



PINOLE PLANNING COMMISSION MEETING AGENDA

August 12, 2024

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 Planning Manager.

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](#). 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 Planning Manager know you would like to turn your camera on once you are called to speak.

Written Comments:

Please submit public comments to 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 ghanham@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 hbell@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 June 10, 2024

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. Subdivision Map (SM24-01) Appian Professional Plaza Subdivision

H. OLD BUSINESS

I. NEW BUSINESS

J. CITY PLANNER'S/COMMISSIONER'S REPORT

K. COMMUNICATIONS

L. NEXT MEETING(S)

1. Planning Commission Regular Meeting, August 26, 2024, 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

David Hanham
Planning Manager

DRAFT

MINUTES OF THE REGULAR MEETING
PINOLE PLANNING COMMISSION

June 10, 2024

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

A. **CALL TO ORDER:** 7:04 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, Lam-Julian, Sandoval, Uch, Vice-Chairperson Martinez, Chairperson Menis

Commissioners Absent: None

Staff Present: David Hanham, Planning Manager
Sanjay Mishra, Public Works Director
Erica Gonzalez, City Attorney's Office
Justin Shiu, Contract Planner

Planning Manager David Hanham reported the City's phone lines were down and for this meeting only he provided a telephone number that would forward calls to his cellular phone.

The Planning Commission welcomed new Planning Commissioners Andrew Uch and Tamiko Huey.

E. **CITIZENS TO BE HEARD**

Anthony Vossbrink, a resident of Pinole, thanked Chairperson Menis for reading the public comment introductions and access numbers for the meeting, which was not done at City Council meetings, posted on Pinole Community Television (PCTV) or printed on the television screen as was done in other jurisdictions. He asked the Planning Manager and City Council members not to use acronyms, abbreviations or other names when referencing projects and rather provide the addresses of a project and cross street locations that would better educate the viewing public.

1 Mr. Vossbrink otherwise reported the guard rails had been broken and required repair on
2 Appian Way, the I-80 overpass and at Pinole Valley Road adjacent to the fire station,
3 which was a bad look for the City and devalued properties in Pinole. In addition, street
4 lights up and down Pinole Valley Road and San Pablo Avenue remained out, and newer
5 recyclable trash cans in the Pinole Valley/Adobe Road dog park and adjoining barbeque
6 grove needed to be replaced, were missing covers and attracting vermin. He commented
7 that a former Mayor and Public Works Director had ordered new trash cans years ago but
8 they had never been installed.

9
10 Mr. Hanham asked that the meeting agenda be modified with Item I (1) to be heard prior
11 to the public hearing.

12
13 Responding to the Chair, Erica Gonzalez representing the City Attorney's Office confirmed
14 the meeting agenda could be modified by consensus of the Planning Commission.

15
16 By consensus, the Planning Commission agreed to hear Item I (1) prior to the public
17 hearing.

18
19 Chairperson Menis reported on ex parte communications and stated he had sent out email
20 messages about the meeting to his email list and had brief discussions with
21 Commissioners Lam-Julian and Uch regarding how to receive the agenda packet and
22 some of the agenda items but had not discussed anything in particular.

23
24 **F. MEETING MINUTES**

25
26 1. Planning Commission Meeting Minutes from April 22, 2024

27
28 **MOTION** with a Roll Call vote to approve the Planning Commission Meeting Minutes from
29 April 22, 2024, as submitted.

30
31 **MOTION: Sandoval**

SECONDED: Bender

APPROVED: 5-0-2
ABSTAIN: Huey, Uch

32
33
34 **I. NEW BUSINESS**

35
36 **1. Review of Proposed Preliminary Capital Improvement Plan (CIP) FY2024 -**
37 **2025 through 2028-2029 for Consistency with the General Plan**

38
39 Public Works Director Sanjay Mishra provided a PowerPoint presentation on the Proposed
40 Preliminary Capital Improvement Plan (CIP) for Fiscal Years (FY) 2024-2025 through
41 2028-2029 for consistency with the General Plan, which included an overview of the CIP
42 Five-Year Plan used to identify and implement the City's capital needs, contained 38
43 projects and 5 infrastructure assessments, with 35 capital projects slated for work and 5
44 infrastructure projects for FY 2024/25 in the project categories of facilities, parks, sewer,
45 stormwater, streets and roads and infrastructure assessments.

46
47 Mr. Mishra recommended the Planning Commission adopt Resolution 24-03, finding the
48 Revised Proposed Capital Improvement Plan for Fiscal Years 2024-2025 through 2028-2029
49 in conformance with the City of Pinole General Plan.
50

1 Responding to questions from the Planning Commission, Mr. Mishra clarified:
2

- 3 • The CIP prioritization matrix had been done internally with four staff members
4 including staff from the Community Development, Public Works and Finance
5 Departments and the Pinole-Hercules Wastewater Treatment Plant who had
6 reviewed the projects and scored them for prioritization. (Huey)
7
- 8 • Project #RO2403, Old Town Traffic Calming, the City was working with a
9 consultant to include some bike and pedestrian elements and a detailed design for
10 the Old Town area but due to limited staff and budget constraints the project would
11 not occur right-away but it would be within the Five-Year period of the CIP. (Uch)
12
- 13 • A request for a matrix system to show the status of CIP projects, a road map of
14 what exactly was being worked on, particularly related to streets and roads and
15 mechanisms for finding funding sources; a request for more information on how
16 different projects integrated together on the CIP and a better understanding of the
17 Burlington Northern Santa Fe (BNSF) bridge replacement between the City of
18 Hercules and Pinole, and whether the City was seeking additional grants to move
19 the project forward sooner than later. (Martinez)
20

21 Responding to the Chair as to whether the Planning Commission may inquire about the
22 status of financial elements of CIP projects, Ms. Gonzalez advised that if it fell within the
23 realm of the CIP budget that would be allowed but the Planning Commission could not go
24 too far off course from what had been shown on the meeting agenda.
25

- 26 • The BNSF bridge replacement project was currently in the preliminary design
27 stage and there were more details and status of the project on the City website.
28 Staff was also following up with Caltrans on the grant for the project, which would
29 be funded mostly by the Highway Bridge Program (HBP), with the City to also
30 contribute funds in the amount of \$5 million. The Electronic Vehicle (EV) storage
31 facility and solar canopy planned for the Senior Center had evolved into a cooling
32 center and emergency hub so it could be used as an emergency hub for the City
33 in the event of a disaster. The project was at the 60 percent design level and the
34 City had requested earmark funding and other grant opportunities, but the project
35 was moving slowly given limited City funds. City roads were in disrepair with a
36 number of roads in poor shape. The City conducted a survey every two years of
37 all streets in Pinole, which had been done through a grant program with the
38 Metropolitan Transportation Commission (MTC) in order to receive gas tax and
39 Senate Bill (SB) 1 funds. (Martinez)
40
- 41 • #RO2401, Road Maintenance Repairs, would consist of some cape seals and
42 repairs but due to limited staff the City Council directed that all new CIP projects
43 be held in abeyance until the staff or the budget was met. (Martinez)
44
- 45 • The City's Grant Writer had been working to secure grants for the City, with all
46 Department Directors meeting each month with the Grant Writer to discuss the
47 City's eligibility and competitiveness for available grants.
48

1 During the May 21, 2024 City Council meeting, the Grant Writer provided a
2 presentation on the status of grants pursued and those where the City had made
3 application. A monthly report from the Grant Writer would be available from the
4 Finance Director. The meetings between the Grant Writer and Department
5 Directors were not public meetings, but the City Council could be asked to make
6 the monthly report available to the public. (Lam-Julian)
7

8 Responding to the Chair as to whether a motion should be made to request that the
9 monthly reports from the Grant Writer and Department Directors be made public, Ms.
10 Gonzalez found the Planning Commission as a body could not direct the City Council but
11 could make a recommendation to the City Council for consideration.
12

13 Mr. Hanham expressed the willingness to work with Mr. Mishra to provide a copy of the
14 report as an informational item to the Planning Commission.
15

- 16 • #UF030 – Vehicular Bridge Maintenance and in response to the public comment
17 regarding the Appian Way guard rail that had failed, it was clarified that the property
18 was within the Caltrans right-of-way (ROW). Caltrans was working on a
19 repair/design and the City received confirmation from Caltrans that the bridge
20 repair would occur sometime in late 2024 or early 2025. The damaged guard rail
21 at the Pinole Valley bridge had been the result of an accident. The bridge was the
22 responsibility of the City of Pinole and staff was working with a design consultant
23 on the project scope, which would be more than the repair of the guard rail given
24 that the bridge itself had been damaged requiring possible replacement of some
25 structural elements. While in the planning stage, this project was not a top priority
26 given the limited staffing and since some staff positions had been frozen due to
27 budget constraints. (Sandoval)
28
- 29 • The following projects: #FA1901, Senior Center Auxiliary Parking Lot, #PA2402,
30 Mural Preservation, #SS2407, Private Sewer Lateral Program, #SW2401, Storm
31 Drain Creek Discharge Improvements, #IN2301, Facilities & Real Estate Master
32 Plan, #IN2105, Appian Way Complete Streets, and #IN2103, Recycled Water
33 Feasibility did not have priority scores and infrastructure projects had not been
34 provided priority scores. All project priority scores would be checked prior to
35 presentation to the City Council. (Menis)
36
- 37 • #SS2406, WPCP Solar and Battery, was a critical facility where the Water Pollution
38 Control Plant (WPCP) must have alternative plans to run the facility whether
39 through a diesel generator or through green energy in the event of an emergency.
40 Staff would have to verify whether the size of the generator was an issue. Given
41 this was a critical facility, diesel generators had not been completely removed from
42 the Climate Action and Adaptation Plan (CAAP) policies. (Menis)
43
- 44 • #SW2401, Storm Drain Creek Discharge Improvements, was an emergency
45 project, with inspections finding that storm drains were failing and staff was
46 planning to inspect the rest of the storm drains along the creek. It could take five
47 years to repair all storm drains along the creek. Acknowledged a recommendation
48 to modify the estimated completion date for the project to read: *6-30-2025/ongoing*.
49 (Menis)
50

1 PUBLIC COMMENTS OPENED

2
3 Anthony Vossbrink, Pinole, referenced the Park Master Plan and Fernandez Park, as it
4 may relate to a recent project outside the baseball field to center field running parallel to
5 the outfield fence and the Union Pacific Railroad track, where some major work was being
6 done. He asked whether this work was part of the CIP. He expressed concern there had
7 been no mention of renovating the dog park in the Park Master Plan given there had been
8 open meetings with the public where the dog park renovation had scored higher than the
9 skatepark, although no funds had been allocated for the dog park. The area had been
10 littered with debris and was a highly visited area that needed some attention in the near
11 to immediate future.

