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2
3 **MINUTES OF THE REGULAR MEETING**
4 **PINOLE PLANNING COMMISSION**

5
6 **June 8, 2026**

7
8 **THIS MEETING WAS HELD IN A HYBRID FORMAT**
9 **BOTH IN-PERSON AND ZOOM TELECONFERENCE**
10

11
12 **A. CALL TO ORDER:** 7:03 p.m.
13

14 **B. PLEDGE OF ALLEGIANCE**
15

16 **C. LAND ACKNOWLEDGEMENT:** *Before we begin, we would like to acknowledge the*
17 *Ohlone people, who are the traditional custodians of this land. We pay our respects to*
18 *the Ohlone elders, past, present and future, who call this place, Ohlone Land, the land*
19 *that Pinole sits upon, their home. We are proud to continue their tradition of coming*
20 *together and growing as a community. We thank the Ohlone community for their*
21 *stewardship and support, and we look forward to strengthening our ties as we continue*
22 *our relationship of mutual respect and understanding.*
23

24 **D. ROLL CALL**
25

26 Commissioners Present: Bender, Uch, Vice-Chairperson Menis and Chairperson
27 Sandoval
28

29 Commissioners Absent: Huey, Lam-Julian and Martinez
30

31 Staff Present: David Hanham, Planning Manager
32 Heba El-Guindy, Public Works Director
33 Justin Shiu, Associate Planner
34

35 Vice-Chairperson Menis reported on his ex-parté communications to his email list about the
36 topics on the meeting agenda, with Commissioner Uch about Item G. and stated he checked
37 briefly with the Chair but did not have ex-parté communications with the Chair.
38

39 **E. CITIZENS TO BE HEARD**
40

41 There were no Citizens to be Heard.
42

43 **F. MEETING MINUTES**
44

45 1. Planning Commission Meeting Minutes for April 27, 2026
46

47 Vice-Chairperson Menis referenced Page 10 of 96 of the agenda packet, the Planning
48 Commission meeting minutes for April 27, 2026 and requested the following revision to Lines
49 36 through 38:
50

1 *More precise language for future flyers could be used to ensure it was more specific*
2 *to Pinole and not as generalized for the Bay Area.*

3
4 And to Page 20 of 96 of the agenda packet, Lines 42 through 45, as follows:

5
6 *He [Commissioner Bender] had come across a city that had established a threshold*
7 *for determining the crime incidents in an area, and if it was exceeded by 20 percent*
8 *it was a problem, and was included in the policy for that jurisdiction, which policy*
9 *Pinole did not have.*

10
11 Chairperson Sandoval referenced Page 16 of 96 of the agenda packet, Lines 34 through 35,
12 and requested the following revision:

13
14 *Fitzgerald Drive, Appian Way and the San Pablo Avenue Shopping Corridor were*
15 *identified as the busiest beats.*

16
17 Commissioner Bender acknowledged the revision the Vice-Chair offered to Page 20 of 96
18 of the agenda packet, Lines 42 through 45 was accurate.

19
20 **MOTION** with a Roll Call vote to approve the Planning Commission Meeting Minutes for April
21 27, 2026, as modified by the Planning Commission.

22
23 **MOTION: Sandoval**

SECONDED: Menis

APPROVED: 4-0-3

ABSENT: Huey, Lam-Julian, Martinez

24
25
26 **G. RE-ORGANIZATION OF PLANNING COMMISSION**

27
28 1. Select Chairperson, Vice-Chairperson and Ad Hoc Committee

29
30 Planning Manager David Hanham presented the staff report dated June 8, 2026, and
31 welcomed nominations for Chairperson, Vice-Chairperson and the Ad Hoc Committee,
32 which all carried a one-year term for 2026/27.

33
34 Chairperson Sandoval nominated himself as the Chair of the Planning Commission.

35
36 Vice-Chairperson Menis nominated himself as the Chair of the Planning Commission.

37
38 There were no further nominations.

39
40 A Roll Call vote was taken to select **Gabriel Sandoval** as the **Chairperson** of the Planning
41 Commission for 2026/27.

42
43 Passed: 3-1-3

44 Ayes: Bender, Sandoval, Uch

45 Noes: Menis

46 Abstain: None

47 Absent: Huey, Lam-Julian, Martinez
48
49

1 A Roll Call vote was taken to select **Rafael Menis** as the **Chairperson** of the Planning
2 Commission for 2026/27.

3
4 Failed: 1-3-3
5 Ayes: Menis
6 Noes: Bender, Sandoval, Uch
7 Abstain: None
8 Absent: Huey, Lam-Julian, Martinez
9

10 Vice-Chairperson Menis nominated Commissioner Uch as the Vice-Chairperson of the
11 Planning Commission.

12
13 Commissioner Uch nominated himself as the Vice-Chairperson of the Planning
14 Commission.

