



PINOLE PLANNING COMMISSION MEETING AGENDA

October 7, 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 City Clerk.

Via Zoom:

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

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

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

Webinar ID: 865 0537 5301

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

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

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

Written Comments:

Please submit public comments to Planning Staff before the meeting via email to ghanham@ci.pinole.ca.us. 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.ci.pinoles.ca.us.

VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE, www.ci.pinoles.ca.us 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@ci.pinoles.ca.us.

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.ci.pinoles.ca.us. You may also contact the City Clerk via e-mail at hbell@ci.pinoles.ca.us.

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 September 9, 2024

G. NEW BUSINESS

1. Measure I Presentation

H. 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. Conditional Use Permit UP24-01: Radiology Office at 825 San Pablo Avenue

I. OLD BUSINESS

J. CITY PLANNER'S/COMMISSIONER'S REPORT

K. COMMUNICATIONS

L. NEXT MEETING(S)

1. Planning Commission Regular Meeting, October 28, 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
Planning Manager
POSTED: _____ pm

DRAFT

MINUTES OF THE REGULAR MEETING
PINOLE PLANNING COMMISSION

September 9, 2024

THIS MEETING WAS HELD IN A HYBRID FORMAT
BOTH IN-PERSON AND ZOOM TELECONFERENCEA. **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
*(Via Teleconference: Location: Hotel in Burlington, Vermont)

Commissioners Absent: None

Staff Present: David Hanham, Planning Manager
Alex Mog, Assistant City Attorney
Justin Shiu, Senior Planner

Assistant City Attorney Alex Mog reported due to the rules for teleconference attendance, Vice-Chairperson Martinez was asked to identify where he was participating via teleconference and whether or not he was the only member of the public in the room.

Vice-Chairperson Martinez stated he was participating from a hotel room in Burlington, Vermont and was the only individual in the room.

Chairperson Menis reported he had ex parte communications from his usual email list covering the meeting and other upcoming events in the City. He also spoke with Vice-Chairperson Martinez about the procedures for connecting remotely and some of the topics to be discussed during the meeting.

E. **CITIZENS TO BE HEARD**

Anthony Vossbrink, Pinole, commented on the number of new No Parking signs installed along Pinole Valley Road on both sides of the street and on the sidewalk, taking up sidewalk space, distracting drivers and littering the City with excessive signage. He asked that the City's Sign Ordinance be discussed as a future agenda item and expressed concern the City had installed the signs at great expense. He noted that red curbs only required repainting once a year and the new signs had been placed every 150-feet. He asked the Planning Manager who had authorized the destruction and renovation of the Adobe Road Trail behind the caretaker's home over the past two weeks, which had disfigured the trail and was witnessed, with photographs that could be shared. No notice had been provided to the public about the work as typically done for most City projects. Also, a major sewer project behind the left field ballpark at Fernandez Park had not been signed with the area closed off. He asked the status of the trail behind the dog park and suggested there had been violations of the City's ordinances with the dumping of soil in that area and behind the caretaker's home, the status of which was unknown.

Planning Manager David Hanham expressed the willingness to follow-up with the Public Works Director.

Commissioner Sandoval asked whether the parking signs on Pinole Valley Road had been installed due to the upcoming Pinole Valley High School Homecoming Parade.

Mr. Hanham was uncertain whether the signs were portable signs or No Parking signs and he would have to check but acknowledged the signs could have been related to the upcoming homecoming parade.

F. MEETING MINUTES

1. Planning Commission Meeting Minutes for August 12, 2024

Chairperson Menis requested the following revisions to the August 12, 2024 Planning Commission meeting minutes: Page 6 (Page 10 of 61 of the agenda packet), Lines 14 through 16:

Chairperson Menis and the Planning Commission expressed their appreciation to former Commissioner Tim Banuelos for his service to the City of Pinole and in recognition of his tenure on the Planning Commission and his background as an architect.

And Page 6 (Page 10 of the agenda packet), Lines 29 through 32:

Chairperson Menis reported the low-income seniors' food distribution would be held at the Senior Center on August 13, 2024; Coffee with the City would be held on August 14, 2024 from 8:00 to 10:00 a.m., and a Traffic and Pedestrian Safety Committee (TAPS) meeting had been scheduled for August 14, 2024 at 6:00 p.m.

MOTION with a Roll Call vote to approve the Planning Commission Meeting Minutes for August 12, 2024, as amended.

MOTION: Menis

SECONDED: Sandoval

APPROVED: 6-0-1
ABSTAIN: Martinez

1 **G. PUBLIC HEARINGS**

2
3 **1. PA24-01 Municipal Code and Specific Plan Amendments for Housing**
4 **Element Implementation and Regulatory Consistency**

5
6 Senior Planner Justin Shiu provided a PowerPoint presentation for PA24-01, Pinole
7 Municipal Code (PMC) and Specific Plan Amendments for Housing Element
8 Implementation and Regulatory Consistency. The proposed amendments were exempt
9 from the California Environmental Quality Act (CEQA) based on the rule set forth in the
10 CEQA Guidelines Section 15061 (b)(3), CEQA applied only to projects which had the
11 potential for causing significant effect on the environment.
12

13 Mr. Shiu recommended the Planning Commission adopt Resolution 24-05, recommending
14 to the City Council the adoption of proposed Municipal Code and Specific Plan
15 Amendments as provided in Resolution 24-05, Attachment A, Exhibit A, or with additional
16 recommendations for revisions provided by the Planning Commission.
17

18 Responding to questions from the Planning Commission Mr. Shiu, Mr. Hanham and Mr.
19 Mog clarified:
20

- 21 • Page 34 of 61 of the agenda packet, Attachment A, Chapter 17.38 Density Bonus,
22 Section 17.38.050 Affordable Units, (F), Local Preference. Local Preference was
23 not mandated by state law. Many local jurisdictions had this requirement and the
24 City of Pinole implemented the requirement on a case-by-case basis. (Bender)
25
- 26 • Pages 34 and 35 of 61 of the agenda packet, Chapter 17.38, Density Bonus,
27 Section 17.38.060 Application Procedure and Review, B. Application Review. The
28 project at 1500 Fitzgerald Drive is an example of a density bonus project but if the
29 project were to be proposed today, it would just go to the Planning Commission
30 and not the City Council. The reason the project had been reviewed and approved
31 by the City Council was that the PMC included language regarding density bonus
32 requirements requiring City Council approval. Any project approved by the
33 Planning Commission may still be appealed to the City Council. While the City's
34 existing Density Bonus Ordinance did not reference a Local Preference, the City's
35 Inclusionary Ordinance did reference Local Preference. (Bender)
36
- 37 • Page 47 of 61 of the agenda packet, Chapter 17.62, Emergency Shelters, Section
38 17.62.020 Permit Requirements and Exceptions, A. Permit Requirements.
39 Acknowledged a request for a correction to clarify the State of California was under
40 the California Building Code (CBC) and not the Uniform Building Code (UBC), but
41 some codes, such as the Residential Property Maintenance Code was not part of
42 the CBC. The intent of this section is to refer to what was applicable. (Bender)
43
- 44 • Pages 28 and 29 of 61 of the agenda packet, Section 17.22.020 Allowed Use
45 Definitions, 11. Group Residential/Home. Clarified this definition would apply to
46 those residential homes under state law that are overseen by different state
47 agencies for recovery or special care with the definition broad and expansive. 11
48 (a) Shared Living Residences, read: *Shared Living Residences – housing shared*
49 *by unrelated persons such as recovery residences, boarding houses, dormitories,*
50 *etc.* (Uch)

- The Density Bonus requirement is 10 percent above whatever State Density Bonus Law allowed. Some jurisdictions provided a local bonus to whatever the State Density Bonus allowed and the City of Pinole had in the past provided some allowances based on concessions the City Council may consider. (Huey)
- The September 9, 2024 staff report identified those revisions as mandated by state law to ensure consistency with the additional Density Bonus, a requirement in part from the City of Pinole. The potential to increase the Density Bonus could be something staff was directed to investigate. (Sandoval)
- Pages 21 through 29 of 61 of the agenda packet included various requirements for day care centers and there had been changes in language for uses that no longer required a Conditional Use Permit (CUP), which would now be a permitted use absent checks and balances in the City. How such a use in a multifamily environment may impact neighborhoods in the City were clarified. State law required the City to treat Large Family Day Care Facilities as residential uses of property, which would be allowed by right, would not require a CUP, and were only required to comply with the same rules that any residential use of property would comply with such as setbacks, as an example. The use would still be subject to state requirements for childcare facilities as established and regulated by the state, not the City. (Vice-Chairperson Martinez)
- The proposed PMC and Specific Plan Amendments for Housing Element implementation and regulatory consistency were overwhelmingly required by the state, although not required by the state was the bonus for senior facilities. Some of the requirements the City promised to do as part of discussions with the State Department of Housing and Community Development (HCD) for the Housing Element certification, such as an amendment to the definition of Family. (Vice-Chairperson Martinez)
- It would be difficult to reduce an existing standard once it was set, such as lowering the percentage of the Density Bonus. It would also be prudent to consider whether the current percentage level was right and whether the standard should be higher, which could be subject to further research and investigation. (Vice-Chairperson Martinez)
- Staff was uncertain what would happen with the next Housing Element cycle update but in terms of implementing the current Housing Element and ensuring a good working relationship with HCD and with the knowledge the City must have a certified Housing Element, the City must ensure consistency with HCD requirements and state law. HCD submitted letters to some cities about promises made in their Housing Elements with respect to meeting certain requirements by a certain date with a request for an update, and HCD was verifying cities were doing what they said they were going to do. (Vice-Chairperson Martinez)
- Acknowledged the City had been designated as a pro-housing organization and gained benefits from that designation but the state had the power to revoke that designation if the City were to do things that were not considered pro-housing. (Chairperson Menis)

- Page 41 of 61 of the agenda packet, Chapter 17.38 Density Bonus, Section 17.38.060 Continued Availability, D. This requirement is the equivalent of Local Preference and Section 17.38.060 Continued Availability F, was further clarified with staff noting that when there is a 100 percent affordable project receiving incentives, state or federal funding sources precluded something like that, although this section which reads: *All affordable units shall be occupied by the household type specified in the written agreement required under Section 17.38.030 I. The developer's obligation to maintain these units as affordable housing shall be evidenced by the master regulatory agreement which shall be recorded as deed restriction running with the land*, still applied for many market rate projects that used a Density Bonus and may be only 15 or 20 percent affordable, which was how this requirement had been applied in the City of Pinole the last few years. This requirement was in the agreement for the for-sale project at Appian Village, as an example. (Chairperson Menis)
- Clarified the approval authority for Density Bonus approvals and approvals for affordable housing projects. There was no requirement for these projects to go to the City Council for approval with these text amendments. Projects that had normally gone to the City Council were 100 percent affordable projects that were receiving some sort of funding from the City, such as the project at 811 San Pablo Avenue, where the Three Corridors Specific Plan had been amended to allow 100 percent affordable housing. A project would still go before the Planning Commission for approval of entitlements but the affordable housing agreement could be signed by the City Manager based on the project approved, which was a ministerial act. (Chairperson Menis)
- Page 33 of 61 of the agenda packet, Chapter 17.38 Density Bonus, Section 17.38.030 Density Increase, B. Local Density Bonus Enhancement (1) Senior Housing Project, which reads: *Senior Housing Project. Senior housing projects may request density bonus of at least ten (10) percent above the density bonus provided under State Density Bonus Provisions. For example, a senior housing project that is eligible for a thirty percent (30%) density bonus under State Density Bonus Provisions would be eligible for a forty percent (40%) density bonus with application of the Local Density Bonus Enhancement.* This clause came from discussions with HCD on what they wanted to see for a Senior Housing Project density bonus increase beyond the state law standard. (Chairperson Menis)

PUBLIC HEARING OPENED

There were no comments from the public.