12
13 As to the Senior Center Auxiliary Parking Lot, Mr. Vossbrink commented the project had
14 originally been approved years ago with a \$250,000 budget, which had ballooned to
15 \$500,000 and may be in excess of that now. He understood Commissioner Bender
16 recommended the project was not a priority and should be given a lower priority given the
17 cost, but he noted when the project had initially been approved, the Senior Center had
18 numerous programs pre-COVID, but many programs were no longer being offered or had
19 been reduced and there was now no need for excess parking. Also, given attrition due to
20 the pandemic and people passing on, possibly the project should be removed from the
21 CIP list.

22
23 PUBLIC COMMENTS CLOSED

24
25 Chairperson Menis reported #FA1901, Senior Center Auxiliary Parking Lot, had shown an
26 estimated cost over the time period at \$1,656,655, of which the majority had been
27 encumbered in the upcoming financial year and the dog park, restroom replacement and
28 resurfacing and fencing improvements had been outlined in #UF005 and #UF006 in the
29 unfunded project section. He detailed the project estimates, stated no funding sources
30 had been identified, and spoke to the project priority scores for those projects.

31
32 As to trees being cut down in Fernandez Park, Mr. Mishra was unsure what the speaker
33 had referenced.

34
35 Mr. Hanham commented the City had an arborist and possibly there were some issues in
36 the park.

37
38 Mr. Mishra was unaware of any trees near the Fernandez Park baseball field being cut
39 down other than a tree on City property near the dental office on the corner, which tree
40 had been removed.

41
42 Commissioner Lam-Julian asked staff whether the City could partner with local elementary
43 schools, Pinole Valley High School and Pinole Artisans to assist with the cost and
44 alternative funding along with local civic organizations and other municipalities with the
45 projects listed under parks, in particular for #PA2402, Mural Preservation. She reported
46 Meadow Park had a teeter totter that was missing seats and was a safety hazard and she
47 wanted to ensure the City was looking at all City parks in terms of equity.

48
49 Mr. Mishra clarified for #PA2402, Mural Preservation, the Grant Writer had applied for an
50 Arts in California Parks Grant, which may provide some funding to restore the murals.

1 Mr. Mishra stated there could be other funds the City Council may assign beyond the grant
2 to have students participate, with the Community Services Department to take the lead on
3 the project. He was unaware there was equipment in City parks that needed repair, and
4 urged the community to contact him via email with any concerns with City parks.
5

6 Vice-Chairperson Martinez spoke to #R02303, Pinole Smart Signals and commented with
7 respect to the Vista Woods development whether the project would be operational prior to
8 the completion of the development.
9

10 Mr. Hanham reported occupancy of the buildings for Vista Woods would not occur for the
11 next two to three months and the developer was considering phased occupancy. There
12 were some issues the developer must also rectify and he could not foresee occupancy
13 until October/November at the earliest, and only for Buildings A and B. Full occupancy of
14 the buildings may not occur until 2025 and he was unsure how that aligned with the Pinole
15 Smart Signals project, although the crosswalk had been repainted as part of the
16 development.
17

18 Mr. Mishra clarified #R02303, Pinole Smart Signals, was a project the City was partnering
19 with the County given that San Pablo Avenue was a route of regional significance. The
20 County had secured a \$25 million grant for the project for the San Pablo Corridor, which
21 would involve upgrading all signals on San Pablo Avenue and some on Appian Way and
22 Pinole Valley Road. The County would drive the project and complete the project to
23 ensure traffic was moving smoothly through the corridor.
24

25 In terms of the safety improvements around the Vista Woods development and along the
26 San Pablo Avenue Corridor, the City had secured a grant for safety improvements on
27 arterial roadways on San Pablo Avenue, Third Street, Quinan Street, Pinole Valley Road
28 and Savage Avenue where High Visibility Crosswalks and other pedestrian improvements
29 would be installed. Once the design was complete, construction bids would go out and
30 the project would be completed this fiscal year.
31

32 Commissioner Bender confirmed he had attended the last two City Council meetings and
33 had discussed items on the CIP. He had spoken with legal counsel and reported he had
34 spoken to the City Council as a citizen, and therefore did not need to report out on ex parte
35 communications. He cited #FA2302, Plum Street Parking Lot Improvements and
36 commented the project called for a chain link fence for a small parking area and he
37 understood the Police Department wanted to fence off some parking. He had mentioned
38 to the City Council that chain link fencing for security fencing was useless and unattractive
39 even though it was allowed in that location under various City documents, and he was
40 curious about the removal of a third of the parking spaces.
41

42 Commissioner Bender remained opposed to the chain link fence given the costs, the City's
43 budget considerations and given the property was not located in a high crime area that
44 would call for chain link fencing.
45

46 As to #FA1901, Senior Center Auxiliary Parking Lot, Commissioner Bender commented
47 he lived in the area, viewed the parking lot daily and other than special events pre-COVID,
48 filling the parking lot had been sporadic during the weekends with plenty of parking during
49 the week even with the railroad having fenced off its lot.

1 Commissioner Bender found the project cost to be too expensive for a parking lot and
2 pointed out in order to make it work, single drive aisles with diagonal parking would be
3 required along with removal of some of the parking spaces. While the project would
4 provide bicycle parking at the Senior Center, which currently did not exist and would
5 include solar panels and EV parking, he found the project to be too expensive.
6

7 Commissioner Bender otherwise found that many of the CIP projects in the Old Town area
8 could have been consolidated and he would have liked to have seen a vision for San Pablo
9 Avenue rather than a patchwork quilt approach.
10

11 Commissioner Bender was also suspicious about #RO2303, Pinole Smart Signals project,
12 since when Civil Engineers become involved, they want traffic to flow as efficiently as
13 possible, but those who lived and walked along the streets do so at their own risk. He
14 again suggested some of the CIP projects including some in the unfunded category could
15 have been consolidated.
16

17 Chairperson Menis referenced #FA2302 Plum Street Parking Lot Improvements, and
18 asked Commissioner Bender if he was saying the project did not meet the General Plan
19 Policies, as outlined in the June 10, 2024 staff report.
20

21 Commissioner Bender confirmed that was his opinion and although a public parking lot,
22 he recognized the project was the will of the City Council.
23

24 Chairperson Menis read into the record General Plan Goal, CS.2, Policy CS 2.6 and Goal
25 CE.5, as shown in Appendix I of the June 10, 2024 staff report. He understood that
26 Commissioner Bender was challenging the General Plan consistency of #FA2302 Plum
27 Street Parking Lot Improvements with Goal CE.5, and also challenging the other policies
28 listed.
29

30 Commissioner Bender found the project would not meet Goal CE.5, reiterated that
31 #FA2302, Plum Street Parking Lot Improvements were unnecessary and again highlighted
32 why chain link fencing was not preferred or supported.
33

34 Chairperson Menis found Commissioner Bender was asserting the project was not
35 consistent with Goal CS.2 and Policy CS 2.6. Given the statements from Commissioner
36 Bender, he asked whether or not there were sufficient grounds to strike those General
37 Plan goals and policies in support of FA#2302.
38

39 Ms. Gonzalez suggested rather than sufficient grounds to strike, it could be considered an
40 emotion and could be a "basis" to oppose any motion to approve the present plan.
41

42 Chairperson Menis suggested the simplest approach would be a motion to amend the plan
43 and strike Goal CS.2, Policy CS2.6 and Goal CE.5 from #FA2302.
44

45 Ms. Gonzalez advised that would be outside the scope and the Planning Commission
46 could not amend General Plan Policies. She explained the Planning Commission was
47 being asked to move whether or not the proposed CIP fell within the General Plan. If the
48 Planning Commission did that it would be the basis to oppose the entire plan.
49

1 Mr. Hanham explained once the Planning Commission determined that an item was not
2 consistent with the General Plan, the entire item was not consistent with the General Plan.
3 The Planning Commission did not have the ability to remove items it did not like or those
4 types of things, and either the CIP was consistent with the General Plan or not. If the two
5 policies were sufficient to make the entire plan inconsistent with the General Plan that was
6 the motion that would have to be made.

7
8 Ms. Gonzalez confirmed staff's explanation and noted that while nuanced, she understood
9 what the Chair was trying to do, but if it failed, staff would have the feedback of what would
10 not fall under the General Plan or what was believed to not fall within the plan based on
11 the Planning Commission's decision should that be the consensus of the entire Planning
12 Commission.

13
14 When asked by the Chair if he wished to make a motion finding the CIP was not in
15 conformance with the General Plan based on #FA2302 not being in compliance with the
16 General Plan for the reasons he had stated, Commissioner Bender clarified his issue was
17 with the Plum Street fence, but overall, the CIP was in conformance with everything but
18 that project.

19
20 Mr. Hanham clarified Commissioner Bender's opposition was with the appearance of the
21 fence and not the fence itself, and Commissioner Bender clarified his main point was the
22 appearance of the fence.

23
24 Mr. Hanham acknowledged that while the chain link fence may not be the most attractive,
25 it was permitted by the Zoning Ordinance and the objection was to a zoning measure and
26 not General Plan consistency. He noted that staff could work with the Public Works
27 Department on possible alternative fencing material.

28
29 Mr. Mishra commented on the discussion that the City Council asked that #FA2302 be
30 deferred and the project would be moved to FY 2025/26 since the City Council was of the
31 opinion the project was not a priority. During that time, the project could be revisited and
32 the scope may change.