15
16 There were no further nominations.

17
18 A Roll Call vote was taken to select **Andrew Uch** as the **Vice-Chairperson** of the Planning
19 Commission for 2026/27.

20
21 Passed: 4-0-3
22 Ayes: Bender, Menis, Sandoval, Uch
23 Noes: None
24 Abstain: None
25 Absent: Huey, Lam-Julian, Martinez
26

27 Chairperson Sandoval thanked the Planning Commission for selecting him to continue as
28 the Chair and staying the momentum over the past year. He clarified with staff that
29 Commissioners Bender, Menis and now Vice-Chairperson Uch currently served on the
30 Ad-Hoc Committee.

31
32 Commissioner Bender reported he would exit the Ad-Hoc Committee.

33
34 Vice-Chairperson Uch expressed a desire to remain on the Ad-Hoc Committee.

35
36 Commissioner Menis also asked to remain on the Ad-Hoc Committee and asked whether
37 the committee would meet in a more routine fashion.

38
39 Mr. Hanham acknowledged the Ad-Hoc Committee had met infrequently over the last
40 couple of months to ensure it did not turn into a standing committee, which would have to
41 comply with the requirements of the Brown Act. Staff planned to bring the Outdoor Dining
42 Policy and Objective Development Design Standards (ODDS) to the Planning
43 Commission in the next 60-days and comments were expected back from staff for final
44 edits. A meeting would be scheduled with the Ad-Hoc Committee to allow one more
45 review of the document. He suggested when the remainder of the Planning
46 Commissioners were present at the next Planning Commission meeting, another
47 Commissioner be selected to join Commissioner Menis and Vice-Chairperson Uch on the
48 Ad-Hoc Committee. He clarified the Planning Commission may take action on the two
49 appointments at this time.
50

1 **MOTION** to appoint Commissioner Menis and Vice-Chairperson Uch to serve on the Ad-
2 Hoc Committee for 2026/27.

3
4 **MOTION: Sandoval**

SECONDED: Menis

PPROVED: 4-0-3

ABSENT: Huey, Lam-Julian, Martinez

6
7 Mr. Hanham reiterated the third member of the Ad-Hoc Committee would be selected at
8 the next meeting of the Planning Commission.
9

10 **H. PUBLIC HEARINGS:** None

11
12 **I. OLD BUSINESS:** None

13
14 **J. NEW BUSINESS**

15
16 1. Review of Proposed Preliminary Capital Improvement Plan (CIP) Fiscal Years
17 2026/27 through 2030/31 for Consistency with the General Plan
18

19 Public Works Director Heba El-Guindy provided a PowerPoint presentation for the Proposed
20 Preliminary Capital Improvement Plan Fiscal Years 2026/27 – FY 2030/31 and the Annual
21 & Priority FY 2026/27 Capital Projects. The proposed five-year CIP contained 49 projects
22 under five categories (Facilities, Parks, Sanitary Sewer, Stormwater, and Roads) and 7
23 infrastructure assessments, and the FY 2026/27 Annual and Priority Projects including 9
24 Facilities, 5 Parks, 9 Sanitary Sewer, 3 Stormwater, and 16 Roads projects in addition to
25 4 Infrastructure Assessments. Project priorities had been based on state or regional
26 mandated targets and associated reporting and standard requirements, priority needs in
27 terms of a review of existing deficiencies and potential impacts, funding sources and grant
28 funding deadlines, project schedules and ongoing progress.
29

30 All projects in all categories were highlighted, along with the review and approval process
31 for the CIP and the Five-Year CIP Budget Summary (which was not identical to the
32 information in the agenda packet due to recent adjustments to minimize impacts on the
33 General Fund and the use of Measure S funds), and the General Plan Consistency Matrix.
34

35 The Planning Commission was asked to review the Proposed Five-Year CIP and adopt
36 Resolution 26-06 as contained in Attachment A to the June 8, 2026 staff report, and find
37 the projects proposed in the CIP for FY 2026/27 through 2030/31 were consistent with the
38 Pinole General Plan.
39

