



PINOLE PLANNING COMMISSION MEETING AGENDA

April 14, 2025

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](https://us02web.zoom.us/j/86505375301). 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@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 dhanham@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 hbelle@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 February 24, 2025

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. UP25-0002. Club Pilates
2. UP25-0003 Sixteenth Studio

H. OLD BUSINESS

I. NEW BUSINESS

1. Appian Village Final Map Consistency Review

J. CITY PLANNER'S/COMMISSIONER'S REPORT

K. COMMUNICATIONS

L. NEXT MEETING(S)

1. Planning Commission Regular Meeting on April 28, 2025 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: _____

DRAFT

MINUTES OF THE REGULAR MEETING
PINOLE PLANNING COMMISSION

February 24, 2025

THIS MEETING WAS HELD IN A HYBRID FORMAT
BOTH IN-PERSON AND ZOOM TELECONFERENCEA. **CALL TO ORDER:** 7:02 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
Justin Shiu, Senior Planner

Chairperson Menis reported he had ex parte communications having sent emails to his mailing list covering the items on the meeting agenda.

E. **CITIZENS TO BE HEARD**

Anthony Vossbrink, commended the Planning Commission and the Planning Manager for being responsive to encouraging public engagement during public comment and throughout the meeting as opposed to the City Council and other City Commissions that wanted comments in writing and did not want to provide a response in writing via email or telephone. He otherwise asked why the latest Traffic and Pedestrian Safety (TAPS) Committee meeting had been canceled at the last minute. Interested participants had been locked out with no posting on the bulletin board at City Hall or through Pinole Community Television (PCTV). He had later learned that all of TAPS meetings had been canceled for the month of February due to a staff shortage and he asked how often staff met with the City Council to ensure information that should be made available to the public would be discussed.

1 Mr. Vossbrink also asked whether there had been any changes in statute that the Planning
2 Commission may review making it easier for businesses to open their doors and obtain a
3 license to do business in the City of Pinole. He noted the City of San Ramon was revisiting
4 its statutes since it too had many retail vacancies and he suggested the City of Pinole
5 should be making it easier for people to do business in Pinole. He also asked about the
6 status of a meeting with the Safeway/Tara Hills property owner.
7

8 Planning Manager David Hanham explained he was not involved in the
9 Manager's/Department Head meetings and was unsure what was discussed during those
10 meetings unless it involved something he was directly tasked to do. As to the status of
11 the TAPS meetings, the Public Works Department had been short-staffed and a new
12 Public Works Director was to start in the next week. He was uncertain who would staff
13 the TAPS meetings and acknowledged the meetings had been canceled for the month of
14 February. As to the status of the Safeway/Tara Hills property, staff had not met with the
15 property owner but was working to schedule a meeting. Any meeting with the private
16 property owner would be confidential since no application had been proposed. The
17 Planning Commission would be kept apprised once an application had been submitted.
18

19 **F. MEETING MINUTES**

20 1. Planning Commission Meeting Minutes for January 27, 2025

21
22 Chairperson Menis referenced Page 13 of 42 of the agenda packet, Lines 39 through 48,
23 as shown, and commented it appeared there was some duplicate wording. He was
24 uncertain that was the final text and asked that be double checked to ensure clarity.
25
26

27 Mr. Hanhan clarified the statement, as shown, included some original text in italics from
28 Section 17.32.020 of the Pinole Municipal Code (PMC). The paragraph showed what was
29 said, having been underlined, and what had been changed in the same paragraph, which
30 could be modified to reflect the new text.
31

32 Chairperson Menis suggested the second to last sentence of the statement, Lines 43
33 through 46, could be revised to read:
34

35 *The remaining affordable rental units of the 15 percent must be affordable.*
36

37 Senior Planner Justin Shiu again explained why the revision had been made and shown
38 as it had in the meeting minutes per the Planning Commission's discussion during the
39 January 27, 2025 meeting.
40

41 Chairperson Menis again recommended the second to last sentence of the same
42 paragraph be revised to read:
43

44 *The remaining affordable rental units of the 15 percent must be affordable.*
45

46 Senior Planner Justin Shiu clarified the actual wording would be in the ordinance itself
47 providing the clarity but the phrasing could be modified.
48

49 Mr. Hanham cautioned removing language that was in the ordinance.

Chairperson Menis offered a motion to adopt the meeting minutes, subject to his recommended revision to Lines 43 through 46.

Commissioner Sandoval asked if the Planning Commission was approving the meeting minutes in totality or just the revisions, and if just the revisions, asked why the meeting minutes could not be approved at one time, subject to revision.

Chairperson Menis suggested it made sense to approve one item at a time but withdrew his motion.

There were no further revisions to the January 27, 2025 meeting minutes.

Chairperson Menis restated his motion.

MOTION with a Roll Call vote to approve the Planning Commission Meeting Minutes for January 27, 2025, as modified by the Chair.

MOTION: Menis

SECONDED: Bender

APPROVED: 6-0-1

ABSTAIN: Martinez

G. PUBLIC HEARING

1. PA25-0002 Accessory Dwelling Unit Amnesty Program

Senior Planner Justin Shiu provided a PowerPoint presentation on PA25-0002, Accessory Dwelling Unit (ADU) Amnesty Program. He recommended the Planning Commission recommend to the City Council the adoption of proposed Municipal Code Amendments as provided in Resolution 25-02, as contained in Attachment A, Exhibit A of the February 24, 2025 staff report, or with additional recommendations for revisions as provided by the Planning Commission.

PUBLIC HEARING OPENED

Responding to questions from the Planning Commission, Messieurs Hanham and Shiu clarified the following:

- After the sunset of the ADU Amnesty Program, if the ADU was found to be substandard it would roll over into a Code Enforcement case in order to bring it into compliance and ensure it met health and safety standards, to be considered on a case-by-case basis. The ADU would be required to meet the current Building Code standards at that time. Depending on what had been constructed, it may involve a modification or a demolition. The ADU must be code compliant regardless; if not, it could lead all the way to demolition. Staff hoped people would take advantage of the Amnesty Program since amnesty allowed for some flexibility but strict application of the Building Code and compliance with Health and Safety Code standards. (Sandoval)
- The Amnesty Program provided notification from the City, but not a typical public hearing notice, since it would fall under a Building Permit or Administrative Permit requirement, which did not involve notification.

1 Noticing would be framed in the way noticing and information would be provided to
2 the property owner or the person participating in the Amnesty Program, letting them
3 know of eligibility, options available including the checklist that was available, ability
4 to seek out third party inspections and consultation from staff. The City had one Code
5 Enforcement Officer on staff with the expectation word would spread about the
6 Amnesty Program and information would be posted on the City website, although a
7 traditional meeting notice would not be provided. (Sandoval)
8

- 9 • The City's current inspection rate was unknown but could be researched. As to when
10 the City would have its own version of the checklist, that was anticipated in the next
11 few months with various ordinance update packages would be presented to the City
12 Council at its next meeting including consideration of the Amnesty Program. Building
13 Department staff had been working on the checklist, which was close to being
14 released and may coincide with the various ordinance updates. (Lam-Julian)
15
- 16 • The City website would be updated with information about the Amnesty Program.
17 Staff could speak with the Community Development Director whether a sheet of
18 information could be prepared for those interested in the Amnesty Program. (Lam-
19 Julian)
20
- 21 • The number of legal ADUs in the City of Pinole could be tracked but the number of
22 unpermitted ADUs was unknown. Part of the goal of the Amnesty Program was to
23 legalize those unpermitted units and provide a pathway for additional housing units
24 that could be utilized, those that met health and safety standards. Typically, one to
25 two ADUs go through the legalization process through the Building Department. The
26 Housing Element set a target of three to five ADUs per year, with the City to meet
27 that standard through more participation in the Amnesty Program and with increased
28 interest from the general public. (Vice-Chairperson Martinez)
29
- 30 • Page 28 of 42 of the agenda packet, Attachment B, Housing Element Programs
31 Associated with ADU Amnesty Program, Program 4. Facilitate ADU Protection, Fee
32 Waivers for Affordable ADUs; reference to *PLHA or in-lieu fees* in this section referred
33 to the Pinole Low Income Housing Fund or may refer to a fund through the Successor
34 Agency as part of the former Redevelopment Agency, which would have to be
35 clarified (although staff noted the successor funds had been expended) and
36 acknowledged PLHA should be spelled out. (Vice-Chairperson Martinez)
37
- 38 • Page 32 of 42 of the agenda packet, Amnesty Program for Unpermitted Dwelling
39 Units Owner's Pre-Submittal Questionnaire and Checklist, and the different types of
40 construction for an unpermitted ADU, acknowledged a request to have someone
41 review foundations to ensure they were solid or be added as an item for review.
42 Clarified the City's Chief Building Inspector reviewed all foundations to ensure
43 compliance with health and safety guidelines and appropriate construction for the
44 type of structure being built. (Vice-Chairperson Martinez)
45
- 46 • Page 37 of 42 of the agenda packet, Amnesty Program for Unpermitted Dwelling
47 Units Owner's Pre-Submittal Questionnaire and Checklist, Alarm and Fire Protection
48 Systems, acknowledged a request for more clarity on the required ADU setbacks.

