PARKING SPACE.
11	BIKE RACK.
12	CLEAN AIR VEHICLE PARKING.
13	METAL TRELLIS.
14	OFFICE ENTRANCE.
15	ELEVATOR LOCATION.
16	NEW 12'-0" WIDE SERVICE ACCESS EASEMENT W/ ROLL-OVER CURB.
17	FIRE HYDRANT.
18	PEDESTRIAN ACCESS.
19	AWNING PROJECTION ABOVE.
20	CORNICE PROJECTION ABOVE.
21	ELECTRICAL ROOM.
22	MECHANICAL ROOM.
23	STAIR LOCATION.
24	ENHANCED SURFACE.
25	PROJECTION ABOVE.
26	NEW LIFT GATE.
27	EXISTING 33'-0" WIDE CHEVRON PIPELINE EASEMENT.
28	CATCH BASIN. SEE CIVIL.
29	BIOSWALE LOCATION. SEE CIVIL.
30	RETENTION WALL. SEE GRADING PLAN.
31	12' WIDE GRAVEL ROADWAY. SEE CIVIL.
32	EXISTING BUILDING LOCATIONS (TO BE DEMO)
33	EXISTING STREET SIGN
34	TRANSFORMER PAD LOCATION.



FIRE ACCESS & SAFETY PLAN

A.3

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- ## KEY NOTES

-  CLIMATE CONTROL AREA

 PROJECTION OF FLOOR ABOVE.

 CORNICE/AWNING PROJECTION ABOVE.

 SPANDREL GLASS

- ## WALL LEGEND

- 8" CMU WALL
- PARTION WALL / LOAD BEARING 2-6"

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PINOLE, CA

PRELIMINARY FLOOR PLANS

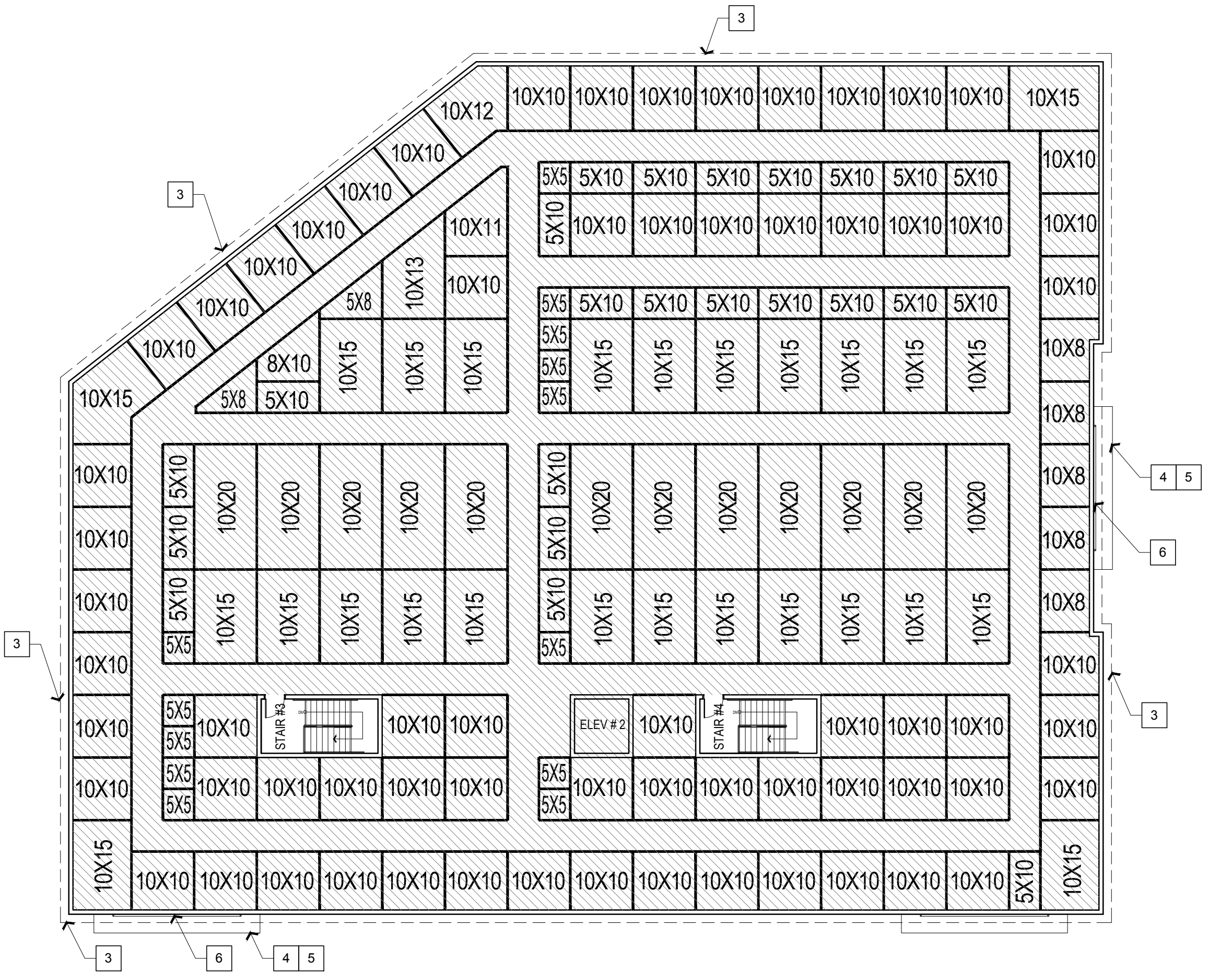
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3RD FLOOR PLAN - BLDG. B

1/16" = 1'-0"

1

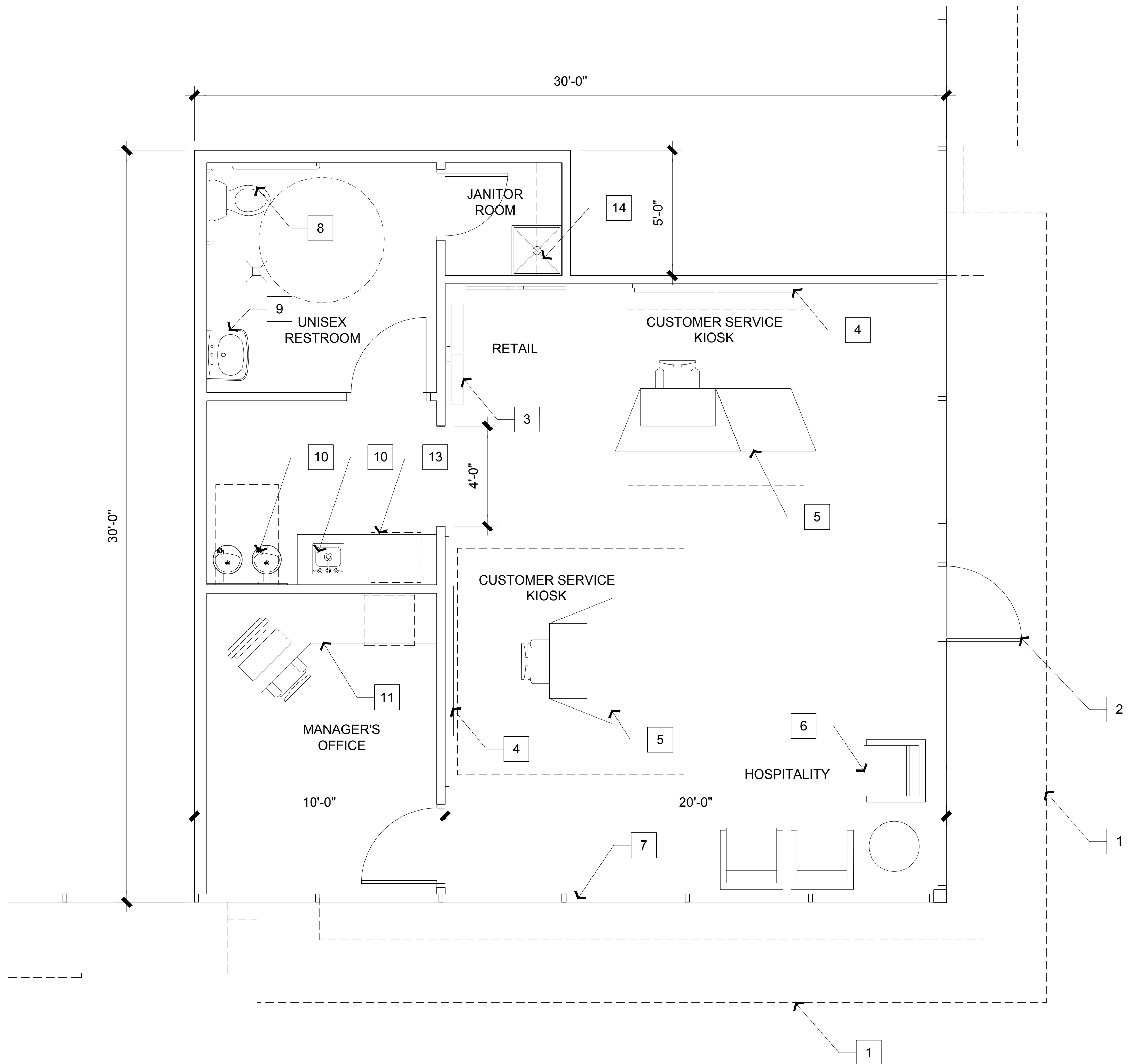
KEY NOTES

- CLIMATE CONTROL AREA
- 1 PROJECTION OF FLOOR ABOVE.
- 2 CORNICE/AWNING PROJECTION ABOVE.
- 3 SPANDREL GLASS

WALL LEGEND

- 8" CMU WALL
- PARTION WALL / LOAD BEARING 2-6"

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OFFICE PLAN

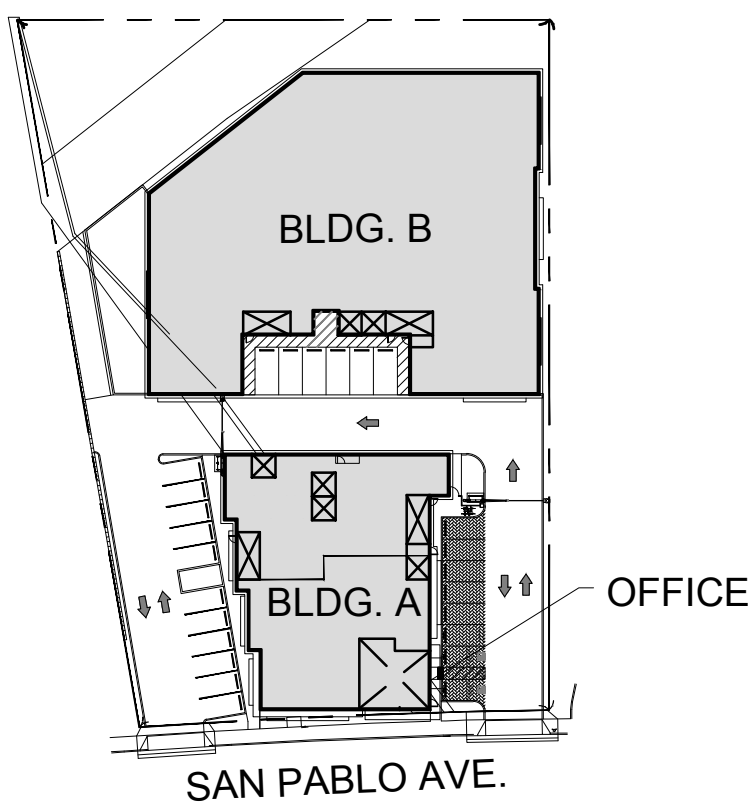
3/8" = 1'-0"

1

KEY NOTES

- 1 CORNICE/AWNING ABOVE.
- 2 OFFICE ENTRANCE.
- 3 DISPLAY SHELVES.
- 4 FEATURE WALL W/ MONITOR.
- 5 COSTUMER SERVICE KIOSK.
- 6 SITTING AREA.
- 7 STOREFRONT WINDOWS. SEE ELEVATIONS.
- 8 RESTROOM TOILET.
- 9 RESTROOM SINK.
- 10 WATER FOUNTAINS.
- 11 OFFICE DESK.
- 12 COFFEE BAR SINK.
- 13 UNDER CABINET REFRIGERATOR.
- 14 JANITOR SINK & CABINET ABOVE.

KEY PLAN



PRELIM. OFFICE PLAN

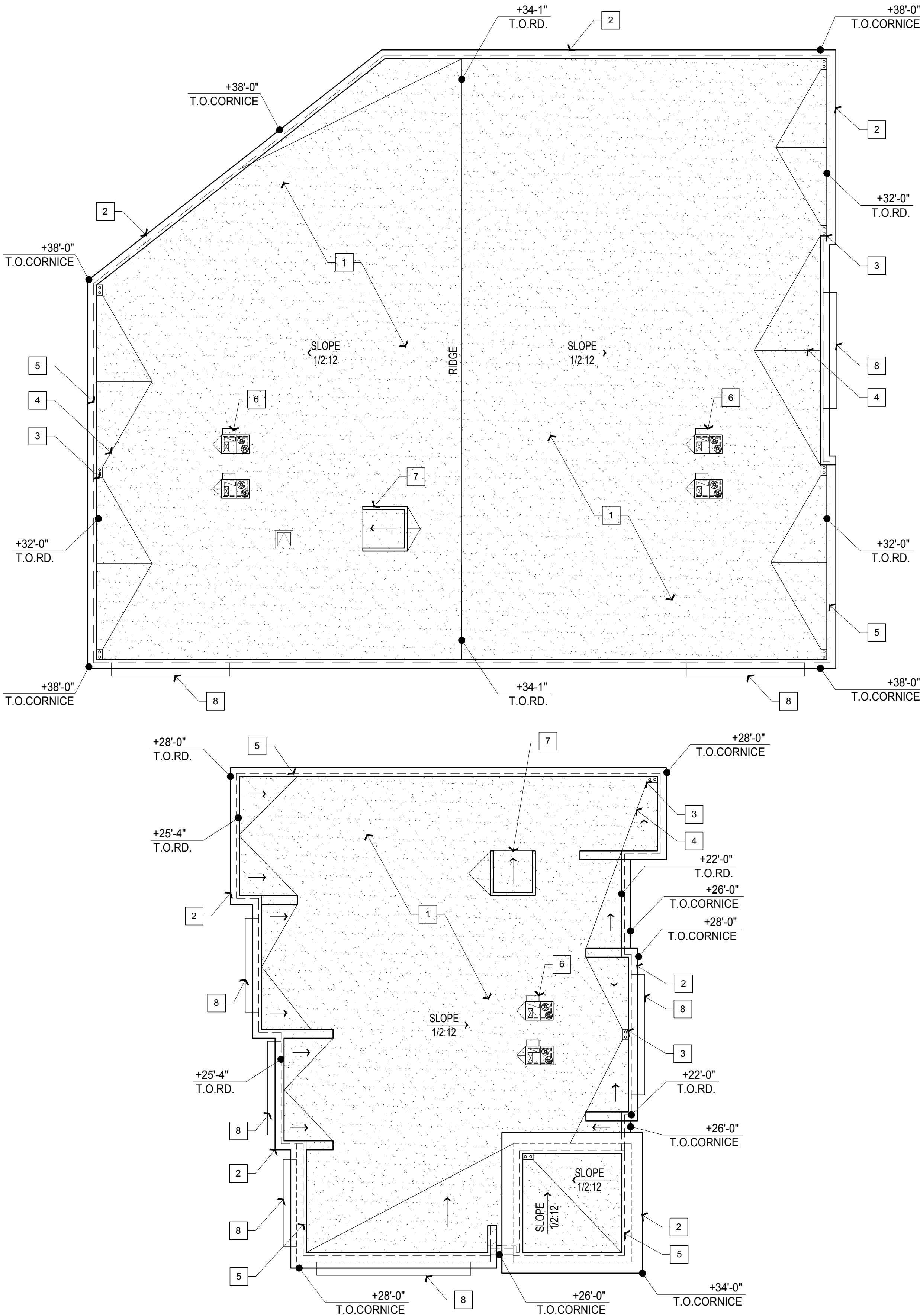
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KEY NOTES	
1	T.P.O. ROOFING SYSTEM.
2	CORNICE.
3	ROOF DRAIN. TYP.
4	ROOF CRICKET. TYP.
5	WALL BELOW.
6	TOP MOUNTED MECHANICAL UNITS.
7	ELEVATOR - ROOF ACCESS.
8	AWNING BELOW.