40 Responding to questions from the Planning Commission, Mr. Hanham and Ms. El-Guindy
41 clarified the following:
42

- 43 • Pinole Signals Upgrade (RO2502) would not include an audio component, which
44 was planned for the future. The project would cover the pedestrian push button
45 and replace them with an updated version but would not have the countdown
46 signals, which involved a different upgrade. (Bender)
47
48
49
50

- 1 • Plum Street Parking Lot Improvements (FA2302) was clarified and intended to
2 provide a secure parking area for the Pinole Police Department (PPD) vehicles in
3 the Plum Street parking lot, scheduled for 2027/28, and with the parking lot to be
4 redesigned, which would involve community outreach and consultation. (Bender)
5
- 6 • Battery Storage at Youth and Swim Centers (FA2601), met the 2024 Climate
7 Action and Adaptation Plan (CAAP) and General Plan Goals/Policies, Goal CS.1,
8 Goals HS.6, SE.3, SE.4 and SE.7 2025, and acknowledged it also met Goal SE.9.
9 (Menis)
10
- 11 • Upgrade of City Pools (FA2502), met Policy GM4.1, Goal CS.1, Goal CS.9 and
12 Policy CS.9.1. Staff clarified upgrades provided in 2025/26 were relevant to the
13 General Plan goals and policies but staff was uncertain there were adequate funds
14 to implement similar upgrades in 2026/27. Two electric panels had been replaced,
15 which enhanced the efficiency and reduced energy consumption and two pumps
16 were replaced that were outdated, along with the installation of a new auto filter.
17 The types of upgrades implemented in 2025/26 were relevant and in 2026/27 most
18 of the upgrades involved repairs. Replacement of an existing shed was a priority
19 of the Community Services Department along with repairs to the pool. (Menis)
20
- 21 • Plum Street Parking Lot Improvements (FA2302), clarified the policy consistency
22 matrix showed the project consistent with General Plan Goals/Policies, Policy CS
23 2.6, although Page 40 of 96 of the agenda packet had shown the project consistent
24 with Goal CE.6, which staff acknowledged a request to review. Staff clarified the
25 project was changed in 2025 and that was one of the changes applied after the
26 agenda packet had been published. (Menis)
27
- 28 • Pinole Creek Trail Upgrade (PA2601) was shown as consistent with Goal CS.2,
29 Goal CS.3, Policy CS 2.6 & 3.1 and Policy GM.4.1, and staff acknowledged a
30 recommendation to include Policy CS 3.3, as applicable. (Menis)
31
- 32 • WPCP Solar and Battery (SS2406), was shown as consistent with Goal CS.6,
33 Policy CS.6.1; Goal SE.3, Policy SE.1.3; Goal CS.7, Policy CS.7.1; Goal GM.4 and
34 Policy GM.4.1. Staff acknowledged a request to review whether Goal CS.7 and
35 Policy CS7.1 applied to this project with staff clarifying the goal to minimize energy
36 usage and replace the fleet gradually to zero emissions, including electric vehicles
37 and equipment. The project involved the installation of solar panels and battery
38 backup, a design plan only and staff would reevaluate the project to ensure which
39 goals and policies applied. (Menis)
40
- 41 • Old Town Traffic Calming (RO2403), the project would be delayed due to the
42 infrastructure demands of the San Pablo Avenue Bridge Replacement Project.
43 Whether the project would also be delayed due to the parklet review and outdoor
44 dining regulations, the Public Works Director would work with the Planning
45 Manager on the different requirements. Improvements had also been slated in the
46 Specific Plan and in the Active Transportation Plan (ATP). Outdoor dining would
47 complement but not affect the improvements planned, with most design
48 components to come at a later date based on the different style of projects. (Menis)
49

