MINUTES OF THE REGULAR MEETING
PINOLE PLANNING COMMISSION

February 9, 2026

THIS MEETING WAS HELD IN A HYBRID FORMAT
BOTH IN-PERSON AND ZOOM TELECONFERENCE

A. CALL TO ORDER: 7:00 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. ROLL CALL

Commissioners Present:	Bender, Huey, Martinez, Uch, Vice-Chairperson Menis and Chairperson Sandoval
Commissioners Excused:	Lam-Julian
Staff Present:	David Hanham, Planning Manager Heba El-Guindy, Public Works Director Justin Shiu, Associate Planner

Vice-Chairperson Menis reported on his ex-parté communications to his email list about the topics on the meeting agenda.

E. CITIZENS TO BE HEARD

There were no comments from the public.

F. MEETING MINUTES

1. Planning Commission Meeting Minutes for January 26, 2026

MOTION with a Roll Call vote to approve the Planning Commission Meeting Minutes for January 26, 2026, as shown.

MOTION: Sandoval **SECONDED: Menis** **APPROVED: 5-0-1-1**
ABSTAIN: Martinez
ABSENT: Lam-Julian

G. PUBLIC HEARINGS:

1. SM26-0001 Subdivision of Parcel Located at 2860 Pinole Valley Road (APN: 430-330-027) for Land Dedication Trail to the City of Pinole

Planning Manager David Hanham introduced the item.

Public Works Director Heba El-Guindy provided a PowerPoint presentation for SM26-0001 Subdivision of a Parcel located at 2860 Pinole Valley Road for a land dedication trail to the City of Pinole, and recommended the Planning Commission adopt Resolution 26-02, approving the subdivision of one lot into two lots located at 2860 Pinole Valley Road, consistent with the Tentative Map contained in Attachment B.

Responding to questions from the Planning Commission, Public Works Director El-Guindy clarified the following:

- The creek itself was under the jurisdiction of the Contra Costa Flood Control District (CCFCD). Parcel B did not include the creek. (Bender)

- The PowerPoint presentation included concepts that had been prepared by Friends of Pinole Creek Watershed. Once the subdivision was approved, the design process would start and the types of furniture to be installed and what would qualify under grant funding would then be identified. There were no current plans available for review other than survey work and the title report. (Uch)

- The path was currently a dirt multi-use path that while not heavily used due to its condition was used by pedestrians/cyclists and students. Presently, there were lights aiming towards Pinole Valley High School (PVHS) that reflected onto the trail, and along the fence area where the boundary was shown in the PowerPoint presentation, a fence that belonged to PVHS which had multiple overhead lights. The trail lighting that was planned to be added would be solar powered and would not have energy extension/electricity, but be lit during the evening and night hours. Staff expected safety with numbers and with the increased use of the trail were expecting that activity to enhance safety. Staff had not looked into security but would collaborate with the CCFCD, the City's Information Technology (IT) Department and Friends of Pinole Creek Watershed, to possibly consider the addition of security cameras. The IT Department was researching the use of security cameras and alarms for various facilities within the City, and this site could potentially be added. (Martinez)

- The Clean California Grant was close to be being approved. The initial application was for $200,000, but staff had learned the initial ask may be increased to $300,000. (Huey)

- Staff hoped the City would secure the Clean California Grant that would cover furniture, debris removal and vegetation management for Parcel B, but would not include the creek itself and the embankment within Parcel B. The grant would cover the art pieces, wayfinding signage to the trail and creek and larger scale signs at both ends of the trail at Sarah Court and Pinole Valley Road. Lighting could be implemented soon, as a priority, and as a capital improvement as part of City-wide improvements under the Public Works Department, which would allocate funds for the installation of the lights given the priority of the safety element. Staff also continued to search for a number of grant programs for the pedestrian/bicycle bridge and widening and resurfacing or surfacing of the multi-use path with permeable pavement given the environmental impacts of having regular pavement that would specifically be for a trail use. (Huey)

- Staff had not formalized counts that were typically done as part of data collection regarding the users of the trail. That could be done pursuant to City Council direction to capture the peak periods during the week or weekends, to determine whether the users were commuters or recreational users, or those accessing the shopping center or school during the week. Friends of Pinole Creek Watershed may have some data and staff could check but the Public Works Department did not have formalized counts. (Huey)

- The PowerPoint presentation could be modified with more details on future steps and potential sources of funding prior to uploading to the City website. (Vice-Chairperson Menis)

- If approved, the land would be donated to the City of Pinole and under the City's jurisdiction. (Vice-Chairperson Menis)

- The item before the Planning Commission was only the Parcel Map. (Vice-Chairperson Menis)

- The City currently maintained the area of Parcel B to secure the safety of the users since the vegetation left unmaintained could potentially harm users of the dirt path. The City was maintaining the location and it would not significantly increase the need for staff time or costs when the land was donated to the City. The future improvements, particularly for the bridge, were intended to reduce the potential for the ultimate need to replace the bridge. Staff hoped the maintenance could be more organized given the improvements and overall conditions of the area. (Vice-Chairperson Menis)

PUBLIC HEARING OPENED

Jonathan Jarvis, Friends of Pinole Creek Watershed and the lead for the Pinole Creekside Project, appreciated the support from the City for this project. The trail was predominantly used by PVHS students and the community that lived on Sarah Court. The trail was active and while there were no hard numbers for total usage, it was clear that during the day the trail was heavily used.