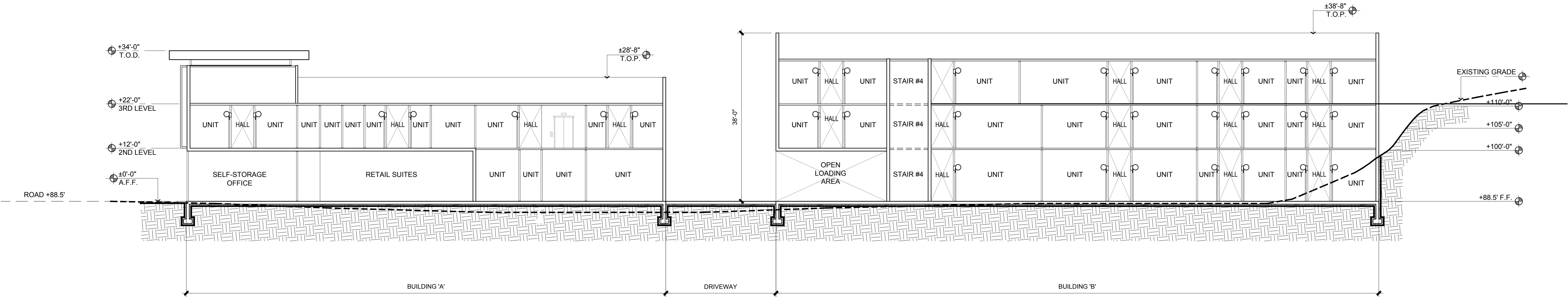
ROOF PLAN

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SCALE: 1/16"=1'-0"
DATE: 09/20/18

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CROSS SECTION A
3/32" = 1'-0"

1

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EXTRA SPACE PINOLE
PINOLE, CA

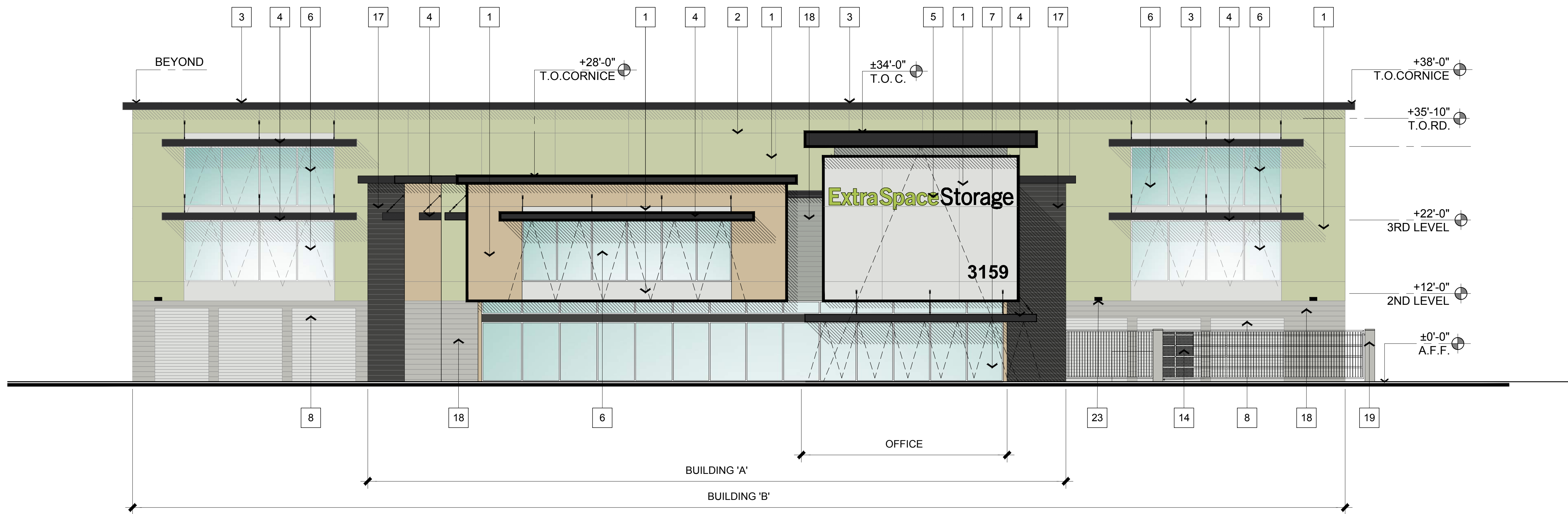
PRELIMINARY SECTION

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SOUTH ELEVATION - SAN PABLO AVE. 1
3/32" = 1'-0"

KEY MAP	KEYNOTES			COLOR & MATERIAL BOARD		
	1 SMOOTH STUCCO FINISH. 2 STUCCO REVEAL CHANNEL. 3 CORNICE. 4 METAL AWNING. 5 WALL MOUNTED SIGN. SHOWN FOR DESIGN PURPOSE ONLY, UNDER SEPARATE PERMIT. 6 FAUX WINDOW (SPANDREL GLASS). 7 GLAZING. 8 STORAGE UNIT ROLL-UP DOOR 9 EXTERIOR DOOR. 10 OFFICE ENTRANCE.	11 ACCENT BAND. 12 SLIDING GATE. 13 METAL TRELLIS. 14 LIFT GATE. 15 PEDESTRIAN ACCESS. 16 7' WROUGHT IRON FENCE. 17 ARCHITECTURAL METAL PANEL. 18 C.M.U. 19 FENCE POST. 20 NOT USED.	21 NATURAL GRADE. 22 NOT USED. 23 LIGHT FIXTURE. SEE LIGHTING PLAN.	C1 PAIN T MANUFACTURER: SHERWIN WILLIAMS COLOR: NEBULOUS WHITE SW7063 C2 CORRUGATED METAL MANUFACTURER: M&C COLOR: SIGNATURE 200 CHARCOAL C3 C.M.U. MANUFACTURER: ORCO BLOCK COLOR: SPLIT FACE BLACK 100 LW	C4 PAIN T MANUFACTURER: SHERWIN WILLIAMS COLOR: TRICORN BLACK SW6258 C5 PAIN T MANUFACTURER: SHERWIN WILLIAMS COLOR: BAIZE GREEN SW6429 C6 PAIN T MANUFACTURER: SHERWIN WILLIAMS COLOR: TUMBLIN' TUMBLEWEED SW9120	C7 ROLL-UP DOORS MANUFACTURER: JANUS INTERNATIONAL COLOR: SATIN WHITE

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PRELIMINARY ELEVATIONS

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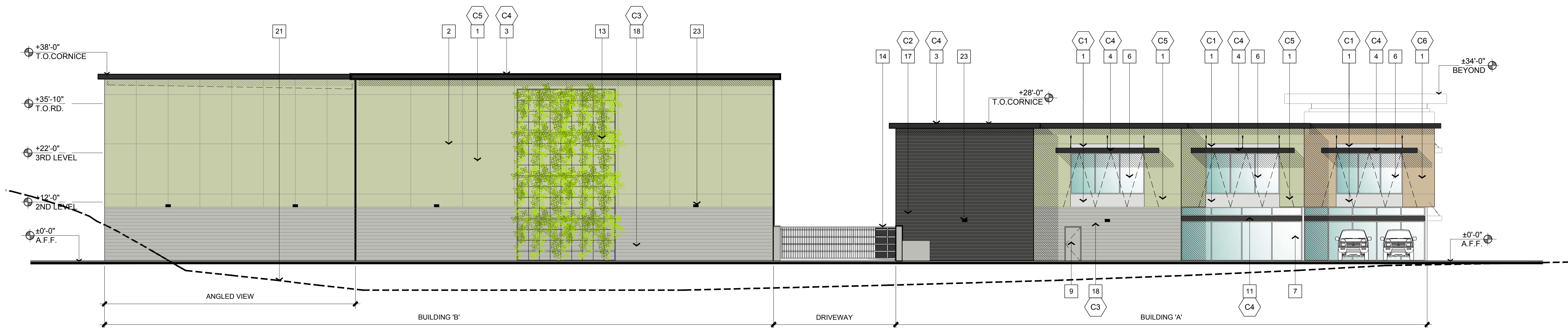
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A.9

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WEST ELEVATION 2
3/32" = 1'-0"

KEY MAP	KEYNOTES			COLOR & MATERIAL BOARD		
	1 SMOOTH STUCCO FINISH.	11 ACCENT BAND.	21 NATURAL GRADE.			
	2 STUCCO REVEAL CHANNEL.	12 SLIDING GATE.	22 NOT USED.			
	3 CORNICE.	13 METAL TRELLIS.	23 LIGHT FIXTURE. SEE LIGHTING PLAN.			
	4 METAL AWNING.	14 LIFT GATE.				
	5 WALL MOUNTED SIGN. SHOWN FOR DESIGN PURPOSE ONLY, UNDER SEPARATE PERMIT.	15 PEDESTRIAN ACCESS.				
	6 FAUX WINDOW (SPANDREL GLASS).	16 7' WROUGHT IRON FENCE.				
	7 GLAZING.	17 ARCHITECTURAL METAL PANEL.				
	8 STORAGE UNIT ROLL-UP DOOR	18 C.M.U.				
	9 EXTERIOR DOOR.	19 FENCE POST.				
	10 OFFICE ENTRANCE.	20 NOT USED.				

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PINOLE, CA

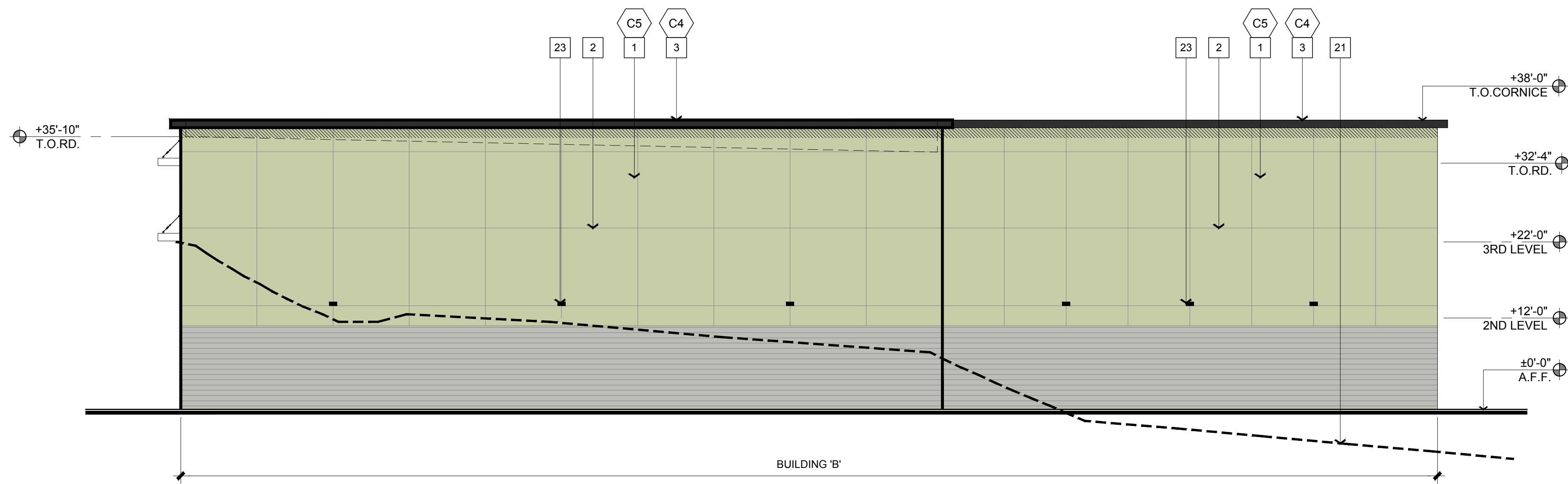
PRELIMINARY ELEVATIONS

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JOB NUMBER: 18-523
SCALE: AS NOTED
DATE: 09/20/18

A.10

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Facsimile 949.388-8290



NORTH ELEVATION 3
3/32" = 1'-0"

KEY MAP	KEYNOTES			COLOR & MATERIAL BOARD		
	1 SMOOTH STUCCO FINISH. 2 STUCCO REVEAL CHANNEL. 3 CORNICE. 4 METAL AWNING. 5 WALL MOUNTED SIGN. SHOWN FOR DESIGN PURPOSE ONLY, UNDER SEPARATE PERMIT. 6 FAUX WINDOW (SPANDREL GLASS). 7 GLAZING. 8 STORAGE UNIT ROLL-UP DOOR 9 EXTERIOR DOOR. 10 OFFICE ENTRANCE.	11 ACCENT BAND. 12 SLIDING GATE. 13 METAL TRELLIS. 14 LIFT GATE. 15 PEDESTRIAN ACCESS. 16 7' WROUGHT IRON FENCE. 17 ARCHITECTURAL METAL PANEL. 18 C.M.U. 19 FENCE POST. 20 NOT USED.	21 NATURAL GRADE. 22 NOT USED. 23 LIGHT FIXTURE. SEE LIGHTING PLAN.	C1 PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: NEBULOUS WHITE SW7063 C2 CORRUGATED METAL MANUFACTURER: MBCI COLOR: SIGNATURE 200 CHARCOAL C3 C.M.U. MANUFACTURER: ORCO BLOCK COLOR: SPLIT FACE BLACK 100 LW	C4 PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TRICORN BLACK SW6258 C5 PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BAIZE GREEN SW6429 C6 PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TUMBLIN' TUMBLEWEED SW9120	C7 ROLL-UP DOORS MANUFACTURER: JANUS INTERNATIONAL COLOR: SATIN WHITE