- Staff referenced a study with the county that would include an advisory committee, and once established, it could be brought forward to the Planning Commission and City Council in the hopes there would be representation from the City, although the City had been collaborating with the county on scoping, study of the selection and a consultant would work on the project. The City's financial contribution was only \$25,000, based on staff hours and advice from the advisory committee, with most of the project to be grant funded. Staff expected significant changes from the study given San Pablo Avenue was a relatively old corridor, the design of the sidewalks and levels of structures did not meet the environment desired to be established for the downtown and Americans with Disabilities Act (ADA) compliance was required with some slopes and pavement conditions that would have to be addressed. Working with the county would allow the City to pursue additional grant funds for design and construction. (Menis)
- Road Maintenance Repairs (RO2401), clarified the statement that *\$250,000 of the FY 2025/26 funds had to be reassigned to the Roble Road Stormwater Improvements Project to ensure continuation of the project's environmental review and design*, since the City had a consultant for the project on board and the funding for the project was from Measure S funds, which would go back to the General Fund at the end of the fiscal year and not be reallocated back to the project in FY 2025/26. Staff had to find a way to fund the ongoing work and pay the consultant, and some funds had to be reallocated from maintenance of the \$350,000 dedicated to each zone into the Roble Road project. Staff was able to amalgamate the funds for the maintenance activities in Zone 1 from other applicable funds, described as "shoveling" funds to get the work done. Staff did not expect that to happen this year. (Menis)
- Pinole Smart Signals (RO2303), as to whether Policy GM3.1 could be applied to the project would be reviewed by staff. (Menis)
- Tennent Avenue/Bay Trail Gap Closure Crossing of UPRR (RO1902), staff clarified the City had been awarded an additional \$700,000 in Strategic Management Planning Program (STMP) funds, and staff applied for grant funds for the improvements across the railroad tracks, and another grant a few weeks back from the Federal-State partnership grant program. Staff did not expect a local match in FY 2026/27. (Menis)
- Recycled Water Feasibility (IN2103), the project was found to be consistent with General Plan Goals/Policies OS.8.1, Policy OS.8.7, Goal SE.9, Policy SE.9.1 and Policy SE.9.4, and staff acknowledged a request for more detail to be provided for each goal and policy. (Menis)
- Battery Storage at Youth and Swim Centers (FA2601) and EV Charging Infrastructure (FA2501), had both been shown as being consistent with the CAAP. Staff could add more projects that were consistent with the CAAP, and clarified staff had continued an existing list from years ago, but could add elements from the CAAP that could be added to the other projects. (Vice-Chairperson Uch)

- Confirmed increased costs for projects in materials and transportation that affected how much the City could achieve, with the City working within available resources, with adjustments constantly being made to project scopes. Most facilities had some flexibility to scope as to what could be afforded. As an example, when the City replaced two compressors of the HVAC system for the PPD building, they had been scoped on available funds. Another example, two of the seven HVAC units at the Youth Center had been scoped based on available funds. (Chairperson Sandoval)
- Clarified the City shared costs with the City of Hercules for projects in the Pinole-Hercules Wastewater Treatment Plant that were split almost 50-50; with sewer projects in the City solely funded by the City of Pinole. (Chairperson Sandoval)
- The City of Pinole held regular coordination meetings with the East Bay Municipal Utility District (EBMUD) and coordinating projects benefited both agencies. As an example, the resurfacing of Orleans Drive involved the use of Enterprise Funds, due to damage caused by the sewer project. EBMUD did not contribute to that since it did not have any work, with the contractor having damaged the water line that had been repaired by EBMUD on a number of occasions. For the Tennent Avenue project, the City planned to replace the sewer lines at the same time as the replacement of the water lines and it was likely the costs would be split in collaboration with EBMUD on the funding for resurfacing the road. (Chairperson Sandoval)
- Senior Center Auxiliary Parking Lot (FA1901), the City awarded a contract in 2021, the project had been deferred to 2028, and the project was not a priority, and the hope was for the location to be redeveloped through a development application rather than utilization as a parking lot. (Chairperson Sandoval)
- Road Rehabilitation (RO2301), clarified as shown, the allocation from Measure J was \$1.2 million for this year and \$450,000 in the next year, with the revenue relatively consistent around \$450,000 per year; but since the City had not implemented road rehabilitation projects for a number of years, the account had accumulated a number of funds the City was trying to utilize. (Chairperson Sandoval)
- Vehicle Impact Fees (VIFs) were clarified. A total of \$750,000 was identified for FY 2026/27, which would increase up to \$900,000 in following years, while the accumulation was expected to be \$1.2 million per year. There was room for adjustment in future years, but the use of the funds was set up in the way it had been due to the way and the timing in which the funds were received. Funding would be used for road repairs, mainly allocated for that purpose, but road related projects may be considered in the future. Some of the unfunded projects, like traffic calming, Safe Routes to School as examples, would be evaluated in the future, whether they were a priority for the community and what applicable funds could be allotted to them. Staff was aware roads were the primary concern for the community, which was why the main focus for the use of the funds was for road repairs or rehab. (Menis)

1 PUBLIC COMMENTS OPENED

2
3 There were no comments from the public.