1 The questionnaire had asked whether the ADU was located within 150-feet of the
2 public right-of-way (ROW), which involved a requirement of the Contra Costa County
3 Fire Protection District, (CCCFPD), and was used to assess the distance from the
4 ADU to the curb to ensure fire trucks had enough access and distance to reach the
5 ADU. Most lots were within 150-feet of a fire hydrant with ADUs at the rear of the
6 lots. If there was more than 150-feet from a fire hydrant, more requirements such as
7 sprinklers or fire suppression may be required by the CCCFPD. (Vice-Chairperson
8 Martinez)
9

- 10 • Acknowledged a request to capture the rental pricing for the ADU at the beginning of
11 the process to ensure the unit met one of the various income categories pursuant to
12 state guidelines. Clarified the City was in the process of creating a survey form or
13 some other method along those lines for those applying for ADUs to understand the
14 affordability levels. The City's Housing Element had indicated that the City was on
15 track to reach its Regional Housing Needs Allocation (RHNA) if everything that had
16 been approved or was in the pipeline was built, but acknowledged a shortage in the
17 Moderate and Very Low-Income categories. (Vice-Chairperson Martinez)
18
- 19 • Page 28 of 42 of the agenda packet, Attachment B, Housing Element Programs
20 Associated with ADU Amnesty Program, Program 4. Facilitate ADU Protection, Fee
21 Waivers for Affordable ADUs, reference to PLHA and acknowledged the Chair's
22 correction that the reference was to the Permitted Local Housing Allocation Program,
23 a fund source provided by the State Department of Housing and Community
24 Development (HCD). (Chairperson Menis)
25
- 26 • Page 28 of 42, Attachment B, Housing Element Programs Associated with ADU
27 Amnesty Program, Program 4. Facilitate ADU Protection, Fee Waivers for Affordable
28 ADUs, clarified there are provisions in state law and HCD guidance that the City could
29 not deed restrict ADU units as affordable units. (Chairperson Menis)
30
- 31 • Page 27 of 42, Chapter 17.70 Accessory Dwelling Units and Junior Accessory
32 Dwelling Units, Section 17.70.070 Amnesty and Enforcement Delay Ordinance for
33 Unpermitted ADUS and JADUS, G. Sunset Provisions, 1., which read: *Applications*
34 *for Amnesty JADU/ADU Permits and enforcement delays will not be approved after*
35 *January 2, 2030; and G.2, which states No enforcement delays shall extend beyond*
36 *January 1, 2035, at which point this Section shall be repealed.* A notice could be
37 provided to the property owner to ensure progress was being made on building
38 permits during the five-year period, and if progress was not made, the program
39 technician would catch that. The Planning Division would also be involved in the
40 Amnesty Program and would provide additional monitoring of the time frames. (Huey)
41
- 42 • ADUs would be eligible for the City's Energy Rebate Program. (Huey)
43
- 44 • Assuming the Amnesty Program goes live before the Energy Rebate Program, and
45 whether a hyperlink to the Energy Program could be provided, would be brought up
46 with the Community Development Director. (Huey)
47
48

- There was nothing in the Amnesty Program to prevent a landlord from raising the rent after legalizing the ADU and nothing in state law establishing that standard, which was difficult to enforce. Many ADUs may be considered affordable by design, but they could be rented out for exorbitant amounts in the Bay Area; however, by their nature they may be rented out at a lower cost. There was no specific program requiring rentals at certain rates. (Huey)
- Page 28 of 42 of the agenda packet, Attachment B. Housing Element Programs Associated with ADU Amnesty Program, Program 4. Facilitate ADU Production, ADU Tracking, whether this information could be available to the public could be evaluated and a Public Records Act request (PRA) could be made. Staff was looking at potential software associated with ADUs as a means of providing information and may show where ADUs had been developed or the areas eligible for ADUs. (Uch)
- Once an ADU had amnesty, it would be officially catalogued once fully legalized and under the amnesty permit with an application number to recognize the unit had been developed under the Amnesty Program, which may contain different standards from the typical building permit standards. (Uch)
- Pages 26 and 27 of 42 of the agenda packet, Chapter 17.70, Accessory Dwelling Units and Junior Accessory Dwelling Units, Section 17.70.070 Amnesty and Enforcement Delay Ordinance for Unpermitted ADUs and JADUs, C. Application Process, 1. Amnesty JADU/ADU, which read: *The owner of an Unpermitted Junior/Accessory Dwelling Unit that can provide suitable proof that said unit was constructed prior to January 1, 2020, may submit an Amnesty JADU/ADU Permit application in the form and manner prescribed by the Community Development Director or their designee. Suitable proof includes but is not limited to*, subsections (a) through (f), clarified one could choose one of the options shown. (Huey)
- Pages 26 and 27 of 42 of the agenda packet, Chapter 17.70, Accessory Dwelling Units and Junior Accessory Dwelling Units, Section 17.70.070 Amnesty and Enforcement Delay Ordinance for Unpermitted ADUs and JADUs, C. Application Process, 1. Amnesty JADU/ADU, (a) Assessor's records, clarified sometimes it was reported to the assessor there were additional structures on a property, and in most cases it was an accessory structure that was reported but was not necessarily a living unit. There would be a review of the number of structures on the property and if an accessory structure required a permit that would be reported. (Bender)
- Page 26 of 42 of the agenda packet, Chapter 17.70, Accessory Dwelling Units and Junior Accessory Dwelling Units, Section 17.70.070 Amnesty and Enforcement Delay Ordinance for Unpermitted ADUs and JADUs, B. Eligibility and Owner Rights, 1, acknowledged it may be a duplicate of the statement in Section B and it could be stricken, or this section could be renumbered accordingly. (Chairperson Menis)
- Page 27 of 42 of the agenda packet, Chapter 17.70, Accessory Dwelling Units and Junior Accessory Dwelling Units, Section 17.70.070 Amnesty and Enforcement Delay Ordinance for Unpermitted ADUs and JADUs, F. Enforcement Actions, 1. Notice and Compliance Requirements, subsections (a) and (b), as shown,

acknowledged there may be some overlap with the two sections in terms of setbacks and other requirements and staff clarified the statements in the two subsections.

- Page 20 of 42 of the agenda packet, ADU/JADU Amnesty Program Process, clarified the information contained therein as it related to the prior discussion. Also clarified in the event a property owner requested a delay in enforcement to legalize the ADU, they would have five years as long as it did not have public health and safety issues whereas it must be legalized immediately. Acknowledged a concern the text appeared clear with the staff report clearer, amnesty only applied to a narrow subset of potential Pinole Municipal Code violations and not to all of the Building Code requirements, although that was not what the text in the ordinance said and acknowledged the public may view it that way by default. Staff clarified the building checklist/pre-submittal checklist would allow review of the substandard conditions. (Chairperson Menis)
- Page 27 of 42 of the agenda packet, Chapter 17.70, Accessory Dwelling Units and Junior Accessory Dwelling Units, Section 17.70.070 Amnesty and Enforcement Delay Ordinance for Unpermitted ADUs and JADUs, F. Enforcement Actions, 2, Penalties, clarified this section applied only to ADUs/JADUs. (Chairperson Menis)

PUBLIC HEARING OPENED

There were no comments from the public.