PUBLIC HEARING CLOSED

Commissioner Sandoval wanted to increase the percentage for the Density Bonus from 10 percent and he asked his fellow Commissioners to opine.

Chairperson Menis suggested the difficulties that staff had raised in potentially reducing that percentage in the future and the fact impacts from the actual increase in that value could be, meant he preferred to err on the same or lower percentage to start with and the percentage could be raised if proven to be sufficient.

1 Commissioner Huey agreed with the Chair's comments but wanted to see where nearby
2 local jurisdictions were in their percentages and where the early adopters were in the
3 process.
4

5 Commissioner Lam-Julian wanted to see the options explored if the percentage was to be
6 increased.
7

8 As to whether staff could be directed to explore increasing the percentage while the
9 Planning Commission also moved forward with the current recommendation, and in
10 response to the Chair, Mr. Shiu suggested the Planning Commission could adopt the
11 ordinance with the 10 percent, with direction to staff to examine what other jurisdictions
12 had done to address the Density Bonus beyond the state standard and bring that
13 information back to the Planning Commission, or it could be a recommendation for the
14 City Council to consider.
15

16 Mr. Mog suggested if the Planning Commission preferred, it may adopt the staff
17 recommendation, as stated or with changes, with direction to staff to explore other cities
18 and with staff to bring that information to the City Council as the ultimate decision maker.
19 He understood staff may be able to do that research since this item had not yet been
20 scheduled for City Council consideration.
21

22 Mr. Hanham agreed with the comments from the Assistant City Attorney.
23

24 Commissioner Sandoval was open to staff exploring the potential to increase the
25 percentage for the Density Bonus.
26

27 Chairperson Menis understood there were two different motions that could be made on
28 this item. He suggested the first option was to work with the 10 percent for now and direct
29 staff to investigate and report back to the City Council with updates on what neighborhood
30 jurisdictions were doing along that line. The second option could be for the Planning
31 Commission to continue the item and ask staff to return with that information to allow the
32 Planning Commission to make that decision, to then be forwarded to the City Council.
33

34 Commissioner Sandoval preferred the Planning Commission approve the rest of the items
35 and direct staff to explore the other topic, as discussed.
36

37 Commissioner Uch understood there was no limit for the density bonus and theoretically
38 a project could have a 100 percent density bonus with a minimum of 10 percent.
39

40 Mr. Shiu clarified there were density maximums set by State Density Bonus Law and it
41 also depended on the type of development. The affordable level being proposed for each
42 project had a density cap based on the state standards and the 10 percent would be in
43 addition to that.
44

45 Commissioner Sandoval offered a motion to direct staff to explore, investigate and report
46 back to the Planning Commission and the City Council on the potential to increase the
47 density bonus for senior housing projects beyond the 10 percent and approve the rest of
48 the item as is.
49

50 Commissioner Lam-Julian seconded the motion.

1 Mr. Mog clarified the statement “approve as is” meant the adoption of Resolution 24-05
2 recommending to the City Council the adoption of proposed Municipal Code and Specific
3 Plan Amendments as provided in Resolution 24-05, Attachment A, Exhibit A.
4

5 Commissioner Sandoval confirmed that was his motion.
6

7 Chairperson Menis understood it was only for that particular subclause since the
8 Commission had not completed the discussion of everything else. The motion had been
9 made and seconded, and in the discussion of the motion he asked if the Commission
10 could discuss other items and come back on the motion.
11

12 Mr. Mog clarified the motion was to adopt the resolution, as stated, which dealt with the
13 entire item and if the Planning Commission had any other comments on the item those
14 comments should be made prior to calling the item.
15

16 Commissioners Sandoval, Lam-Julian, Huey, and Uch had no further comments beyond
17 the motion.
18

19 Commissioner Bender appreciated staff’s density bonus not going through the specific
20 things that were outlined by the state this time around in this new document, and because
21 of that issue which may potentially change from one year to the next, he had reviewed
22 Government Code Section 65915 and found all of the things that staff had discussed
23 regarding percentages for the various categories and the various things that could
24 potentially be changing in the future. He appreciated staff’s attempt to avoid an endless
25 loop of revisiting what the state could determine in the future on those specific
26 percentages.
27

28 Commissioner Bender otherwise commented that having read Section 17.38.060
29 Application Procedures and Review, as shown on Page 35 of 61 of the agenda packet, on
30 more than one occasion he was not clear about the issue of who would be the reviewing
31 body. Attachment B, Housing Element Programs Associated with Revisions made that
32 issue even clearer in non-legalese and non-bureaucratic language. He did not see any
33 necessary changes to the language on Page 35 of 61 of the agenda packet as a result.
34

35 Chairperson Menis asked for a revision to the motion, as stated, to revise Page 47 of 61
36 of the agenda packet, Chapter 17.62, Emergency Shelters, Section 17.62.020 Permit
37 Requirements and Exceptions, A, with Permit Requirements to read: *In addition to*
38 *satisfying the requirements listed below, emergency shelters shall comply with all federal*
39 *and California licensing requirements and all applicable California or Uniform Building and*
40 *Fire Codes, including maximum occupancy restrictions.*
41

42 Commissioner Sandoval accepted the amendment to the motion.
43

44 Commissioner Bender clarified the UBC was something that was a model code, with the
45 state using the UBC but actually having modified it and added things such as seismic
46 design for buildings among other items. He noted California was the first state to introduce
47 CALGreen to its code, which other states did not have since they were using the UBC. As
48 an architect, when a building was designed, plans must be submitted based on the
49 California Building Code and in other states the UCB, unless that state had adopted
50 another code.

1 Chairperson Menis understood some things the City did referred to the UBC, not just the
2 State Building Code.

3
4 Mr. Mog commented he did not have specific examples, but it would address all concerns
5 to have the original language as applicable, and to the extent the UBC or one of the
6 uniform codes did not apply since there was a California Code, then it would be the
7 California Code that was applicable. For clarity, he suggested that language could be
8 added "for all applicable building codes and Uniform Codes and all applicable California
9 Building Codes and Uniform Codes."

10
11 Chairperson Menis reiterated that was why he had offered the language revision.

12
13 Mr. Mog suggested the language revision would be acceptable since to the extent there
14 was a California Building Code that applied, not just the UBC.

15
16 Chairperson Menis clarified with the Assistant City Attorney the amendment to the motion
17 needed approval from the maker of the motion and the second.

18
19 Both the maker of the motion and the second to the motion accepted the amendment, as
20 stated.

21
22 Mr. Shiu recommended the revision to the definition of Family be part of the motion.

23
24 Chairperson Menis identified Article VI., Chapter 17.98, Glossary of Terms, Page 50 of 61
25 of the agenda packet, Section 17.98.020 General Definitions, which modified the definition
26 of Family to read: *All persons living in a household whether or not related by blood,*
27 *marriage, or adoption* and Household, to read: *One (1) or more persons sharing a dwelling*
28 *unit in a living arrangement that may include shared facilities, resources, and living*
29 *expenses, such as rent or mortgage payments, food costs, and utilities.*

30
31 Both the maker of the original motion and the second to the motion accepted the additional
32 amendment to the original motion.

33
34 **MOTION** with a Roll Call vote to direct staff to explore, investigate and report back to the
35 Planning Commission and the City Council an increase in the density bonus for senior
36 housing projects beyond the 10 percent, and approve Resolution 24-05, recommending
37 to City Council the adoption of proposed Municipal Code and Specific Plan Amendments
38 as provided in Resolution 24-05, Attachment A, Exhibit A, as is, and subject to the
39 following revisions:

- 40
41
42 • Page 47 of 61 of the agenda packet, Chapter 17.62, Emergency Shelters,
43 Section 17.62.020 Permit Requirements and Exceptions, A. Permit Requirements
44 to read: *In addition to satisfying the requirements listed below, emergency shelters*
45 *shall comply with all federal and California licensing requirements and all*
46 *applicable California or Uniform Building and Fire Codes, including maximum*
47 *occupancy restrictions; and*
48

- Page 50 of 61 of the agenda packet, Chapter 17.98, Glossary of Terms, Section 17.98.020 General Definitions, revise the definitions for Family and Household, as recommended by staff.

MOTION: Sandoval

SECONDED: Lam-Julian

APPROVED: 7-0

2. Modification of Conditional Use Permit 10-06 for the addition of Live Music and the approval of Administrative Use Permit for permanent outdoor dining at 2300 San Pablo Avenue [Continue to October 28, 2024]

Mr. Hanham reported more information was needed for the project. Staff recommended the item be continued to the regular Planning Commission meeting on October 28, 2024.

PUBLIC HEARING OPENED

There were no comments from the public.

PUBLIC HEARING CLOSED

MOTION with a Roll Call vote to continue Modification of Conditional Use Permit 10-06 for the addition of Live Music and the approval of Administrative Use Permit for permanent outdoor dining at 2300 San Pablo Avenue to the Regular Planning Commission meeting on October 28, 2024.

MOTION: Menis

SECONDED: Sandoval

APPROVED: 7-0

H. OLD BUSINESS: None

I. NEW BUSINESS: None

J. CITY PLANNER'S/COMMISSIONER'S REPORT

Mr. Hanham reported staff was working on Phase II of the Housing Element Implementation changes; parklet designs policies and guidelines; the Objective Development Design Standards would be presented to the Planning Commission by the end of the year. The next meeting of the Planning Commission was scheduled for September 23, 2024. There would only be one meeting for the months of October, November and December but additional meetings could be scheduled if needed. Staff also hoped to return with Phase III of the Housing Element Implementation in January/February 2025, and the Safety and Environmental Justice Elements would be reviewed by the Planning Commission Ad Hoc Subcommittee soon and be presented to the Planning Commission in early 2025. In addition, the City was working on a grant application with Contra Costa County for sea level assessments and vulnerability assessments.