BEAU REINBERG
EXTRA SPACE PINOLE
PINOLE, CA

PRELIMINARY ELEVATIONS

JOB NUMBER: 18-523
SCALE: AS NOTED
DATE: 09/20/18

A.11

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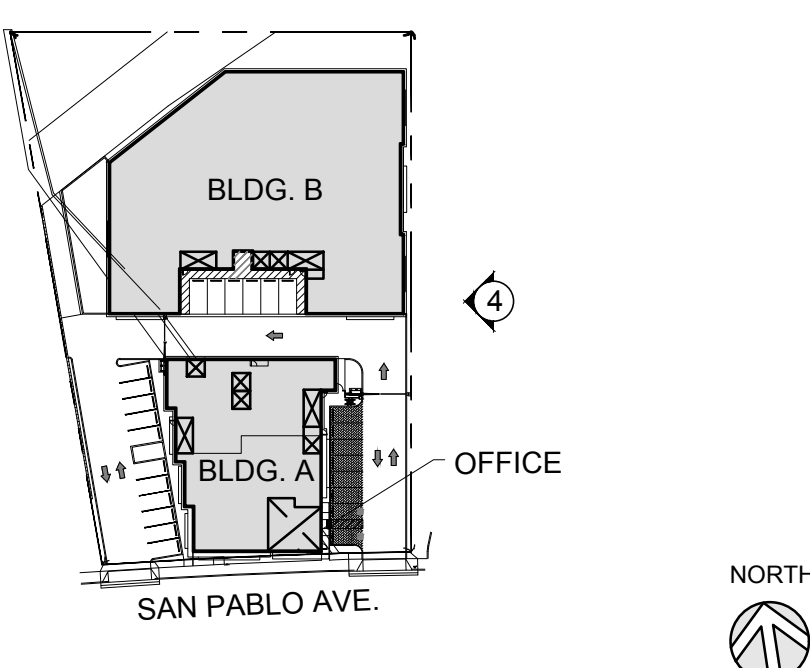
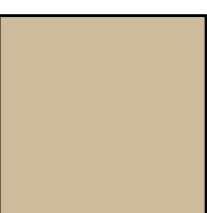
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE,
CA 92672-7541
Telephone 949.388-8090
Facsimile 949.388-8290



EAST ELEVATION

4

3/32" = 1'-0"

KEY MAP	KEYNOTES			COLOR & MATERIAL BOARD					
	1 SMOOTH STUCCO FINISH.	11 ACCENT BAND.	21 NATURAL GRADE.		C1 PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: NEBULOUS WHITE SW7063		C4 PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TRICORN BLACK SW6258		C7 ROLL-UP DOORS MANUFACTURER: JANUS INTERNATIONAL COLOR: SATIN WHITE
	2 STUCCO REVEAL CHANNEL.	12 SLIDING GATE.	22 NOT USED.		C2 CORRUGATED METAL MANUFACTURER: MBCI COLOR: SIGNATURE 200 CHARCOAL		C5 PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BAIZE GREEN SW6429		
	3 CORNICE.	13 METAL TRELLIS.	23 LIGHT FIXTURE. SEE LIGHTING PLAN.		C3 C.M.U. MANUFACTURER: ORCO BLOCK COLOR: SPLIT FACE BLACK 100 LW		C6 PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TUMBLIN' TUMBLEWEED SW9120		
	4 METAL AWNING.	14 LIFT GATE.							
	5 WALL MOUNTED SIGN. SHOWN FOR DESIGN PURPOSE ONLY, UNDER SEPARATE PERMIT.	15 PEDESTRIAN ACCESS.							
	6 FAUX WINDOW (SPANDREL GLASS).	16 7' WROUGHT IRON FENCE.							
	7 GLAZING.	17 ARCHITECTURAL METAL PANEL.							
	8 STORAGE UNIT ROLL-UP DOOR	18 C.M.U.							
	9 EXTERIOR DOOR.	19 FENCE POST.							
	10 OFFICE ENTRANCE.	20 NOT USED.							

C1

PAIN
T MANUFACTURER: SHERWIN WILLIAMS
COLOR: NEBULOUS WHITE SW7063

C2

CORRUGATED METAL
MANUFACTURER: MCCI
COLOR: SIGNATURE 200 CHARCOAL

C3

C.M.U.
MANUFACTURER: ORCO BLOCK
COLOR: SPLIT FACE BLACK 100 LW

C4

PAIN
T MANUFACTURER: SHERWIN WILLIAMS
COLOR: TRICORN BLACK SW6258

C5

PAIN
T MANUFACTURER: SHERWIN WILLIAMS
COLOR: BAIZE GREEN SW6429

C6

PAIN
T MANUFACTURER: SHERWIN WILLIAMS
COLOR: TUMBLIN' TUMBLEWEED SW9120

C7

ROLL-UP DOORS
MANUFACTURER: JANUS INTERNATIONAL
COLOR: SATIN WHITE

BEAU REINBERG
EXTRA SPACE PINOLE
PINOLE, CA

PRELIMINARY ELEVATIONS

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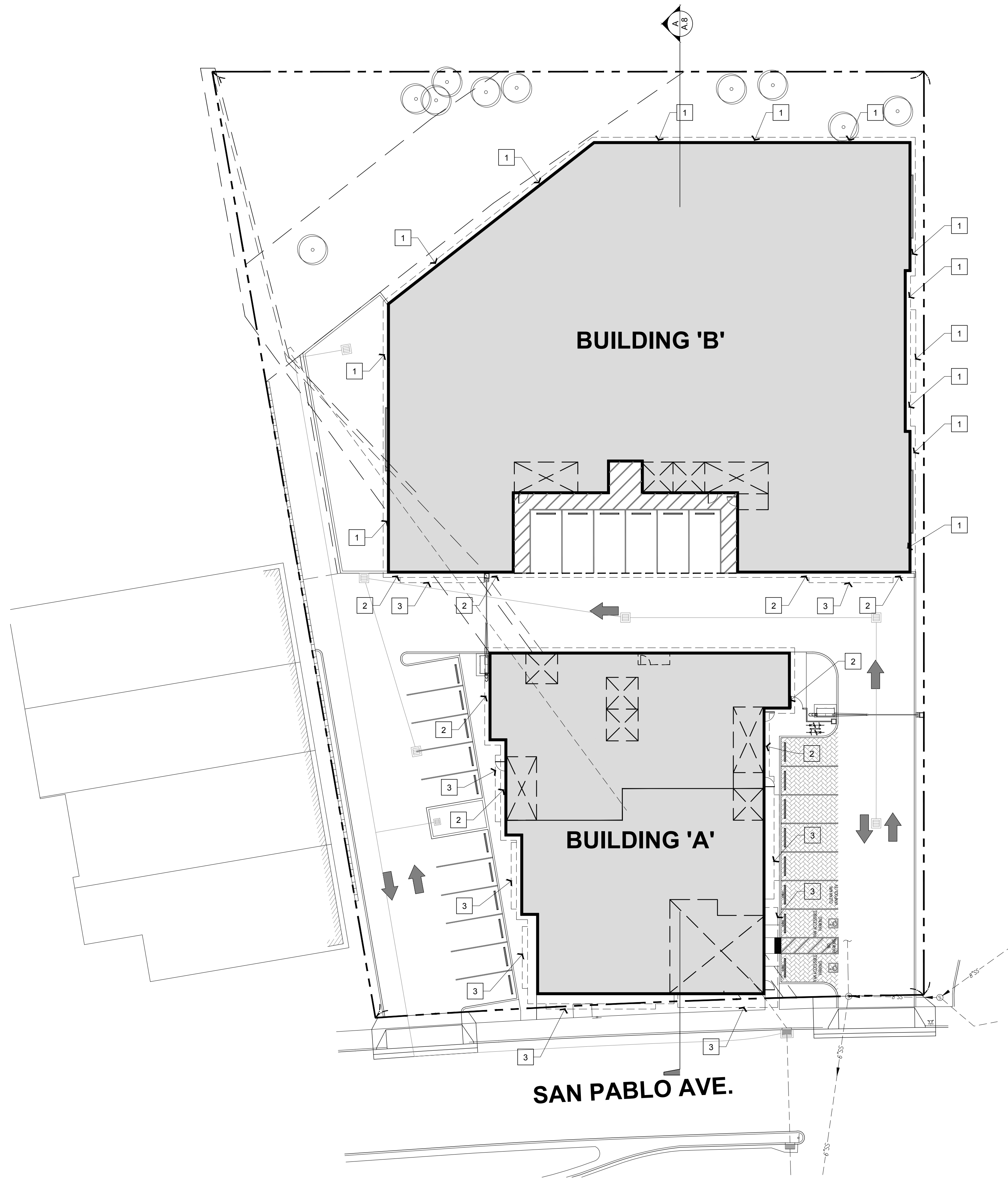
JOB NUMBER: 18-523
SCALE: AS NOTED
DATE: 09/20/18

A.12

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KEY NOTES

1

SITE LIGHTING MOUNTED ON BUILDING WALL @ 30'-0" O.C.
SEE DETAIL SHEET.

2

ACCENT LIGHTING FIXTURE MOUNTED ON BUILDING WALL.
SEE DETAIL SHEET.

3

DOWNLIGHT. SEE DETAIL SHEET.

BEAU REINBERG
EXTRA SPACE PINOLE
PINOLE, CA

LIGHTING PLAN

JOB NUMBER: 18-523
SCALE: AS NOTED
DATE: 09/20/18

A.13

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KEY NOTES

- 1 ENTRY ONLY LIFT GATE
- 2 EXIT ONLY LIFT GATE
- 3 NEW WROUGHT IRON FENCE (ALONG PROPERTY LINE)
- 4 PEDESTRIAN GATE

FENCE PLAN & DETAILS

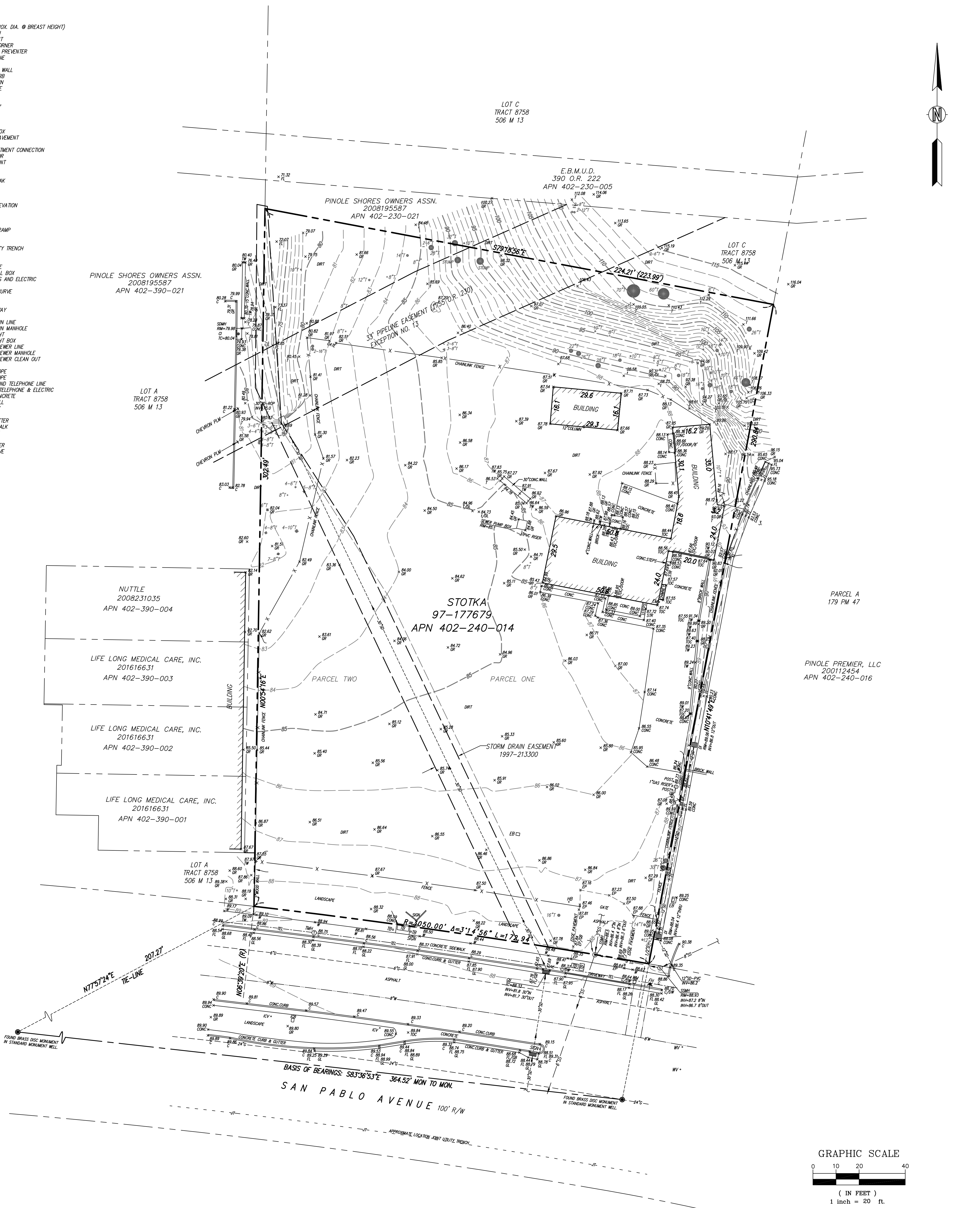
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JOB NUMBER: 18-523
SCALE: AS NOTED
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A.15

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AD = TREE (APPROX. DIA. @ BREAST HEIGHT)
AE = AREA DRAIN
AF = ANGLE POINT
AP = BUILDING CORNER
BFP = BACK FLOW PREVENTER
BL = BUILDING LINE
BOL = BOLLARD
BW = BOTTOM OF WALL
C = TOP OF CURB
CB = CATCH BASIN
CL = CENTER LINE
COL = COLUMN
CONC = CONCRETE
DI = DRAIN INLET
DAY = DAYLIGHT
DW = DRIVEWAY
E = EDGE OF
EF = ELECTRIC BOX
ED = EDGE OF PAVEMENT
EP = FENCE
FDC = FIRE DEPARTMENT CONNECTION
FF = FINISH FLOOR
FH = FIRE HYDRANT
FL = FLOW LINE
G = GAS LINE
GB = GRAZE BREAK
GL = GUTTER LIP
GM = GAS METER
GP = GATE POST
GR = GROUND ELEVATION
GUY = GUY WIRE
GV = GAS VALVE
HB = HOSE BIB
HCR = HANDICAP RAMP
HW = HUB
J = JOINT
JP = JOINT UTILITY TRENCH
MH = MAIN HOLE
P = PAVEMENT
PP = POWER POLE
PBB = PAIRIC BELL BOX
PGE = PAIRIC GAS AND ELECTRIC
PLNTR = PLANTER
POC = POINT ON CURVE
RET = RETURN
RAMP = RAMP
R/W = RIGHT OF WAY
S = SON
SD = STORM DRAIN LINE
SDMH = STORM DRAIN MANHOLE
SL = STREET LIGHT
SLB = STREET LIGHT BOX
SS = SANITARY SEWER LINE
SSS = SANITARY SEWER MANHOLE
SSCO = SANITARY SEWER CLEAN OUT
STH = STAIRS
T = TOP OF SLOPE
T = TOP OF SLOPE
TEL = UNDERGROUND TELEPHONE LINE
T/E = OVERHEAD TELEPHONE & ELECTRIC
TC = TOP OF CONCRETE
TW = TOP OF WALL
UB = UTILITY BOX
V = V-DITCH
VQ = VALLEY GUTTER
W = BACK OF WALK
W = WATER LINE
W = WALK
WM = WATER METER
WV = WATER VALVE



1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
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3. CONTOUR INTERVAL = 1'
4. BASIS OF BEARINGS: THE BEARING S83°36'53"E BETWEEN TWO FOUND MONUMENTS ON SAN PABLO AVENUE AS SHOWN ON THE RECORD OF SURVEY, FILED JULY 2, IN BOOK 102 OF L.S.M. AT PAGE 49, CONTRA COSTA COUNTY RECORDS.
5. BENCHMARK: CITY OF PINOLE MONUMENT LOCATED 10' SOUTH OF THE SAN PABLO AVENUE CENTERLINE AND 530'± WEST OF THE INTERSECTION OF SAN PABLO AVENUE AND MEADOW AVENUE. MONUMENT PIN ELEVATION = 93.99'.
6. THE FOLLOWING EASEMENTS OF RECORDS AFFECT THE PARCEL SHOWN HEREON, 93 D 34, 98 D 535, 116 D 195, 164 D 315, AND 659 O.R. 419. THE EXACT LOCATION AND WIDTH IS NOT DEFINED IN THE DOCUMENTS AND ARE NOT PLOTTED HEREON.
7. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