PUBLIC HEARING CLOSED

Commissioner Bender felt sorry for Building Department officials because he was uncertain how to verify foundations absent documentation or through core drilling and was concerned the Building Department would have to go through that portion of the checklist to be developed by staff since it would be a task.

Mr. Hanham explained that staff would be looking for cracks and if the foundation was on a slab whether the slab was clean but he agreed it could be a task if noticing cracks or wrong blocks.

Commissioner Bender remained concerned but agreed enforcement was something that was sorely needed in the community.

Chairperson Menis reiterated his prior questions that the exact boundaries of what the amnesty applied to should be clear in the public facing documents, to match with the text of the ordinance itself, and the ordinance should be amended as previously discussed. He asked about the number of pages expected for the pre-submittal questionnaire and checklist. When told that due to formatting, the document may be shorter, he noted the checklist was not stated explicitly in the ordinance but the City may draft and amend it as it sees fit per Section 17.70.070 Amnesty and Enforcement Delay Ordinance for Unpermitted ADUS and JADUS, E. City Support and Resources, 2. which read: *An online self-assessment checklist for owners of Unpermitted Junior/Accessory Dwelling Units interested in pursuing an Amnesty JADU/ADU Permit.*

1 Mr. Hanham confirmed the code outlined the fact that the City would have a checklist, which
2 allowed the City to devise the checklist as needed.

3
4 Chairperson Menis referenced the clock for the enforcement delay, with a maximum of five
5 years per request, and asked if an owner went through the building inspection and requested
6 a delay for five years but finished the work after four years and code enforcement found a
7 new issue in that time period whether a new five-year clock would start at that point.

8
9 Mr. Shiu explained that if finding another issue that was related to the ADU, the ADU unit
10 would no longer be qualified to be in the program.

11
12 Mr. Hanham advised that once a correction was made and the ADU unit became a legal unit
13 and additional complaint was filed, it would be handled through the normal complaint system.

14
15 Chairperson Menis reiterated his question about the five-year period, and Messieurs Shiu and
16 Hanham clarified that if the process had never been closed out, it would be in the initial five-
17 year period.

18
19 Chairperson Menis offered a motion, seconded by Commissioner Bender to amend Page
20 26 of 42 of the agenda packet, as follows:

- 21
22 • Section 17.70.070 Amnesty and Enforcement Delay Ordinance for Unpermitted
23 ADUS and JADUS, B. Eligibility and Owner Rights, strike subsection 1 which read:
24 *The owner of an Unpermitted Junior/Accessory Dwelling Unit has a right to*
25 *request;* replace bullet point (a) to read: 1 and replace bullet point (b) to read 2.

26
27 **MOTION** with a Roll Call vote to amend Page 26 of 42 of the agenda packet, as follows:

- 28
29 • Section 17.70.070 Amnesty and Enforcement Delay Ordinance for Unpermitted
30 ADUS and JADUS, B. Eligibility and Owner Rights, strike subsection 1 which read:
31 *The owner of an Unpermitted Junior/Accessory Dwelling Unit has a right to*
32 *request;* replace bullet point (a) to read: 1 and replace bullet point (b) to read: 2.

33
34 **MOTION: Menis**

SECONDED: Bender

APPROVED: 7-0

35
36 Commissioner Bender offered a motion to recommend to the City Council the adoption of
37 proposed Municipal Code Amendments as provided in Resolution 25-02, as contained in
38 Attachment A, Exhibit A of the February 24, 2025 staff report.

39
40 Mr. Hanham explained the motion would be to recommend that the City Council adopt an
41 ordinance amending Chapters 17.70 to add an Accessory Dwelling Unit (ADU) Amnesty
42 Program to the Pinole Municipal Code, with the amendments previously approved.

43
44 **MOTION** with a Roll Call vote to recommend City Council adoption of an ordinance amending
45 Chapters 17.70 to add an Accessory Dwelling Unit (ADU) Amnesty Program to the Pinole
46 Municipal Code, subject to:

- 47
48 • Revise Section 17.70.070 Amnesty and Enforcement Delay Ordinance for
49 Unpermitted ADUS and JADUS, B. Eligibility and Owner Rights, strike subsection
50 1 which read: The owner of an Unpermitted Junior/Accessory Dwelling Unit has a

right to request; replace bullet point (a) to read: 1 and replace bullet point (b) to read 2.

MOTION: Bender

SECONDED: Menis

APPROVED: 7-0

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

H. OLD BUSINESS: None

I. NEW BUSINESS: None

J. CITY PLANNER'S/COMMISSIONER'S REPORT

Messieurs Hanham and Shiu provided updates on the following:

- With the approval of the Amnesty Program staff would be taking further amendments related to the Housing Element implementation to the City Council to be considered at a meeting in March.
- The Objective Development Design Standards would be prepared in a final draft form to be presented to the Planning Commission soon.
- Staff was working on the final maps for Appian Village and the Hazel Street Subdivision.
- The Affordable Housing Agreement for Appian Village had been sent out for approval.
- Staff continued to work with the developer of Pinole Shores II, which had some fire issues yet to be resolved with building plans to be issued.
- SAHA and Vista Woods were on final inspections to receive Certificates of Occupancy (COOs).
- Appian Village was moving forward and anticipated to have permits in hand in April/May.
- The Planning Commission Ad-Hoc Committee would meet on February 26 at 1:00 p.m. to discuss the proposed parklet regulations.
- Staff hoped to meet with the property owners of Appian 80 in the next few weeks to discuss the status of the property. No application had been filed but staff hoped to have an idea of future plans soon.
- Staff was considering alternative uses and a potential new business owner at the old Pinole Bank building located at 890 San Pablo Avenue.
- Staff continued to work on the Housing Element Implementation and the City had hired a Housing Fellow from Partnership for the Bay's Future for a two-year period.

Chairperson Menis asked about the status of the Kmart property and BCRC projects.

1 Mr. Hanham reported staff was completing lot line adjustments for the Kmart property and
2 working with the property owner to see whether the Kmart building remained viable given
3 there had been some roof damage over past winters, and because the current entitlements
4 involved deadlines.

5
6 Mr. Shiu reported BCRE was still working on grading permits.

7
8 Mr. Hanham also announced that with the passage of Measure I input was being sought from
9 the community on how to support essential services such as public safety, roads, and parks,
10 with input able to be provided via a survey at www.pinole.gov/city-measures or attendance
11 at an in-person Measure I Workshop scheduled for Saturday March 1, 2025 at 9:00 a.m. at
12 the Senior Center. The workshop would be available in-person only and not virtually.

13
14 Vice-Chairperson Martinez commented on work being performed on Appian Way for Appian
15 Village and Vista Woods, changes to the underground infrastructure and the fact it appeared
16 the contractors doing the work were repairing some areas where they were working. While
17 the contractors involved in that work were doing a great job, other contractors doing work in
18 the area were only replacing the gravel and not sealing the roads, which were getting
19 progressively worse. He asked whether the project conditions or the City would ensure the
20 quality of the road work was at a required City standard.

21
22 Mr. Hanham explained much of the work referenced was done at the end of a project and
23 much of the work along San Pablo Avenue was part of a seal project for the City and not
24 associated with the Vista Woods development, which had finalized its improvements. He
25 could speak with the Public Works Department to learn of the status of projects, to ensure
26 the pavement was put back in a manner where it was not breaking up every two weeks or
27 every rain storm. He acknowledged the City's roads were in poor shape and the Public
28 Works Department was currently short-staffed. He did not see any changes until the new
29 Public Works Director was available and the City's Capital Improvement Plan (CIP) was
30 approved.

31
32 Mr. Hanham also reported there remained some work yet to be completed for the Appian
33 Village development and once the permits were pulled and buildings built more public off-site
34 improvements would be realized.

35
36 Commissioner Lam-Julian referenced the Appian Village development and asked whether
37 the construction crew could inform the City when they would be ramping up construction
38 given concerns with congestion and the proximity of multiple schools in the area.