Chairperson Menis reported the Planning Commission Ad Hoc Subcommittee had been provided the Safety Element but had not yet received the Environmental Justice Element, and Mr. Hanham clarified all information had been sent but could be resent, if needed.

Chairperson Menis asked about the status of tree removal in the City in response to public comments raised during the August 12, 2024 Planning Commission meeting.

1 Mr. Hanham clarified a couple of trees removed had been located on City property, another
2 tree involved work with a private property owner and staff was working with the property
3 owner on that situation since there may be some mitigation required as part of that process.
4 Trees removed on West Contra Costa Unified School District (WCCUSD) property did not
5 involve the City.
6

7 Commissioner Lam-Julian reported several members of the community had reached out
8 about construction workers involved in the Appian Village Project causing additional
9 congestion with truck traffic. Also, when digging occurred, the dirt on the site was to be
10 watered down.
11

12 Mr. Hanham advised he would check with the Public Works Department on the status of the
13 work and the requirements for the project.
14

15 Chairperson Menis confirmed at one point in the grading process, he had witnessed the dirt
16 related to the Appian Village project not being watered down as required.
17

18 **K. COMMUNICATIONS**
19

20 Chairperson Menis reported the City's calendar was still not showing community events
21 and only City meetings. Major events such as National Night Out, Food Drives, Blood
22 Drives or Coffee with the City had not been shown and he asked staff to look into that
23 situation.
24

25 Chairperson Menis made the following announcements: Senior Low Income Food
26 Distribution September 10, 2024 from 10:00 to 11:00 a.m. with application required at the
27 Senior Center or City website; Coffee with the City at Panera Bread on September 11,
28 2024 from 8:00 to 10:00 a.m.; Traffic and Pedestrian Safety (TAPS) Committee meeting
29 on September 11, 2024 at 6:00 p.m. and Blood Drive from 9:00 a.m. to 3:00 p.m. on
30 September 12, 2024 at the Youth Center, with appointments required online and with more
31 information at the American Red Cross.
32

33 **L. NEXT MEETING(S)**
34

35 The next meeting of the Planning Commission to be a Regular Planning Commission
36 Meeting scheduled for September 23, 2024 at 7:00 p.m.
37

38 **M. ADJOURNMENT: 8:44 p.m.**
39

40 Transcribed by:

Reviewed and edited by:

41 Sherri D. Lewis
42 Transcriber
43

City Staff



PLANNING COMMISSION REPORT

G.1.

DATE: OCTOBER 7, 2024
TO: PLANNING COMMISSION
FROM: KELCEY YOUNG, CITY MANAGER
MARKISHA GUILLORY, FINANCE DIRECTOR
SUBJECT: MEASURE I PRESENTATION

RECOMMENDATION

Receive the presentation and see the attached slides (Attachment A).

BACKGROUND

REVIEW AND ANALYSIS

FISCAL IMPACT

ATTACHMENTS

A. Measure I - Community Presentation Pinole 2024.Updated 10.2.24

Information about Pinole's Municipal Election and Measure I



City of Pinole Fiscal Challenges



- Pinole's annual deficit is projected to grow to \$1,600,000 in next fiscal year alone.
- Unless a reliable source of local funding is identified, the City has no choice but to make severe cuts in funding for fire and police protection, 911 emergency response times, pothole repairs, park maintenance, and other essential city services.



Thank you, Pinole residents!



With YOUR feedback, we identified priorities important to the community in a Spring 2024 survey as the City works towards a long-term strategy of maintaining fiscal stability and basic services for the City of Pinole.



Priorities Identified by Pinole Residents



- Providing clean water
- Maintaining 911 emergency response times
- Keeping public areas and parks healthy, safe, and clean
- Keeping funds local
- Maintaining fire protection and response
- Maintaining crime prevention programs



Priorities Identified by Residents: Safety



Residents wish to keep Pinole safe. The City wants to maintain neighborhood police patrols, continue investments in crime prevention programs, and maintain police 911 response times at a time when other parts of the Bay Area are struggling with rising crime.



Priorities Identified by Residents: Streets



According to independent engineers, Pinole has about \$32 million in road and infrastructure repairs. The longer roads go without repair, the more expensive it will be to fix the conditions of our roads.





What is Measure I?

- After receiving feedback from hundreds of City residents, the Pinole City Council voted unanimously to place Measure I on the November 5, 2024 Municipal Election ballot.
- If authorized by voters, Measure I would establish a voter-approved, ½ cent Pinole sales tax designed to improve the City's long-term fiscal sustainability.
- All funds generated by Measure I will be spent on maintaining core City services such as 911 public safety response and maintaining local streets and roads.





Official Measure I Ballot Question



To maintain Pinole's fiscal stability, prevent cuts, provide essential City services such as: maintaining 911 emergency response times/fire prevention; preventing property crimes; keeping public areas/parks safe and clean; providing clean water; repairing potholes/streets; retaining/attracting local businesses; other general services; shall a measure be adopted establishing a 1/2¢ sales tax providing \$2,500,000 annually until ended by voters if approved by the State, requiring audits, spending disclosure, all funds spent for Pinole?

YES

NO



Local Control & Accountability



- All Measure I funding is subject to the City's accountability provisions, including public spending reports and annual independent financial audits.
- All Measure I funds must be used only for the benefit of Pinole and none can be taken by the State.



What else is on Pinole's Municipal Election Ballot?



- Pinole voters can also select the City Treasurer and two at-large City Council representatives in this election.
- The City encourages you to make informed decisions on State Propositions, regional and state candidates.
- To register to vote, visit: registertovote.ca.gov
- For more information about Pinole's Municipal Election or Measure I, visit: <https://www.pinole.gov/>



Comments or Questions?

<https://www.pinole.gov/Measure1>

Thank you for attending, engaging, and participating in our
November 5th Municipal Election!



THANK YOU!



QUESTIONS?





PLANNING COMMISSION REPORT

H.1.

DATE: OCTOBER 7, 2024
TO: PLANNING COMMISSION
FROM: JUSTIN SHIU, CONSULTANT PLANNER
SUBJECT: CONDITIONAL USE PERMIT UP24-01: RADIOLOGY OFFICE AT 825 SAN PABLO AVENUE

RECOMMENDATION

Adopt Resolution 24-06 approving UP24-01, a Conditional Use Permit application allowing for the establishment of the medical office at 825 San Pablo Avenue.

BACKGROUND

Joel Choe (Owner) submitted an application requesting approval consideration for Conditional Use Permit UP24-01 to establish a medical office providing radiology services at 825 San Pablo Avenue. The proposal consists of improvements to the existing building, with a focus on tenant improvements to the interior of the building to accommodate the proposed use. The site configuration including parking and circulation is proposed to remain substantially the same.

The project site at 825 San Pablo Avenue, APN 402-161-019, is located at the corner of San Pablo Avenue and Meadow Avenue and is occupied by an existing building and parking lot (Figure 1). The building was built around 2005 and was previously occupied by the land surveying and civil engineering firm Kister Savio & Rei. This approximately 3,400 square foot, two-story building is located on the rear (southern) portion of the lot and is set back approximately 100 feet from the back of the sidewalk on San Pablo Avenue. The front portion of the lot consists of a parking lot with 18 parking spaces and landscaping buffers. The parking lot has vehicular access from Meadow Avenue. A bus stop served by WestCAT is located at the sidewalk on the San Pablo Avenue frontage, and another bus stop is located across San Pablo Avenue. The sidewalks on San Pablo Avenue and Meadow Avenue provide access to the site and building.

The project is located along San Pablo Avenue, within an area regulated by the Three Corridors Specific Plan. The site has a Specific Plan land use/zoning designation of Commercial Mixed Use (CMU) and is within the Mixed-Use Sub-Area of the San Pablo Avenue corridor (Figure 2). Properties to the east, west, and south share the same CMU designation as well as Mixed Use Sub-Area. Adjacent properties include existing mixed use and motel buildings. The Pinole Shores development is located across San Pablo Avenue; it has an Office Industrial Mixed Use (OIMU) designation and is located in the Service Sub-Area. Further south of the site are residential properties on Meadow Avenue and East Meadow Avenue.

The project falls under the land use classification of “Medical Services – General”, which

requires approval of a Conditional Use Permit (CUP). The Specific Plan defines “Medical Services – General” as “facilities primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals (e.g. medical and dental laboratories, medical, dental and psychiatric offices, out-patient care facilities, allied health service). Additionally, the Specific Plan requires approval of a CUP for establishment of a new “Medical Services - General” based on the land use designation, sub-area, and corridor applicable to the site. Pursuant to Table 17.10.080-1 of the Zoning Code, Planning Commission is the approval authority for CUP applications. A draft resolution and conditions of approval are attached for approval consideration (Attachment A).

Figure 1. Project Location and Land Use/Zoning Designation



REVIEW AND ANALYSIS

Proposed Project

The proposed project aims to establish a medical office use providing radiology services, including MRIs, CT scans, ultrasounds and X-rays, at 825 San Pablo Avenue. The radiology services would be provided by technologists, sonographers, receptionists, and management. The owner anticipates that at peak times, seven to ten employees will be on site. There may be fluctuations in staffing depending on scheduled patients and modalities being utilized in one day. General operation parameters provided by the owner can be found in the Project Descriptions (Attachment B).

The project is proposed to operate within typical business hours. The proposed hours of operation would be Monday through Friday, 8:00am to 6:00pm, and Saturday as necessary by appointment only. The owner indicated that the majority of visitors would come on weekdays, they are open on Saturday by appointment, and drop-ins happen occasionally. X-rays were indicated as the only expected walk-in. The use is expected to serve three to ten patients per hour. They are estimated to remain on site anywhere from 15 minutes to one hour depending on the exam. The proposed business hours are incorporated in the draft conditions of approval (Attachment A).

The project generally proposes to make minimal changes to existing built conditions – aiming to maintain the site configuration, make minor exterior improvements, and renovate the existing building. Proposed changes include removing a roll-up door and

side entry and covering up these areas with walls that match the existing finish. Sidewalk improvements proposed to be made include removing an existing curb cut to the existing side door and installing a sidewalk to meet City standards. The existing driveway would be reconfigured per Caltrans standard as required by the City. New bike racks would be installed at the side of the building. The project proposes to make tenant improvements to renovate the interior of the building and expand the second floor space inside the building; modifications are shown in the conceptual floor plans (Attachment C). The owner will be required to submit construction plans and obtain a Building Permit from the Building Division for the proposed tenant improvements and permits from the Public Works Department for any infrastructure and right-of-way work.