33
34 Chairperson Menis asked whether the CIP could be approved with a notation the Planning
35 Commission had issues with #FA2302 because of the way it implemented the stated
36 policies. He asked whether that could be addressed before rejecting the CIP entirely.

37
38 Mr. Hanham suggested the Planning Commission could note as part of the design concept
39 for #FA2302, that the Planning Commission wanted to see a better design for the fence,
40 which would have to be amended through the Public Works Department for a better
41 fencing style/material that would better complement the downtown area.

42
43 Ms. Gonzalez commented the question to her was whether the Planning Commission had
44 the authority to direct the project change under this agenda item and the short answer
45 would be no, project specificities were not before the Planning Commission.

46
47 Chairperson Menis suggested #FA2302 was not consistent with the General Plan since
48 chain link fences were fundamentally insecure and therefore it did not meet Goal CS.2.
49

1 Ms. Gonzalez explained the Planning Commission may not approve or disapprove
2 conditioned upon certain details of a project. Any member of the Planning Commission
3 may approve or disapprove and those specific facts for the individual projects may be a
4 Commissioner's basis on whether or not to vote in conformity with a motion before the
5 Planning Commission.
6

7 Mr. Mishra advised he would provide the feedback when the CIP was presented to the
8 City Council.
9

10 Vice-Chairperson Martinez understood a few years ago a person tried to sleep under
11 police vehicles and that was likely where the fencing issue had come about given that the
12 Police Department was desirous to secure police vehicles in the parking lot. He
13 understood the need based on a safety standpoint. As such, he suggested Goal CS.2
14 applied and suggested they should keep that in mind and that Pinole Police Officers had
15 made this request, which should be respected.
16

17 Ms. Gonzalez advised as a supplement and in the nuance distinction, the Planning
18 Commission may not change a particular project, but she had confirmed with her legal
19 colleagues that a motion could be made to approve, although one or more projects were
20 not found to be in conformity with the General Plan.
21

22 The Planning Commission, staff and legal counsel continued to discuss this matter at
23 length, with Mr. Hanham advising that Policy CS2.6 was consistent with the General Plan.
24 The action could not be added since it was not part of the regulatory review and was an
25 implementation of the policy and goals, but it could be deemed to be consistent since there
26 were implementation actions calling for the security of the parking lot.
27

28 Chairperson Menis suggested striking Goal CS.2 and Goal CE.5 and leaving Policy CS2.6
29 as the basis for the General Plan conformity. He reiterated he found #FA2302 was not
30 consistent with Goal CS.2 based on the design or Goal CE.5 based on what it
31 fundamentally did.
32

33 Mr. Hanham explained the process for the goals and policies of the General Plan. He
34 read into the record Goal CS.2, with the goals and policies of the action measures allowing
35 that goal to happen. When looking at Policy CS2.6, it spoke to why the project was within
36 the CIP and the City had the ability to fund the project, with the actions as shown calling it
37 out. Goal 2 was also read into the record and he suggested the project met that goal by
38 the Policies and Actions in Goal CS.2. While the goal may not say the right thing, it was
39 an overarching statement with the goal for public safety.
40

41 Ms. Gonzalez explained a project did not need to meet every single goal and specified
42 policy in order to conform with the General Plan. A Planning Commissioner may move to
43 approve the entire CIP as in conformity with the General Plan, or state it was in conformity
44 except for a specific project and state the reasons why.
45

46 Commissioner Sandoval acknowledged the direction offered by legal counsel and asked
47 whether the Planning Commission could signal what needed to be corrected, and whether
48 the CIP had to return to the Planning Commission prior to being forwarded to the City
49 Council.
50

1 Ms. Gonzalez advised the CIP would be forwarded to the City Council with the final
2 findings of conformity, either as a whole or in part.

3
4 Chairperson Menis offered a motion to find the Capital Improvement Plan (CIP) in
5 conformance with the General Plan, with the exception of #FA2302, Plum Street Parking Lot
6 Improvements, for the reasons stated in the staff report and associated with the various
7 items.

8
9 Mr. Hanham explained that as the maker of the motion, the Chair needed to state why the
10 project was not consistent with Policy CS.2.6, and not consistent with the General Plan.

11
12 Chairperson Menis suggested the Planning Commission vote on all of the other CIP projects
13 for consistency and come back to #FA2302 since it was generally agreed the other CIP
14 projects were consistent with the General Plan.

15
16 Ms. Gonzalez recommended a motion that the CIP conformed to the General Plan, except
17 for a specified project and state the basis for that exception and then the Planning
18 Commission could vote on the motion.

19
20 Chairperson Menis offered a motion, seconded by Commissioner Bender, that all projects
21 listed under the CIP were in conformity with the General Plan, as listed under staff notes,
22 except for #FA2302, Plum Street Parking Lot Improvements, because it did not meet Goal
23 CE.5 due to the reductions it causes in parking, causing it to fall below the necessary level
24 of parking to meet that element and that it failed to meet, although it fell within the action item
25 under Policy CS2.6, due to the design of the item not being able to provide the necessary
26 public safety improvements and it did not, in fact, meet Goal CS.2 and therefore could not
27 fall under Policy CS2.6 or the actions associated with said policy.

28
29 On the motion, Ms. Gonzalez confirmed the motion was acceptable on the basis for non-
30 conformity.

31
32 **MOTION** that all projects listed under the Capital Improvement Plan (CIP) are in conformity
33 with the General Plan, as listed under staff notes, except for #FA2302, Plum Street Parking
34 Lot Improvements, because it did not meet Goal CE.5, due to the reductions it causes in
35 parking, causing it to fall below the necessary level of parking to meet that element and that
36 it failed to meet, although it fell within the action item under Policy CS2.6, due to the design
37 of the item not being able to provide the necessary public safety improvements and it did not,
38 in fact, meet Goal CS.2 and therefore could not fall under Policy CS2.6 or the actions
39 associate with said policy.

40
41 **MOTION: Menis**

SECONDED: Bender

APPROVED: 7-0

42
43 **G. PUBLIC HEARINGS**

44
45 **1. Comprehensive Design Review and Conditional Use Permit (PL23-0080,**
46 **DR23-12, CUP23-05) Pinole Shores II Redesign**

47
48 Mr. Hanham provided an extensive PowerPoint presentation for Comprehensive Design
49 Review and Conditional Use Permit (PL23-0080), DR23-12, CUP 23-05) Pinole Shores II
50 Redesign.

1 Mr. Hanham recommended the Planning Commission adopt Resolution 24-02, approving
2 the Comprehensive Design Review, Conditional Use Permit and California Environmental
3 Quality Act (CEQA) exemption for the Pinole Shores II Project at 836 to 848 San Pablo
4 Avenue, subject to the Conditions of Approval in Exhibit A to the June 10, 2024 staff report.
5

6 Chairperson Menis reported Vice-Chairperson Martinez had to leave the meeting due to
7 health concerns.
8

9 Responding to questions from the Planning Commission, Mr. Hanham, Oliva Ervin, Principal
10 Environmental Planner, Metropolitan Planning Group (MGroup) and Ms. Gonzalez clarified:
11

- 12 • The intersection would be designed with a traffic signal. Pursuant to the project
13 conditions of approval the applicant would be conditioned to provide maintenance.
14 The maintenance of the public road fell under the responsibility of the City and the
15 applicant would be required to pay some maintenance fees as part of the
16 Transportation Fee to go towards some of the improvements to be made. Once the
17 project had been dedicated back to the City, the City would be responsible for
18 maintenance. (Sandoval)
19
- 20 • A bus shelter would be constructed in front of Pinole Shores. (Uch)
21
- 22 • As part of the project, a Traffic Study had been prepared, which had recommended
23 a number of options that were highlighted. In discussions between the applicant and
24 the City, it had been decided that some of those options would be foregone with a
25 traffic signal to be installed. One of the options was the extension of the left turn lane
26 that would be done awaiting the installation of the traffic signal due to the truck traffic.
27 Acknowledged adding a pedestrian island across San Pablo Avenue could be worked
28 into the design of the intersection. (Uch)
29
- 30 • The reference in the plans to “WB-67” referred to an 18-wheel truck. (Bender)
31
- 32 • Community outreach had been done as part of the original project with no public
33 comments received. Additional public outreach had not been warranted at this point
34 given the overall square footage and the reduction of the initial two buildings to one
35 building. Had community outreach not been done as part of the original project, it
36 would have been done for the subject project. (Bender)
37
- 38 • The traffic signal would be installed prior to approval of the occupancy permit of the
39 building. (Menis)
40
- 41 • The project was consistent with Policy LU7.3, with the project providing job
42 opportunities and with the City currently developing affordable housing projects.
43 (Menis)
44
- 45 • Exhibit A, Planning Commission Resolution 24-02, Conditions of Approval, Condition
46 26, Construction Activities (e) would be addressed during pre-concept meetings
47 intended only to discuss the scheduling of construction activities. (Menis)
48
49