39
40 Mr. Hanham advised there would be some notices posted when the project progressed, likely
41 in May/June.

42
43 Chairperson Menis understood the City planned to hold the Senior Food Distribution on
44 February 25, 2025 at the Senior Center from 10:00 to 11:00 a.m. but asked staff whether
45 that was still happening, and Mr. Hanham was uncertain whether or not that was the case.

46
47 Chairperson Menis reported the February 26, 2025 Community Services Commission
48 meeting had been canceled and an in-person Measure I Workshop had been scheduled for
49 Saturday, March 1, 2025 at 9:00 a.m. at the Senior Center, with more information on the City
50 website.

1 PUBLIC COMMENTS OPENED

2
3 Anthony Vossbrink, asked about the status of the Safeway/Tara Hills property and his
4 understanding Safeway/Albertson's had removed themselves from the project, which he
5 suggested was a black eye for the City. He asked why the company had backed out, whether
6 it involved the unsuccessful Kroger merger or the fact that a gas station would not be
7 permitted as part of the project as a result of City Council action last year. He suggested the
8 City should have been more proactive and more open to different things. He referenced
9 former Mayor/Council member Pete Murray who had asked that the City go back and
10 consider electric vehicle (EV) charging stations along with a gas station for the site rather
11 than a moratorium prohibiting more gas stations while the City had grandfathered-in the
12 Valero/Union 76 Gas Station. He also expressed concern with the loss of taxes to the City
13 of Hercules and other neighboring communities with the loss of a gas station and anchor
14 tenant on the property.
15

16 Mr. Vossbrink also commented on his understanding the City would be out \$250,000 for a
17 new HVAC system and roof for the Senior Center and referenced a prior City Council, which
18 had opted out of having the roof repaired at that time. He pointed out costs had doubled or
19 tripled for the repairs since that time. Further, he asked about the status of the Faria House,
20 property at 900 San Pablo Avenue and the caretaker's house given his understanding the
21 City Council recently had a Closed Session about the status of real property.
22

23 PUBLIC COMMENTS CLOSED

24
25 Chairperson Menis reported the status of the caretaker's house would be discussed during
26 the Measure I Workshop and was one of the actions on the City's Measure I page. As to the
27 Safeway project, he understood the permit for the original entitled project with a gas station
28 had expired.
29

30 Mr. Hanham explained the owner of the Safeway property, Hillsborough Properties, had
31 owned the property for 30 to 40 years and had proposed the Pinole Square Project, which
32 had approved entitlements including a gas station. Hillsborough Properties subsequently
33 sold the property to Balboa Properties who let the entitlements expire and there was no
34 entitlement or known plan and nothing from an applicant standpoint or design review
35 standpoint for Safeway. The City had been taken aback about Safeway closing and while
36 Safeway had notified City Hall the City had no control over Balboa Properties and had no say
37 about its tenants. The City became involved when a property was blighted and the City had
38 conducted a lot of code enforcement on the property related to fencing to block trucks. Until
39 the property owner submitted a project, the City could only sit back and wait. The City
40 recognized the importance of Safeway and having a grocer in the area and staff planned to
41 meet with Safeway but due to numerous circumstances an upcoming meeting had been
42 rescheduled. The City was working with Balboa Properties to learn of any plans for the
43 property, when and whether something would be submitted and when the public could be
44 informed.
45

46 With respect to the gas station moratorium, Mr. Hanham confirmed the moratorium prohibited
47 any new gas stations in the City of Pinole but he could not confirm whether that was the
48 trigger for Safeway to close. Additionally, he understood the Faria House was on the market
49 for sale, but he was uncertain if there was a buyer and he was unaware of the status of a
50 recent Closed Session with the City Council.

1 **K. COMMUNICATIONS**

2
3 Chairperson Menis reported as part of the last City Council meeting and with respect to the
4 adoption of the PAL Program, there would be an ongoing outreach process with respect to
5 what needed to be permitted for window, door, or weather-stripping replacement. He asked
6 whether it would be possible for the Planning Commission to have an informational item with
7 the Community Development Director invited to explain what items would require a permit
8 as part of the program.
9

10 Mr. Hanham advised he would speak with the Community Development Director and Chief
11 Building Official to see whether a presentation could be made or information could be
12 provided to the Planning Commission.
13

14 **MOTION** with a Roll Call vote to request a presentation to the Planning Commission on the
15 PAL Program and various building permit requirements, as a future agenda item.
16

17 **MOTION: Menis**

SECONDED: Huey

APPROVED: 7-0

18
19 **L. NEXT MEETING(S)**

20
21 The next meeting of the Planning Commission to be a Regular Planning Commission
22 meeting scheduled for March 10, 2025 at 7:00 p.m.
23

24 **M. ADJOURNMENT: 9:00 p.m.**

25
26 Transcribed by:

27
28 Sherri D. Lewis
29 Transcriber



PLANNING COMMISSION REPORT

G.1.

DATE: APRIL 14, 2025
TO: PLANNING COMMISSION
FROM: JUSTIN SHIU, CONSULTANT PLANNER
SUBJECT: UP25-0002. CLUB PILATES

RECOMMENDATION

Adopt Resolution 25-03 approving UP25-0002, a Conditional Use Permit application providing for the establishment of Club Pilates at 2814 Pinole Valley Road.

BACKGROUND

Applicants Melissa Miller (Club Pilates) and Kimberly Fogleman (Cal Helical Solutions) submitted an application requesting approval consideration for Conditional Use Permit UP25-0003 to establish Club Pilates at 2814 Pinole Valley Road. The proposal consists of creating a new Pilates studio within the existing tenant space. No exterior changes are proposed to the site.

The proposed use at 2814 Pinole Valley Road (APN 401-310-021) is located in the Pinole Valley Shopping Center, at the southern portion of the center between MOD Pizza and Pinole Valley Orthodontics. The approximately 1,811 square foot tenant space is currently vacant. It was previously occupied by a Jenny Craig commercial business. The location can be accessed from Pinole Valley Road. Vehicular access is provided via two driveways leading into the shopping center's parking lot. Pedestrian access is provided by sidewalks along Pinole Valley Road connected to the interior walkways of the shopping center. Bicycle parking is available approximately 30 feet to the east of the tenant space (in front of MOD Pizza) and 100 feet to the west (next to PhoHoa). The bus stop served by WestCat is located approximately 430 feet from the tenant space.

The project is located along Pinole Valley Road, within an area regulated by the Three Corridors Specific Plan. The site and Pinole Valley Shopping Center as a whole have a Specific Plan land use/zoning designation of Commercial Mixed Use (CMU) and are located within the Service Sub-Area of the Pinole Valley Road corridor. To the south and northeast of the site are commercial areas that share the same CMU and Service Sub-Area designations. The property to the east, at 2801 Pinole Valley Road, contains a variety of commercial uses and is in the same Service Sub-Area, but has an Office Professional Mixed Use (OPMU) designation. Properties to the west, across from Pinole Creek, are single family residences located outside the Three Corridors Specific Plan area and are zoned Suburban Residential (R-1) with a General Plan land use designation of Suburban Residential (SR).

The project falls under the land use classification of "Schools – Private, Special/Studio", which requires approval of a Conditional Use Permit (CUP). The Specific Plan lists in its definition of

“Schools – Private, Special/Studio” uses that include “facilities, institutions and conference centers that offer specialized programs in personal growth and development (e.g. fitness training studios, gymnastics instructions and aerobics and gymnastics studios, environmental awareness, arts, communications, management).” The Specific Plan requires approval of a CUP for establishment of a new use under “Schools – Private, Special/Studio” based on the land use designation, sub-area and corridor applicable to the site. Planning Commission is the approval authority for CUP applications. A draft resolution and conditions of approval are attached for approval consideration (Attachment A).

REVIEW AND ANALYSIS

Proposed Project

The proposed project aims to establish a Pilates studio at 2814 Pinole Valley Road. The applicant describes the project as a boutique Pilates studio that offers equipment-based, instructor-led Pilates classes with no more than 12 people per class, as well as 1:1 private training sessions. Classes and sessions are pre-booked at designated times starting on the hour or half-hour and range from 50 minutes for class to 60 minutes for private sessions. General operation descriptions provided by the applicant can be found in the Project Description (Attachment B).