4
5 PUBLIC COMMENTS CLOSED

6
7 Commissioner Menis provided the following comments on the CIP:

- 8
9
- 10 • Recycled Water Feasibility Study (IN2103), read into the record General Plan
11 Goals/Policies, Policy Goal OS.8.1, Policy OS.8.7, Goal SE.9, Policy SE.9.1 and
12 Policy SE.9.4. Suggested Goal OS.8 should also be included in Attachment C, the
13 City of Pinole General Plan Consistency Matrix Proposed FY 2026/27 – FY
14 2030/31 Capital Improvement Plan, IN2103, but was unsure Goal SE.9 fit for
15 IN2103. Also suggested the font size for one of the documents provided (which
16 document was not identified) be consistent with the other documents and with
17 consideration of at least a 10-point font.
 - 18 • Page 91 of 96 of the agenda packet, suggested reformatting the Sustainability
19 Element Policies under Goal SE.3, to be reordered to be in numerical order.
 - 20
21 • Suggested Policy CS3.3 could also be applied to Pinole Creek Trail Upgrade
22 (PA2601), Fernandez Park Improvements (PA2401) and Improvements to City
23 Parks (PA2501).
 - 24
25 • Plum Street Parking Lot Improvements (FA2302), Page 40 of 96 of the agenda
26 packet, confirmed the intent to reference General Plan Goals/Policy CS2.6, not
27 Goal CE.6.
 - 28
29 • WPCP Solar and Battery (SS2406), Page 54 of 96 of the agenda packet, strike
30 reference to General Plan Goals/Policies CS.7 and CS7.1.
 - 31
32 • Pinon-3 Sewer Capacity SS2402, Page 58 of 96 of the agenda packet,
33 recommended Goal CS.7 be included in the General Plan Goals/Policies.
 - 34
35 • Pavement Marking and Signage Upgrades (RO2504), Page 70 of 96 of the agenda
36 packet, General Plan Goals/Policies, suggested Goal CS.10 and Policy CS 10.2
37 did not apply to the project, although staff advised the goals and policies would
38 apply since restriping did not necessarily mean duplicating the existing marking,
39 but could be the establishment of bike lanes. Staff clarified they were combining
40 funds from the Pavement Rehabilitation Project, which included bicycle lanes
41 along Pinole Valley Road. Also, with respect to streets with no lane indicators,
42 Public Works sometimes would add that to ensure everyone knew the markings.
43 Suggested staff mark that under the type of CIP category.
 - 44
45 • Pinole Signals Upgrade (RO2502), Page 72 of 96 of the agenda packet, suggested
46 Policies GM3.1 and GM3.7 may fit and should be added to the General Plan
47 Goals/Policies, with staff to check whether or not the policies applied.
- 48

- Pinole Smart Signals (RO2303), Page 78 of 96 of the agenda packet, add Policy GM 3.1 to the General Plan Goals/Policies.
- Safety Improvements on Arterial Roadways (RO2302), Page 79 of 96 of the agenda packet, recommended Goal CE.3 be eliminated from the General Plan Goals/Policies and Goal CE.4 be included, with staff clarifying the focus of improvements would be on pedestrians and bicyclists with the project to include multi-modal components. Staff recommended Goal CE.3 remain but Goal CE.4 could be added.
- Road Rehabilitation (RO2301), Page 80 of 96 of the agenda packet, recommended adding Policy CE3.2 to the General Plan Goals/Policies.
- Any goal or policy listed in the packet should also be listed in the glossary for ease of reference.

Commissioner Bender was pleased to see the Senior Center Parking Lot continue to be pushed out, but expected there would be some elements of the community that would want to see a parking lot. If the project returned, he hoped there would be a preliminary layout provided to illustrate just how few parking spaces could be accommodated on the lot based on circulation and compliance with C.3 requirements since the parcel was greater than 5,000 square feet in size.

As to Pinole Smart Signals (RO2303), Commissioner Bender referenced the history, status or impact if delayed, and commented that the first sentence read: *Deployment of the Smart Signals Project is expected to result in operational and safety improvements for all modes of transportation, such as decrease in travel time and total delay, reduction in number of stops and secondary accidents, reduction of fuel consumption and greenhouse gas emissions, and reduction of response time for emergency vehicles.* He was concerned reading that statement and was nervous when Civil Engineers proposed such projects, as opposed to the engineers who were more traffic focused, since based on his experience as a resident of the downtown and when he stood at John Street at San Pablo Avenue, he saw green lights all the way through old town when looking to the west, which was when there was more speeding. He hoped since this would become a project soon that there would be some bulwark to not let the Civil Engineers have their way.