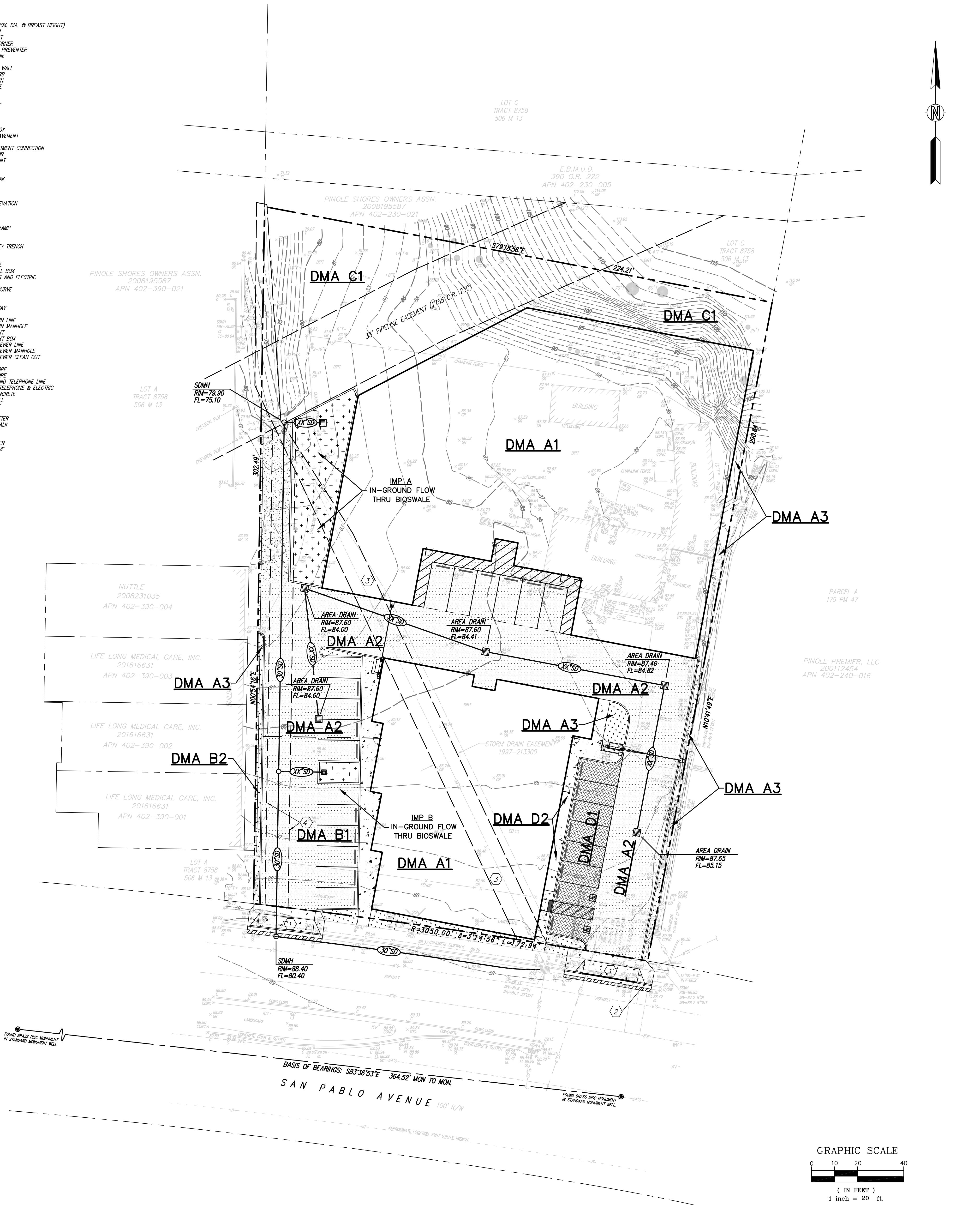
CO.1

REFERENCES FIELD BOOK No. FILE MAP: R-1274-1 TITLE CO. POLICY No.: DATUM: MISC. REF.: 9692, 17784, 18589	KISTER, SAVIO & REI, INC. LAND SURVEYORS – CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564	
	DESCRIPTION BOUNDARY & TOPOGRAPHIC SURVEY APN: 402-240-014	
REVISIONS	PINOLE CALIFORNIA	
	FOR: PREMIER A1 PINOLE, LLC	
	SCALE: 1" = 20' DATE: 05/30/18	JGB No. 19919 DWS No. X-4131



Patrick M. Rei 4/30/18
PATRICK M. REI DATE
L.S. # 8178

AD = TREE (APPROX. DIA. @ BREAST HEIGHT)
AE = AREA DRAIN
AF = ANGLE POINT
AP = BUILDING CORNER
BFP = BACK FLOW PREVENTER
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CCL = CENTER LINE
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CON = CONCRETE
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DL = DAYLIGHT
DW = DRIVEWAY
E = EDGE OF
ED = ELECTRIC BOX
EP = EDGE OF PAVEMENT
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FF = FINISH FLOOR
FH = FIRE HYDRANT
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GR = GROUND ELEVATION
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HCR = HANDICAP RAMP
INW = INVERT
JP = JOINT POLE
JT = JOINT UTILITY TRENCH
MH = MAIN HOLE
P = PAVEMENT
PP = POWER POLE
PBB = PADDED BELL BOX
PCE = PADDED CASE AND ELECTRIC
PLNTR = PLANTER
POC = POINT ON CURVE
RET = RETURN
RAMP = RAMP
R/W = RAMP OF ROAD
S = STORM
SD = STORM DRAIN LINE
SDMH = STORM DRAIN MANHOLE
SL = STREET LIGHT
SLB = STREET LIGHT BOX
SS = SANITARY SOWER LINE
SSS = SANITARY SOWER MANHOLE
SSSCL = SANITARY SOWER CLEAN OUT
STR = STAIRS
T = TOP OF SLOPE
T = TOP OF SLOPE
TEL = UNDERGROUND TELEPHONE LINE
TOE = OVERHEAD TELEPHONE & ELECTRIC
T-OC = TOP OF CONCRETE
TW = TOP OF WALL
UB = UTILITY BOX
VD = V-DITCH
V = VALLEY CUTTER
W = BACK OF WALK
WL = WATER LINE
W = WALK
WM = WATER METER
WV = WATER VALVE

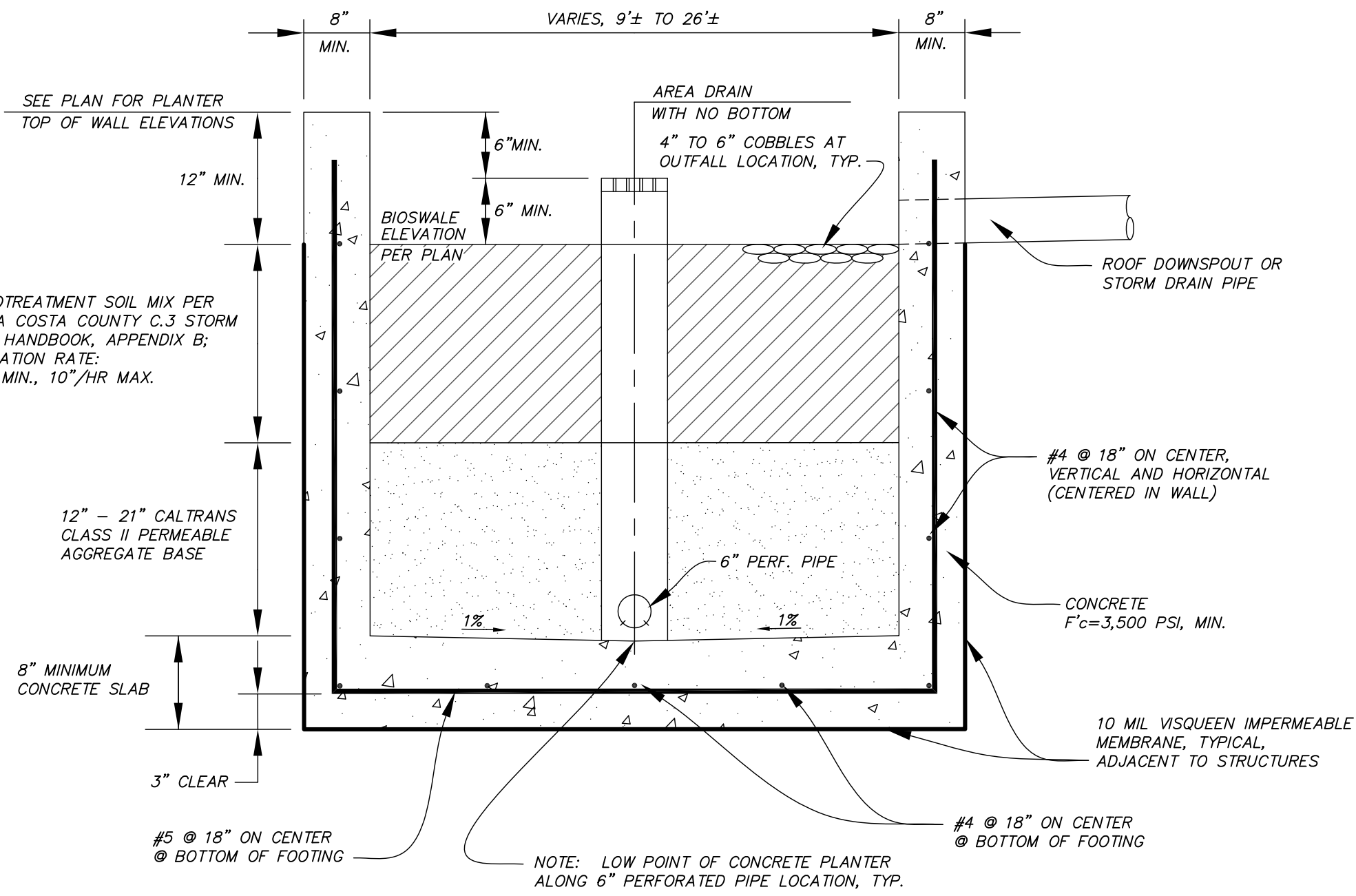


C.3 STORM WATER TREATMENT MEASURES										
IMP	IMP TYPE	DMA AREA	DMA TYPE	DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	BIORETENTION AREA REQUIRED	BIORETENTION AREA PROVIDED	RISER HEIGHT	LOCATION
A	BIORETENTION*	A1	ROOF	29,548 SF	29,548 SF		1,182 SF		0.5 FT.	ONSITE
A	BIORETENTION*	A2	CONCRETE/A.C. PAVEMENT	9,633 SF	9,633 SF		385 SF			ONSITE
A	BIORETENTION*	A3	LANDSCAPING	1,246 SF		1,246 SF	5 SF			ONSITE
							1,572 SF	1,574 SF		
B	BIORETENTION*	B1	CONCRETE/A.C. PAVEMENT	3,602 SF	3,602 SF		144 SF		0.5 FT.	ONSITE
B	BIORETENTION*	B2	LANDSCAPING	168 SF		168 SF	1 SF			ONSITE
							145 SF	149 SF		
	SELF TREATING	C1	EXISTING GROUND	10,245 SF		10,245 SF	0 SF	0 SF		ONSITE
	SELF RETAINING	D1	PERVIOUS PAVEMENT			1,395 SF	0 SF	0 SF		ONSITE
		D2	CONCRETE PAVEMENT		413 SF		0 SF	0 SF		ONSITE

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2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. CONTOUR INTERVAL = 1'
4. BASIS OF BEARINGS: THE BEARING S83°36'53"E BETWEEN TWO FOUND MONUMENTS ON SAN PABLO AVENUE AS SHOWN ON THE RECORD OF SURVEY, FILED JULY 2, IN BOOK 102 OF L.S.M. AT PAGE 49, CONTRA COSTA COUNTY RECORDS.
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7. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

C1.0

REFERENCES FIELD BOOK No. FILE MAP: R-1274-1 TITLE CO. POLICY No.: DATUM: MISC. REF: 9692, 17784, 18589	KISTER, SAVIO & REI, INC. <u>LAND SURVEYORS - CIVIL ENGINEERS</u> 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564	
	DESCRIPTION STORMWATER CONTROL PLAN APN: 402-240-014	
REVISIONS	PINOLE	CALIFORNIA
FOR: PREMIER A1 PINOLE, LLC		
SCALE: 1" = 20'		JOB No. 19919
DATE: MAY 2, 2019		DWG No. X-4131-1



TYPICAL FLOW-THROUGH PLANTER CROSS SECTION
NTS

INSPECTION AND MAINTENANCE REQUIREMENTS FOR BEST MANAGEMENT PRACTICES

FLOW-THROUGH PLANTERS REMOVE POLLUTANTS PRIMARILY BY FILTERING RUNOFF SLOWLY THROUGH AN ACTIVE LAYER OF SOIL. ROUTINE MAINTENANCE IS NEEDED TO INSURE THAT FLOW IS UNOBSTRUCTED, THAT EROSION IS PREVENTED, AND THAT SOILS ARE HELD TOGETHER BY PLANT ROOTS AND ARE BIOLOGICALLY ACTIVE. TYPICAL ROUTINE MAINTENANCE CONSISTS OF THE FOLLOWING:

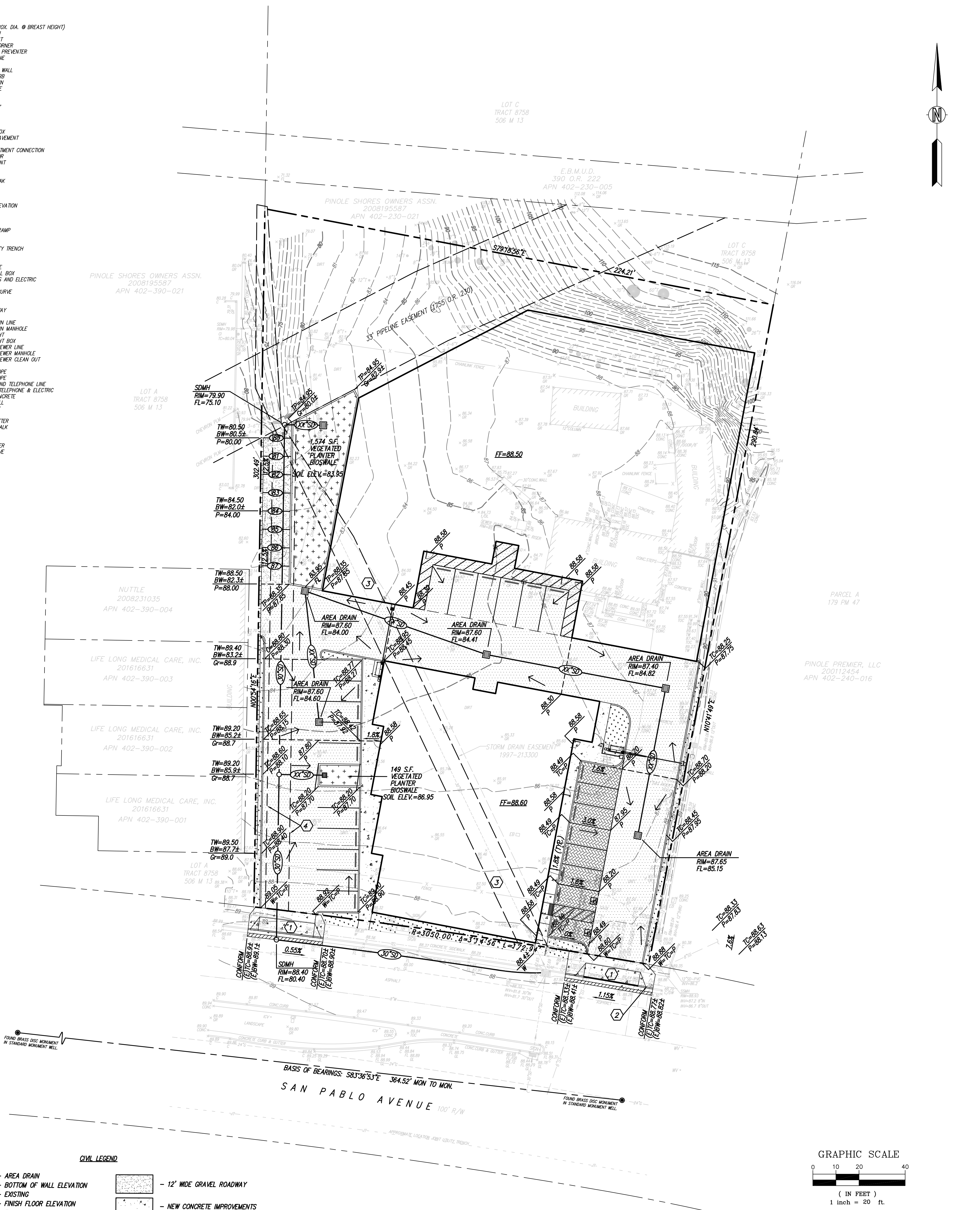
- 1) INSPECT INLETS, EXPOSURE OF SOILS, OR OTHER EVIDENCE OF EROSION. CLEAR ANY OBSTRUCTIONS AND REMOVE ANY ACCUMULATIONS OF SEDIMENT. EXAMINE ROCK OR OTHER MATERIAL USED AS A SPLASH PAD AND REPLENISH IF NECESSARY.
- 2) INSPECT OUTLETS FOR EROSION OR PLUGGING CAUSED BY DEBRIS.
- 3) EXAMINE DOWNSPOUTS FROM ROOFTOPS TO ENSURE THAT FLOW TO THE PLANTER IS UNIMPEDED. REMOVE DEBRIS AND REPAIR ANY DAMAGED PIPES. CHECK THE UNDERDRAIN PIPING TO MAKE SURE IT IS INTACT AND UNOBSTRUCTED.
- 4) EXAMINE THE VEGETATION TO ENSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND TO PROTECT SOILS FROM EROSION. REPLENISH MULCH AS NECESSARY, REMOVE FALLEN LEAVES AND DEBRIS, PRUNE LARGE SHRUBS OR TREES, AND MOW TURF AREAS. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE. REPLACE DEAD PLANTS AND REMOVE INVASIVE VEGETATION.
- 5) OBSERVE SOILS AT THE BOTTOM OF THE FLOW-THROUGH PLANTERS FOR UNIFORM PERCOLATION THROUGHOUT. IF PORTIONS OF THE FLOW-THROUGH PLANTERS DO NOT DRAIN WITHIN 24 HOURS AFTER THE END OF THE STORM, THE SOIL SHOULD BE TILLED AND REPLANTED. REMOVE ANY DEBRIS OR ACCUMULATIONS OF SEDIMENT.
- 6) ABATE ANY POTENTIAL VECTORS BY FILLING HOLES IN THE GROUND IN AND AROUND THE FLOW-THROUGH PLANTERS AND BY ENSURING THAT THERE ARE NO AREAS WHERE WATER STANDS LONGER THAN 24 HOURS FOLLOWING A STORM. IF STANDING WATER PERSISTS FOR MORE THAN 72 HOURS, OR IF MOSQUITO LARVAE ARE PRESENT AND PERSISTENT CONTACT THE APPROPRIATE AGENCY FOR INFORMATION AND ADVICE. MOSQUITO LARVICIDE SHOULD BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY AND THEN ONLY BY A LICENSED INDIVIDUAL OR CONTRACTOR.

C1.1



REFERENCES FIELD BOOK No. FILE MAP: R-1274-1 TITLE CO.: POLICY No.: DATUM: MISC. REF.: 9692, 177B4, 18589	KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564	
	DESCRIPTION STORMWATER CONTROL PLAN DETAILS APN: 402-240-014	
REVISIONS	PINOLE CALIFORNIA	
	FOR: PREMIER A1 PINOLE, LLC SCALE: 1" = 20' DATE: MAY 2, 2019	
	JOB No. 19919 DWG No. X-4131-1	

- = TREE (APPROX. DIA. @ BREAST HEIGHT)
- = AREA DRAIN
- = ANGLE POINT
- = BUILDING CORNER
- = BACK FLOW PREVENTER
- = BUILDING LINE
- = BOLLARD
- = BOTTOM OF WALL
- = TOP OF CURB
- = CATCH BASIN
- = CENTER LINE
- = COLUMN
- = CONCRETE
- = DRAIN INLET
- = DAYLIGHT
- = DRIVEWAY
- = EDGE OF
- = ELECTRIC BOX
- = EDGE OF PAVEMENT
- = FENCE
- = FIRE DEPARTMENT CONNECTION
- = FINISH FLOOR
- = FIRE HYDRANT
- = FLOW LINE
- = GAS LINE
- = GRADE BREAK
- = GUTTER LIP
- = GAS METER
- = GATE POST
- = GROUND ELEVATION
- = GUY WIRE
- = GAS VALVE
- = HOSE BIB
- = HANDICAP RAMP
- = INVERT
- = JOINT POLE
- = JOINT UTILITY TRENCH
- = MAIN HOSE
- = PAVEMENT
- = POWER POLE
- = PACIFIC BELL BOX
- = PACIFIC GAS AND ELECTRIC
- = PLANTER
- = POINT ON CURVE
- = RETURN
- = RAMP
- = RIGHT OF WAY
- = SIGN
- = STORM DRAIN LINE
- = STORM DRAIN MANHOLE
- = STREET LIGHT
- = STREET LIGHT BOX
- = SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER CLEAN OUT
- = STAIRS
- = TOP OF SLOPE
- = TIDE OF SLOPE
- = UNDERGROUND TELEPHONE LINE
- = OVERHEAD TELEPHONE & ELECTRIC
- = TOP OF CONCRETE
- = TOP OF WALL
- = UTILITY BOX
- = V-DITCH
- = VALLEY GUTTER
- = BACK OF WALK
- = WATER LINE
- = WALK
- = WATER METER
- = WATER VALVE



AD - AREA DRAIN
BW - BOTTOM OF WALL ELEVATION
(E) - EXISTING
FL - FINISH FLOOR ELEVATION
FF - FLOWLINE ELEVATION
G - GROUND ELEVATION
P - PAVEMENT ELEVATION
SDMH - STORM DRAIN MANHOLE
TP - TOP OF PLANTER ELEVATION
TC - TOP OF CURB ELEVATION
TW - TOP OF WALL ELEVATION
W - BACK OF SIDEWALK ELEVATION

--- - GRADE BREAK

6" SD - STORM DRAIN, SIZE AS SHOWN

- 1) ALL UTILITIES TO BE UNDERGROUNDED TO NEW BUILDING.
- 2) ALL EXISTING TREES ON-SITE TO BE REMOVED. REFER TO ARBORIST'S REPORT.
- 3) ALL ON-SITE AREA DRAINS TO BE MARKED "NO DUMPING - DRAINS TO BAY".

1. NEW CONCRETE DRIVEWAY PER CITY OF PINOLE/CONTRA COSTA COUNTY GUIDELINES
2. EXISTING FIRE HYDRANT.
3. EXISTING 30" STORM DRAIN TO BE REMOVED. EXISTING 10' EASEMENT TO BE QUITCLAIMED.
4. RELOCATED PUBLIC 30" STORM DRAIN WITHIN NEW 10' STORM DRAIN EASEMENT.

0 10 20 40

(IN FEET)

1 inch = 20 ft.

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. CONTOUR INTERVAL = 1'
4. BASIS OF BEARINGS: THE BEARING S83°36'53"E BETWEEN TWO FOUND MONUMENTS ON SAN PABLO AVENUE AS SHOWN ON THE RECORD OF SURVEY, FILED JULY 2, IN BOOK 102 OF L.S.M. AT PAGE 49, CONTRA COSTA COUNTY RECORDS.
5. BENCHMARK: CITY OF PINOLE MONUMENT LOCATED 10' SOUTH OF THE SAN PABLO AVENUE CENTERLINE AND 530.3' WEST OF THE INTERSECTION OF SAN PABLO AVENUE AND MEADOW AVENUE. MONUMENT PIN ELEVATION = 93.99'.
6. THE FOLLOWING EASEMENTS OF RECORDS AFFECT THE PARCEL SHOWN HEREON, 93 D 34, 98 D 535, 116 D 195, 164 D 315, AND 659 D.R. 419. THE EXACT LOCATION AND WIDTH IS NOT DEFINED IN THE DOCUMENTS AND ARE NOT PLOTTED HEREON.
7. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

C1.2

REFERENCES FIELD BOOK No. FILE MAP: R-1274-1 TITLE CO: POLICY No: DATUM: MISC. REF: 9692, 17784, 18589	KISTER, SAVIO & REI, INC. LAND SURVEYORS – CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564	
	DESCRIPTION PRELIM. GRADING & DRAINAGE PLAN APN: 402-240-014	
REVISIONS	PINOLE CALIFORNIA	
	FOR: PREMIER A1 PINOLE, LLC	
SCALE: 1" = 20'		JOB No. 19919
DATE: MAY 2, 2019		DWG No. X-4131-1

P:\projects\19919\DWGS\CIVIL\Civil-2client copy.dwg 5/01/19

APN: 402-240-014

Page 47 of 86

NATIVE LANDSCAPE BUFFER

QUE AGR *Quercus agrifolia*, Coast Live Oak
15 Gallon Size, 30'-0" to 70'-0" Spread and Height
RHA CAL *Rhamnus californica*,
California Coffeberry
1 Gallon Size, 8'-0" Spread and Height

HYDROSEED EROSION CONTROL MIX
ON SLOPE AND HILLSIDE. SEE LEGEND
CHEVRON PIPELINE EASEMENT
NO TREES ALLOWED WITHIN AREA,
SHALLOW-ROOTED SHRUBS ONLY
EXISTING MULTI-TRUNK WILLOW TREE
TO REMAIN IF NOT ENCROACHING ON
EASEMENT.

VINES ON TRELLIS STRUCTURE (TYP.)
DIS BUC *Distictis buccinatoria*, Red Trumpet Vine
5 Gallon Size, 20'-0" Spread and Height
Install at Trellis Structure (S.A.D.)

BIOSWALE/STORM WATER TREATMENT
AREA (S.C.D.) (TYP.)
JUN PAT *Juncus patens*, blue rush
1 Gallon Size, 2'-0" Spread and Height
CAR DIV *Carex divulsa*, Berkeley sedge
1 Gallon Size at 12" On Center
EPI CAN *Epilobium canum*, California fushsia
1 Gallon Size, 4'-0" Spread and Height
CER OCC *Cercis occidentalis*, western redbud
15 Gallon Size, 10'-0" Spread and Height

GRAVEL ACCESS ROAD (S.C.D.)

ASPHALT ROAD AND PARKING AREA
(S.C.D.)

PARKING LOT LANDSCAPE (TYP.)
DIE BIC *Diets bicolor* 'Orange Drop',
Orange Drop Fortnight Lily
1 Gallon Size, 3'-0" Spread and Height

BIOSWALE/STORM WATER TREATMENT
AREA (TYP.) (S.C.D.)
CAR DIV *Carex divulsa*, Berkeley Sedge
1 Gallon Size, 12" On Center
CER OCC *Cercis occidentalis*, Western Redbud
15 Gallon Size, 10'-0" Spread and Height
EPI CAN *Epilobium canum*, California Fushsia
1 Gallon Size, 4'-0" Spread and Height
JUN PAT *Juncus patens*, Blue Rush
1 Gallon Size, 2'-0" Spread and Height

RETAINING WALL (S.C.D.)

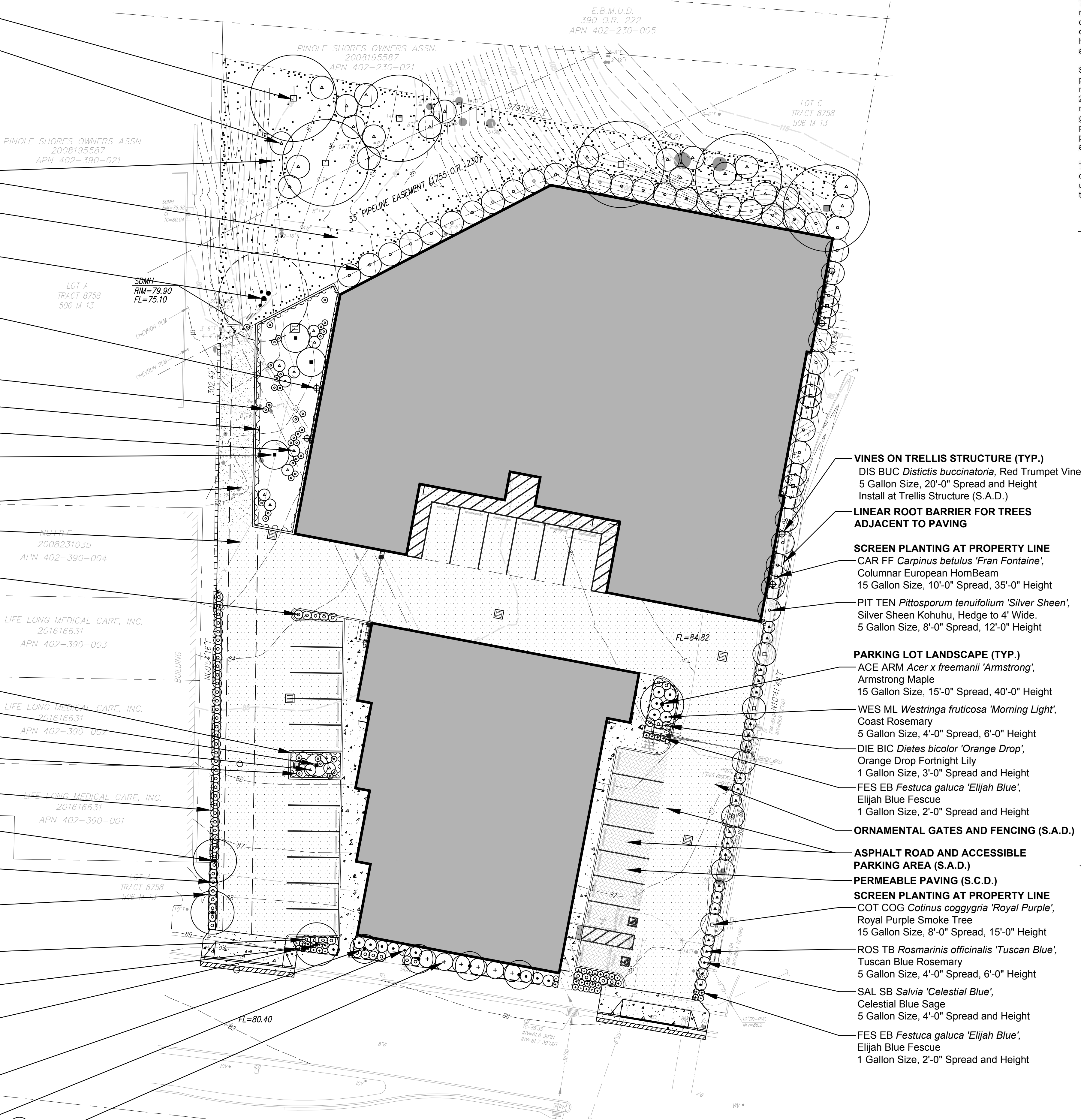
PLANTING AT PROPERTY LINE (TYP.)
ACE ARM *Acer x freemanii* 'Armstrong',
Armstrong Maple
15 Gallon Size, 15'-0" Spread, 40'-0" Height
DIE BIC *Diets bicolor* 'Orange Drop',
Orange Drop Fortnight Lily
1 Gallon Size, 3'-0" Spread and Height