- Condition 39, Transportation Demand Management, and a reference to Transportation Management Associations (TMA) referred to ride sharing and transit used for both large and small employers. (Menis)
- Condition 51, Geotechnical Report and Foundation Design, had been included since in most cases, the City did not want developers to use driven piles for the creation of a deep foundation system. Prior to the issuance of a building permit and when a grading plan was submitted, another soils report would be submitted by the applicant along with another geotechnical report, to be reviewed as part of the process. The applicant had been informed that driven piles could not be used, particularly for the Pinole Shores II site since the property had a fill level of about 12 feet prior to reaching the natural soil. The intent was that the applicant be aware that alternatives to the driven pile method would be required. (Menis)
- Condition 69, Soils Report, and the reference to pier holes in the condition; pier holes were relatively deep and they could not go past 6 to 12 feet, and that term had been used to prevent the use of pier holes. (Menis)
- The criteria in both Condition 75, Construction and Nuisance Prevention (c) and Condition 26 (d), as written, would prevent less of a dust up on the property before the grading permit. (Menis)
- Condition 96, COA BIO-1, 1. Tree Protection Zone, the first sentence could be rewritten to be clearer and 2. Tree Removal Permit was a standalone and standard condition of approval. While no trees were to be removed as part of the project, if trees were to be removed a Tree Removal Permit would be required. (Menis)
- Condition 109, ENV-NOI-3, would be an ongoing activity monitored by the Community Development Department. (Menis)
- Page 60 of Exhibit A had some formatting errors to be corrected. (Menis)
- Conditions 114, 115, 116, and 117, as titled were correct as shown. (Menis)
- Page 8 of 106 of the Environmental Checklist, the warehouse area, would be unconditioned which was typical for warehouse spaces. (Menis)
- Page 20 of 106 of the Environmental Checklist and the information on this page related to the project *being consistent with the zoning action or designated the parcel on which the project would be located to accommodate a particular density of development.* (Menis)
- Page 54 of 106 of the Environmental Checklist, the reference to the CAAP in the first sentence of the page clarified the CAAP had not yet been formally adopted by the City Council. (Menis)
- The applicant wanted to construct on Saturdays and the applicant would have to go through the process of requesting construction outside of the regulations of the Pinole Municipal Code (PMC). (Menis)

- Page 33, Figure 1 of the Noise Report, had shown how a portion of the building swooped around protecting the residents immediately to the north, with the Acoustical Engineer finding the highest noise exposure in the line-of-sight calculation due to the activity of the trucks in the bay. (Menis)
- Sheet A3.1, Figure 20, of Exhibit C, Plan Set dated March 18, 2024, the mezzanine area within the building had shown the stairs/stairwells down to the first floor and Figure 29 had shown some non-vision glazing for the windows, to be clarified by the Architect. (Menis)

PUBLIC HEARING OPENED

Hector Vinas, GRP Shores, LLC, 2350 N. University Drive, #848300, Pembroke Pines, FL, commented that staff had provided a detailed presentation. He explained the applicant had appeared before the Planning Commission in 2023, and the initial project had evolved through a long process due to the terrain, which sloped down. Two buildings had originally been designed due to the terrain, although due to tenant demands and market changes, the applicant was now proposing to design one building and incorporate changes from the Planning Commission Ad-Hoc Subcommittee.

Nick Goodwin, Business Manager, representing UA Local 159: Plumbers & Steamfitters, representing dozens of households in Pinole and members representing the International Brotherhood of Electrical Workers, (IBEW) Local 302, Sheet Metal Workers Local 104, Sprinkler Fitters Local 483, and Ironworkers Union Local 378, advocated for the creation of sustainable and vibrant communities for their members to thrive.

Mr. Goodwin explained that the project would provide the City substantial economic benefits with increased tax revenue, jobs would be created with the construction of the project, with warehouse and logistics and potential other industries to also provide economic revitalization for the City. The project would follow sustainable design principles, incorporate energy efficient technology, EV charging stations and Light Emitting Diodes (LED) lighting and the developer had signed an agreement with the unions that would bring additional benefits to the community. Construction wages would be recirculated into the local community and the economy, apprenticeship training programs would be associated with the project resulting in more opportunity for Pinole youth and at-risk workers to gain entry into the programs and the project was right for the community and would bring sustainable community benefits. The Planning Commission was asked to approve the project.

Cole Batchelder, representing IBEW Local 302, and a Pinole resident, emphasized the City of Pinole needed a balance of jobs and housing. The project would provide for workers in the area, allow him to spend more time with his family rather than sit in traffic and work outside of the area. He appreciated that the union and the developer had signed an agreement to ensure skilled workers would complete the project and appreciated the developer had addressed the environmental impacts the project could have on residents. He urged the Planning Commission to approve the project.

PUBLIC HEARING CLOSED

1 Commissioner Bender commented there had been a breakdown where the traffic would flow
2 on Appian Way and San Pablo Avenue and he asked where the percentages and
3 assumptions had come from in the traffic study.
4

5 Ms. Ervin explained the percentages had been based on traffic volumes, predominant flow,
6 and use and an assumption had been made based on the prominent use based on trucks
7 and deliveries.
8

9 Commissioner Uch asked whether the building would include an elevator for those with
10 accessibility needs.
11

12 Michael Wunderle, HDO Architects Planners, Walnut Creek, explained that HDO Architects
13 Planners had taken over from the architects after the first iteration of the project had been
14 approved for two buildings. The goal was to take the elements of the two-building design
15 and design one single building. He clarified the mezzanine space would be an overlook
16 space absent walls and since it had no specific use that would necessitate accessibility it was
17 not required to have an elevator. The specifics of what would go into the mezzanine space
18 would be looked at more closely as part of the building permit, with the goal to have it included
19 as general warehouse and storage as part of the warehouse.
20

21 Commissioner Lam-Julian asked that Condition 40, Transit, be amended to require a Green
22 Bus Stall versus a standard bus stall, which would be environmentally friendly, add
23 community character and sustainability.
24

25 Mr. Hanham explained the bus shelter design had been put forth by WestCAT who used a
26 standard design; however, the City could work with WestCAT to see whether something
27 could be added to the design of the bus shelter, such as lights.
28

29 Commissioner Lam-Julian sought green elements with drought tolerant plants on top of the
30 bus shelter as part of a green and sustainable design.
31

32 Mr. Hanham acknowledged green bus shelters had been provided in the Southern California
33 and coastal areas between San Diego and Los Angeles with drought tolerant plantings on
34 top. He would check with WestCAT to see whether that could be accommodated.
35

36 Commissioner Lam-Julian explained that the green design elements had been discussed as
37 part of Pinole Walk and Roll, to reduce carbon emissions and add community character to
38 bus shelters. She wanted to see if that could be looked into as a possibility, and Mr. Hanham
39 reiterated he would work with WestCAT to see whether that could be done.
40

41 Commissioner Sandoval asked about the status of outreach to potential tenants and whether
42 the applicant was actively reaching out or advertising the space.
43

44 Mr. Vinas explained that the space was not being actively advertised, although some brokers
45 had reached out due to word of mouth and there had been some interest from tenants
46 including sanitation and laundry from hospitals and an auto parts distributor and they had
47 spoken with brokers about a battery manufacturer.
48
49

1 Chairperson Menis noted the CUP was asking for approval of wholesale distribution and
2 warehouse buildings and a battery manufacturer and laundry would be a different use of the
3 space with hazardous elements depending on the tenant chosen. He otherwise referenced
4 the mezzanine level plan and asked whether it would be open air with no windows or walls.
5

6 Mr. Vinas clarified the mezzanine was not currently defined but had been identified in the
7 plans if it was to be used as an office and could be used for that use depending on the tenant
8 and whether an office was needed.
9

10 Chairperson Menis understood if the mezzanine had to be an office, elevators would have to
11 be installed.
12

13 Mr. Hanham clarified the parking within the office space had been accounted for, which would
14 not require an adjustment to the CUP, and if the mezzanine space were an office and if the
15 area was expanded it would have to come back to the Planning Commission.
16

17 Chairperson Menis found Sheet E0.2 to be illegible and suggested in the future a larger font
18 should be used.
19

20 Mr. Wunderle clarified Sheet EO.2 identified the various light fixtures around the site and was
21 intended to show compliance with directional lighting. The specifications fell within the
22 parameters required including the Lighting Study as part of Sheet EO.1.
23

24 In response to the Chair, Mr. Hanham clarified that staff had verified the information in the
25 sheets referenced and in the future the information could be made more legible.
26

27 Chairperson Menis referenced the Conditions of Approval and requested the following
28 revisions:
29

- 30 - Condition 16, Inspections, identified a typographical error in the text that should be
31 corrected with the term "staring" to be corrected to read: *starting*.
32
- 33 - Condition 27, Construction Waste Management Plan, should be rewritten to read: *The*
34 *Applicant shall submit to the Community Development Department a pre-construction*
35 *waste management plan prior to the issuance of any construction permit that satisfies the*
36 *CALGreen Building Code requirements*.
37
- 38 - Condition 30, Soils Report, the start of the condition had been duplicated and should be
39 corrected.
40
- 41 - Condition 31, Standard Drawings for Public Improvement, revise the last sentence to
42 read: *Best Construction Management Practices shall be observed at all times during the*
43 *course of construction*.
44
- 45 - Condition 33, Public Works Inspections, revise the first sentence to read: *The applicant*
46 *shall notify the Public Works Department at least forty-eight (48) hours prior to the starting*
47 *of any work pertaining to on-site drainage facilities, grading, or paving, as well as any*
48 *work in the City's Right-of-Way as per Section 15.36.230 of the PMC*.
49

- Condition 36, Parking Management Plan, in the future asked staff to provide the agreements that allowed for all of the parking spaces to be used included in the various documentation, with staff clarifying the cross-parcel access agreement was between all of the parcels on Pinole Shores.
- Condition 47, School, Growth and Park Impact Fees, to be revised to read: *Prior to issuance of a building permit, the applicant shall pay all applicable school, growth (as per Chapter 3.20 of the Municipal Code) and park (per Chapter 16.28 of the Municipal Code) impact fees.*
- Condition 55, Construction Fencing Plan, revise the last sentence to read: *All fencing for construction purposes shall be durable and remain in good condition throughout the life of the construction of the project.*
- Condition 103, ENV-COA GHG-1, commented that assuming all trucks would be replaced with electrical vehicles in the future, asked whether 400 KVA of additional raceway conduit and electrical panel capacity would offer sufficient power capacity to charge all of the vehicles. Staff was uncertain but the applicant would be required to follow Green Codes and the language in this condition was the standard at this time.
- Condition 109, ENV-NOI-3, to be revised to note it was “ongoing” and would be monitored by the Community Development Department.

Commissioner Bender requested Condition 84, Fire Code Conformance be revised to reflect all fire codes had been updated in 2022 and all references to 2019 in the condition should be corrected to read: 2022.

Chairperson Menis also clarified the Conditions of Approval had previously been revised pursuant to a highlighted version that had been presented to the Planning Commission, and Mr. Hanham explained that a motion of approval should include the edits, which would be inserted into the Conditions of Approval and be highlighted for future reference.