Club Pilates proposes to be open to the public within the hours listed below:

- Monday/Wednesday – 6:30am to 2:30pm; 4:30pm to 8:30pm
- Tuesday/Thursday – 6:00am to 2:00pm; 4pm to 8:00pm
- Friday – 6:30am to 2:30pm; 4:30pm to 6:30pm
- Saturday/Sunday – 8:00am to 2pm

The applicant indicates the hours of operation are dictated by class offerings, with downtime between morning and evening sessions during the weekdays and after classes end on weekend for administrative tasks and cleaning. The proposed hours are incorporated in the draft conditions of approval (Attachment A).

Classes may accommodate up to 12 clients, with each class lasting approximately 50 minutes and up to 12 classes per day at full operations. From past experience, the applicant has indicated that their oldest/busiest studio is still not at full utilization and averages 8-10 people per class. The 50 minutes class scheduling allows for a 10 minute transition window between classes to facilitate the flow of clients entering and exiting the studio between the end of one class and beginning of another.

Visitors may arrive through a variety of means, although it is expected that most will park rather than be dropped off if arriving by car. Parking is more likely than drop-offs due to the short length of the 50-minute classes, however drop-offs may occur for those with companions running errands at neighboring establishments. Per the applicant, they have had clients and employees who walk or bike since they tend to draw from nearby neighborhoods. The applicant indicates dedicated bike parking inside the building is constrained due to the limited building footprint, but interior bike storage is rarely request. Additionally, bike parking is available outside the building.

No more than four employees are expected to be on site at a time. Typically, there

would be just two employees per shift. The use would have minimal to no amplified sound as the applicant indicates music is more ambient in the background as the instructor leads the class.

The project generally proposes to make minimal changes to existing built conditions. The applicant proposes to make tenant improvements to the interior of the space and plan to have signage installed on the exterior above the tenant space. The interior modifications are shown in the conceptual floor plans (Attachment C). The applicant is required to obtain a Building Permit from the Building Division for the proposed tenant improvements and signage installation and a Sign Permit from the Planning Division for sign design.

Additionally, comments have been received for the proposed use (Attachment D). The property managers for Pinole Valley Shopping Center expressed support for Club Pilates indicating that the use would bring a wellness and fitness option to the center that would attract a diverse range of customers, increase foot traffic, and enhance overall appeal of the center. They indicate the center experiences peak traffic around 3-4pm, but Club Pilates offers AM and PM class during off-peak times, reducing pressure on parking spaces during busy times. They further indicate average customer stay is 27 minutes and median stay is 18 minutes, which suggests high turnover of parking spots throughout the day to ensure parking remains available to customers even during peaks.

General Plan Consistency

The project meets the intent of the General Plan Land Use designation “Service Sub-Area (SSA)”, which is further expanded upon in the Three Corridors Specific Plan. SSA as described in the General Plan, Chapter 5 Land Use and Economic Development, is intended to “maintain and increase existing employment opportunities and encourage new housing opportunities while accommodating commercial uses that serve residents through mixed use development. This is a transitional area that serves residential neighborhoods in Pinole Valley and serves as a gateway immediately south of the historic Old Town.” As project provides commercial services available to residents, the project is compatible with the envisioned uses in SSA.

The project is located on land designated to allow for commercial services and contributes to the variety of commercial services along Pinole Valley Road, 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 Pinole Valley Road corridor of the Three Corridors Specific Plan. As such, the project review also considers the allowable land use and development standards of the Pinole Valley Road corridor in the Specific Plan.

In the Pinole Valley Road Corridor, the site is within the Service Sub-Area. The Service Sub-Area in the Pinole Valley Road corridor is envisioned in the Specific Plan as the area that will "serve as the gateway into Pinole and will maintain existing employment opportunities while creating the potential for future housing opportunity through mixed-use development with a variety of housing densities", from Three Corridors Specific Plan Chapter 6, Section 6.6. The project fills a tenant space in the Pinole Valley Shopping Center, which contributes to maintaining employment and commercial opportunities at the existing shopping center and to the variety of uses on Pinole Valley Road.

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 6.8 Permitted Use Table for Pinole Valley Road, CMU in the Service Sub-Area allows for the land use type "Schools – Private, Special/Studio" 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 development and uses in general. The project is located in an area covered by the Three Corridors Specific Plan, which supersedes the Zoning Code where there are differences between the two. As the project does not result in exterior changes to the site, the project does not conflict with development standards in the Zoning Code or Specific Plan applicable to new development and additions. The use is consistent with allowable uses that can be approved with a CUP established in the Specific Plan, which supersedes the Zoning Code.

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 and is only constructing alterations in the interior of the building.

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 that accommodates commercial uses and contributes to maintaining employment and commercial opportunity along Pinole Valley Road, consistent with the General Plan and Specific Plan. The project is consistent with applicable provisions of the Zoning Code.

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 proposed use will occupy an existing tenant space on site, resulting in no new expansions. The use would be consistent with the range of commercial operations within the existing shopping center. The project's earliest opening time and latest closing time (6:00am and 8:30pm, respectively) are within the earliest opening (5:00am for Peet's Coffee) and latest closing (11:00pm for Mod Pizza) in the shopping center.

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 proposed use does not involve expansion of the building that would change the density and intensity of development. The site is a shopping center designed to accommodate a variety of retail and commercial services, including smaller-scale commercial tenants such as the proposed Pilates studio. A shared parking lot was approved for the shopping center to serve its commercial tenants and visitors, in addition to being accessible by alternative transportation modes. The proposed use can be accommodated by the existing facilities.

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 structure, and it would meet applicable standards that apply, as conditioned. The proposed use is compatible with the variety of commercial establishments in the Pinole Valley Shopping Center and along Pinole Valley Road. The location is served by the shopping center's parking lot and facilities promoting other modes, including sidewalks, a nearby bus stop, and bike racks.

ATTACHMENTS

- A. Attachment A. Resolution 25-03 with Exhibit A COAs
- B. Attachment B. Project Information
- C. Attachment C. Plan Set 3.17.25
- D. Attachment D. CUP Letter of Recommendation

**PLANNING COMMISSION RESOLUTION 25-03
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT UP25-02 TO ESTABLISH A PILATES STUDIO AT 2814 PINOLE VALLEY ROAD

WHEREAS, Melissa Miller and Kimberly Fogleman have filed an application for Conditional Use Permit UP25-0002 with the City of Pinole to establish Club Pilates, a Pilates studio, at 2814 Pinole Valley Road (APN 401-310-021); and

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

WHEREAS, the proposed use falls under the “Schools – Private, Special/Studio” land use definition in the Three Corridors Specific Plan; and

WHEREAS, the approval of a Conditional Use Permit is required for new uses under “Schools – Private, Special/Studio” located in parcels designated CMU in the Service Sub-Area in Pinole Valley Road Corridor of the Three Corridors Specific Plan; 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 UP25-0002 on April 14, 2025; 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 UP25-00002 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
- B. The approval of UP25-00002 shall expire on April 14, 2026, 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 14th day of April 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Rafael Menis, Chair 2024-2025

ATTEST:

David Hanham, Planning Manager



Exhibit A
PLANNING COMMISSION RESOLUTION 25-03 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 10.29.24 and project descriptions unless otherwise specified in these conditions of approval and shall be consistent with all applicable federal, state & local laws, 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 operator under the use permit shall ensure orderly maintenance of the tenant space, common areas adjacent to the tenant space, and site areas connected to the operation of the use, including clearance of any waste, debris, and obstructions. The operator shall coordinate with the property owner to remove or paint over any graffiti that appears within 72 hours.	Ongoing	Community Development Department	



Exhibit A

PLANNING COMMISSION RESOLUTION 25-03 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/Wednesday – 6:30am to 2:30pm; 4:30pm to 8:30pm Tuesday/Thursday – 6:00am to 2:00pm; 4pm to 8:00pm Friday – 6:30am to 2:30pm; 4:30pm to 6:30pm Saturday/Sunday – 8:00am to 2pm	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>SIGN PERMITS</u> - The owner shall obtain a Sign Permit from the Planning Division for any proposed signage and a Building Permit from the Building Division for sign installation.	Within one year of approval	Community Development Department	
8.	<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 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.	During Construction	Community Development Department/ Public Works Department	