LINEAR ROOT BARRIER FOR TREES
ADJACENT TO PAVING

ACCENT PLANTING AT ENTRY/EXIT (TYP.)
DIE BIC *Diets bicolor* 'Orange Drop',
Orange Drop Fortnight Lily
1 Gallon Size, 3'-0" Spread and Height
FES EB *Festuca galuca* 'Elijah Blue',
Elijah Blue Fescue
1 Gallon Size, 2'-0" Spread and Height
ACE ARM *Acer x freemanii* 'Armstrong',
Armstrong Maple
15 Gallon Size, 15'-0" Spread, 40'-0" Height

FRONTAGE PLANTING

CAR FF *Carpinus betulus* 'Frans Fontaine',
Frans Fontaine Beech
24" Box, 10'-0" Spread, 35'-0" Height
WES ML *Westringa fruticosa* 'Morning Light',
Coast Rosemary
15 Gallon Size, 4'-0" Spread, 6'-0" Height
WES WG *Westringa fruticosa* 'Wynyabille Gem',
Coast Rosemary
15 Gallon Size, 6'-0" Spread, 8'-0" Height



LANDSCAPE NARRATIVE

The plant palette is made up of a combination of evergreen and deciduous native and naturalizing species that are disease and pest-resistant, drought-tolerant arranged to complement the architectural design of the building. The palette has flowering trees and shrubs and colorful plantings, both evergreen and deciduous in varying heights and blooming seasons for year-round interest. The plant arrangement is orthogonal to and against the building and transitions to a naturalistic pattern at the back of the property adjacent to the drainage area and hillside. The design creates focal points at the project entry drives and adjacent to parking and pedestrian paths to highlight on-site pedestrian and vehicular circulation. Evergreen screen planting is used at the property line and against the building.

Street and parking lot tree species were selected from the city's adopted master list of street trees and parking lot trees, with over thirty percent (30%) of the trees being evergreen species. All trees planted within ten (10) feet of a street, sidewalk, or parking areas are deep-rooted species separated from hardscapes by a 24" deep linear root barrier. The trees are fifteen (15) gallon size with twenty-five percent (25%) of all trees planted at as twenty-four (24) inch size. The shrubs are five (5) gallon size, with a select species at fifteen (15) gallon minimum size to provide immediate landscape screen in areas of high public visibility. Planter sizes area minimum 4'-0" width. Ornamental ground cover and bioswale plants are specified at one (1)-gallon container sizing and will achieve full coverage within one (1) year. The plant palette at the rear of the property at the hillside and drainage area is a combination of hydroseeded native grasses, wildflowers and shrubs paired with native coast live oak and coffee berry shrubs. The area is hydroseeded because the Chevron gas pipeline runs within the area and no trees or large shrubs are allowed within that area. Evergreen vines will be planted on the trellis structures affixed to the building.

The irrigation system will be automatically controlled by an approved EBMUD smart controller with multiple programming, weather data capability and rain shut off device. All valves/circuits are grouped in hydrozones (zones) with matched precipitation rates, separated based upon water use. The system will mainly be made up of in-line drip and bubblers to all planted ground cover, shrubs and trees with a temporary spray area to establish the native hydroseeded area. Each zone will have low head check valves.

PLANT LIST

ABBREVIATION	LATIN NAME, COMMON NAME	COMMENTS, MAX. SIZE	CONTAINER SIZE	WATER USEAGE
TREES				
ACE ARM	<i>Acer x freemanii</i> 'Armstrong', Armstrong Maple	Deciduous, 15'-0" Spread, 40'-0" Height	15 Gallon	Medium
ACE ARM	<i>Acer x freemanii</i> 'Armstrong', Armstrong Maple	Deciduous, 15'-0" Spread, 40'-0" Height	24" Box	Medium
CAR FF	<i>Carpinus betulus</i> 'Frans Fontaine', Frans Fontaine Beech	Deciduous, 10'-0" Spread, 35'-0" Height	24" Box	Medium
COT COG	<i>Cotinus coggygia</i> 'Royal Purple', Royal Purple Smoke Tree	Evergreen, 8'-0" Spread, 15'-0" Height	15 Gallon	Low
QUE AGR	<i>Quercus agrifolia</i> , Coast Live Oak	Evergreen, 30'-0" to 70'-0" Spread and Height	15 Gallon	Low
SHRUBS / ACCENT PLANTS / GROUND COVER				
DIE BIC	<i>Diets bicolor</i> 'Orange Drop', Orange Drop Fortnight Lily	Evergreen, 3'-0" Spread and Height	1 Gallon	Low
FES EB	<i>Festuca galuca</i> 'Elijah Blue', Elijah Blue Fescue	Evergreen, 2'-0" Spread and Height	1 Gallon	Low
PIT TEN	<i>Pittosporum tenuifolium</i> 'Silver Sheen', Silver Sheen Kohuhu	Evergreen, 8'-0" Spread, 12'-0" Height	15 Gallon	Medium
PIT TEN	<i>Pittosporum tenuifolium</i> 'Silver Sheen', Silver Sheet Kohuhu	Evergreen, 8'-0" Spread, 12'-0" Height	5 Gallon	Medium
RHA CAL	<i>Rhamnus californica</i> , California Coffeberry	Evergreen, 8'-0" Spread and Height	5 Gallon	Low
ROS TB	<i>Rosmarinis officinalis</i> 'Tuscan Blue', Tuscan Blue Rosemary	Evergreen, 4'-0" Spread, 6'-0" Height	5 Gallon	Low
SAL CB	<i>Salvia</i> 'Celestial Blue', Celestial Blue Sage	Evergreen, 4'-0" Spread and Height	5 Gallon	Low
WES ML	<i>Westringa fruticosa</i> 'Morning Light', Coast Rosemary	Evergreen, 4'-0" Spread, 6'-0" Height	15 Gallon	Low
WES ML	<i>Westringa fruticosa</i> 'Morning Light', Coast Rosemary	Evergreen, 4'-0" Spread, 6'-0" Height	5 Gallon	Low
WES WG	<i>Westringa fruticosa</i> 'Wynyabille Gem', Coast Rosemary	Evergreen, 6'-0" Spread, 8'-0" Height	15 Gallon	Low
WES WG	<i>Westringa fruticosa</i> 'Wynyabille Gem', Coast Rosemary	Evergreen, 6'-0" Spread, 8'-0" Height	5 Gallon	Low
BIOSWALE/STORM WATER TREATMENT AREA				
CAR DIV	<i>Carex divulsa</i> , Berkeley sedge	Evergreen, 12" On Center	1 Gallon	Low
CER OCC	<i>Cercis occidentalis</i> , Western Redbud	Deciduous, 10'-0" Spread and Height	15 Gallon	Low
EPI CAN	<i>Epilobium canum</i> , California Fuchsia	Evergreen, 4'-0" Spread and Height	1 Gallon	Low
JUN PAT	<i>Juncus patens</i> , Blue Rush	Evergreen, 2'-0" Spread and Height	1 Gallon	Low
HYDROSEED MIX				
HABITAT MIX	<i>Bromus carinatus</i> , Native California Brome <i>Elymus glaucus</i> , Blue Wildrye <i>Hordeum californicum</i> , California Barley <i>Festuca idahoensis</i> , Idaho Fescue <i>Stipa pulchra</i> , Purple Needlegrass <i>Poa secunda</i> , Native Pine Bluegrass	Evergreen and Deciduous Grasses	40 lbs. per acre	Low
CALIFORNIA NATIVE WILDLFLOWER MIX	<i>Achillea millefolium</i> , White Yarrow <i>Clarkia elegans</i> , Elegant Clarkia <i>Collinsia heterophylla</i> , Chinese Houses <i>Eschscholzia californica</i> , California Poppy <i>Gilia capitata</i> , Globe Gilia <i>Lasthenia glabrata</i> , Goldfields <i>Layia platyglossa</i> , Tidy Tips <i>Linum lewisii</i> , Blue Flax <i>Lupinus microcarpus</i> 'Ed Gedling', Golden Lupine <i>Lupinus succulentus</i> , Arroyo Lupine <i>Nemophila menziesii</i> , Baby Blue Eyes <i>Phacelia campanularia</i> , California Blue Bells <i>Triphysaria versicolor</i> , Yellow Owl's Clover	Evergreen and Deciduous Shrubs and Wildflowers	18 lbs. per acre	Low
VINE				
DIS BUC	<i>Distictis buccinatoria</i> , Red Trumpet Vine	Evergreen, 20'-0" to 30'-0" Spread and Height	5 Gallon	Medium

LEGEND

S.A.D. SEE ARCHITECT'S DRAWINGS
S.C.D. SEE CIVIL ENGINEER'S DRAWINGS
(TYP.) TYPICAL

REVISION

NO. DATE



LANDSCAPE SITE PLAN

EXTRA SPACE PINOLE
890 SAN PABLO AVENUE
PINOLE, CA

PROJECT

DATE
APRIL 2019

SHEET

L-1



SAN PABLO AVENUE ELEVATION
Scale 1"=16'-0"

PLANT PALETTE - TREES



Acer x fremannii 'Armstrong', Armstrong Maple



Carpinus betulus 'Frans Fontaine', Frans Fontaine Beech



Cotinus coggygria 'Royal Purple', Royal Purple Smoke Tree



Quercus agrifolia, Coast Live Oak



SHRUBS / ACCENT PLANTS / GROUND COVERS



Dietes bicolor 'Orange Drop', Orange Fomright Lily



Festuca glauca 'Elijah Blue', Elijah Blue Fescue



Pittosporum tenuifolium 'Silver Sheen', Silver Sheen Kohuhu



Rhamnus californica, California Coffeeberry



Rosmarinis officinalis 'Tuscan Blue', Tuscan Blue Rosemary



Salvia 'Celestial Blue', Celestial Blue Sage



Westringia fruticosa 'Morning Light', Coast Rosemary

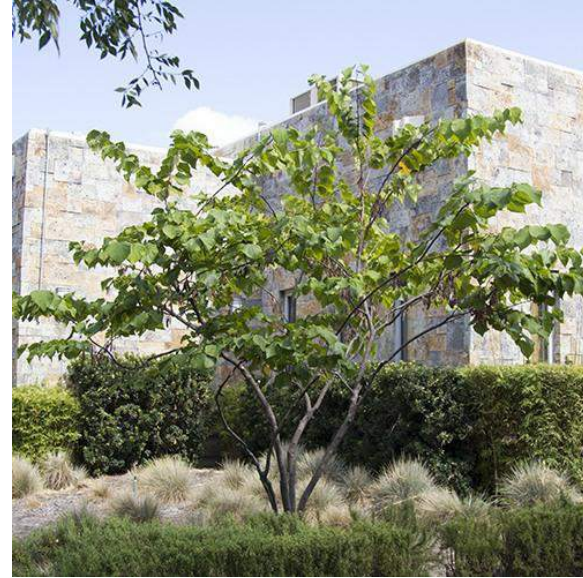


Westringia fruticosa 'Wynyabbie Gem', Coast Rosemary

BIOSWALE/STORM WATER TREATMENT AREA PLANTS



Carex divulsa, Berkeley sedge



Cercis occidentalis, Western Redbud



Epilobium canum, California Fuchsia



Juncus patens, Blue Rush

NO.	DATE	REVISION



SHEET TITLE
LANDSCAPE ELEMENTS

PROJECT
EXTRA SPACE PINOLE
890 SAN PABLO AVENUE
PINOLE, CA

DATE
APRIL 2019

SHEET

L-2



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHEAST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

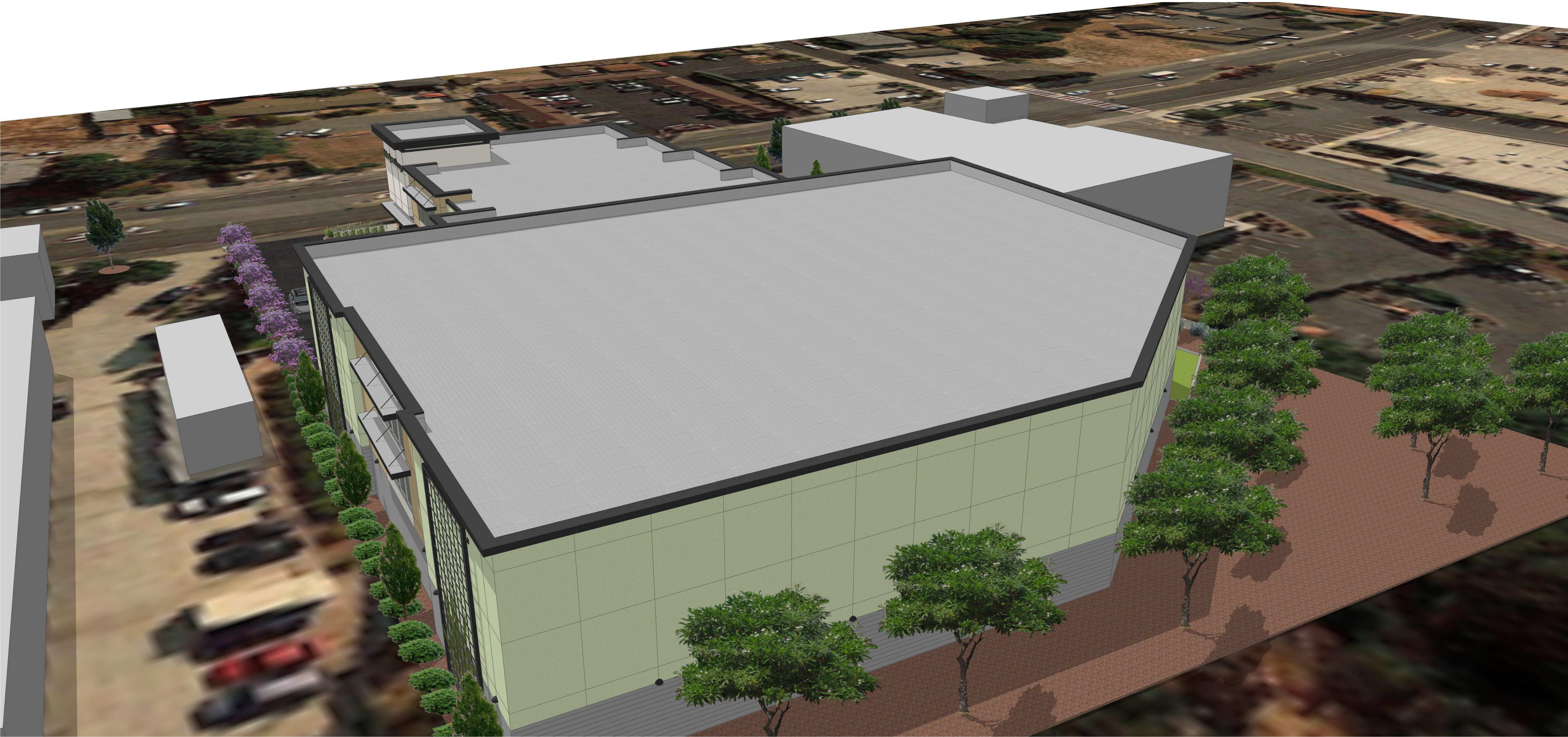
APRIL 29, 2019



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHWEST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