Ms. El-Guindy advised the former Public Works Director had prepared the original description from the project itself. She clarified the improvements to be implemented were mainly in other jurisdictions with a priority for transit movements. The City did not have the frequency of that transit service within Pinole, with most of the upgrades through detection and battery backup within the cabinets, and if there was any disruption in the energy, the backup could supplement operations and there would be no safety concerns.

Commissioner Bender reported a new Traffic Officer had made the same comment to him recently while on San Pablo Avenue, that when all green lights were seen, that was when the speeding really started.

Ms. El-Guindy commented the Local Road Safety Plan had shown the majority of injury and fatal collisions were on the arterial corridors of Appian Way, Pinole Valley Road and San Pablo Avenue.

1 Ms. El-Guindy stated that was why the ATP and the various documents they were working
2 on planned to establish Complete Streets to safely accommodate all modes of travel on
3 all of the corridors. The space allocated for auto travel lanes, whether through the width
4 or number of lanes, would go down, which would affect travel speeds. The City also
5 recently implemented speed reductions along some segments of Pinole Valley Road and
6 San Pablo Avenue in the vicinity of the schools and park areas.

7
8 Commissioner Bender added he had recently been in the City of Emeryville where some
9 speed reductions had been accommodated on the various streets and where above new
10 signs there were new speed limit notifications in yellow, which had been very effective.

11
12 Vice-Chairperson Uch suggested the following projects also fell within the CAAP including
13 San Pablo Avenue Bicycle and Pedestrian Gap Closure (IN2501) and ATP (IN2106). He
14 understood the CAAP was an extension of the General Plan, and it was important to stress
15 that and make Pinole a model city, particularly one that was only 3.5 miles in length, and
16 pedestrians and cyclists should be made safe and the City should focus on the CAAP. As
17 an example, the City of Davis, while a university campus community was also a bikeable
18 community, and Pinole should also strive to be bikeable and rely on modes of transit not
19 tied to fossil fuels and global events.

20
21 Ms. El-Guindy commented there were a number of documents in process that were also
22 an extension of the General Plan, such as the ATP. At some point, the City would have
23 to place a limit, otherwise it would have to refer to multiple documents in terms of goals
24 and policies.

25
26 Mr. Hanham added that usually when looking at additional plans like the CAAP and the
27 ATP, that was usually within the scope of the project and would be included, and most of
28 the project descriptions were usually inclusive of elements of those plans. Usually when
29 the projects were scoped was when the documents were referred to since the CAAP and
30 the ATP should have already been approved by the Planning Commission and the City
31 Council as consistent with the General Plan.

32
33 Mr. Hanham also clarified, when asked, that the CAAP did not come before the Planning
34 Commission but had been adopted by the City Council. The next round would come
35 before the Planning Commission when the document was updated. The Planning
36 Commission would not see individual policies from the CAAP, ATP or Parks Master Plan
37 or other plans that had goals and policies since they should already be part of the scope
38 of the project before reaching that point.

39
40 Vice-Chairperson Uch explained he had raised the concern because only two CIP projects
41 had been listed that fell within the scope of the CAAP or the ATP, while there were many
42 projects that fell within that scope.

43
44 Ms. El-Guindy explained the reason the two projects had been listed as falling within the
45 scope of the CAAP was because they received climate-related grants and had been
46 highlighted as a result.

47
48 Chairperson Sandoval was pleased to see some of the projects were lower on the list,
49 such as the Senior Center Parking Lot and Plum Street Parking Lot Improvements, and
50 agreed with Commissioner Bender's comments about the projects.

1 Chairperson Sandoval commented that repaving was a big priority, such as an area along
2 Pinole Valley Road that had potholes everywhere, and any work that could be done to
3 address that was appreciated. Similarly, there were areas that needed work in the
4 intersection between I-80 and Pinole Valley Road, which may be under Caltrans'
5 jurisdiction. He was pleased to see the City was making some progress.
6

7 Traffic and pedestrian safety were also a priority, and Chairperson Sandoval was pleased
8 the speed limits had been changed on Pinole Valley Road, but there had been no notice
9 to the public. He was also pleased to see pedestrian improvements for crosswalks, noting
10 the City of El Cerrito had some crosswalks that had sensors at the body and foot level for
11 ADA compliance and seeing something like that in Pinole would be great. He was also
12 pleased to see some future traffic calming measures and noted the City of Walnut Creek
13 had used bollards in between the lanes of a four-lane roadway, which made the road
14 narrower slowing traffic.
15