General Plan Consistency

The project meets the intent of the General Plan Land Use designation “Mixed Use Sub-Area (MUSA)”, which is further expanded upon in the Three Corridors Specific Plan. MUSA as described in the General Plan, Chapter 5 Land Use and Economic Development, is intended to allow for “all types of commercial and residential uses as either a single use or in combination with other allowable commercial and residential uses at densities and intensities that support transit service” and “include a range of retail activity from neighborhood convenience stores and community shopping centers to regionally-oriented specialty stores and office uses, including administrative, professional, medical and dental offices.” As a medical office use, the project is compatible with the envisioned uses in MUSA.

The project is located on land designated to allow for commercial services and contributes to the variety of commercial services along San Pablo Avenue, and is consistent with the following applicable General Plan policies:

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

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

Specific Plan Consistency

The site is located in the San Pablo Avenue corridor of the Three Corridors Specific Plan. As such, the project review also considers the allowable land use and development standards of the San Pablo Avenue corridor in the Specific Plan.

In the San Pablo Avenue Corridor, the site is within the Mixed Use Sub-Area. The Mixed Use Sub-Area in the San Pablo Avenue corridor is envisioned in the Specific Plan as “creating a bridge between historic Old Town Pinole and the Service sub-area” and “a varied mix of uses (low density residential, multi-family residential, professional office, and service commercial) will play a vital role in fulfilling this vision”, from Three Corridors Specific Plan Chapter 6, Section 6.5. The project contributes to the diversity of commercial services available, providing supplemental medical services for radiology that add to the suite of medical services available in existing offices throughout the City.

The purpose of the CMU in the Specific Plan is to designate properties for commercial and mixed-use development. While predominantly commercial, the designation provides for the integration of retail and service commercial uses with office and/or residential uses. Under Table 6.2 Permitted Land Uses for San Pablo Avenue, CMU in the Mixed-Use Sub-Area allows for the land use type “Medical Services—General” with approval of a CUP. The owner has submitted the CUP request for approval consideration as required.

The Specific Plan establishes development standards for new construction and expansion of buildings within the Specific Plan area. As the project does not propose expansion of the building, these development standards are not applicable to the proposal.

Zoning Code Consistency

The Zoning Code (Title 17 of the Pinole Municipal Code) provides standards applicable to the project. Parking standards are established in Chapter 17.48 of the Zoning Code. The proposed use (medical office) and the prior use (professional office) fall under the same minimum parking requirement of one space per 250 square feet. Based on the building size, the minimum required parking is 13 spaces. The existing parking on site meets this standard.

The project will provide two bicycle parking consistent with the standards in Section 17.48.120. As the building is less than 10,000 square feet, this would meet the standard of one space per 10,000 square feet, with a minimum of two spaces per establishment for medical and dental office use. The project would finalize the provision of two bicycle parking spaces that would meet all planning, building and public works requirements, as conditioned.

CEQA Determination

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities (Class 1). As provided under the Class 1 exemption, the project involves little to no expansion of the existing structure as it includes constructing alterations in the interior of the building and making exterior modifications resulting in no expansion.

Approval Findings

In reviewing a Conditional Use Permit (CUP) application, Planning Commission will consider approval findings under Pinole Municipal Code Section 17.12.140, copied

below. A CUP may be granted if Planning Commission determines that the proposed use complies with all of the findings. Below each of the findings, Staff has provided the Staff assessment of the project's consistency with the findings. For project approval, the draft resolution and conditions of approval are included as Attachment A.

- a. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title.

Staff Review: The proposed use is consistent with the General Plan, Specific Plan, and applicable provisions of the Zoning Code, as described above in the General Plan, Specific Plan, and Zoning Code Consistency sections, and as conditioned (Attachment A). The project is located on a site designated for commercial uses and contributes to the variety of commercial services along San Pablo Avenue, consistent with the General Plan and Specific Plan. The project is consistent with applicable provisions of the Zoning Code as conditioned.

- b. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.

Staff Review: The proposed use, as conditioned, would not be detrimental to people or to the general welfare of the City. The office will occupy existing space on site, resulting in no changes to the current site development and configuration. The project would contribute to improvements to the sidewalk and driveway to standards as required by the Public Works Department. The use would be operated as a medical office that serves patients largely visiting the site by appointment during typical business hours on weekdays and some Saturday appointments. Parking on site meets the minimum requirements established by the Zoning Code.

- c. The site of the proposed use is physically suitable for the type, density and intensity of the use and related structures being proposed.

Staff Review: The site contains an existing two-story building and parking lot in front of the building to accommodate the use, including employees working on site and visitors coming for services. The project meets applicable zoning requirements for the proposed use. Professional offices and commercial services are similar types of uses that would otherwise be permitted by right in the same CMU district.

- d. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation and service facilities in the vicinity.

Staff Review: As described above under General Plan, Specific Plan, and Zoning Code Consistency sections, the project meets the intent of the General Plan and Specific Plan designations assigned to the site. The project does not result in expansion of the building footprint, and it would meet applicable standards that apply, as conditioned.

The proposed use is compatible with other land uses in the vicinity as it is among a scattering of various commercial establishments on San Pablo Avenue. The site is located in proximity to residential uses to the south, but operations occur during daytime business hours to minimize potential conflicts. The site is located adjacent to a bus stop served by WestCat and will include bicycle parking, which allows alternatives for patients who may not have access to automobiles or who choose alternative modes of travel.

FISCAL IMPACT

ATTACHMENTS

- A. Reso 24-06 and COAs
- B. Project Descriptions
- C. Plan Set

**PLANNING COMMISSION RESOLUTION 24-06
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF
CONTRA COSTA, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT
UP24-01 TO ESTABLISH A MEDICAL OFFICE AT 825 SAN PABLO AVENUE**

WHEREAS, Joel Choe, property owner, has filed an application for Conditional Use Permit UP24-01 with the City of Pinole to establish a medical office providing radiology services at 825 San Pablo Avenue (APN 402-161-019); and

WHEREAS, the property is located within the San Pablo Avenue corridor of the Three Corridors Specific Plan and has a Specific Plan land use/zoning designation of Commercial Mixed Use (CMU) in the Mixed Use Sub-Area; and

WHEREAS, the proposed use falls under the “Medical Services - General” land use definition in the Three Corridors Specific Plan; and

WHEREAS, the approval of a Conditional Use Permit is required for new uses under “Medical Services - General”; and

WHEREAS, the use is proposed to occupy the existing building, and minimal changes are proposed to the exterior of the building and the site; and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1). As provided under Class 1, the project involves little to no expansion of the existing structure; and

WHEREAS, pursuant to Table 17.10.080-1 of the Pinole Municipal Code, the Planning Commission of the City of Pinole is the appropriate authority to hear and act on this project; and

WHEREAS, the Planning Commission of the City of Pinole has conducted a duly noticed public hearing to consider UP24-01 on October 7, 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 of the staff report by city staff, and all other pertinent documents regarding the proposed development.

NOW, THEREFORE, the Planning Commission hereby finds that:

1. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title; and
2. The establishment, maintenance, or operation of the use applied for will not, under the

circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city; and

3. The site of the proposed use is physically suitable for the type, density and intensity of the use and related structures being proposed; and
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation and service facilities in the vicinity; and
5. The subdivision request is Categorically Exempt from CEQA pursuant to Section 15301.

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

- A. Hereby approves UP24-01 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
- B. The approval of UP24-01 shall expire on October 7, 2025, unless exercised or a written request has been submitted to the City, prior to the expiration date within the timeframe and procedures established under Chapter 17.10 of the Pinole Municipal Code.

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 7th day of October 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Rafael Menis, Chair 2024-2025

ATTEST:

David Hanham, Planning Manager



Exhibit A
PLANNING COMMISSION RESOLUTION 24-06 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification</u>
1.	GENERAL CONSISTENCY – The project shall be consistent with the approved plan set dated 9.26.24 and project descriptions 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.	MODIFICATIONS – Any proposed modifications to the plans and operations shall be submitted to the Planning Manager for evaluation. The Planning Manager will determine whether changes need to be brought to Planning Commission for approval.	Ongoing	Community Development Department	
3.	HOLD HARMLESS – 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	
4.	SITE MAINTENANCE - The owner shall ensure orderly maintenance of the site, including clearance of any waste and debris on site. The surrounding area shall be cleaned of any waste and debris that may result from the project. The owner shall ensure trees and landscaping area on site are maintained in good condition. Dead vegetation shall be replaced promptly. All exterior on-site lighting shall be maintained in good condition at all times. Any graffiti that appears shall be removed or painted over within 72 hours.	Ongoing	Community Development Department	



Exhibit A
PLANNING COMMISSION RESOLUTION 24-06 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification</u>
5.	<u>DAYS AND HOURS OF OPERATION</u> – Hours of operation shall be as established below. Any modification of days and hours shall be submitted to the Planning Manager for review and approval prior to initiation: Monday to Friday: 8:00am to 6:00pm Saturday: By appointment only, between 8:00am and 6:00pm	Ongoing	Community Development Department	
6.	<u>BUILDING PERMIT</u> - The owner shall obtain a Building Permit for proposed tenant improvements within the building, unless an extension request in accordance with PMC Chapter 17.10 is submitted.	Within one year of approval	Community Development Department	
7.	<u>PUBLIC WORKS PERMITS AND REQUIREMENTS</u> – The owner shall submit obtain all applicable approvals and permits from the Public Works Department, which may include but is not limited to: - Sewer lateral certificate of compliance, or sewer lateral video - Encroachment permit for any work within or temporary obstructions to the public right-of-way	Prior to construction or occupancy	Community Development Department/ Public Works Department	
8.	<u>PUBLIC WORKS PRELIMINARY COMMENTS</u> – In the construction plan set, the owner shall coordinate with the Public Works Department to ensure the following preliminary comments are addressed to Public Works standards: - Driveway must be reconfigured to meet accessible requirements. See current Caltrans standards. - Remove Driveway [nonvehicular curb cut along Meadow Avenue, outside of the side doors]. Install sidewalk in accordance to current Caltrans details. - If the proposed bike rack is outside of the property line, it will require an encroachment permit and a maintenance agreement.	Prior to permit issuance	Community Development Department/ Public Works Department	