Ms. Gonzalez added that any motion of approval should identify which modifications would be part of the approved conditions given the number of revisions proposed.

Chairperson Menis further commented on the Transportation Demand Management Plan (TDMP) measures as shown on Pages 10 through 12 of Appendix H1, and commented that all of the measures had been listed as low effectiveness with the exception of remote work. He asked to what extent the City thought those measures in combination would mitigate the parking challenges to be faced by the project.

Mr. Hanham commented that once there was a user and an application for a building permit, they could go back and review the TDMP. He reiterated the applicant would install a bus shelter, pedestrian connections, bicycle racks for employees or customers and once the end user was identified staff could go into detail on all of the TDMP measures.

At this time, Chairperson Menis walked through the June 10, 2024 report and made the following comments:

- 1 - Page 5 of 22 of the June 10, 2024 staff report, Landscaping, revise the last sentence to
2 read: *The project will install a sidewalk which is proposed to provide a connection*
3 *between Building Two and the Pinole Shores Business Park.*
4
5 - Page 7 of 22, appreciated the applicant provided three dimensional renderings of the
6 building in space, how the trees had been faded out to show the appearance with and
7 without the trees and the green glass chosen for the windows as opposed to the
8 monochromatic color of the building,
9

10 **MOTION** to Extend the Planning Commission meeting to 11:30 p.m.

11
12 **MOTION: Menis**

SECONDED: Bender

APPROVED: 6-0-1

ABSENT: Martinez

13
14
15 Chairperson Menis continued his comments, as follows:

- 16
17 - Page 15 of 22, of the staff report, 2. The proposed project will not create conflicts with
18 vehicular, bicycle, or pedestrian transportation modes of circulation, Staff Conclusion
19 to be revised to read: *Based on the discussion above, the proposed project will not*
20 *create conflicts with vehicular, bicycle or transportation modes of circulation.*
21
22 - Page 21 of 22, b. *parking demand generated by the project will not exceed the*
23 *capacity of or have the detrimental impact on the supply of on-street parking in the*
24 *surrounding area,* revise the second sentence of the Staff Comment to read: *The*
25 *Pinole Shores Industrial Park has a cross access agreement that allows*
26 *employees to park anywhere within the development,* and requested that cross
27 access agreements be included with future agenda packets for clarity.
28

29 Chairperson Menis offered a motion, seconded by Commissioner Sandoval, to approve
30 Resolution 24-02, subject to amendments to Conditions of Approval Nos. 16, 27, 30, 31, 33,
31 47, 55, 84 and 109, with Conditions 114 and 115 to be restructured, as discussed; various
32 typographical changes to the staff report, as identified and all required findings for approval
33 of the project as outlined in detail in the June 10, 2024 staff report for the Comprehensive
34 Design Review, Conditional Use Permit and Parking Reduction, and he read the findings into
35 the record in their entirety.
36

37 On the motion, Commissioner Bender stated he appreciated the applicant had revised the
38 initial plan, changed the color scheme which he found to be more appropriate for a single
39 building, the landscaping remained good and he had no issues with the CUP or the reduction
40 in parking. One thing that had changed since the project had initially been proposed a year
41 ago was truck drivers traveling to and from the distribution centers in the City of Richmond
42 along the Richmond Parkway and Point Pinole, rather than staying on Richmond Parkway to
43 reach I-80, were now traveling through San Pablo Avenue in Pinole and into the City of
44 Hercules to reach State Route 4. This traffic activity occurred at all hours of the day and into
45 the night, with some residents of the Old Town area adjacent to San Pablo Avenue very
46 irritated by this situation.
47

48 **MOTION** with a Roll Call vote to adopt Resolution 24-02, with Exhibit A: Conditions of
49 Approval, Resolution of the Planning Commission of the City of Pinole Approving
50 Comprehensive Design Review (DR23-12) and Conditional Use Permit for Wholesale

Distribution and Parking Reduction (CUP 23-05) to Construct One Building Totaling 119,228 Square Feet Located at 830-848 San Pablo Avenue (APNs 402-230-015, 016, 017, 018 & 020) and Finding the Project Exempt from the California Environmental Quality Act, subject to:

- Amendments to Conditions of Approval Nos. 16, 27, 30, 31, 33, 47, 55, 84 and 109, and Conditions 114 and 115 to be restructured, as discussed.
- The various typographical changes to the staff report, as identified.
- All required findings for approval of the project for the Comprehensive Design Review, Conditional Use Permit and Parking Reduction, as outlined in detail in the June 10, 2024 staff report.

MOTION: Menis

SECONDED: Sandoval

APPROVED: 5-1-1

NOES: Bender

ABSENT: Martinez

H. OLD BUSINESS: None

I. NEW BUSINESS

1. Reselect Members for the Ad-Hoc Planning Commission Sub-Committee

Mr. Hanham presented the staff memorandum dated June 10, 2024. He asked the Planning Commission to select a third member for the Ad-Hoc Planning Commission Sub-Committee.

Chairperson Menis confirmed he and Commissioner Bender were interested in continuing to serve on the Planning Commission Ad Hoc Sub-Committee.

Mr. Hanham added, when asked by Commissioner Bender, the Objective Development Design Standards would be presented to the Ad Hoc Sub-Committee by the end of next month. Once the sub-committee was fully formed another item would be considered by the Ad-Hoc Sub-Committee.

Chairperson Menis stated the Ad-Hoc Sub-Committee had been meeting about two hours weekly to review dense legal text for the Objective Development Design Standards, and Mr. Hanham commented that in most cases the projects were usually design review oriented and did not require such in-depth review.

Commissioner Bender agreed the Ad Hoc Sub-Committee had recently involved in-depth review of the Objective Development Design Standards but that was usually not the case for the Sub-Committee.

Commissioner Uch was willing to serve on the Ad-Hoc Planning Commission Sub-Committee.

1 Mr. Hanham clarified the Ad-Hoc Planning Commission Sub-Committee was nearing the end
2 of the review of the Objective Development Design Standards and he anticipated possibly
3 two or three more meetings would be needed on this project, with the next project likely to
4 require possibly one to two meetings.

5
6 Commissioner Bender described the process and purpose of the Ad-Hoc Planning
7 Commission Sub-Committee for new Planning Commissioners.

8
9 **PUBLIC COMMENTS OPENED**

10
11 There were no comments from the public.

12
13 **PUBLIC COMMENTS CLOSED**

14
15 **MOTION** with a Roll Call vote to appoint Commissioner Uch to serve on the Planning
16 Commission Ad Hoc Sub-Committee along with Chairperson Menis and Commissioner
17 Bender.

18
19 **MOTION: Lam-Julian**

SECONDED: Menis

APPROVED: 6-0-1

ABSENT: Martinez

20
21
22 **J. CITY PLANNER'S/COMMISSIONER'S REPORT**

23
24 Mr. Hanham recommended due to time constraints that he provide the City Planner's Report
25 at the next meeting. He had nothing pressing to report at this time.

26
27 Chairperson Menis asked that former Commissioner Banuelos be recognized at the next
28 meeting of the Planning Commission.

29
30 Mr. Hanham advised that could be agendized for the next Planning Commission meeting
31 under Communications.

32
33 There was general consensus to continue Items J and K to the next meeting of the Planning
34 Commission scheduled for June 24, 2024.

35
36 **K. COMMUNICATIONS**

37
38 **L. NEXT MEETING**

39
40 The next meeting of the Planning Commission to be a Regular Planning Commission
41 Meeting scheduled for June 24, 2024 at 7:00 p.m.

42
43 **M. ADJOURNMENT: 11:25 p.m.**

44
45 Transcribed by:

46
47 Sherri D. Lewis

48 Transcriber

Memorandum



TO: PLANNING COMMISSION MEMBERS

FROM: David Hanham, Planning Manager

SUBJECT: Minor Subdivision for Appian Professional Plaza

DATE: August 12, 2024

Property Owner and Applicant	Appian Associates C/ James Fitzgerald 102 Paloma Point Georgetown, TX 78628 C3 Development Group C/ Mark Heavey 1903 Rancho Verde Cir W Danville, CA 94526
File	SM 24-01
Location	2150 & 2160 Appian Way and 1310 -1330 & 1420 and 1430 Tara Hills Drive, Pinole CA 94564
Assessor Parcel Numbers	402-280-005
Total Area	5.23-acre parcel
General Plan Land Use Designation	SSA, Service Sub Area
Specific Plan Sub-Area	SSA, Appian Way /Service Sub-Area
Specific Plan Land Use/Zoning Classification	OPMU, Office Professional Mixed Use
Review Authority	Tentative Maps: Four or Fewer Lots - Planning Commission – Pinole Municipal Code (PMC) Section 16.12.040 California Environmental Quality Act Determination – Planning Commission – CEQA Guidelines Section 15315

PROJECT DESCRIPTION

The property owner of the Appian Professional Plaza located on Appian Way and Tara Hills Drive proposes to subdivide approximately 5.23 acres into two parcels. Parcel One will be an approximately 0.86 acre parcel and Parcel Two will be an approximately 4.37 acres parcel. This Parcel Map request does not include any new proposed physical changes in the proposed site design previously approved under

previous development applications. The buildings at the project site were built in the late 80s and early 90s for the purpose of commercial/medical offices. The Planning Commission has the authority to adopt the draft Resolution (**Exhibit A**), approving the subdivision, pursuant to PMC Section 16.12.040.

BACKGROUND

The Appian Professional Plaza consists of six buildings located at 1310-1330 and 1410-1420 Tara Hills Drive, and three buildings at 2150-2160 Appian Way. The McDonald's and the professional office buildings on Tara Hills Drive and Appian Way were originally constructed in the 1980s and 1990s on a single parcel. In 2019, the owners of the Appian Professional Plaza completed a parcel map that divided this property into three separate parcels. The parcel map was approved on March 25, 2019.