CONCEPTUAL SKETCH | AERIAL VIEW FROM NORTHEAST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



CONCEPTUAL SKETCH | OFFICE DETAIL

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



CONCEPTUAL SKETCH | EAST ELEVATION

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

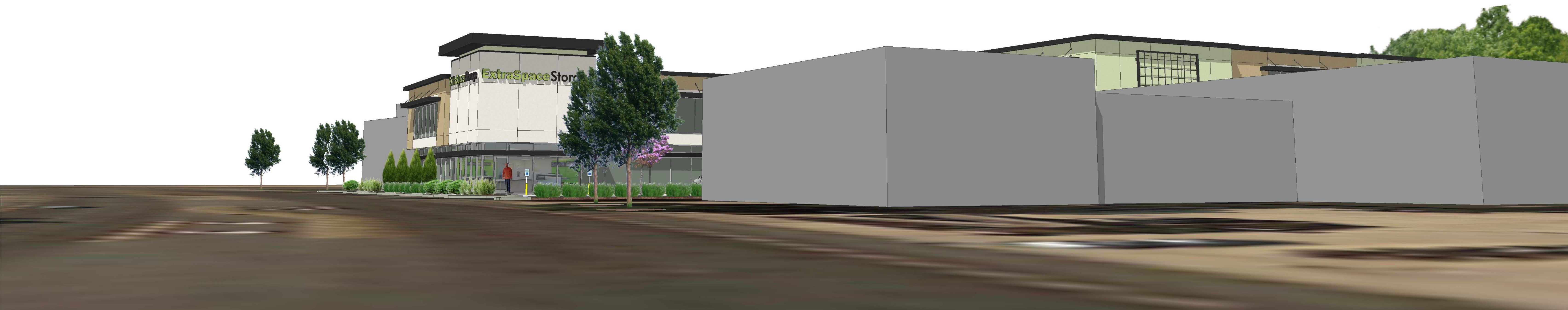
APRIL 29, 2019



CONCEPTUAL SKETCH | SOUTH ELEVATION

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



CONCEPTUAL SKETCH | SAN PABLO APPROACH FROM EAST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



CONCEPTUAL SKETCH | SAN PABLO APPROACH FROM WEST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019

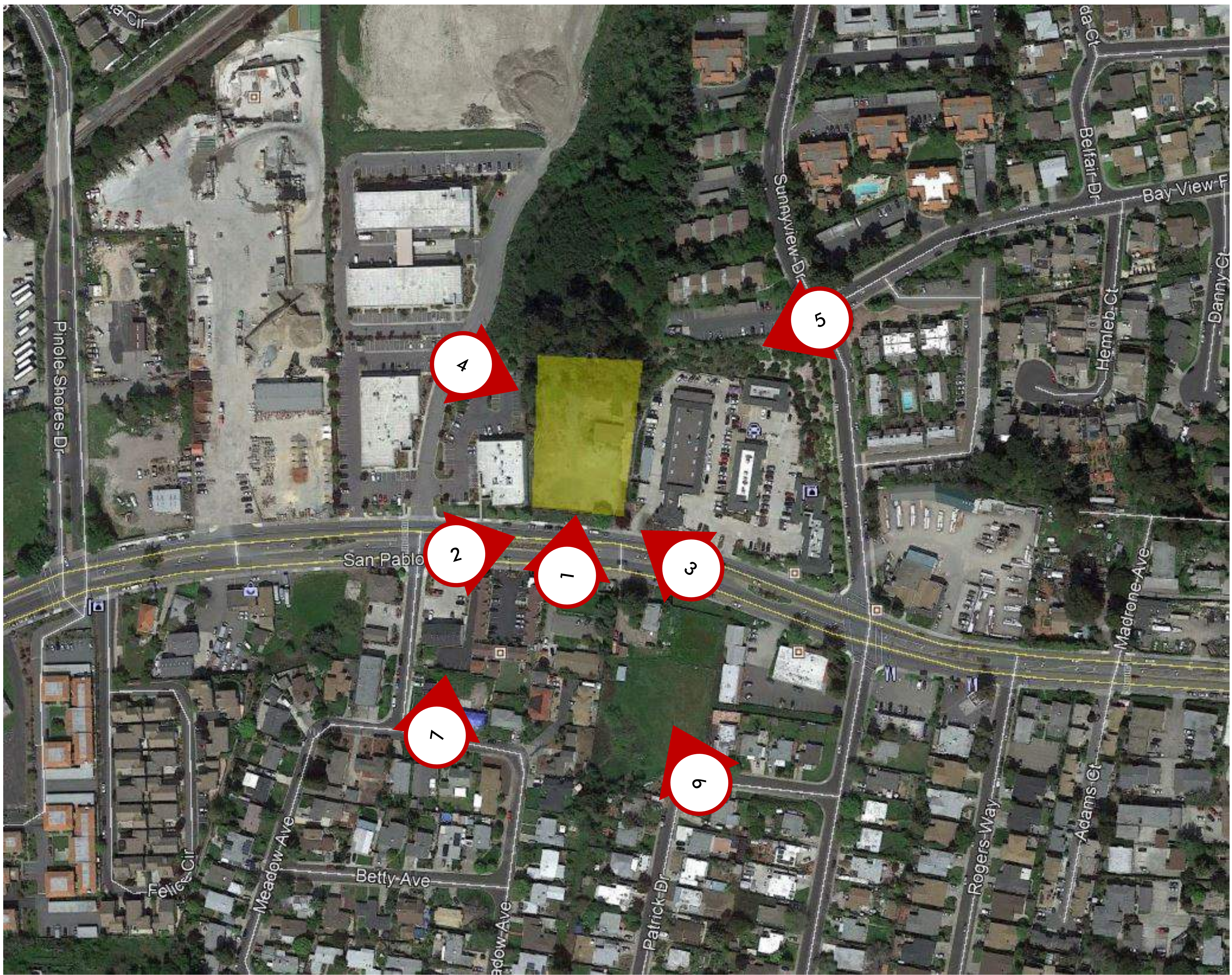


PHOTO SIMULATIONS KEY

**Pinole Self Storage
Conceptual Design**
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



Google Earth
© 2016 Google

PHOTO SIMULATION | VIEW 1

**Pinole Self Storage
Conceptual Design**
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



PHOTO SIMULATION | VIEW 2

**Pinole Self Storage
Conceptual Design**
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



PHOTO SIMULATION | VIEW 3

**Pinole Self Storage
Conceptual Design**
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



PHOTO SIMULATION | VIEW 4

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



PHOTO SIMULATION | VIEW 5

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



PHOTO SIMULATION | VIEW 6

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



PHOTO SIMULATION | VIEW 7

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

APRIL 29, 2019



CITY COUNCIL REPORT

3A

DATE: NOVEMBER 5, 2019

TO: MAYOR AND COUNCIL MEMBERS

FROM: JUSTIN SHIU, DEVELOPMENT SERVICES DEPARTMENT

SUBJECT: TO CONSIDER AN APPEAL OF A PROJECT PROPOSING A
PERSONAL STORAGE FACILITY AT 890 SAN PABLO AVENUE

RECOMMENDATION

To consider an appeal of a project proposing a personal storage facility at 890 San Pablo Avenue.

Staff recommends that City Council confirm the Planning Commission approval of the proposed project at 890 San Pablo Avenue, and adopt a resolution approving Design Review, a Conditional Use Permit, and Tree Removal Permit for the proposed project.

BACKGROUND

Beau Reinberg, applicant, submitted an application for the development of a new Personal Storage Facility at 890 San Pablo Avenue (APN 402-240-014). The final design in the approved plans includes construction of a two-story office and self-storage building and a three-story self-storage building totaling approximately 75,983 square feet on a 1.34 acre lot at 890 San Pablo Avenue.

On January 28, 2019, the applicant presented the initial design proposal for a 95,981 square foot building containing only personal storage use to a Joint City Council and Planning Commission Study Session for comments on design and consistency with General Plan and Specific Plan goals. The applicant redesigned the project based on comments heard at the meeting and resubmitted a 75,983 square foot project including approximately 3,760 square feet of office/commercial space.

On August 26, 2019, Planning Commission considered the project at a public hearing held on August 26, 2019. The proposed project requires Design Review for nonresidential developments, a Conditional Use Permit, and an associated Tree Removal Permit. The Planning Commission is the decision-making body for

approval of these types of entitlements. . The staff report containing the Planning Commission resolution, conditions of approval, and project plans is included as Attachment B. The Planning Commission approved the project with a 4-3 decision. Minutes from the meeting are included as Attachment C. A decision of the Planning Commission may be appealed to the City Council for review by a member of the City Council or a member of the public. A complete appeal application was submitted by a member of the public within the required ten-day appeal period. The Appeal Statement is included as Attachment D.

The City Council may confirm, modify, or reverse the action of the Planning Commission, in whole or in part, or add or amend such conditions as it deems necessary. As provided in 17.10.070 of the Municipal Code, City Council shall state the basis for its action in taking the action on an appeal.

During the appeal hearing, both appellant and the project applicant will have the opportunity to present their cases with greater detail at the City Council meeting for consideration.

REVIEW & ANALYSIS

In hearing the appeal, the City Council must decide whether to approve or deny Design Review, a Conditional Use Permit, and an associated Tree Removal Permit for the proposed project, with conditions as the Council determines necessary.

Standards for Decision

In considering Design Review for the project, the City Council must determine whether or not the following findings can be made for the proposed project, as conditioned:

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city;
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, are compatible with and complement the existing surrounding environment and ultimate character of the area under the general plan and applicable specific plans.

In considering the Conditional Use Permit for the project, the City Council must determine whether or not the following findings can be made for the proposed project, as conditioned:

1. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title (Title 17 Zoning Code);
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city;
3. The site of the proposed use is physically suitable for the type, density and intensity of the use and related structures being proposed; and
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation and service facilities in the vicinity.

In considering the Tree Removal Permit for the project, the City Council must determine whether or not the following findings can be made for removal of the protected trees on the property:

1. The burden to the applicant in preserving the protected tree(s) greatly outweighs the benefit to the public; and
2. Preserving the protected tree(s) would severely reduce the scale or feasibility of the development.

The City Council may only approve the entitlement, as conditioned, if it can make the above findings for each entitlement sought. Conversely, the City Council may only deny the requested entitlements if it is not able to make one or more of those findings. The Council's decision must specifically identify which findings can or cannot be made, and there must be evidence in record to support that decision (which can include the application materials, materials prepared by staff, as well as public testimony during the Public Hearing). For example, if the City Council believes the project is not consistent with the General Plan, it should identify specific General Plan policies and/or goals with which the proposed project is inconsistent.

Appellant's Points of Appeal

A summary of reasons the appellant submitted the appeal is shown below, and the full appeal statement is included in Attachment D.

- The project does not meet the goals as set forth in Pinole's General Plan and Three Corridors Specific Plan.
- This project does not meet the economic development goals of Pinole.
- This project adds no meaningful enhancement or revenue to our community.
- This project will be very profitable for Extra Space Storage but brings in little revenue for Pinole.

- Pinole may soon be perceived as the regional storage area for surrounding cities.
- The proposed small office suites are not a true incubator model, and the concept does not guarantee they will be used by small businesses or be affordable alternatives.

Some of the reasons for the appeal identified by the appellant are the same as, or very similar to, the required findings established by the Municipal Code for considering the project. The City Council's decision must be based on its ability, or inability, to make the required findings, and not on any other factors.

Information Regarding Land Use Considerations

A discussion of points regarding land use, including the proposed project's consistency with the General Plan, is below. This information also addresses some of the issues raised in the appeal.

- The project is a light industrial use on a site designated Service Sub Area (SSA) in the General Plan. The SSA designation within the San Pablo Avenue area is intended to “preserve land for manufacturing and industrial uses, particularly ‘green industry’”. A limited amount of general office, retail and residential uses may be permitted where they will not conflict with the principal industrial uses in the area” (Page 5.0-21, General Plan). Within the Service Sub-Area, the project site is located in the Office Industrial Mixed Use (OIMU) district. The Three Corridors Specific Plan provides that the purpose of the OIMU district is “to allow a wide range of office and light industrial development. This designation is intended for office and light industrial uses with supporting retail and service uses” (Page 6.0-4, Three Corridors Specific Plan).
- The project is compatible with Goal LU.1 and Policy LU.1.1 in contributing to the diversity of land uses along San Pablo Avenue and providing for the availability of commercial services and employment opportunities. San Pablo Avenue consists of a variety of land use designations, including medium to high density residential, residential mixed use, commercial mixed use, and office industrial mixed use, and the project proposes a use compatible with the portion of San Pablo Avenue intended for office and light industrial type uses.
 - o **GOAL LU.1** Preserve and enhance the natural resources, high-quality residential neighborhoods and commercial areas, and small-town (semi-rural) character of Pinole.
 - o **POLICY LU.1.1** Increase land use diversity along the San Pablo Avenue, Pinole Valley Road and Appian Way corridors; reduce residential density on large land holdings designated for Suburban Residential land use; and maintain other land use designations for a variety of residential, commercial, light industrial, recreational, open space and public purposes which (1) protect environmental resources;

- (2) provide a mix of housing types, densities and tenure; (3) ensure that a variety of commercial and industrial goods, services and employment opportunities are available; and (4) offer a range of recreational and public facilities to meet the needs of residents.
- The project would redevelop an underutilized lot to contribute new development with greater use and benefits along the portion of San Pablo Avenue that can accommodate office and light industrial development. Personal storage facilities are a light industrial use, and the property is designated for industrial uses. The project would add to the services provided and to the tax base, referenced in Goal LU.7 and Policy LU.7.1. The extent to which the project does this can be further deliberated through the City Council discussions.
 - o **GOAL LU.7** Balance housing and employment opportunities to reduce trips in and out of the region and encourage commercial development which maintains and enhances the quality of the city's commercial areas, provides services for residents and broadens the tax base of the community to provide needed revenues for public services.
 - o **POLICY LU.7.1** Provide sufficient land for commercial and industrial uses to allow for development that provides basic goods and services to Pinole residents.
 - o **POLICY LU.7.2** Provide for economic development which (1) maintains the City's ability to finance services and the construction and maintenance of public improvements; (2) offers local employment opportunities for Pinole residents to reduce inter-city commuting; and (3) assures the availability and diversity of resident-serving goods and services.
 - The project site, in the OIMU district, is intended for office and light industrial uses and has limitations on certain other uses, as provided in the land use description in the Three Corridors Specific Plan. Commercial and other support services may be provided but the predominant use of integrated developments is office and/or light industrial. Retail must be ancillary to industrial use and cannot exceed ten percent of total usable floor area. Public and quasi-public uses are permitted.
 - o "The purpose of the Office Industrial Mixed Use District is to allow a wide range of office and light industrial development. This designation is intended for office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically and/or horizontally in this district, but the predominant use of integrated developments is office and/or light industrial. Retail must be ancillary to the principal industrial activity of the property and cannot exceed 10% of total usable floor area. Public and quasi-public uses (community centers, public library, city hall, parks and other community serving uses etc) are permitted." (Page 6.0-4, Three Corridors Specific Plan).