Exhibit A
PLANNING COMMISSION RESOLUTION 25-03 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification</u>
	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			
9.	<u>ACCESS TO PUBLIC ROADWAY</u> – 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	



Exhibit A
PLANNING COMMISSION RESOLUTION 25-03 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification</u>
10.	INSPECTIONS – The applicant shall arrange all inspection with the Building Division and Public Works Department, as applicable in connection to finals on any issued construction permits. 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	
11.	REPAIR AND REPLACEMENT – 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	

Club Pilates Pinole Tenant Improvement Project – Conditional Use Permit Application Information

- **Project description, including description of operations:**
 - Tenant improvement project for boutique Pilates studio that offers equipment-based, instructor-led Pilates classes with no more than 12 people per class as well as a 1:1 private training sessions. All classes and private sessions are pre-booked by clients at designated times throughout the day. Classes are 50 minutes in length and start either on the hour or on the half-hour and private sessions are 60 minutes in length with an instructor.
- **Days and times of operations:**
 - Hours of operation are dictated by our class offerings with downtime in between our morning and evening sessions during the weekdays and after classes end on weekend for administrative tasks and cleaning.
 - Monday/Wednesday - 6:30am-2:30pm then 4:30pm-8:30pm
 - Tuesday/Thursday - 6am-2pm then 4pm-8pm
 - Friday - 6:30am-2:30pm then 4:30pm-6:30pm
 - Saturday/Sunday - 8am-2pm
- **Number of employees:**
 - 1-2 full-time employees
 - 10-12 part-time employees consisting of front desk sales staff and instructors
- **Max employees on site at one time:**
 - 4 employees max at one time but typically just 2 employees per shift
- **Estimated number of visitors, any amplified sound, and proposed pedestrian and vehicular circulation on site:**
 - Estimated number of visitors - up to 12 clients per class every 50 minutes with up to 12 classes per day once we are fully operational
 - Minimal to no amplified sound as music is more ambient in the background with 1 instructor leading the class of 12 people max.
 - Pedestrian and vehicular circulation - as each class only has capacity for up to 12 people, there will be up to 12 people walking and/or driving to classes each day. There is a 10 minute transition window between classes to allow one class to end and the new class to begin to facilitate the flow of clients entering and exiting the studio.

Additional Clarification and Information from Club Pilates

Regarding whether clients seem to come together/carpool or whether they come individually.

Some clients may drive together if they are related or in the same household. We also have clients and employees who walk or bike to us since we tend to draw from the nearby neighborhoods.

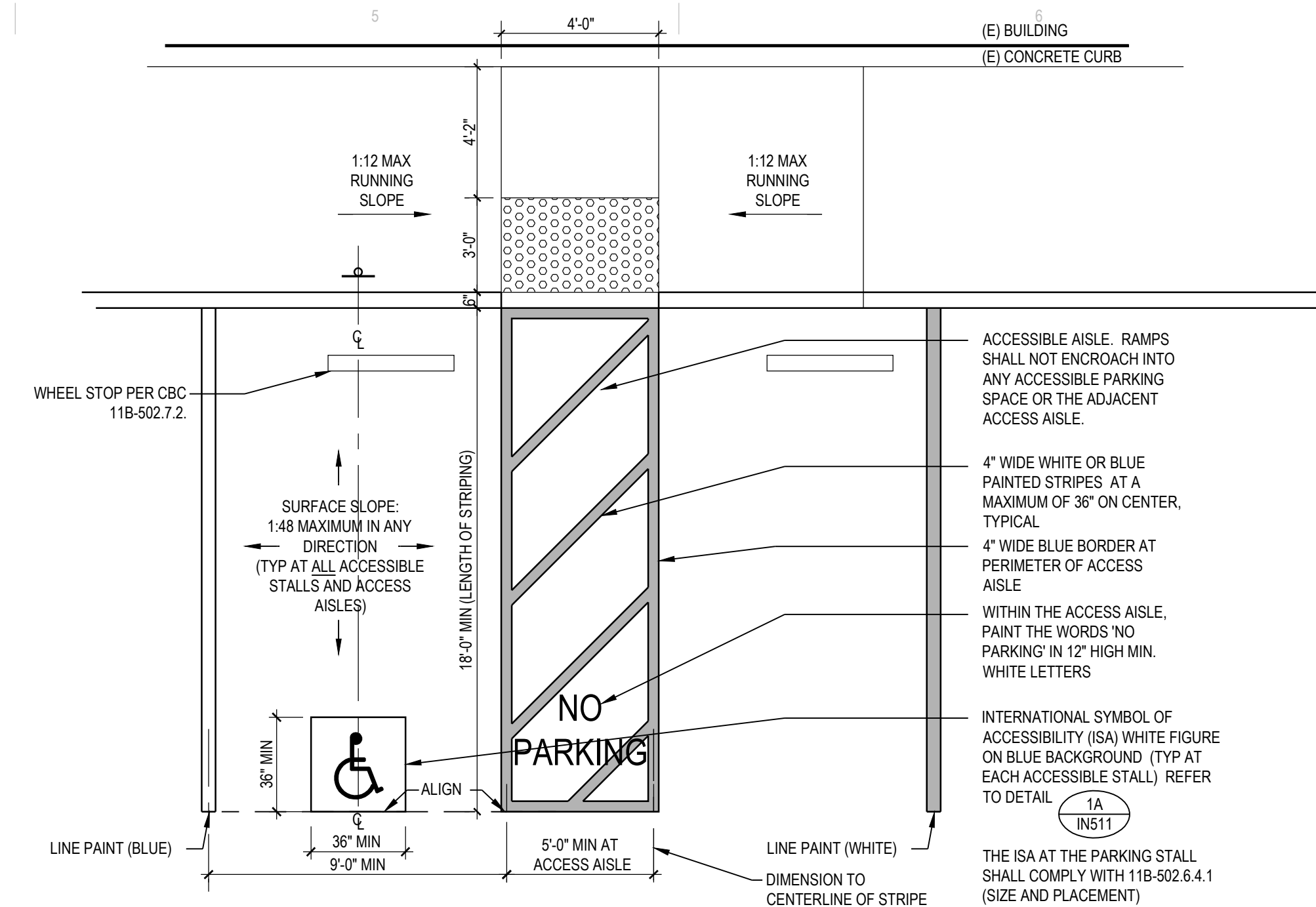
Regarding how often drop-offs occur compared to parking from past experience.

If clients drive vs. bike or walk, then yes they will park their cars especially since the classes are only 50 minutes long so not a long time for people to be dropped off and picked back up. However, clients may have companions who drop them off and run errands at the neighboring retailers like the grocery store or banks. However, since we only have a maximum of up to 12 people per class, parking has not been an issue in our existing locations since even our oldest/busiest studio is still not at 100% utilization meaning classes on average could really only have 8-10 people per class in reality.

Regarding whether bicycle storage inside the building can be made available.