The property has a General Plan Land Use Designation of “SSA” (Sub-Service Area), which is intended to maintain and enhance existing land uses while providing land use flexibility and incentives to encourage new private investments and additional development. The Appian Way Corridor SSA is intended to maintain and enhance the regional gateway area into Pinole and capitalize on freeway access to upgrade existing development and attract a desirable mix of commercial services and residential uses. The property also has a Specific Plan Land Use/Zoning Designation of Office Professional Mixed-Use (OPMU), which allows development of larger office buildings and business parks with supporting retail and service uses, as well as other uses outlined in the Specific Plan. Figure 1 shows the location of the proposed project.

Figure 1: Project Location



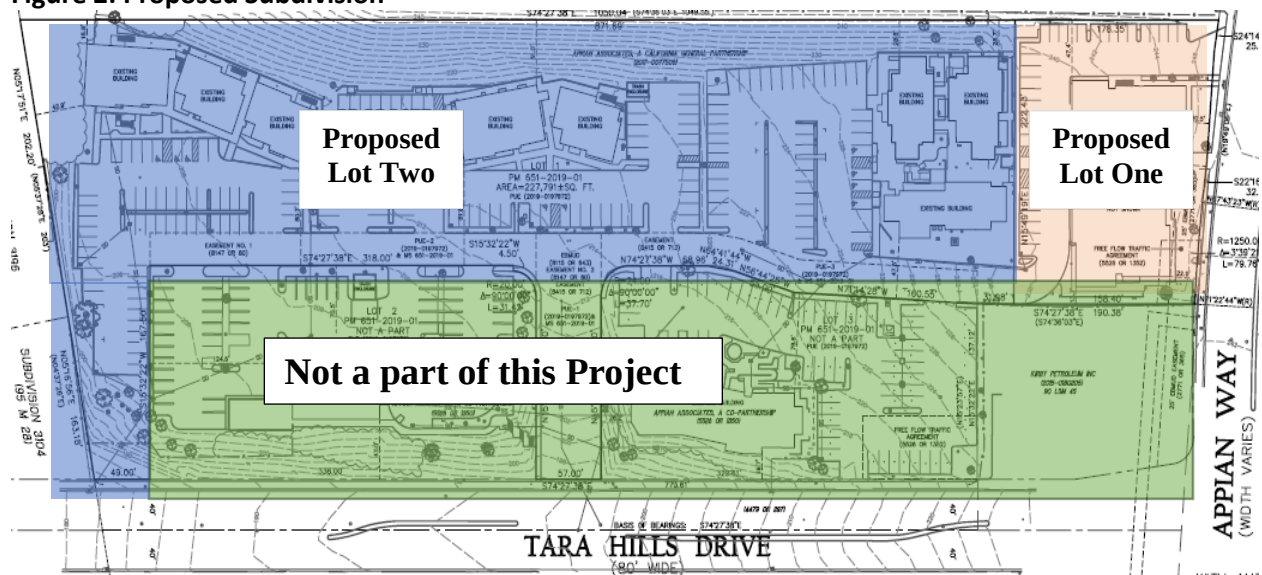
Property owners may submit an application to request a parcel map through the Community Development Department if new lots meet minimum size requirements for the zoning district and other applicable standards. Under Section 16.12.040 of the Pinole Municipal Code, the Planning Commission is the approval authority of tentative maps for subdivisions of four lots or fewer.

The proposed subdivision is not intended to change any physical aspect of the existing property or the property as proposed under the entitled lot separation. The tentative map consists of drawing new lot lines to form two parcels. There is no proposed change to circulation and access from what was approved in previous entitlements. Shared circulation access and parking access would be maintained between the two created lots as well as the rest of the plaza. As conditioned, an easement or agreement would be recorded with the map to maintain reciprocal access and parking between the two parcels.

ANALYSIS

Subdivisions of lots are regulated under Title 16 of the Pinole Municipal Code. Under Section 16.12.040, Planning Commission may consider, in its determination to approve a tentative parcel map, whether the proposed minor subdivision is in conformity with the Subdivision Map Act and the municipal code chapter, whether the size and shape of the proposed lots is in general conformance to city requirements, and whether all the proposed lots will have proper and sufficient access to a public street. Figure 2 shows the new lot configuration for the Appian Professional Plaza.

Figure 2: Proposed Subdivision



General Plan Consistency:

The General Plan land use designation for the site is Service Sub Area. The vision for the Service Sub Area in the Appian Way Corridor is to serve as a regional gateway into Pinole, continue as a regional shopping center through upgrading existing development, and attracting commercial tenants. Changes to the existing uses or structures on the site are not included within the scope of this project. The project is consistent with the policies of the General Plan, including the following:

Community Character

POLICY CC.1.5 Encourage project compatibility, interdependence and support with neighboring uses, especially between commercial and mixed-use centers and the surrounding residential neighborhoods. Uses should relate to one another with pedestrian connections, transit options, shared parking, landscaping, public spaces, and the orientation and design of buildings.

Land Use and Economic Development

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.

POLICY LU.1.2 Require all proposed projects to be consistent with the General Plan and other applicable development standards established by the Specific Plan(s) or the City's Zoning Code.

The project is compatible with the vision of the Service Sub-Area General Plan designation as no changes in use are being proposed as part of the project. Additionally, the division of the site could provide more opportunities and flexibility for different owners to develop on site.

The establishment of access easements on the property and integration of a reciprocal parking agreement, as proposed in the draft conditions of approval, would establish circulation and parking connections between each of the subdivided parcels that maintain an interconnected site.

Pinole Municipal Code

The Zoning Code (Title 17) and the Three Corridors Specific Plan do not identify minimum lot size or dimension standards for properties located in the Service Sub-Area of the Appian Way Corridor and the OPMU zoning district. Title 16 of the Pinole Municipal Code contains specifications for developing

subdivisions. General regulations for parcel maps are provided in Chapter 16.20 of the Title, with Section 16.20.290 providing standards for lot design and street improvements. Pursuant to the Table in PMC Section 16.20.290, as no more than 30 percent of the subject lot has slopes of 10 percent or greater. The proposed subdivision would be consistent with the standards in Section 16.20.290, as shown in **Table 1**.

Both parcels will have access to Appian Way and Tara Hills Drive, which are public roads. As conditioned by Condition of Approval No. 4 in the draft Resolution (**Exhibit A**), through an easement or agreement for reciprocal access and parking between the two parcels, free movement of circulation and parking will be maintained between the two parcels. Therefore, driveway access from the site to Tara Hills Drive and Appian Way would also be usable by both parcels.

Table 1: Subdivision Parcel Standards

	Standard	Existing Parcel	New Lot One	New Lot 2
Lot Size	No Lot Minimum	227,818 sf (5.23 ac)	37,461 sf (0.86 ac)	190,357 sf (4.37 ac)
Frontage	No Minimum	1,249 feet	380 feet	869 feet
Slope	10% slope for no more than 30% of lot	Complies	Complies	Complies
Note – Frontages are approximate and will be finalized with the final map.				

Staff Comment: Staff has determined that the proposed subdivision meets the standards of Chapter 16.20. Both parcels would be able to access both Tara Hills Drive and Appian Way.

Subdivision Map Act – California Government Code

Section 66474 of the Subdivision Map Act (Division 2, Title 7 of the California Government Code) identifies findings in which a parcel map can be denied:

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*
- (c) That the site is not physically suitable for the type of development.*
- (d) That the site is not physically suitable for the proposed density of development.*
- (e) That the design of the subdivision or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.*
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

Staff Comment: After reviewing above statements for denial A-G, Staff has determined that none of these statements apply and that the Parcel Map meets the existing standards of the City of Pinole Municipal Code. Staff recommends approval of the Parcel Map.

- (a) The proposed subdivision creates no change to the existing or proposed land uses on the property and would not be inconsistent with the General Plan or Specific Plan.
- (b) The proposed subdivision does not propose physical improvements related to creating the new parcels.
- (c) The proposed subdivision does not propose new development. Further, as conditioned, the property will maintain reciprocal access and parking between the two parcels. The existing and planned use of the site will not change as a result of the subdivision.
- (d) The proposed subdivision does not propose new development, therefore no change to density is proposed.
- (e) The proposed subdivision does not involve new design or improvements that could result in substantial environmental damage or substantially injure fish or wildlife or their habitats.
- (f) The proposed subdivision does not involve new design or improvements that could cause serious public health problems.
- (g) The proposed subdivision does not involve new design or improvements that would conflict with public access easements for access through or use of the site. Further, as conditioned, the property will include a reciprocal parking and access agreement to maintain circulation and parking access between the two parcels.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) provides Categorical Exemptions which are applicable to categories of projects and activities that the Lead Agency has determined generally do not pose a risk of significant impacts on the environment. The subject project consists of a minor subdivision of one lot into two lots. The project is exempt under Section 15315 of the State CEQA Guidelines (Class 15 Minor Land Division).

PUBLIC NOTIFICATION

Pursuant to California Government Code § 65090 to 65094, public notice must be given at least 10 days before the scheduled date of a hearing. The notice is required to state the date, time, and place of hearing, identify the hearing body, and provide a general explanation of the matter to be considered.

Notice of this hearing was provided in accordance with PMC §17.10.050 in the following manner:

- 1- Published in at least one newspaper of general circulation in the city.
- 2- Mailed to the owners of property within a radius of three hundred feet of the exterior boundaries of the property involved in the application.
- 3- Mailed to the owner of the subject real property or the owner's authorized agent and to each local agency expected to provide water, sewerage, streets, roads, schools, or other essential facilities or services to the proposed project.
- 4- Posted at City Hall.
- 5- Mailed to any person who has filed a written request for notice.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution 24-03 (Exhibit A) approving the subdivision of one lot into two lots located at 1310-1330 and 1410-1420 Tara Hills Drive and 2150 & 2160 Appian Way (SM 24-01) consistent with Exhibit B (Tentative Map).