Exhibit A
PLANNING COMMISSION RESOLUTION 24-06 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification</u>
9.	<u>BICYCLE PARKING</u> – Bicycle parking spaces shall meet applicable requirements of PMC Section 17.48.120, the California Building Code, and Pinole Public Works standards. General standards include: - Location. Bicycle parking must be located on the site of the use it serves, generally within fifty (50) feet of an entrance to the building it serves unless otherwise approved. - Bicycle Lockers. Where required bicycle parking is provided in lockers, the lockers must be securely anchored. - Bicycle Racks. Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks must meet the following requirements: 1. The bicycle frame and one (1) wheel can be locked to the rack with a high-security U-shaped shackle lock if both wheels are left on the bicycle; 2. A bicycle six (6) feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components; and 3. The rack must be securely anchored.	Prior to building permit issuance	Community Development Department/ Public Works Department	
10.	<u>CONSTRUCTION ACTIVITY</u> – The following provisions shall be followed for any construction activities for the project: a. Consistent with PMC 15.02.070, work is allowed from seven a.m. (7:00 a.m.) to five p.m. (5:00 p.m.) Monday through Friday. Work is allowed, but no inspections will be performed on non-federal holidays, which are holidays that are not acknowledged federally but are recognized by	During Construction	Community Development Department/ Public Works Department	



Exhibit A
PLANNING COMMISSION RESOLUTION 24-06 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification</u>
	the City of Pinole. These holidays include, but are not limited to, Cesar Chavez's Birthday and the Day After Thanksgiving. Saturday work is allowed in commercial zones only, from nine a.m. (9:00 a.m.) to six p.m. (6:00 p.m.), if it is interior work and does not generate significant noise. Any exceptions must be reviewed according to PMC 15.02.070. b. Earth haul and materials delivery to and from the site will be prohibited between the hours of 7:00 - 9:00 A.M. and 3:00 - 6:00 P.M. c. All construction vehicles should be properly maintained and equipped with exhaust mufflers and meet State and Federal standards. d. Work must be controlled to prevent causing a public nuisance due to dust, noise, vibrations, and the like. e. Newly disturbed soil surfaces shall be watered down regularly by a water truck maintained on site during all day light hours and construction grading activity shall be discontinued in wind conditions greater than 10 miles per hour. f. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation. g. All excavated materials shall be covered with a tarp during transit to and from the site			



Exhibit A
PLANNING COMMISSION RESOLUTION 24-06 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification</u>
11.	ACCESS TO PUBLIC ROADWAY – Vehicles associated with the project, including construction vehicles, shall not block access to any public roadway, unless City approval has been provided.	During Construction	Public Works Department	
12.	INSPECTIONS – The applicant shall arrange all inspection with the Building Division and Public Works Department, as applicable to construction. The owner shall notify the Community Development Department at least 48 hours prior to starting any work pertaining to on-site drainage facilities, grading, or paving, as well as any work in the City's right-of-way. All Building Division inspection requests shall be made at least 24 hours in advance.	Prior to final inspection	Community Development Department/ Public Works Department	
13.	REPAIR AND REPLACEMENT – The owner shall repair and replace to existing City standards, any sidewalks, curb, gutter, and driveway abutting the project site, as required by the Public Works Department. The owner shall be responsible for the repair and replacement of any sidewalk, curb, gutter, driveway, or public property that was damaged or demolished in connection with the project and was not previously approved by the Public Works Department. The owner shall coordinate with the Public Works Department to ensure repair and replacement is done consistent with City standards.	Prior to final inspection	Community Development Department/ Public Works Department	



2970 Hilltop Mall Road, Suite# 103 • Richmond CA 94806 • Ph: 510-223-5122 Fax: 510-223-5125

Dear Pinole Planning Department

RE: 825 San Pablo Ave Pinole, CA 94564

Operations Description:

Dear Planning Department. Hilltop Radiology LLC currently operating as a radiology practice in Richmond, CA is planning to expand it's services to the above mentioned location.

Hilltop Radiology will be providing radiology services including MRI, CT, Ultrasounds and Xrays to the residents in the surrounding city of pinole.

Hilltop Radiology plans to employee 3-7 employees including technologists, sonographers, receptionists, and management.

Hours of operation: Mon thru Friday. (8a.m to 6p.m.) and Saturdays as necessary (appointment only).

If you need any further information, please do not hesitate to reach out.

Sincerely

Joel Choe (managing member).

**Attn: CITY OF PINOLE
PLANNING DIVISION**

Re: Narrative for Comment

Responses for 825 San
Pablo Ave Pinole, CA 94564

Permit/Case No.:

APN 402-161-019

To Whom it may concern

This is a formal narrative to serve as our response to the comments issued 7/23 2024 for Permit/Case No.: **APN 402-161-019** for address 825 San Pablo Ave Pinole, CA 94564.

Please see our responses below:

Application Completeness

1. Please expand the project description with additional operational details noted below:

a. Please confirm the peak number of employees on site at any one time, i.e., would there be 7 employees present at once? Are there fluctuations in staffing levels throughout the day, with employees coming to or leaving the site at various times, or would employees typically remain for the full duration of the operating hours (8am to 6pm)?

Response: 7-10 employees peak. Fluctuations depend on the scheduled patients and number of modalities being utilized in one day. Employees leave when their shift is over and I plan to be open 8am to 6pm.

b. What is the projected average number of visitors per hour? Are there certain peak hours with the highest number of visitors? What would be the highest number of visitors per hour?

Response: 3-10 patients per hour.

c. How long would visitors typically remain on site?

Response: Patients stay anywhere from 15 min to 1 hr depending on the exam.

d. Please confirm if the majority of visitors on weekdays are by appointment. How frequent are drop-ins? What is the approximate proportion of appointments compared to drop-ins on a typical day?

Response: Majority of the patients are weekdays. Open on Saturdays by appointment. Drop ins happen occasionally.

e. Is there an estimate on the approximate proportion of visitors that are dropped off compared to visitors that park on site, based on past experience with operations?

Response: Varies depending upon the day for xrays. xrays are the only walk in basis.

f. Are any deliveries to and from the site required as part of regular business operations? If so, please describe the type of deliveries and indicate the anticipated time of deliveries and number of deliveries per day or week.

Response: Deliveries are normal business hours for supplies and medical supplies.

Imaging Center FOR Dr. Choe

825 SAN PABLO AVENUE, PINOLE, CALIFORNIA 94564

ATTACHMENT C

INNOVATIVE SPACE
Architecture
Planning
Site Development
627 Hanover Street
Livermore , California 94551
Tel : (510) 593-8736
ispacehl@att.net

OWNER/TENANT:
DR. JOEL CHOI

TENENT IMPROVMENT FOR
IMAGING CENTER
825 SAN PABLO AVENMUE
PINOLE , CALIFORNIA 94564

FIELD VERIFICATION
The contractor shall verify all field condition and dimensions at the project site and notify Innovative Space of any dimensional errors, omissions or discrepancies before beginning or commens any work, do not scale these drawings.
COPY RIGHT © 2024
Innovative Space shall retain all common law, statutory and all other reserved rights, neither the documents nor the information herein to be reproduced, distributed, disclosed or otherwise without the written consent of Innovative Space.

REVISION:

DATE: 09-26-2024

PROJECT NO: 24-794

SCALE: AS SHOWN

DRAWN: HL

CHECK: HL

SHEET TITLE

COVER SHEET

SHEET NO.

AS0.0

OF SHEETS

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDES THE DRAWINGS, ALL ADDENDUM'S AND/OR MODIFICATIONS ISSUED BY THE ARCHITECT AND/OR CONSULTING ENGINEERS.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS WORKABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
- PRE-CONSTRUCTION MEETING: PRIOR TO START ANY WORK, THE CONTRACTOR HALL MEET AT THE PROJECT SITE WITH THE OWNER AND ARCHITECT IN ORDER TO REVIEW THE SCOPE OF WORK.
- COORDINATION OF WORK: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES AND ALL WORK INCLUDING, BUT NOT LIMITED TO: ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- COMMENCEMENT OF WORK SHALL BE DEEMED AS THE G.C.'S ACKNOWLEDGMENT OF ALL WORK NEEDED TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT. IT IS THE RESPONSIBILITY OF THE G.C. TO COORDINATE ORDERS, SUBMITTALS AND IMPLEMENTATION OF LONG LEAD TIME ITEMS. SUBSTITUTIONS WILL NOT BE CONSIDERED RESULTING FROM THE G.C.'S UNTIMELY ORDERING OF PRODUCTS AND/OR MATERIALS.
- PERMITS: THE CONTRACTOR SHALL APPLY FOR, AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE REGULATORY AGENCIES GOVERNING THIS WORK. THE G.C. SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- BUILDING OWNER REGULATIONS:
(A) THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING OWNER REGARDING SITE ACCESS, DELIVERIES, HANDLING OF MATERIALS, DEBRIS, ETC.
(B) SCHEDULE CONSTRUCTION ACTIVITIES TO AVOID INTERFERENCE WITH NORMAL BUILDING OPERATION, & OTHER TENANTS, IF APPLICABLE.
(C) REVIEW PROPOSED WORK SCHEDULE WITH OWNER BEFORE STARTING WORK.
- WHERE UL, GA, OR CBC CONSTRUCTION ASSEMBLIES ARE DESIGNATED, THE COMPONENTS AND INSTALLATION DETAILS MUST CONFORM IN EVERY DETAIL OF THE DESIGN NUMBER SPECIFIED.
- WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS SHOWN OR REFERRED TO, AT A GIVEN LOCATION, SHALL BE PROVIDED AS THOUGH SHOWN ON ALL (U.O.N.).
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, TO CENTERLINES OF COLUMNS AND OTHER GRID POINTS & TO CENTERLINES OF DOORS AND OTHER SCHEDULED OPENINGS UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE EXACT WITHIN 1/4" FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR".
- THE G.C. IS RESPONSIBLE FOR ALL CONCRETE FLOORS TO BE LEVEL AND FREE FROM SCALING. G.C. TO REPORT ANY VARIATIONS IN FLOOR LEVEL GREATER THAN 1/4" IN 1'-0" (NON-CUMULATIVE) TO ARCHITECT.
- OFFSET STUDS WHERE REQUIRED TO ALIGN FINISH MATERIALS.
- "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
- "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN AND ELEVATION AND OR DETAIL.
- COORDINATE ACCESS PANEL, CLEAN OUT, AND THE LIKE LOCATIONS (FOR CONCEALED ITEMS) WITH APPROPRIATE CONTRACTOR.
- SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO ARCHITECT FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATIONS OR INSTALLATION.
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MFR.'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND CONTRACT DOCUMENTS, THE G.C. SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.
- RECORD DRAWINGS: DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATION OF ITEMS AND/OR DEVIATIONS FROM THE DRAWINGS SHALL BE INDICATED IN THE RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND SUBMIT TO OWNER UPON COMPLETION OF WORK.
- FIRE LANES SHALL BE SUITABLY MARKED WITH STANDARD RED PAINT AND STATING FIRE LANE-NO PARKING* ON THE CURB-FACE IN WHITE PAINT.
- BUILDING SHALL BE PROVIDED WITH AUTOMATIC FIRE EXTINGUISHING SYSTEMS. SYSTEMS SERVING MORE THAN 100 HEADS SHALL BE SUPERVISED BY REMOTE ALARM SYSTEM. OBTAIN PERMIT AND PAY APPLICABLE FEES PRIOR TO THE INSTALLATION AS REQUIRED.
- ADDRESS-ENSURE THE APPROVED ADDRESS IS PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- GC IS RESPONSIBLE TO PROVIDE ALL EQUIPMENT MANUAL TO BUILDING OWNER / TENANT, REPRESENTATIVE AND FACILITIES OPERATOR.
- OWNER / TENANT IS RESPONSIBLE TO PROVIDE A PROGRAM FOR TRAINING OF THE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND /OR SYSTEM SHALL BE DEVELOPED AND SHALL INCLUDE LISTED ITEMS.