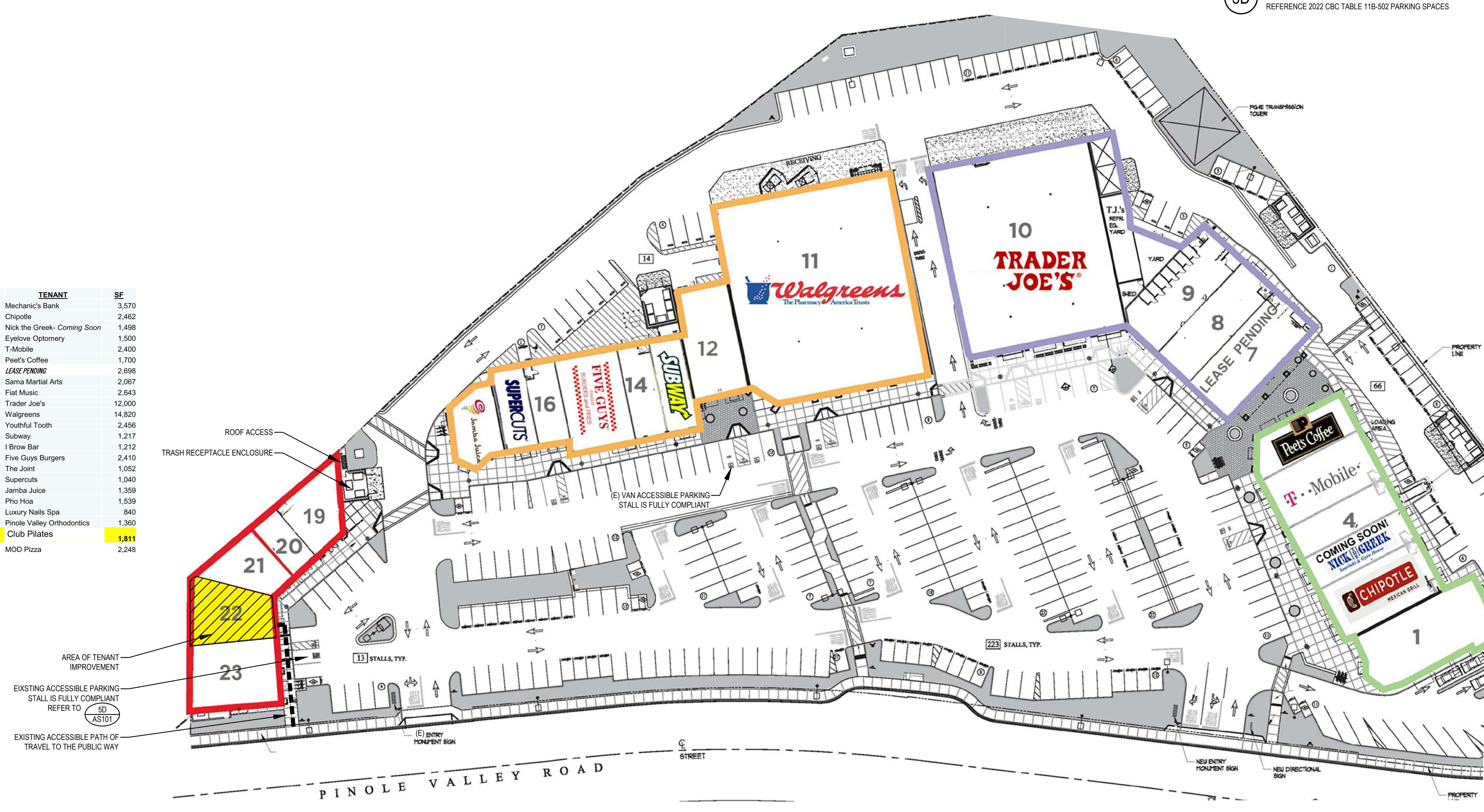
We have a limited footprint inside and do not have a dedicated area for bicycles and could become an hazard if bikes are in the way. We have occasionally accommodated a bike inside at some of our studios but it's rarely requested. Most of our clients will park and lock their bikes outside. This building in Pinole has bike racks at both ends of the building.

Attachment C



5D ENLARGED (E) ACCESSIBLE PARKING REFERENCE 2022 CBC TABLE 11B-502 PARKING SPACES REFER TO SITE PLAN FOR LOCATIONS OF (E) VAN ACCESSIBLE PARKING STALLS 1/4"=1'-0"

TENANT	SF
1 Mechanic's Bank	3,570
2 Chipotle	2,462
3 Nick the Greek- Coming Soon	1,498
4 Eyelove Optometry	1,500
5 T-Mobile	2,400
6 Peet's Coffee	1,700
7 LEASE PENDING	2,698
8 Sama Martial Arts	2,067
9 Fiat Music	2,643
10 Trader Joe's	12,000
11 Walgreens	14,820
12 Youthful Tooth	2,456
13 Subway	1,217
14 I Brow Bar	1,212
15 Five Guys Burgers	2,410
16 The Joint	1,052
17 Supercuts	1,040
18 Jamba Juice	1,359
19 Pho Hoa	1,539
20 Luxury Nails Spa	840
21 Pinole Valley Orthodontics	1,360
22 Club Pilates	1,811
23 MOD Pizza	2,248



LEGEND

NOTES

1. ALL ACCESSIBLE WALKWAYS SHALL HAVE A MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL (RUNNING SLOPE) OF 1:20 WITH A MAXIMUM CROSS SLOPE OF 1:48 WHERE TWO WALKWAYS JOIN PER CBC SECTION 11B-403.3. THE SLOPE OF THE LEVEL LANDING SHALL NOT EXCEED 1:48 IN ANY DIRECTION.

2. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS PER CBC SECTION 11B-216.6

3. (E) APPROVED STREET ADDRESS/ SUITE NUMBER POSITIONED SUCH AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND WITH A MINIMUM 4" HIGH CHARACTER WITH MINIMUM 1/2" STROKE WIDTH PER CFC SECTION 505.1

4. ALL THRESHOLDS TO COMPLY WITH CBC SECTION 11B-303. REFER TO 3A IN501

5. THE PROPOSED PROJECT IS LOCATED ON AN ACCESSIBLE ROUTE COMPLYING WITH CHAPTER 11B OF THE CURRENT CBC.

6. CITY INSPECTOR TO VERIFY IN FIELD AND INFORM TENANT OF ANY INADEQUACIES.

7. PROVIDE KNOX BOX AT FRONT ENTRANCE AT 6'-0" ABOVE WALKING SURFACE. CFC 506

8. BUILDING ADDRESS LETTERS AER EXISTING TO REMAIN.

SITE PLAN (FOR REFERENCE ONLY)

A1D

Aileen1Design
7201 Yarrow Way
Citrus Heights, CA 95610
Phone (916) 390-3161
aileen1design@gmail.com
www.A1D.studio

CCIDC
11/20/24
AILEEN SULZINGER
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 05/05/25 CID#5963

Club Pilates
2814 Pinole Valley Road
Pinole, California

ISSUED 11/20/24

SCALE 1" = 40'-0"

SITE PLAN
FOR REFERENCE ONLY

AS101

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, A1D IS NOT RESPONSIBLE FOR THE ACCURACY NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT. A1D EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF A1D.

C:\Users\asulz\MyClub Pilates Pinole 241000\CD\AS101 cpgi.dwg

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, A1D IS NOT RESPONSIBLE FOR THE ACCURACY, WORK OR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT. A1D EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF A1D.

Club Pilates
2690 Pinole Valley Road
Pinole, California

ISSUED 10.29.24

SCALE AS NOTED

FLOOR PLAN

IN101

April 1, 2025

Contra Costa County Building and Planning Department

1025 Escobar Street
Martinez, CA 94553

To Whom It May Concern,

Crosspoint Realty Services manages the Pinole Valley Shopping Center located at 2690-2830 Pinole Valley Road in Pinole, CA. We are writing to express the Landlord's full support for Club Pilates, a pilates studio currently seeking approval for a Conditional Use Permit.

We are excited about the positive impact their business will have on the shopping center and the surrounding community. A pilates studio will add a much-needed wellness and fitness option to the center, helping to attract a diverse range of customers. We believe their presence will not only increase foot traffic but will also enhance the overall appeal of the shopping center as a vibrant and dynamic location.

In evaluating the current traffic patterns, we believe the information below will clarify the impact of Club Pilates on the center's parking situation:

1. **Hourly Visits:** The center experiences peak traffic between 3-4pm, but Club Pilates offers AM and PM classes during "off-peak" times, meaning their customer visits align with quieter hours, reducing the pressure on parking spaces during busy times.
2. **Visit Duration:** The average customer stay is 27 minutes, with a median stay of 18 minutes, which indicates a high turnover of parking spots throughout the day. This turnover helps ensure that parking spaces remain available for customers, even during peak hours.

Club Pilates shares our vision for creating a welcoming environment at the center. Their business will complement the other services and shops already offered, and we are confident that it will play a key role in drawing in a broad customer base from both the local area and beyond.