16 Chairperson Sandoval would like to see things that would potentially realize savings or
17 revenue for the City, such as recycled water from the Pinole-Hercules Wastewater
18 Treatment Plant that could be used for irrigation such as for the soccer fields, which could
19 be a cost savings measure and a way to save water during a drought. Further, there could
20 be potential revenue options, such as harvesting the natural gas from the Pinole-Hercules
21 Wastewater Treatment Plant or recycled back into the plant for energy or to power other
22 equipment for the City, or be sold or for other potential uses.
23

24 Chairperson Sandoval reported he toured the West County Wastewater facility, where
25 improvements were being made to take the waste, dehydrate it and turn it into fuel and
26 partnering with Republic Services and the landfill to potentially turn that gas into hydrogen,
27 which the City could potentially look into in the long term as potential revenue for the City.
28 He was otherwise pleased to see some progress being made with some projects and was
29 glad to see the sales tax measure covered some of the gaps including grant opportunities.
30

31 Ms. El-Guindy offered an invitation to anyone interested in touring the Pinole-Hercules
32 Wastewater Treatment Plant. With respect to traffic calming and reduced speed limits,
33 the City had promoted the reduction of the speed limit on the City's website and on social
34 media, but not everyone followed the postings. The project had been delayed for a long
35 time, and the City was pleased to implement it. She added as part of the Pavement
36 Rehabilitation Project, two flat top speed humps, which would be wide and cover the width
37 of the crosswalk, were planned on Pinole Valley Road at primary crosswalks in the vicinity
38 of the schools and the soccer field, and the parabolic speed humps on Shea Drive would
39 be removed and replaced at more appropriate locations. The new speed humps would
40 be at a similar elevation as the sidewalk and would enhance visibility combined with
41 enhanced pavement markings, enhancing safety and slowing traffic.
42

43 Commissioner Menis referenced San Pablo Avenue Bicycle and Pedestrian Gap Closure
44 (IN2501) and ATP (IN2106), and suggested they could potentially do a lot of the work the
45 Vice-Chair had suggested in the CAAP, by referencing Goal CE.7, which would apply to
46 both of the projects. Also, in response to the Chair's comments, he noted originally when
47 the City discussed recycled water feasibility, it was a much broader project and what was
48 being discussed in the CIP for Recycled Water Feasibility (IN2103), was much narrower,
49 and was just the piping from the treatment plant to the Phillips 66 Refinery in Rodeo.
50

1 Chairperson Sandoval supported a more expansive project than just water for the refinery
2 but irrigation for plants around the City and soccer fields and any other uses the City may
3 have. He asked staff for direction, whether to accept the resolution or make modifications
4 based on the feedback to direct any changes.
5

6 Mr. Hanham recommended if the Planning Commission were to direct changes based on
7 adding different policies, he would recommend as part of the adoption of the resolution, it
8 include the changes made and comments on specific programs, which would be added
9 as part of the comments to the City Council.
10

11 Ms. El-Guindy suggested the Planning Commission could offer a motion with the changes
12 given that there was a significant number, and she had kept track of the recommended
13 changes.
14

15 Mr. Hanham suggested the individual changes did not have to be listed, a motion could
16 be made to approve subject to the changes discussed, with the changes to be shown in
17 the meeting minutes.
18

19 Ms. El-Guindy explained she had to finalize the comments this evening, and upload for
20 the City Council which was why she had taken notes.
21

22 **MOTION** with a Roll Call vote for the Planning Commission to agree to adopt the various
23 suggested changes made and comments over the course of the meeting.
24

25 **MOTION: Menis** **SECONDED: Sandoval** **APPROVED: 4-0-3**
26 **ABSENT: Huey, Lam-Julian, Martinez**
27

28 **MOTION** with a Roll Call vote to adopt Resolution 26-06, a Resolution of the Planning
29 Commission of the City of Pinole, County of Contra Costa, State of California,
30 Recommending the City Council of the City of Pinole Find that the Proposed Capital
31 Improvement Plan for Fiscal Years 2026/27 through 2030/31 were in Conformance with the
32 City of Pinole General Plan.
33

34 **MOTION: Sandoval** **SECONDED: Menis** **APPROVED: 4-0-3**
35 **ABSENT: Huey, Lam-Julian, Martinez**
36

37 Ms. El-Guindy thanked the Planning Commission for the feedback.
38

39 Chairperson Sandoval thanked Ms. El-Guindy for the presentation.
40

41 Commissioner Menis thanked Ms. El-Guindy for being so receptive to the feedback and
42 willingness to collaborate to improve the document.
43

44 **K. CITY PLANNER'S/COMMISSIONER'S REPORT**
45

46 Mr. Hanham provided the following updates:
47

- 48 • Staff was working on temporary use permits.
49
50

- Staff planned to present an extension request for the Pinole Shores II entitlements in the next couple of months.
- Staff had a potential Conditional Use Permit (CUP) application.
- A demolition permit had been approved for the former Kmart and the building had been demolished.
- Staff was working with a couple of property owners on potential Zoning Ordinance Text Amendments, with more information at a later date.