APN: -
SITE AREA: 0.24 ACRES
± 10,503 SQ. FT.
BUILDING AREA: 4,128 SQ. FT.
2,456 SQ. FT.
1,664 SQ. FT.
(EXISTING 864 SF + ADDITION 800 SF)
STORY 2 STORY
AREA OF THIS IMPROVEMENT: 4,824 SQ. FT.
BUILDING COVERAGE: 4.128 %
PARKING REQUIRED: EXISTING
PARKING PROVIDED: 13 STANDARD STALLS
1 HANDICAP STALLS
4 COMPACT STALLS
18 STALLS
TOTAL : 1 / 229 SF
PARKING RATIO:
PAVED AREA: EXISTING SQ. FT.
PAVING COVERAGE: EXISTING %
LANDSCAPE AREA: EXISTING SQ. FT.
LANDSCAPING COVERAGE: EXISTING %
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: B
USE ZONE: -
FIRE SPRINKLER SYSTEM: NONE
APPLICABLE CODE: 2022 CBC
2022 CPC
2022 CMC
2022 CFC
2022 CEC
CITY OF PINOLE ZONING CODE

TABULATIONS

6

ARCHITECTURAL

AS0.0 COVER SHEET, SYMBOLS, NOTES, ABBREVIATIONS AND VICINITY MAP
AS1.0 SITE PLAN
AS2.0 EXISTING / INTERIOR DEMOLITION PLAN
AS2.1 PROPOSED FLOOR PLAN
AS3.1 BUILDING ELEVATIONS

SHEET INDEX

5

OWNER 825 SAN PABLO AVENUE
PINOLE , CA 94564
DR. JOEL CHOE
CHOEJ@HILLTOPIMAGING.COM
ARCHITECT: INNOVATIVE SPACE / HAYOUNG LEE
627 HANOVER STREET
LIVERMORE, CA 94551
TEL: (510) 593-8736
ISPACHL@ATT.NET

PROJECT ROSTER

4

PROPOSED PROJECT SITE IS A TWO STORY OFFICE BUILDING W/ EXISTING ELECTRICAL, MECHANICAL SYSTEM & SEWER SYSTEM.

SCOPE OF WORK INCLUDE FOLLOWING:

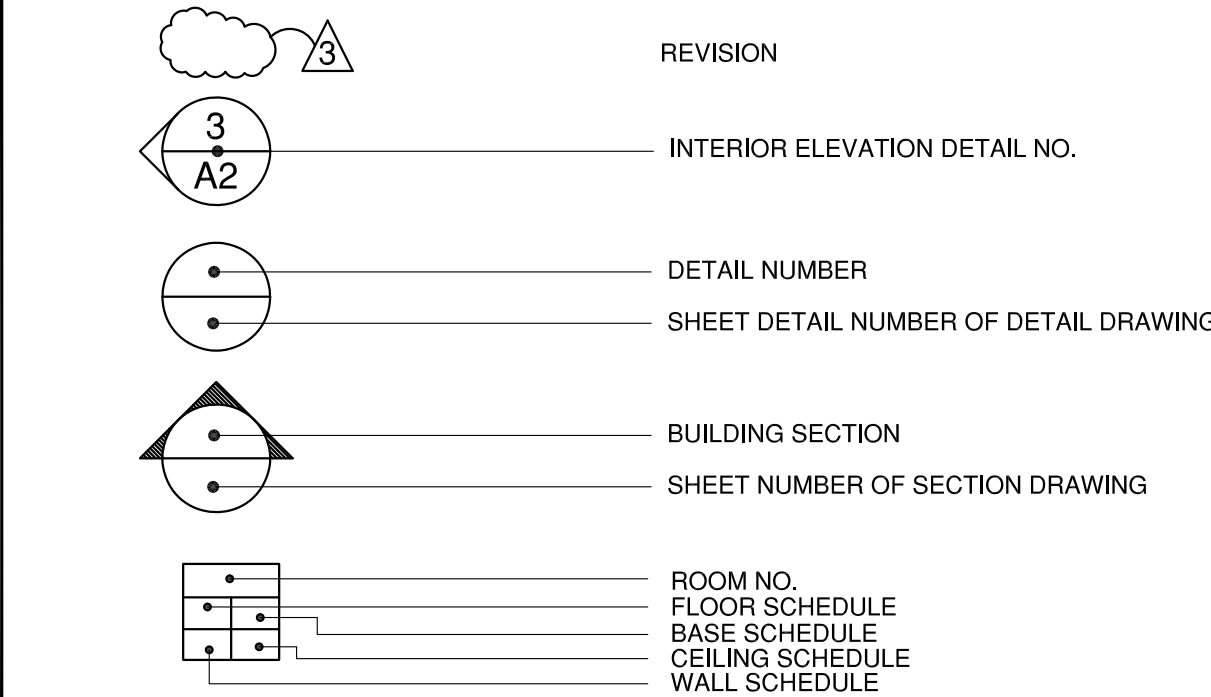
- COMPLETE SPACE TENANT IMPROVEMENT FOR IMAGING CENTER
* TWO MRI SUITE , ONE CT-SCAN SUITE, ONE X-RAY SUITE AND ONE ULTRA SCAN SUITE
* INSTALL (1) ACCESSIBLE RESTROOM & CHANGING ROOM
- 800 SF ADDITION TO MEZZANINE FLOOR FOR ELECTRICAL CLOSET, COMPUTER SERVER ROOM
- EXISTING 664 SF OF MEZZANINE FLOOR OFFICE SPACE TO RECONFIGURE OFFICE, BREAK ROOM AND STORAGE. EXISTING MEZZANINE FLOOR RESTROOM TO REMAIN.
- UPGRADE ELECTRICAL SERVICE FROM 200 AMP TO REQUIRED AMPERAGE

SCOPE OF WORK

3

VICINITY MAP

2



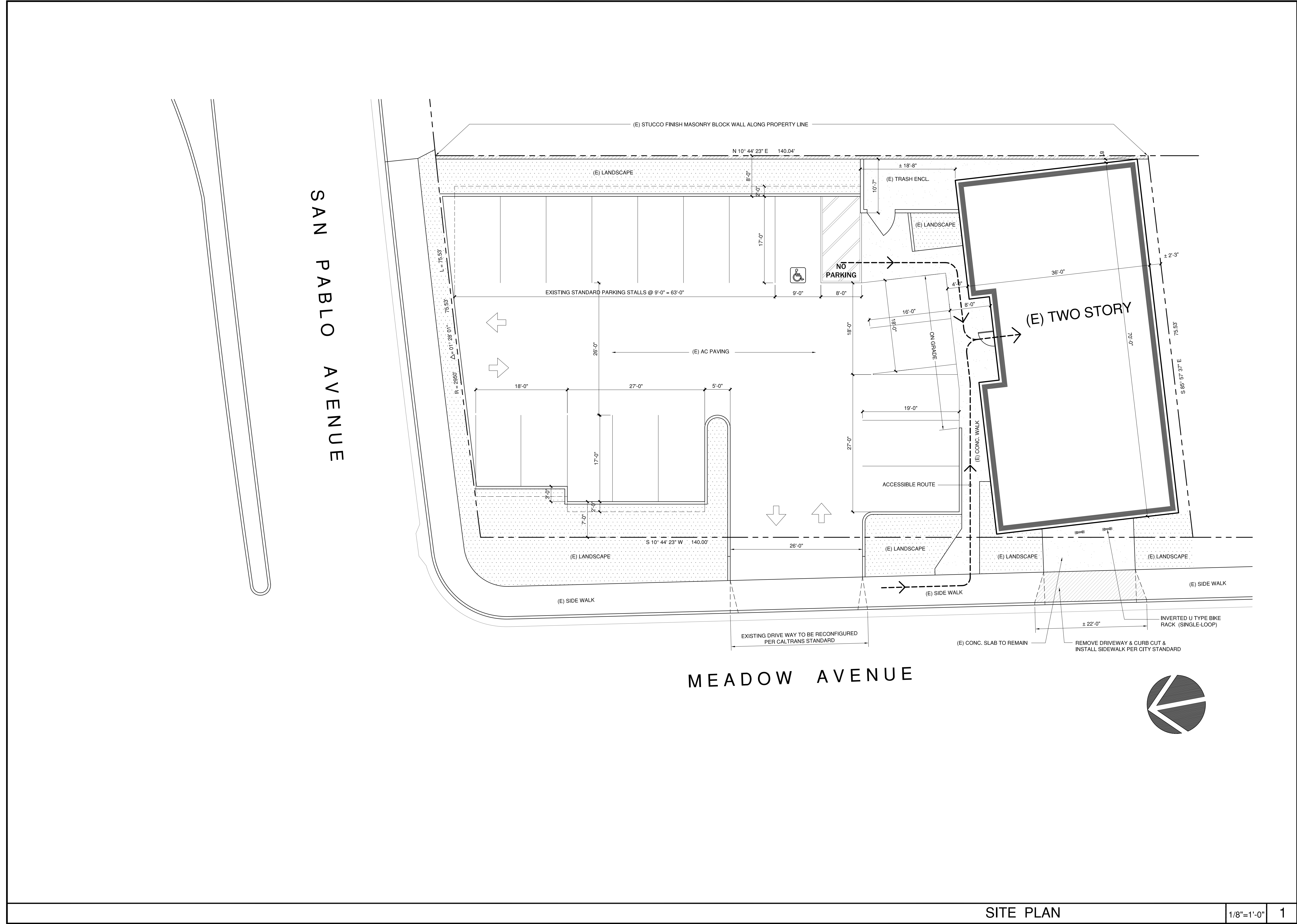
@	AT	GA.	GAUGE	PT.	PAINT
ACOUS.	ACOUSTICAL	GALV.	GALVANIZED	PTN.	PARTITION
ADJ.	ADJUSTABLE	GL.	GLASS	R.	RADIUS
A.F.F.	ABOVE FINISHED FLOOR	GYP.	GYPSUM	R.D.	ROOF DRAIN
AGG.	AGGREGATE	HORZ.	HORIZONTAL	REF.	REFERENCE
ALUM.	ALUMINUM	HGT.	HEIGHT	REFR.	REFRIGERATOR
APPROX.	APPROXIMATELY	INSUL.	INSULATION	REINF.	REINFORCED
ARCH.	ARCHITECTURAL	INT.	INTERIOR	REQ.	REQUIRED
BD.	BOARD	J.B.	JUNCTION BOX	RES.	RESILIENT
BLDG.	BUILDING	JT.	JOINT	RM.	ROOM
BLKG.	BLOCKING	LAV.	LAVATORY	R.O.	ROUGH OPENING
C.J.	CONTROL JOINT	LT.	LIGHT	S.	SOUTH
CLG.	CEILING	MAX.	MAXIMUM	S.C.	SOLID CORE
CLKG.	CAULKING	MECH.	MECHANICAL	SCHED.	SCHEDULE
COL.	COLUMN	MET.	METAL	SH.	SHELF
CONC.	CONCRETE	MFR.	MANUFACTURER	SIM.	SIMILAR
CONF.	CONFERENCE	MIN.	MINIMUM	SPEC.	SPECIFICATION
CTR.	CENTER	MIR.	MIRROR	SQ.	SQUARE
DET.	DETAIL	MISC.	MISCELLANEOUS	STD.	STANDARD
DIA.	DIAMETER	MUL.	MULLION	STL.	STEEL
DIM.	DIMENSION	N.	NORTH	STOR.	STORAGE
D.S.	DOWNSPOUT	N.I.C.	NOT IN CONTRACT	STR.	STRUCTURAL
DWG.	DRAWING	NO.	NUMBER		
D.B.	DUROCK BOARD	N.T.S.	NOT TO SCALE	THK.	THICK
EA.	EACH	O.C.	ON CENTER	T.W.	TOP OF WALL
ELEV.	ELEVATION	OFF.	OFFICE	TYP.	TYPICAL
ELEC.	ELECTRICAL	OPP.	OPPOSITE		
ENCL.	ENCLOSURE			VERT.	VERTICAL
EQ.	EQUAL			VEST.	VESTIBULE
EXIST.	EXISTING				
EXP.	EXPANSION			W.	WEST
EXT.	EXTERIOR	PL.	PLATE	W/	WITH
		P. LAM.	PLASTIC LAMINATE	W.C.	WATER CLOSET
		PLAS.	PLASTER	WD.	WOOD
		PLYWD.	PLYWOOD	WT.	WEIGHT