EXHIBITS

- A. Draft Resolution 24-03 – with Exhibit A, Conditions of Approval
- B. Tentative Map

**PLANNING COMMISSION RESOLUTION 24-03
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP (SM24-01) TO ESTABLISH A TWO LOT SUBDIVISION AT 2150 & 2160 APPIAN WAY, 1310, 1320, 1330, 1410, 1420, TARA HILLS DRIVE, APN: 402-281-005

WHEREAS, Mark Heavy of C3 Development Group, on behalf of Appian Associates, has filed an application for a Tentative Parcel Map (SM24-01) with the City of Pinole to establish a two-lot subdivision at 2150 & 2160 Appian Way and 1310 -1330 & 1420 and 1430 Tara Hills Drive, Pinole CA 94564; and

WHEREAS, the Planning Commission of the City of Pinole is the appropriate authority to hear and act on this project; and

WHEREAS, The property is located within the Appian Way corridor of the Three Corridors Specific Plan and is zoned Office Professional Mixed Use (OPMU) in the Service Sub Area; and

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; and

WHEREAS, The Planning Commission of the City of Pinole has conducted a duly noticed public hearing to consider SM24-01 on August 12, 2024; and

WHEREAS, after the close of public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by city staff, the staff report, and all other pertinent documents regarding the proposed development.

NOW, THEREFORE, the Planning Commission hereby finds that:

1. The tentative parcel map is consistent with the General Plan and Three Corridors Specific Plan in that the subdivision of the lot does not change the uses on site and is consistent with General Plan Goals and Policies found in the Community Character and Land Use and Economic Development Element.
2. The tentative parcel map, as conditioned, is consistent with the Three Corridors Specific Plan and Zoning Code, in that the zoning designation for the parcels remains unchanged and the current allowable uses remains unchanged; and
3. The project complies with applicable regulatory requirements for a minor subdivision.
4. The subdivision request is Categorically Exempt from CEQA pursuant to Section 15315 of

the 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.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pinole:

- A. Hereby approves SM24-01 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
- B. The approval of SM24-01 shall expire on August 12, 2026, unless exercised or a written request has been submitted to the City, prior to the expiration date, for an extension of time as allowed under the Zoning Ordinance.

The above action is final unless an appeal is filed pursuant to Chapter 17.10 of the Pinole Municipal Code within ten (10) calendar days following Planning Commission action.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 12^h day of August 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Rafael Menis, Chair 2024-2025

ATTEST:

David Hanham, Planning Manager



Exhibit A
PLANNING COMMISSION RESOLUTION 24-03 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
1.	<u>GENERAL CONSISTENCY</u> – The project shall be consistent with the proposal under the tentative parcel map date-stamped received February 22, 2024 unless otherwise specified in these conditions of approval and shall be consistent with all applicable federal, state & local laws, including the California Subdivision Map Act and pertinent sections of the Pinole Municipal Code.	Ongoing	Community Development Department	
2.	<u>CONVENANT</u> – The owner shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. The owner further agrees to provide a defense for the city in any such action.	Ongoing	Community Development Department	
3.	<u>FINAL PARCEL MAP</u> - The applicant shall submit a final parcel map for review and approval by the City Engineer, or their designee, to confirm the tentative parcel map has incorporated any final amendments, conditions, and Public Works requirements, prior to recordation with Contra Costa County. The applicant shall submit final lot closure calculations, legal descriptions, and any other materials required by the City Engineer for completion of final parcel map review prior to recordation.	Prior to Recordation of a Final Parcel Map	Community Development Department/ Public Works Department	
4.	<u>RECIPROCAL ACCESS AND PARKING EASEMENT/AGREEMENT</u> – The text of the easement or agreement for reciprocal access and parking shall be prepared by the applicant and submitted for City review along with the final parcel map prior to recordation. The easement/agreement shall ensure shared parking and circulation access between the two parcels created by the subdivision. The reciprocal access and parking easement/agreement shall be recorded concurrently with the recordation of the final parcel map.	Prior to Recordation of a Final Parcel Map	Community Development Department/ Public Works Department	



Exhibit A
PLANNING COMMISSION RESOLUTION 24-03 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
5.	<u>SITE PARKING</u> – Any proposed reduction in the total number parking spaces on one parcel shall consider the number of parking spaces on the other parcel. The owner/applicant shall aim to avoid a reduction in net parking spaces on site. , Where a reduction in net parking spaces on site is proposed, the property owner/applicant shall notify the Planning Manager who shall determine the applicable process to consider the proposal.	Ongoing	Community Development Department	
6.	<u>EXERCISE OF ENTITLEMENTS</u> – The applicant shall exercise the approval within two-year of the date of this approval, unless an extension is requested at least 30 days prior. Exercising the approval may include submitting a final parcel map to the Community Development Department/Public Works Department for review. Requests for extensions shall be in accordance with Section 17.10.100.	Within One Year of Approval	Community Development Department/ Public Works Department	
7.	<u>TENTATIVE SUBDIVISION MAP</u> – The applicant shall have a final map, prepared by a person authorized to practice land surveying in California, delineating all parcels created or deleted and all changed in lot lines (as per Section 16.12.190 of the Pinole Municipal Code, or PMC). a. All easements identified in the Vesting Tentative Parcel Map, including the private reciprocal access and the utility easement, shall be recorded concurrently with the Final Parcel Map. b. The final map shall identify all existing utilities and easements affecting all of the parcels within the Appian Professional Plaza c. Mutual access to utilities between parcels shall be maintained where there are interdependent utility connections, where one parcel requires access to a component of the utility on another parcel to maintain	Prior the recording of the Final Map	Community Development Department/ Public Works Department	



Exhibit A
PLANNING COMMISSION RESOLUTION 24-03 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
	operations, and where it is required to preserve the general health, safety, and welfare of the occupants on site. d. The applicant shall deposit funds with the City to pay for the review and processing of the Final Map. The amount of the deposit shall be determined by the City Engineer e. Prior to recordation of the Final Map, the applicant shall send the Final Map to the City Engineer to review all monuments, as determined by the Public Works Director, or post security to insure installation of monuments, in accord with Government Code Sections 66495 and 66496. The Tentative Parcel Map approval is valid for two (2) years from the date of City approval.			
8.	<u>COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's)</u> – Prior to the submission of the draft CC & Rs to the State Department of Real Estate, the applicant shall obtain the City Attorney's approval of the CC&R's governing the subdivisions	Prior to recording the Final Map	Community Development Department	
9.	<u>HOMEOWNER'S ASSOCIATION (HOA)</u> Prior to the submission of the draft HOA to the State Department of Real Estate, the applicant shall obtain the City Attorney's approval of the HOA governing the subdivision.	Prior to the recording of the Final Map	Community Development Department	

CURRENT LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, CITY OF PINOLE, DESCRIBED AS FOLLOWS:

LOT 1, AS SHOWN AND DELINEATED ON "PARCEL MAP MS 651-2019-01", FILED NOVEMBER 6, 2019, IN BOOK 215 OF PARCEL MAPS, AT PAGE 38-40, OFFICIAL RECORDS.

EXCEPTING THEREFROM:
MINERAL RIGHTS RESERVED IN THE DEED FROM GULF OIL CORPORATION, RECORDED DECEMBER 29, 1967, BOOK 5526, OFFICIAL RECORDS, PAGE 1350, AS FOLLOWS: "GRANTOR RESERVES ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE OF SAID LAND AND WITHOUT ANY FIGHT OF ENTRY UPON THE SURFACE OF SAID LAND FOR THE PURPOSES OF EXPLORING FOR, EXTRACTING, MINING, BERING, REMOVING OR MARKETING SAID SUBSTANCES."

RESERVING THEREFROM:

A NON-EXCLUSIVE EASEMENT ON, OVER, AND ACROSS THE PORTION OF LOT 1 DESCRIBED AS "PAE-1" AS SHOWN IN THE PARCEL MAP, EXCLUSIVELY FOR PEDESTRIAN, VEHICULAR INGRESS AND EGRESS AND ACCESS PURPOSES FOR THE USE AND BENEFIT OF THE OWNERS OF LOT 2 AND LOT 3, AS SHOWN ON SAID MAP AND THEIR EMPLOYEES, TENANTS, AND INVITEES.

ALSO RESERVING THEREFROM:

A NON-EXCLUSIVE EASEMENT ON, OVER, AND ACROSS THE PORTION OF LOT 1 DESCRIBED AS "PAE-2" AS SHOWN IN THE PARCEL MAP, EXCLUSIVELY FOR PEDESTRIAN, VEHICULAR INGRESS AND EGRESS AND ACCESS PURPOSES FOR THE USE AND BENEFIT OF THE OWNERS OF LOT 2 AS SHOWN ON SAID MAP AND ITS EMPLOYEES, TENANTS, AND INVITEES. ALSO RESERVING THEREFROM:

A NON-EXCLUSIVE EASEMENT ON, OVER, AND ACROSS THE PORTION OF LOT 1 DESCRIBED AS "PAE-3" AS SHOWN IN THE PARCEL MAP, EXCLUSIVELY FOR PEDESTRIAN, VEHICULAR INGRESS AND EGRESS AND ACCESS PURPOSES FOR THE USE AND BENEFIT OF THE OWNER OF LOT 3, AS SHOWN ON SAID MAP AND ITS EMPLOYEES, TENANTS, AND INVITEES. ALSO RESERVING THEREFROM:

A NON-EXCLUSIVE, MUTUAL RECIPROCAL EASEMENT THROUGH, IN, ON, OVER, ABOVE, UNDER AND ACROSS THE ENTIRETY OF SAID LOT 1, FOR THE SOLE PURPOSE OF MAINTENANCE, REPAIR, OR REPLACEMENT OF THE EXISTING UTILITY INSTALLATIONS SERVICING LOTS 2 AND 3, AS SHOWN AND DELINEATED ON "PARCEL MAP MS 651-2019-01", FILED NOVEMBER 6, 2019, IN BOOK 215 OF PARCEL MAPS, AT PAGE 38-40, OFFICIAL RECORDS, (THE "UTILITY EASEMENT"), DESCRIBED AS "PUE", AS SHOWN ON SAID PARCEL MAP (215 PM 38).