Commissioner Bender asked that the Public Works Manager be made aware of three trees located on San Pablo Avenue to the west of the John Street intersection and adjacent to the WestCAT bus turnout, that appeared to be distressed.

L. COMMUNICATIONS

Commissioner Menis reported that upcoming community events included: the Senior Food Distribution at the Senior Center from 10:00 to 11:00 a.m. on June 9, 2026 with eligibility requirements; the June 10, 2026 Traffic and Pedestrian Safety Committee (TAPS) meeting had been canceled; and on June 14, 2026 from 12:00 Noon to 2:00 p.m. there would be a combined Pride and Juneteenth celebration at Fernandez Park. He also reported he received communication from a resident who asked how to learn about the progress of a sewer lateral project and who to contact, whether the Public Works or Planning Departments.

Mr. Hanham advised that such work would be done through the Public Works Department or through the Public Works/Sewer Department.

Associate Planner Justin Shiu advised the work would be through the Public Works Department, and one could check the Public Works Department page on the City website for a phone number and email contact information.

PUBLIC COMMENTS OPENED

Anthony Vossbrink asked for an update on the following:

- Safeway/Tara Hills project and whether there were plans to develop the property.
- Status of permitting for outdoor dining for Dave's Hot Chicken and the use of outdoor tables, which had been permanently screwed into the sidewalk and alleyway, expressing concern with the precedent that could be set if it was allowed to continue and which was currently a public safety hazard for the sidewalk.
- Status of the Flood Control District's promise to repair a breach in the creek behind the bowling alley and Sprouts.
- Status of repair to the crossover bridge that was in disrepair past Fire Station 74, with the concrete bridge wiped out several years ago. Two sawhorses with blinking yellow lights had been in place for four years.

- Regarding the crossover bridge past Fire Station 74, understood the City had allocated no funds for repair of the concrete abutment or batteries in the flasher lights and reported a vehicle recently crashed into the corner house, damaging the property as a result of the curb.
- Status of temporary delineators or signage in the center median strips up and down Pinole Valley Road and San Pablo Avenue and Appian Way, which needed replacement and with the turnabouts in the center median strips in need of replacement or upgrade.
- Status of the recycling bins which had been ordered for the dog park and barbeque grove that were currently being stored in the Corporation Yard and not installed other than three or four bins that had been installed in the soccer field.

Mr. Hanham reported code enforcement was working to address the outdoor tables and chairs at Dave's Hot Chicken. If the business owner wanted the outdoor furniture to be permanent, the business must obtain an outdoor dining permit or the furniture would be required to be removed. He acknowledged other restaurants had put out tables and chairs and did not have administrative use permits, which staff was also addressing. He also reported staff had no updates on the Safeway project and Public Works Department issues would have to be referred to the Public Works Director. He understood issues with the Flood Control District were being addressed through the Public Works Department, but he was unaware of the status.

Sheila Grist commented as a long-time resident, Pinole Valley Road south to north at the Pinole-Hercules Wastewater Treatment Plant had been 25 miles per hour (MPH) since 1989. The City later discovered the route was a corridor and increased the speed limit to 35 MPH and simply placed a number three over the number two on the signs. While most traffic traveled around 30 MPH, there was still speeding that did not slow down from Simas Avenue to the freeway. The speed limit was 25 MPH from Pinole Valley High School (PVHS) to the freeway and most people thought after PVHS the speed would go back up to 30 MPH. She suggested speed humps in front of PVHS would not help. She described an incident she personally experienced when she had been sitting at the red light at Estates Avenue and Pinole Valley Road around 8:30 a.m. traveling east to the freeway and had a right light, when a vehicle traveling at least 90 MPH went by her and under the freeway into Old Town. She emphasized her concern with the lack of speed enforcement from the PPD.

Chair Sandoval advised the Planning Commission would take note of the comments and he thanked the speakers for their comments.

M. NEXT MEETING

1. Planning Commission Regular Meeting on June 22, 2026 at 7:00 p.m.

N. ADJOURNMENT: 9:40 p.m.

Transcribed by:

Sherri D. Lewis
Transcriber