SYMBOLS AND ABBREVIATIONS

1

GENERAL NOTES

7



OWNER/TENANT:
DR. JOEL CHOI

TENENT IMPROVMENT FOR
IMAGING CENTER
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564

FIELD VERIFICATION
The contractor shall verify all field condition and dimensions at the project site and notify Innovative Space of any dimensional errors, omissions or discrepancies before beginning or commence any work, do not scale these drawings.
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REVISION:
DATE: 09-26-2024
PROJECT NO: 24-794
SCALE: AS SHOWN
DRAWN: HL
CHECK: HL
SHEET TITLE
DEMOLITION FLOOR PLAN
SHEET NO.
AS1.0
OF SHEETS

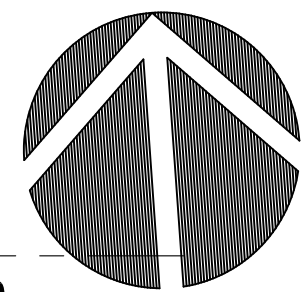
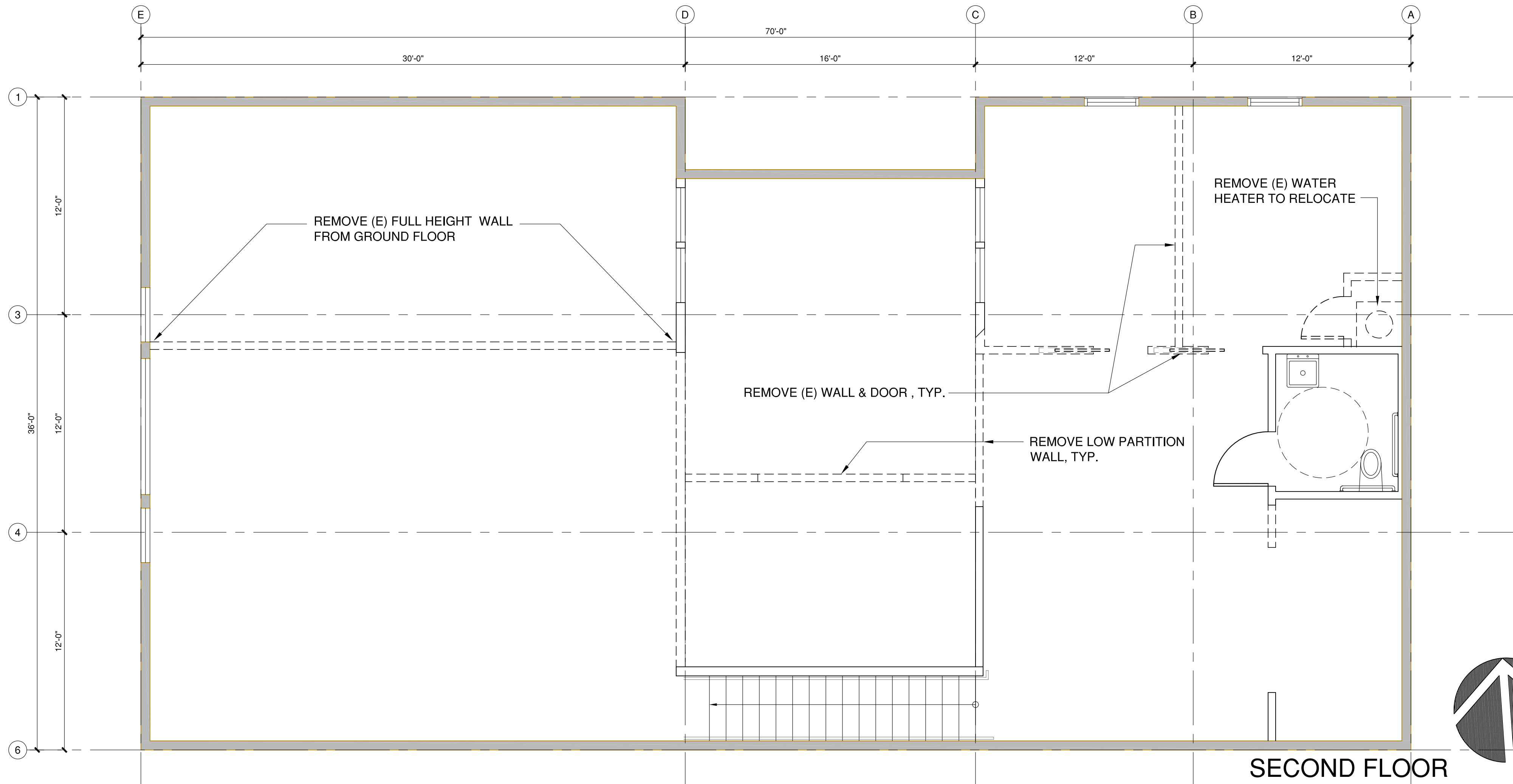
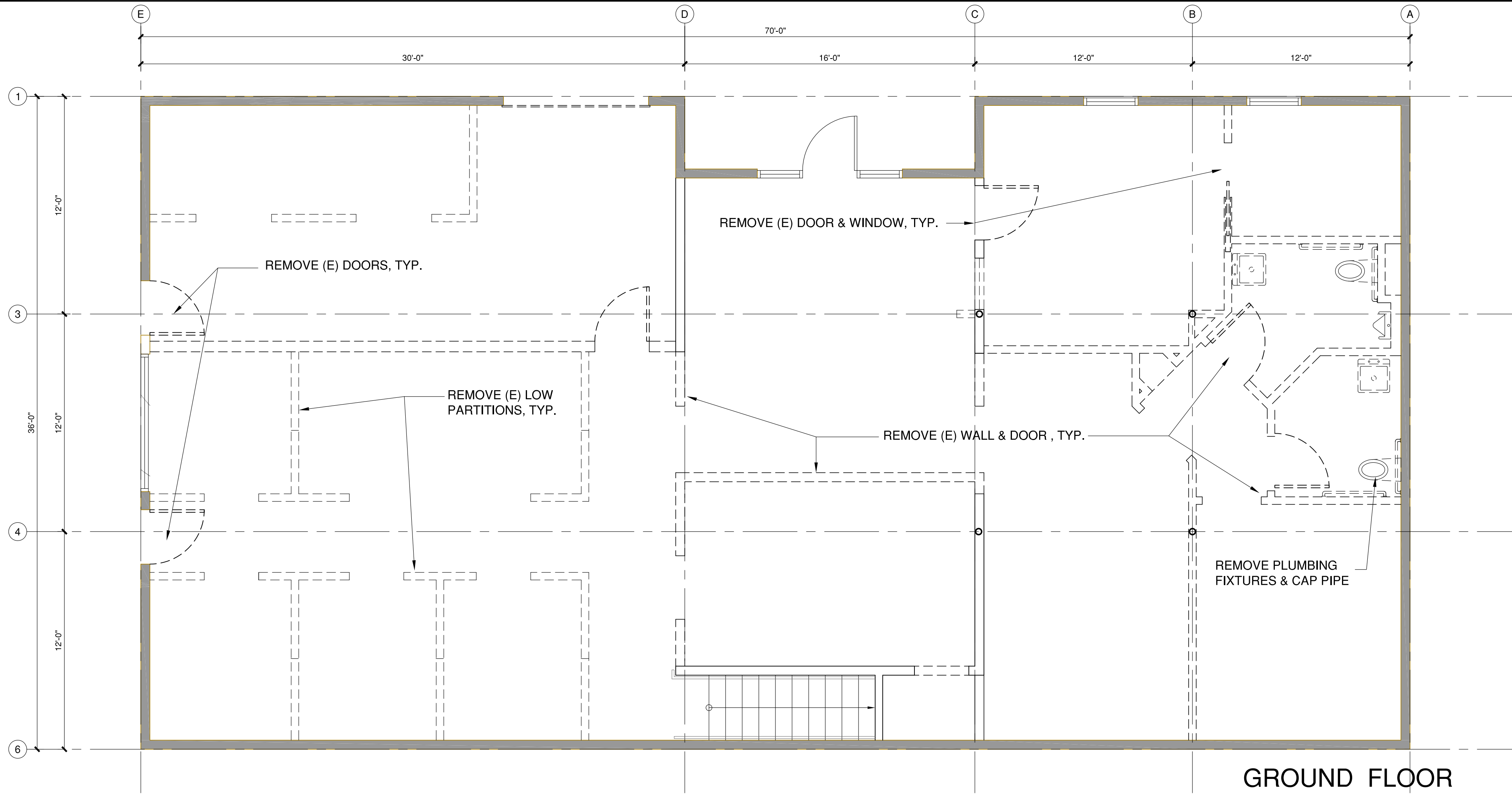
OWNER/TENANT:
DR. JOEL CHOI

