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**MINUTES OF THE REGULAR
PINOLE PLANNING COMMISSION**

January 28, 2019

A. CALL TO ORDER: 10:19 P.M.

B. PLEDGE OF ALLEGIANCE AND ROLL CALL

Commissioners Present: Brooks, Hartley, Kurrent, Chair Wong

Commissioners Absent: Thompson

Staff Present: Winston Rhodes, Planning Manager

C. CITIZENS TO BE HEARD

There were no citizens to be heard.

D. CONSENT CALENDAR

1. Planning Commission Meeting Minutes from November 26, 2018

MOTION to approve the Planning Commission Meeting Minutes from November 26, 2018, as shown.

MOTION: Kurrent

SECONDED: Hartley

**APPROVED: 4-0-1
ABSENT: Thompson**

E. PUBLIC HEARINGS:

1. **Conditional Use Permit 18-22: P2P Fitness Training Facility**

Request: Consideration of a conditional use permit request to establish an approximately 4,194 square foot fitness training facility within the existing Pinole Vista Plaza Shopping Center at tenant spaces 1504 and 1506 Fitzgerald Drive.

Applicant: Lance Crannell
3361 Walnut Boulevard, Suite 120
Brentwood, CA 94513

Location: 1504 and 1506 Fitzgerald Drive (APN: 426-391-008)

1 **Project Staff: Winston Rhodes**

2
3 Planning Manager Winston Rhodes presented the staff report dated January 28,
4 2019, and recommended the Planning Commission adopt Resolution 19-01,
5 conditionally approving a Conditional Use Permit (CUP) to approve the use permit
6 request to allow the operation of a fitness training facility at 1504 and 1506
7 Fitzgerald Drive, subject to the conditions of approval as contained in Exhibit A to
8 the staff report.
9

10 **PUBLIC HEARING OPENED**

11
12 LANCE CRANNELL, AIA, SDG Architects, 3361 Walnut Boulevard, Suite 120,
13 Brentwood, CA, advised the applicant was in full agreement with the staff report.
14 He clarified that noise from the training facility would be monitored subject to
15 Condition 23, and while he could not identity a decibel level at this time it could be
16 provided to staff at a later date.
17

18 Mr. Crannell emphasized the intent to be a good neighbor and mitigate any noise
19 as much as possible through the incorporation of a quiet rock system, an assembly
20 system that used a gypsum board and a type of assembly that mitigated and
21 muffled noise to ensure that it was contained on-site. He clarified the location of a
22 demising wall on the plans located between the subject and adjacent tenant
23 spaces, which was where the quiet rock system would be installed. He also
24 clarified that the attendance numbers contained in the staff report had come from
25 the existing P2P facility in the City of Fairfield, and offered a good cross section of
26 the average class size between 15 to 20 people per class.
27

28 **PUBLIC HEARING CLOSED**

29
30 The Planning Commission discussed CUP 18-22, and offered the following
31 comments, recommendations, and/or direction to staff:
32

- 33 • Clarified with staff the Pinole Vista Plaza Shopping Center had an existing
34 sign program; signage for the application was being deferred at this time and
35 could be approved administratively; and existing signage from a previous
36 tenant would have to be removed and would be addressed through the sign
37 process. (Wong)
38
39 • Supported the application and conditions, particularly Condition 23 which
40 offered flexibility if any noise issues were to arise. (Kurrent)
41

42 **MOTION** to adopt Planning Commission Resolution 19-01, with Exhibit A:
43 Conditions of Approval, Resolution of the Planning Commission of the City of
44 Pinole, County of Contra Costa, State of California, Approving a Conditional Use
45 Permit (CUP 18-12) Request to Allow the Operation of An Approximately 4,194

1 Square Foot Fitness Training Facility Within an Existing Building at 1504 and 1506
2 Fitzgerald Drive, APN: 426-391-008.

3
4 **MOTION: Hartley**

SECONDED: Kurrent

APPROVED: 4-0-1
ABSENT:

5
6 **Thompson**

7
8 Chair Wong identified the 10-day appeal process of a decision of the Planning
9 Commission in writing to the City Clerk.

10
11 **F. OLD BUSINESS:** None

12
13 **G. NEW BUSINESS:**

14
15 **1. Selection of Planning Commission Vice Chairperson**

16
17 Chairperson Wong nominated Ruskin Hartley as the Planning Commission Vice
18 Chairperson. Commissioner Kurrent seconded the motion. There being no further
19 nominations, the nominations were closed. *Ruskin Hartley* was unanimously
20 selected as the Planning Commission Vice Chairperson.

21
22 **H. CITY PLANNER'S / COMMISSIONERS' REPORT**

23
24 Mr. Rhodes detailed the application process for Planning Commission vacancies
25 and for existing Commissioners desirous to reapply with electronic information to be
26 provided to all Commissioners; reported that a temporary occupancy permit had
27 been issued for Planet Fitness which was now open to the public; progress was
28 being made on the CVS site with temporary occupancy anticipated this winter
29 pending the resolution of issues with respect to the cell towers and clock tower; and
30 the DaVita Dialysis Clinic was also progressing with completion anticipated later
31 this year.

32
33 Mr. Rhodes referenced the projects discussed during the joint City Council and
34 Planning Commission meeting and he anticipated feedback from the applicants
35 based on the discussions.

36
37 Mr. Rhodes also reported that staff had no new information regarding the status of
38 Dr. Lee's Eye Surgery other than the project had been plan checked and Dr. Lee
39 was exploring ways to reduce the costs of construction; he confirmed staff would
40 speak with the applicant about removing the existing story poles for a home site on
41 Galbreth Road, and while the Planning Commission had approved the project no
42 building permit application submittal had been received from the applicant.

43
44 Commissioners were reminded to submit their Form 700 and meet AB 123
45 requirements.
46

1 Mr. Rhodes further provided information on the upcoming Planning Commission
2 Institute in Long Beach scheduled for March 6 through 8, 2019.
3

4 **I. COMMUNICATIONS:** None
5

6 **J. NEXT MEETING**
7

8 The next meeting of the Planning Commission will be a Regular Meeting to be
9 held on Monday, February 25, 2019 at 7:00 P.M.
10

11 **K. ADJOURNMENT:** 10:52 P.M.
12

13 Transcribed by:
14

15
16 Anita L. Tucci-Smith
17 Transcriber
18