- Personal storage facilities are prohibited in all zoning districts in the City, except for the OIMU district, in which they are a conditionally permitted use. OIMU designated properties are located only in the San Pablo Avenue corridor. Any proposals for future storage facilities would be subject to discretionary review, through the Conditional Use Permit process.

In hearing the appeal, the City Council is requested to consider this staff report and all other evidence and testimony presented at the hearing. The City Council may confirm, modify, or reverse the Planning Commission's approval, or add or amend conditions as deemed necessary.

FISCAL IMPACT

Approval or denial of the proposed project will have no direct fiscal impacts.

ATTACHMENT(S):

- A: Draft Resolution
- B: Planning Commission Staff Report for August 26, 2019, excluding Attachment B exhibits (under Resolution 19-11, not in appeal consideration).
- C: Draft Minutes, dated August 26, 2019
- D: Appeal Statement

RESOLUTION 2019-106

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DENYING DESIGN REVIEW (DR18-13), CONDITIONAL USE PERMIT (CUP 18-13), AND TREE REMOVAL PERMIT (TR19-03) TO CONSTRUCT A PERSONAL STORAGE FACILITY WITH OFFICE/COMMERCIAL SPACE AT 890 SAN PABLO AVENUE, APN: 402-240-014

WHEREAS, Beau Reinberg, applicant, filed an application for Design Review (DR18-13), Conditional Use Permit (CUP 18-13), and Tree Removal Permit (TR19-03) with the City of Pinole to construct a personal storage facility with office/commercial space at 890 San Pablo Avenue (APN 402-240-014); and

WHEREAS, the Planning Commission of the City of Pinole conducted a duly noticed public hearing to consider application DR18-13, CUP 18-13, and TR19-03 for 890 San Pablo Avenue on August 26, 2019;

WHEREAS, the Planning Commission adopted Resolution 19-10 approving the Design Review, Conditional Use Permit, and Tree Removal Permit entitlement request;

WHEREAS, a member of the public submitted an appeal of the approval within the appeal period established in the Pinole Municipal Code;

WHEREAS, the City Council is the appropriate authority to hear and take action on the appeal of the Planning Commission's decision;

WHEREAS, the City Council of the City of Pinole conducted a duly noticed public hearing to consider the appeal on November 5, 2019, at which time all interested persons had the opportunity to be heard;

WHEREAS, after the close of public hearing, the City Council considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, and all other pertinent information regarding the proposed development;

WHEREAS, the City already has four storage facilities within its boundaries, which provide a total of approximately 2,100 storage spaces for a population of approximately 19,000;

WHEREAS, permitting an additional storage facility within the City would create an oversaturation of storage facilities and thwart the City's objective of establishing a diversity of economic uses; and

WHEREAS, the City has a goal of ensuring a wide variety of commercial uses;

WHEREAS, the City Council has determined that the proposed project is not consistent with the City's General Plan;

WHEREAS, at the conclusion of the November 5, 2019 appeal hearing, the City Council voted to grant the appeal and deny the necessary approvals for the project; and

WHEREAS, this resolution is intended to confirm the Council's decision from November 5, 2019.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Pinole the City Council hereby finds and declares as follows:

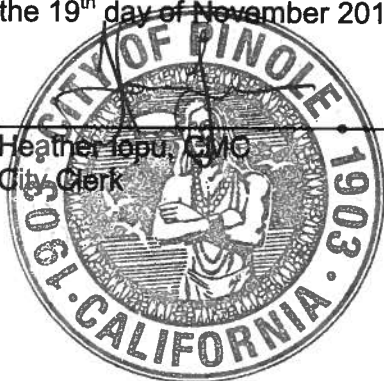
1. The above recitals are true and correct and are incorporated herein by reference
2. The project is not consistent with the General Plan. Among other things, the project conflicts with, or is otherwise inconsistent with the following goals and policies:
 - a. GOAL LU.1 Preserve and enhance the natural resources, high-quality residential neighborhoods and commercial areas, and small-town (semi-rural) character of Pinole.
 - b. POLICY LU.1.1 Increase land use diversity along the San Pablo Avenue, Pinole Valley Road and Appian Way corridors; reduce residential density on large land holdings designated for Suburban Residential land use; and maintain other land use designations for a variety of residential, commercial, light industrial, recreational, open space and public purposes which (1) protect environmental resources; (2) provide a mix of housing types, densities and tenure; (3) ensure that a variety of commercial and industrial goods, services and employment opportunities are available; and (4) offer a range of recreational and public facilities to meet the needs of residents.
 - c. GOAL LU.7 Balance housing and employment opportunities to reduce trips in and out of the region and encourage commercial development which maintains and enhances the quality of the city's commercial areas, provides services for residents and broadens the tax base of the community to provide needed revenues for public services.
3. The City Council of the City of Pinole denies Design Review Approval (DR 18-13), denies the Conditional Use Permit (CUP 18-13,) and denies Tree Removal Permit (TR 19-03) for the proposed project.

PASSED AND ADOPTED at a regular of the City Council of the City of Pinole held on the 19th day of November 2019, by the following vote:

AYES:	COUNCILMEMBERS: Martinez-Rubin, Murray, Salimi, Swearingen, Tave
NOES:	COUNCILMEMBERS: None
ABSTAIN:	COUNCILMEMBERS: None
ABSENT:	COUNCILMEMBERS: None

I hereby certify that the foregoing resolution was regularly introduced, passed, and adopted on the 19th day of November 2019.

Heather Iopu, CMC
City Clerk





CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHEAST

**Pinole Self Storage
Conceptual Design**
890 San Pablo Avenue, Pinole, CA 94564

April 15, 2018



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHWEST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

April 15, 2018



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHEAST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

April 18, 2018



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHWEST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

April 18, 2018



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHEAST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

MAY 10, 2018



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHWEST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

MAY 10, 2018



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHEAST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

SEPTEMBER 5, 2018



CONCEPTUAL SKETCH | AERIAL VIEW FROM SOUTHWEST

Pinole Self Storage
Conceptual Design
890 San Pablo Avenue, Pinole, CA 94564

SEPTEMBER 5, 2018

From: [ROBIN LONGCHAMPS](#)
To: [David Hanham](#)
Cc: [Lilly Whalen](#); [Justin Shiu](#); [Kate Wright](#); [John Sechser](#)
Subject: City of Pinole - Public Hearing Notice - Meeting Monday Jan. 12 at 7:00 pm - 890 San Pablo, Pinole, CA
Date: Sunday, January 04, 2026 5:12:06 PM

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello,

My name is Robin Longchamps, and I am the sole trustee of The Stotka Family Trust, which owns the property located at 890 San Pablo Avenue. I am submitting this public comment to the Planning Staff in advance of the upcoming meeting.

I respectfully request that the City give strong consideration to potential buyer Beau Reinberg, who intends to actively use, maintain, and enhance the property in a manner that preserves its value and contributes positively to the surrounding community.

I respectfully ask the City to give strong consideration to potential buyer Beau Reinberg, who would actively use, care for, and beautify this property preserving its value and contributing positively to the community.

Unfortunately this property has become an eyesore on Pinole's main street, experiencing years of unauthorized use, trespassing, vandalism, graffiti, drugs and stolen item storage and occupancy by individuals experiencing homelessness, all of which negatively impact the surrounding area and neighbors. Despite multiple complaints to the Pinole Police Department, these issues persist, creating unsafe conditions, accelerating deterioration, and making it increasingly difficult to maintain a safe and secure environment for Pinole.

The property has been on the market for several years without a sale. I have pursued redevelopment options and potential buyers aligned with the City's vision; however, progress has been hindered by ongoing misuse of the site and zoning restrictions.

Unlike when my father owned the property for decades as Industrial Railways, the industrial use is no longer grandfathered, making ongoing maintenance, active use with people regularly on site, and sale more difficult. The property's current condition and issues stated above deters investment and negatively affects the safety, appearance, cleanliness, welcoming vibes, and overall value of the surrounding neighborhood.

My goal is to contribute positively to the Pinole community and ensure this property does not continue to deteriorate or become a liability to the City or neighboring residents. I again ask that you consider the sale to Beau Reinberg in light of the points I have outlined. I sincerely appreciate your time and consideration.

All the best, Robin Longchamps



LAND USE AND DEVELOPMENT STANDARDS

Table 6.2
Permitted Use Table for San Pablo Avenue

Permitted Use provisions are symbolized in the table as follows:

P = Land Use permitted by right

CUP = Land Use permitted with approval of Conditional Use Permit

N = Land Use not permitted

N/A = Not Applicable

LAND USE CLASSIFICATIONS	Old Town Sub-Area					Service Sub-Area					Mixed-Use Sub-Area				
	MDR		RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	PQI	VHDR	RMU	CMU	OPMU	PQI
Residential Use Listings															
Adult Day Care Home	P		P	P	P	N	P	P	P	N	P	P	P	P	P
Child Day Care Facility	CUP		CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP	CUP	CUP
Dwelling, Multifamily	P		P	P ^b	P ^b	N	P ^b	P ^b	CUP	N	P	P	P ^b	P ^b	N
Accessory Dwelling Unit / Junior Accessory Dwelling Unit	P		P	P	P	N	P	P	P	N	P	P	P	P	N
Dwelling, Single-family	P		P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Two-family	P ^d		P ^d	N ^d	N	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Small	P		P	P	P	P	P	P	N	P	P	P	P	P	N
Family Day Care Home, Large	P		P	P	P	P	P	P	N	P	P	P	P	P	N
Home Occupation	P		P	P	P	N	P ^a	P ^a	P ^a	P	P ^a	P ^a	P ^a	P	N
Live-Work Facility	P		P	P	P	P	P	P	P	P	N	P	P	P	P
Low Barrier Navigation Center	N		P	P	P	N	P	P	P	N	N	P	P	P	N
Residential Care Facility	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Group Residential/Home	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Emergency Shelter/ Temporary Home	N		N	N	N	N	CUP ^b	CUP ^b	P	CUP	CUP	N	CUP ^b	CUP ^b	N

LAND USE AND DEVELOPMENT STANDARDS

LAND USE CLASSIFICATIONS	Old Town Sub-Area					Service Sub-Area					Mixed-Use Sub-Area				
	MDR		RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	PQI	VHDR	RMU	CMU	OPMU	PQI
Community Service Use Listings															
Clubs, Lodges, Private Meeting Halls	N		P	P	P	P	P	P	P	P	N	P	P	P	P
Indoor Amusement/Entertainment	N		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP
Indoor Fitness and Sports Facilities	N		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP
Libraries and Museums	P		P	P	P	P	P	P	P	P	N	N	P	P	P
Outdoor Commercial Recreation	N		N	P	P	P	P	P	P	P	N	N	P	P	P
Parks and Public Plazas	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public Safety Facility	CUP		P	P	P	P	P	P	P	P	CUP	P	P	P	P
Religious Institutions	CUP		P	P	P	P	P	P	P	P	CUP	P	P	P	P
Schools – Public	CUP		P	P	P	P	P	P	P	P	CUP	P	P	P	P
Schools – Private, Special/Studio	N		P	P	P	P	P	P	P	P	N	P	P	P	P
Theatres and Auditoriums	N		P	P	P	P	P	P	P	P	N	P	P	P	P
Utility, Transportation, and Communication Use Listings															
Bus and Truck Terminal Parking	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Heliports	N		N	N	N	N	N	N	N	N	N	N	N	N	N
Park and Ride Facility	N		N	N	CUP	CUP	N	CUP	CUP	CUP	N	N	CUP	CUP	CUP
Public Parking	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunications Facility	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP
Transit Stations and Terminals	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

LAND USE AND DEVELOPMENT STANDARDS

LAND USE CLASSIFICATIONS	Old Town Sub-Area						Service Sub-Area				Mixed-Use Sub-Area				
	MDR		RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	PQI	VHDR	RMU	CMU	OPMU	PQI
Retail, Service, and Office Listings															
Adult-Related Business	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Alcoholic Beverage Sales	N		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP
Banks and Financial Services	N		P	P	P	N	P	P	P	N	N	P	P	P	N
Bars and Nightclubs	N		CUP	CUP	CUP	N	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	N
Bed and Breakfast	CUP		CUP	CUP	N	N	CUP	N	N	N	CUP	CUP	CUP	N	N
Building Materials Stores and Yards	N		CUP	CUP	N	N	N	N	CUP	N	N	N	N	N	N
Business Support Services	N		N	CUP	CUP	N	P	P	P	N	N	P	P	P	N
Drive-in/Drive-through sales/services	N		N	N	N	N	N	CUP	CUP	N	N	N	CUP	CUP	N
Equipment Sales and Rental	N		CUP ^c	P	CUP	N	N	CUP	CUP	N	N	N	N	CUP	N
Home Improvement Supplies	N		CUP	P	CUP	N	P	CUP	CUP	N	N	CUP ^c	P	CUP	N
Hotels/Motels	N		N	CUP	CUP	N	CUP	CUP	CUP	N	N	CUP	CUP	CUP	N
Kennels	N		N	CUP	CUP	N	CUP	CUP	CUP	N	N	N	CUP	CUP	N
Medical Services - General	N		N	CUP	CUP	N	CUP	CUP	CUP	N	N	N	CUP	CUP	N
Medical Services – Hospital	N		N	CUP	CUP	P	P	P	P	P	N	N	CUP	CUP	P
Office – Business and Professional	N		P	P	P	P	P	P	P	P	N	P	P	P	P
Personal Services	CUP		P	P	P	P	P	P	P	P	CUP	P	P	P	P
Personal Services - Restricted	N		CUP	CUP	CUP	N	CUP	CUP	CUP	N	N	CUP	CUP	CUP	N
Restaurants	N		P	P	P	N	P	P	P	N	N	P	P	P	N

LAND USE AND DEVELOPMENT STANDARDS

LAND USE CLASSIFICATIONS	Old Town Sub-Area						Service Sub-Area				Mixed-Use Sub-Area				
	MDR		RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	PQI	VHDR	RMU	CMU	OPMU	PQI
Retail	N		P	P	P	N	P	P	P	N	N	P	P	P	N
Veterinary Facility	N		CUP	P	P	N	P	P	P	N	N	CUP	P	P	N
Automotive and Vehicle Use Listings															
Auto Parts Sales	N		CUP	P	P	N	P	P	P	N	N	CUP	P	P	N
Car Wash and Detailing	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Service Stations	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Vehicle Services	N		N	CUP	CUP	N	CUP	CUP	CUP	CUP	N	N	CUP	CUP	N
Industrial, Manufacturing, and Processing Use Listings															
Manufacturing - Minor	N		CUP	CUP	N	N	N	N	CUP	N	N	N	N	N	N
Cottage Industry	N		P	P	N	N	P	P	P	N	N	CUP	N	N	N
Personal Storage Facility	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Printing and Publishing	N		CUP	P	P	N	P	P	P	N	N	CUP	P	P	N
Recycling Facility – Collection	N		P	P	P	P	P	P	P	P	P	P	P	P	P
Recycling Facility – Processing	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N

Footnotes:

a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

b – Not allowed on first floor at street frontage, except for residential development on a property with an affordable housing agreement and when that development includes community benefits as specified in the General Plan.

c – Square footage not to exceed 10,000 Square feet.

d – Not permitted if the same use is preexisting and within 200'

e – See Multi-Family Residential