Mr. Jarvis reported the trail had been identified by the Friends of Pinole Creek Watershed's Monthly Trash Clean-Ups as a trash hot spot, and it was felt if the trail could be improved with the installation of trash receptacles, which the City had done, and the removal of non-native vegetation and with improvement to the trail tred, there could be more respect for the area. Friends of Pinole Creek Watershed reached out and obtained a pro bono design by a landscape architectural firm. These design concepts were available on the Friends of Pinole Creek Watershed website.

Mr. Jarvis added there was a need for lighting and students had expressed concern with the trail when dark. The addition of lighting, art work, amenities and furniture, were all suggestions from the public and the students who wanted to be able to see and feel a connection to Pinole Creek. Friends of Pinole Creek Watershed also appreciated the opportunity to participate in any grant opportunities that would improve the trail and removing the non-native species along the edge of the trail and replanting with native species, which would be part of the grant and which would significantly reduce the maintenance. Friends of Pinole Creek Watershed also reached out to the Ohlone community who were interested in supporting the work and the planting of any native plants that could be interesting for cultural and traditional uses. He suggested this was a great project, and he appreciated the Planning Commission's consideration that would facilitate the opportunity to improve the trail and its access for students and the public.

PUBLIC HEARING CLOSED

Vice-Chairperson Menis thanked Mr. Jarvis for answering some of the questions he had with the proposal, particularly that there had been outreach to the Ohlone Tribes. He also noted that the audio in the Council Chambers had briefly cut out during the speaker's comments, and some of the comments may not have been audible.

Commissioner Bender referenced Attachment A, Planning Commission Resolution 26-02, Conditions of Approval, Condition 6, Tentative Subdivision Map (b), and noted the reference to Appian Professional Plaza, should be stricken.

Commissioner Bender also referenced Page 31 of 37 of the agenda packet, the first page of Attachment A, Planning Commission Resolution 26-02, and the seventh WHEREAS clause, which read: ***WHEREAS****, the project meets the criteria for a Categorical Exemption as Minor Land Divisions pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines because it involves a minor land division of less than four parcels within an urbanized area consistent with the General Plan and zoning and the property does not have an average slope greater than 20 percent; and …* He asked where the reference to 20 percent had originated since the staff report noted no more than 30 percent of the subject lot had slopes of 10 percent or greater.

Planning Manager David Hanham explained that the staff report was stating what the actual slope was within the area. The reference to 20 percent was what the Subdivision Code required.

Associate Planner Justin Shiu added the CEQA Exemption also referenced the 20 percent slope.

Public Works Director El-Guindy explained the slopes that were less than 20 percent were actually less than 10 percent for the majority of the land. She also noted there would be accessibility improvements on both ends of the multi-use path at Pinole Valley Road and Sarah Court. Currently the access points were not Americans with Disabilities Act (ADA) compliant and would be improved as part of the surfacing of the multi-use path and access locations.

The Public Works Director also clarified that while the public hearing was for the subdivision of the parcel, if the Planning Commission desired staff could come back with a presentation in future months as the project progressed.

Chairperson Sandoval thanked staff for the presentation and appreciated the offer for staff to provide an update as the project progressed.

Vice-Chairperson Menis asked for consideration of a future update, as suggested, as a future agenda item.

Mr. Hanham confirmed that could be done but noted the Planning Commission would have no say or approval authority since this project did not involve design review. For informational purposes, an agenda item could be brought back.

MOTION with a Roll Call vote for the Public Works Director to provide an update on the project as it progressed, as a future agenda item.

MOTION: Menis **SECONDED: Martinez** **APPROVED: 6-0-1**
ABSENT: Lam-Julian

MOTION with a Roll Call vote to adopt Resolution 26-02, with Exhibit A: Conditions of Approval, A Resolution of the Planning Commission of the City of Pinole, County of Contra Costa, State of California, Approving a Tentative Parcel Map (26-0001) to Establish a Two Lot Subdivision at 2860 Pinole Valley Road, APN: 430-330-027, subject to the correction of the typographical error in Condition 6 (b) of the Conditions of Approval.

MOTION: Sandoval **SECONDED: Bender** **APPROVED: 6-0-1**
ABSENT: Lam-Julian

Chairperson Sandoval identified the 10-day appeal process of a decision of the Planning Commission in writing to the City Clerk.

H. OLD BUSINESS: None

I. NEW BUSINESS: None

J. CITY PLANNER'S/COMMISSIONER'S REPORT

Mr. Hanham provided the following updates:

- Future agenda items included the Objective Development Design Standards (ODDS) and Parklet Program.

- Staff was working with on-call consultants on the preliminary stages of obtaining costs for updates to the General Plan, Specific Plan, Environmental Impact Report (EIR) and Downtown Master Plan.

- Staff continued to work with the current developers of Appian Village. Five buildings were currently under permit, the foundations were done for all five, and it was hoped occupancies would occur in the next 8 to 12 weeks, weather permitting.

Vice-Chairperson Menis asked about the status of the former Kmart property, to which Mr. Hanham reported staff was working with the developer to have the demolition permit approved, but had no further information on any permits for the actual building.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

K. COMMUNICATIONS

Vice-Chairperson Menis reported upcoming community events included the Senior Food Distribution at the Senior Center from 10:00 to 11:00 a.m. on February 10, 2026, with application eligibility required, and Coffee with a Cop on February 11, 2026 at Alamode Donuts from 8:00 to 10:00 a.m.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

L. NEXT MEETING

1. Planning Commission Regular Meeting on February 23, 2026 at 7:00 p.m.

M. ADJOURNMENT: 7:50 p.m.

Transcribed by:

Sherri D. Lewis
Transcriber