PARCEL TWO:
A NON-EXCLUSIVE, MUTUAL RECIPROCAL EASEMENT THROUGH, IN, ON, OVER, ABOVE, UNDER AND ACROSS THE ENTIRETY OF EACH OF THE LOTS SHOWN AND DELINEATED ON "PARCEL MAP MS 651-2019-01", FILED NOVEMBER 6, 2019, IN BOOK 215 OF PARCEL MAPS, AT PAGE 38-40, OFFICIAL RECORDS, FOR THE SOLE PURPOSE OF MAINTENANCE, REPAIR, OR REPLACEMENT OF THE EXISTING UTILITY INSTALLATIONS SERVICING ANY OF SAID LOTS, (THE "UTILITY EASEMENT"), DESCRIBED AS "PUE", AS SHOWN ON SAID PARCEL MAP (215 PM 38).

APN : 402-281-005-7

ADDITIONAL EXISTING EASEMENTS/EXCEPTIONS

10' WIDE PIPELINE EASEMENT (2852 OR 256)
LOCATION NOT DEFINED

10' WIDE PIPELINE EASEMENT (2867 OR 272)
LOCATION NOT DEFINED

EASEMENT FOR POLE LINE AND INCIDENTALS FOR PACIFIC TELEPHONE AND TELEGRAPH COMPANY (3874 OR 550)
LOCATION NOT DEFINED

EASEMENT FOR UTILITIES FOR PGE (6849 OR 457)
LOCATION NOT DEFINED

EASEMENT FOR PUBLIC UTILITIES TO EBMUD (8115 OR 643)
LOCATION NOT DEFINED

EASEMENT FOR PACIFIC GAS AND ELECTRIC COMPANY FACILITIES (8210 OR 431)
LOCATION NOT DEFINED

PROPOSED EASEMENT

A BLANKET NON-EXCLUSIVE RECIPROCAL PARKING EASEMENT OVER PROPOSED LOTS 1 AND 2 (EXCEPTING THE PARKING THE AREA BELOW THE EXISTING BUILDING ON LOT 1)

SUBDIVISION NOTES

1. CURRENT ASSESSORS PARCEL No.: APN: 402-281-005-7

2. CURRENT SITE ADDRESS: 2150 & 2160 APPIAN WAY
1310, 1320, 1330, 1420 & 1430
TARA HILLS DRIVE, PINOLE, CA

3. EXISTING USE: PROFFESIONAL OFFICE / MIXED USE

4. PROPOSED USE: PROFESSIONAL OFFICE / MIXED USE

5. EXISTING NUMBER OF PARCELS: 1 PARCEL

6. PROPOSED NUMBER OF PARCELS: 2 PARCELS

7. ZONING: OPMU - OFFICE PROFESSIONAL MIXED USE ZONING DISTRICT
FRONT SETBACK: 0'
SIDE SETBACK: 10'
REAR SETBACK: 15' / 0'
FLOOR AREA RATIO: N/A

8. PROPOSED AREAS: LOT NO. GROSS AREA±
LOT 1 =37,302± SQ. FT.
LOT 2 =190,488 SQ. FT.
TOTAL =227,790± SQ. FT.

9. ALL BEARINGS, DIMENSIONS & GRADES ARE PRELIMINARY AND SUBJECT TO CHANGE UPON THE FINAL PARCEL MAP.

10. FLOOD ZONE DESIGNATION: ZONE "X"; AREAS OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE PROGRAM; FLOOD INSURANCE RATE MAP (F.I.R.M.); COMMUNITY-PANEL #06013C0231G, EFFECTIVE ON 03/21/2017

12. UTILITIES SERVING SUBJECT PARCEL(S)

STORM DRAIN: CITY OF PINOLE

SEWER: CITY OF PINOLE

WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (E.B.M.U.D)

GAS & ELECTRIC: PG&E

TELEPHONE: AT&T

CABLE TV: COMCAST

SURVEY NOTES

1. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED IN PART UPON RECORD INFORMATION. THE LOCATION OF THESE LINES SHOULD BE CONSIDERED APPROXIMATE. VERIFY THE LOCATIONS OF THESE LINES IN THE FIELD PRIOR TO ANY EXCAVATION / CONSTRUCTION.

2. BASIS OF BEARINGS: CENTER LINE OF TARA HILLS DRIVE AS SHOWN ON SUBDIVISION 3104 (95 M 28) BEARING: S74°27'38"E

3. BENCHMARK: C.C.CO. SURVEY DISK #AA3820
LOCATED AT THE SOUTHWESTERLY END OF THE POINT PINOLE REGIONAL SHORELINE PARKING LOT BEING WESTERLY OF GIANT HWY AND SOUTHERLY OF THE WEST COUNTY DETENTION FACILITY; ELEVATION = 27.0 FEET NORTH AMERICAN VERTICAL DATUM (NAVD88)

4. CONTOUR INTERVAL = 2' VERTICAL

AVERAGE SLOPE CALCULATION

OVERALL PARCEL: 2 x 10,540 / 227,790(100) = 9.25%

LOT 1: 2 x 659 / 37,302 (100) = 3.5%

LOT 2: 2 x 9,881 / 190,488 (100) = 10.4%

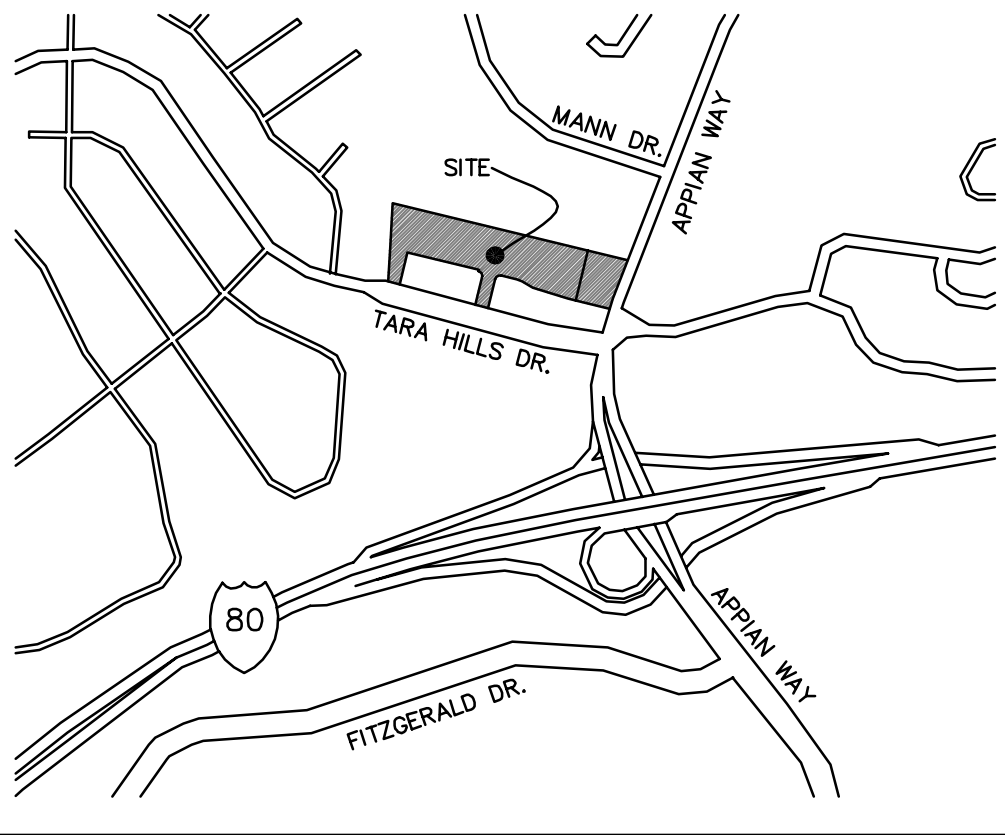
FORMULA:

S = 1 x L / A (100)

1 = CONTOUR INTERVAL

L = LENGTH OF CONTOURS

A = PARCEL AREA (SQ FT)



VICINITY MAP NOT TO SCALE

LINE LEGEND

- SUBDIVISION PROPERTY
- PROPOSED LOT LINE
- ADJACENT PARCEL/LOT LINE
- CENTERLINE
- HISTORIC PARCEL/LOT LINE
- TIE LINE
- EASEMENT LINE



Keith S. Bush
No. 8494
DATE: 2/7/2024

VESTING TENTATIVE
PARCEL MAP
MS -

A 2 LOT SUBDIVISION
WITH AUTHORIZATION FOR 12 CONDOMINIUM
UNITS ON LOT 1 AND 36 CONDOMINIUM
UNITS ON LOT 2

BEING A RESUBDIVISION OF LOT 1, AS SHOWN AND
DELINEATED ON "PARCEL MAP MS 651-2019-01", FILED
NOVEMBER 6, 2019, IN BOOK 215 OF PARCEL MAPS, AT
PAGE 38-40, OFFICIAL RECORDS.

CITY OF PINOLE, CONTRA COSTA COUNTY, CALIFORNIA
FEBRUARY, 2024 SCALE 1" = 40'

BAY AREA LAND SURVEYING INC.

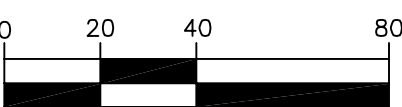
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

APN 402-281-005-7

SHEET 1 OF 1

19-3807

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

TARA HILLS DRIVE
(80' WIDE)

APPIAN WAY
(WIDTH VARIES)

PINOLE-HERCULES UNION SCHOOL DISTRICT
(4635 OR 133)

APPIAN ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP
(2017-0077506)

KIRBY PETROLEUM INC
(2015-0180205)
90 LSM 45

APPIAN ASSOCIATES, A CO-PARTNERSHIP
(5526 OR 1350)

LOT 1
PM 651-2019-01
AREA=227,791±SQ. FT.
PUE (2019-0197972)

PROPOSED
LOT 2

LOT 2
PM 651-2019-01
NOT A PART
PUE (2019-0197972)

LOT 3
PM 651-2019-01
NOT A PART
PUE (2019-0197972)