(408) 891-1751

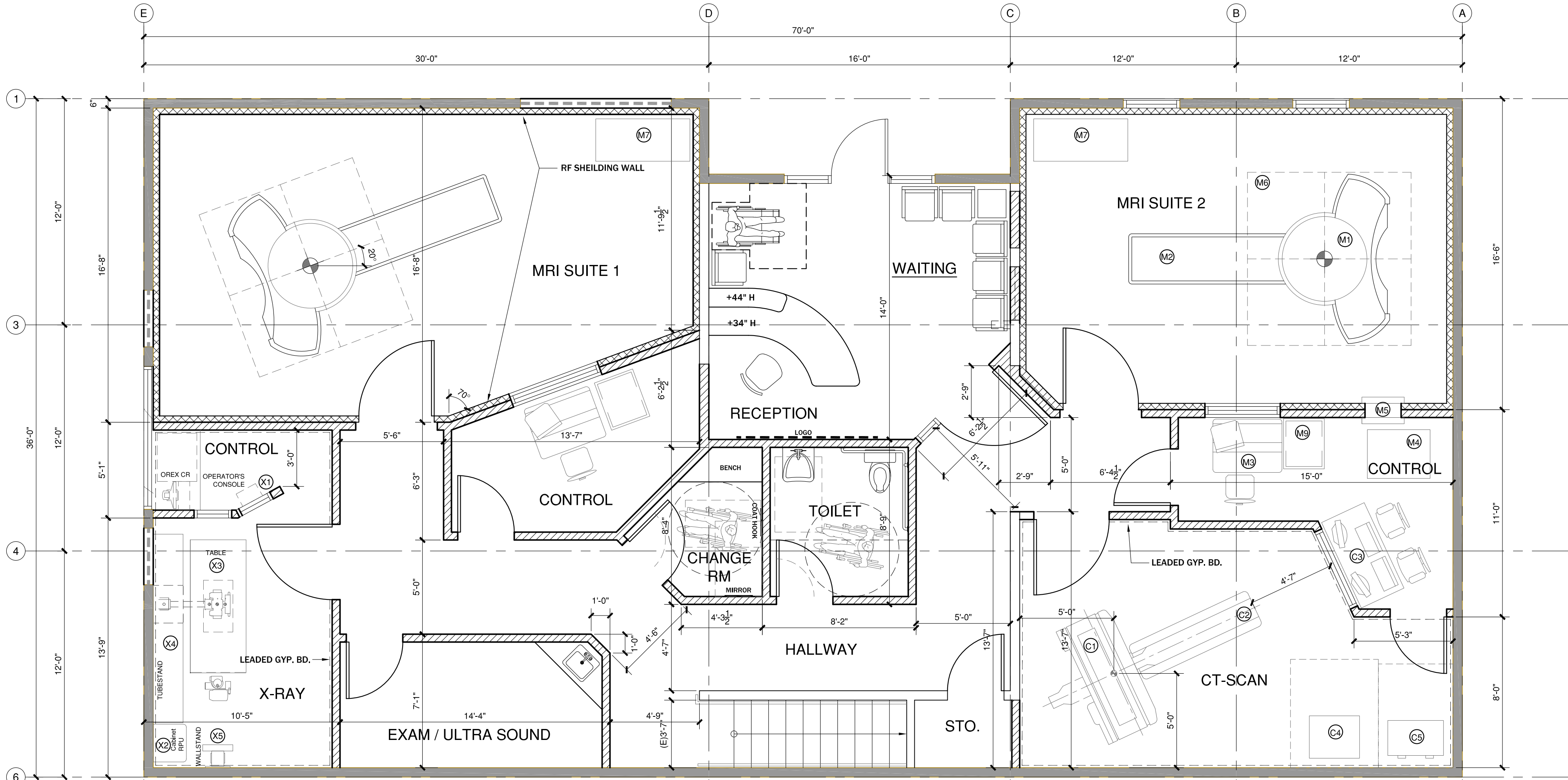
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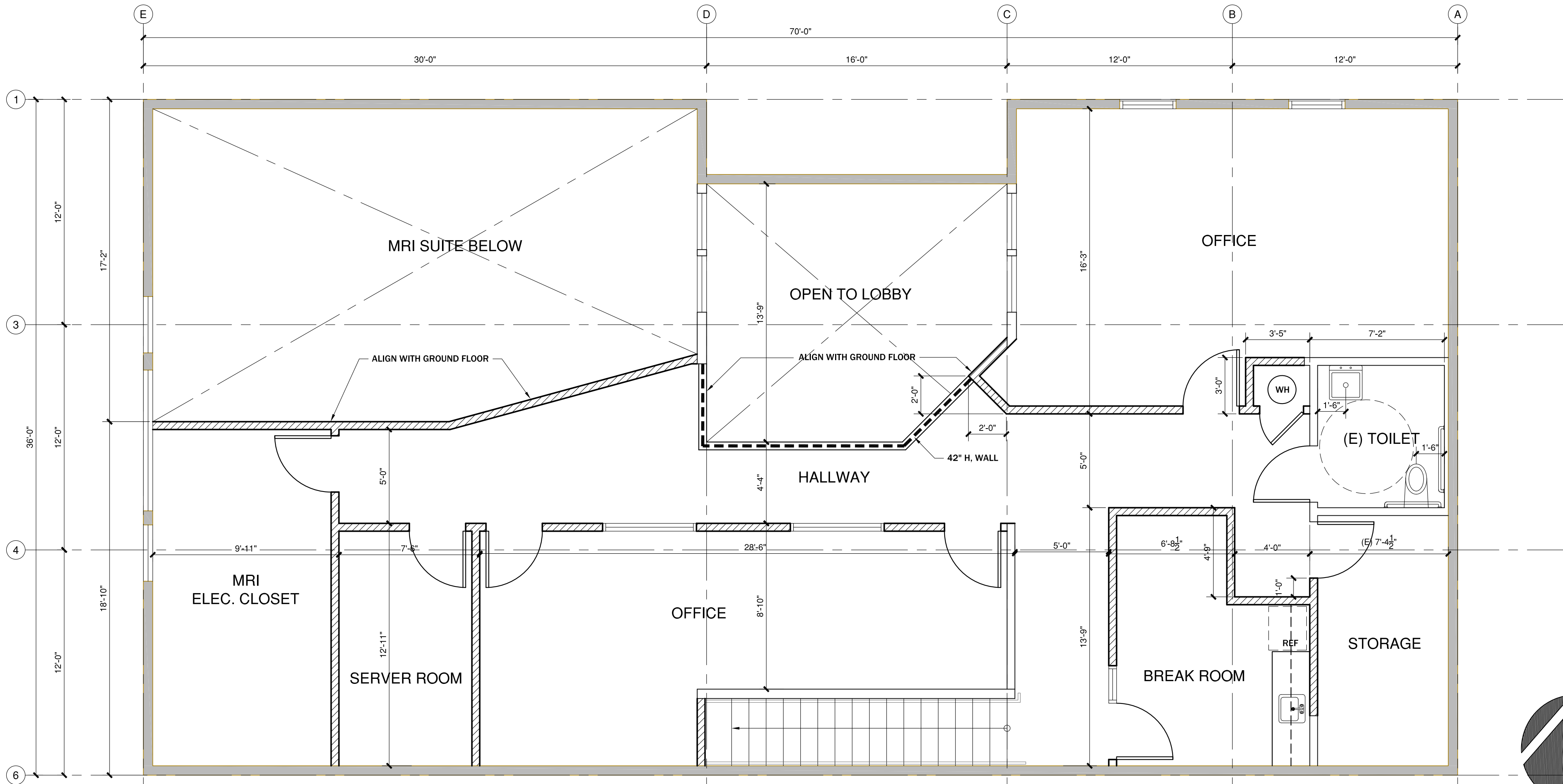
REVISION:
DATE: 09-26-2024
PROJECT NO: 24-794
SCALE: AS SHOWN
DRAWN: HL
CHECK: HL
SHEET TITLE
DEMOLITION FLOOR PLAN
SHEET NO.
AS2.0
OF SHEETS



EQUIPMENT LIST				
	Equipment	Dimension (WxDxH)	Note	
X-RAY (QUANTOM)	X1	QG-40 CONSOLE	18"W x 12"D x 3"H	5 lbs
	X2	QG-40 RPU CABINET	24"W x 20"D x 36"H	380 lbs, 4000 BTU
	X3	RADIOGRAPHIC TABLE	85"W x 36"D x 33"H	500 lbs, 230 BTU
	X4	TUBE STAND	120"W x 50"D x 90"H	796 lbs, 450 BTU, FLOOR MOUNTED
	X5	VERTICAL WALLSTAND	24"W x 14"D x 86"H	130 lbs
MRI (Hitachi / AIRIS II)	M1	Gantry (MRI)	9'-0" x 5'-11" x 6'-5"	
	M2	Patient Table	2'-9" x 7'-9" x 3'-0"	
	M3	MRI operation workspace	4'-0" x 2'-6" x 2'-6"	
	M4	MRI cabinet	3'-4" x 2'-7" x 5'-10"	
	M5	Filter Panel	2'-3" x 6'-2" x 3'-9"	
	M6	Shim Plates	4'-7" x 4'-7" x 1/8"	
	M7	Coil Storage Cabinet	5'-0" x 2'-3" x 4'-4"	
	M8	Speaker	6" x 6" x 8"	Wall mount
	M9	UPS (Optional)		
	M10	Laser Imager (Optional)		
CT (Hitachi / CXR-4)	C1	CXR-4 CT Gantry	6'-6"x2'-9"x6'-0"	
	C2	Patient Table	2'-0"x7'-0"x1'-5"	
	C3	Workstation		
	C4	Transformer	2'-8"x2'-3"x3'-0"	
	C5	X-RAY Controller	3'-0"x1'-11"x5'-9"	



GROUND FLOOR



SECOND FLOOR

PROPOSED FLOOR PLANS

1/4"=1'-0"

01

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PROJECT NO:	24-794
SCALE:	AS SHOWN
DRAWN:	HL
CHECK:	HL
SHEET TITLE	PROPOSED FLOOR PLAN
SHEET NO.	AS2.1
	OF SHEETS

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SCALE: AS SHOWN
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CHECK: HL

SHEET TITLE

BUILDING
ELEVATIONS

SHEET NO.

AS3.1

OF SHEETS