We also want to note that Club Pilates has been very proactive in ensuring that their space will meet all necessary requirements and will operate in full compliance with local regulations. We are confident they will be a responsible and reliable tenant, and their business will only contribute positively to the long-term success of the center.

We, as well as the Landlord, wholeheartedly support their application for the Conditional Use Permit and believe their studio will be an asset to both the shopping center and the community at large.

If you have any questions or need further information, please don't hesitate to reach out. Thank you for your time and consideration.



Sincerely,
Leah Vaille

A handwritten signature in black ink that reads "Leah Vaille". The signature is written in a cursive style with a large, stylized "L" and "V".

Assistant Property Manager
Crosspoint Realty Services, Inc.
Authorized Agent for the Landlord
lvaille@crosspointrealty.com
415-897-9999



PLANNING COMMISSION REPORT

G.2.

DATE: APRIL 14, 2025
TO: PLANNING COMMISSION
FROM: DAVID HANHAM, PLANNING MANAGER
SUBJECT: UP25-0003 SIXTEENTH STUDIO

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution 25-04 for a Conditional Use Permit for Sixteenth Studios located at 1773 San Pablo

BACKGROUND

Sixteenth Studio LLC is seeking a Conditional Use Permit to operate as a custom body art studio in compliance with local zoning and business regulations. The studio is committed to upholding the highest health, safety, and professional standards while fostering a unique artistic community located in Pinole. **Table 1** identifies the applicant, owner and property information. **Table 2** identifies the existing uses surrounding the property.

Table 1 - Applicant/Owner/Property Information

Property Owner	Nassiri Properties, LCC 230 O Street Benica CA 94510
Applicant	Ms Denette Steele 401 Derby Avenue Oakland, CA 94510
File	Planning Application UP25-02 Conditional Use Permit – CUP 25-02
Location Assessor Parcel Number(s)	1773 San Pablo Avenue, Suite A1 401-111-044
Total Area Total Parcel:	0.66 Acres/28,749.6 square feet Tenant Space: 1,128 sq ft
General Plan Land Use Designation	MUSA, Mixed Use Sub Area
Specific Plan Sub-Area	MUSA San Pablo Avenue /Mixed Use Sub-Area
Zoning Classification	Commercial Mixed Use, CMU
Review Authority	Conditional Use Permit - Planning Commission – Pinole Municipal Code (PMC) Section Table 17.10.060-1 California Environmental Quality Act Determination-Planning Commission – CA Public Resources Code Section 15022

Table 2 Existing land uses in the vicinity of Sixteenth Studio, LLC

Direction from Project Site	Land Uses in Vicinity
North	San Pablo Avenue and Mike's Appliances (CMU, Commercial Mixed Use)
South	Single Family Residences (R-1 Suburban Residential)
East	Jones Avenue and Single Family Residences, (CMU, Commercial Mixed Use)
West	Single Family Residences (CMU, Commercial Mixed Use)

Under current requirements within the Three Corridors Specific Plan, “Personal Services - Restricted” uses require a Conditional Use Permit. These uses are reviewed and approved by the Planning Commission pursuant to Pinole Municipal Code Section 17.12.140. The proposed use requested under this Conditional Use Permit is located within an existing building and occupies approximately 1,200 square feet of vacant tenant space.

REVIEW AND ANALYSIS

Proposed Project

The proposed project aims to establish a Body Art Studio at 1773 San Pablo Avenue. The applicant describes the project as a professional body art studio that will specialize in high-quality custom tattoo artwork while also serving as a creative space for teaching and mentoring aspiring artists. This innovative studio will blend artistic expression with education, creating a dynamic and welcoming environment for both clients and students. (Attachment B).

Sixteenth Studio LLC proposes to be open to the public by appointment only within the hours listed below:

- Monday/Friday – 8:00am to 7:00pm by appointment
- Saturday/Sunday – 8:00am to 7pm by appointment

The applicant indicates the hours of operation will allow customers visits by scheduled appointment only, so it reduces walk-in traffic and ensures a controlled and professional environment. The proposed hours are incorporated into the draft conditions of approval (Attachment A).

The project generally proposes to make minimal changes to existing built conditions. The applicant proposes to make tenant improvements to the interior of the space and plans to have signage installed on the exterior above the tenant space. The interior modifications are shown in the conceptual floor plans (Attachment C). The applicant is required to obtain a Building Permit from the Building Division for the proposed tenant improvements and signage installation and a Sign Permit from the Planning Division for sign design.

General Plan Consistency

The project site is designated a Mixed Use Sub-Area (MUSA) in the General Plan and a Mixed-Use Sub-Area in the Three Corridors Specific Plan. Per the General Plan, the MUSA “allows all types of commercial and residential uses as either a single use or in combination with other allowable commercial and residential uses [...] The designation is intended to encourage ground-floor, pedestrian-friendly retail sales and service uses with upper floors of office and residential uses. Commercial activity can 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.” The proposed body art studio would occupy a tenant space with an existing commercial building to provide new commercial services and would meet General Plan Goals and Policies, including the following:

GOAL LU.7 Balances housing and employment opportunities to reduce trips in and out of the region and encourages commercial development which maintains and enhances the quality of the city’s commercial areas, provides services for residents, and broadens the tax base of the community to provide needed revenues for public services.

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.

GOAL CC. 3 Supports the development and retention of locally-oriented services in Old Town Pinole and other commercial areas and encourages and supports the local economy.

POLICY CC.3.2 Support locally owned businesses with the goals of promoting a strong business base, encouraging joint marketing, and improving the City’s business climate. Encourage residents and employees to obtain their goods and services locally.

The site has a Commercial Mixed Use (CMU) designation, which is intended for vibrant commercial and mixed-use development. Massage Therapy businesses fall under the Specific Plan land use classification of “Personal Services-Restricted”. The use is allowed within CMU zone district in the San Pablo Avenue MUSA with the approval of a Conditional Use Permit.

The emphasis of the MUSA within the San Pablo Avenue Corridor, as envisioned in the Specific Plan, is to create a bridge between the Old Town Pinole and the Service Sub-Area. Per the description of the Mixed Use Sub-Area along San Pablo Avenue, “a varied mix of uses (low-density residential, multifamily residential, professional office, and service commercial) will play a vital role in fulfilling this vision”.

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 an area that will “serve as the gateway into Pinole” and will create a bridge between Old Town Pinole and the Sub-Service Area. It comprises existing single-family residential

homes with good views of local hillsides and toward the San Pablo Bay. A varied mix of uses (low-density residential, multifamily residential, professional office, and service commercial) will play a vital role in fulfilling this vision.

The purpose of the CMU zone district 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 Use Table for San Pablo Avenue, CMU in the Mixed Use Sub-Area allows for the land use type “Personal Services-Restricted” with the approval of a CUP. The owner has submitted the CUP request for approval consideration as required.

The proposed use would occupy an existing tenant space. The applicant proposes minimal changes requiring building permits at this time and will follow standard building permit application submittal and review processes for making any tenant improvements within the building prior to operation.

The proposed use is consistent with the findings for Conditional Use Permit approval, under Section 17.12.140. Below are required findings in italics, followed by staff support comments:

- 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 that accommodates commercial uses and contributes to maintaining employment and commercial opportunity along San Pablo Avenue, consistent with the General Plan and Specific Plan. The project is consistent with applicable provisions of the Zoning Code.

- 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 proposal includes a new use that contributes to a variety of businesses already established in different areas of the City and that would be compatible with its setting within a commercial area. The proposed use would operate within one of the existing tenant spaces within the existing building.

- 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 proposed use does not involve expansion of the building that would change the density and intensity of development. The site is a building complex designed to accommodate a variety of retail and commercial services, including

smaller-scale studios such as the Sixteenth Studio . A shared parking lot was approved for the complex and provides 35 spaces to serve its commercial tenants and visitors, in addition to being accessible by alternative transportation modes. The proposed use can be accommodated by the existing facilities.

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 structure, and it would meet applicable standards that apply, as conditioned. The proposed use is compatible with the variety of commercial establishments along San Pablo Avenue. The location is served by the complex's parking lot and facilities promoting other modes, including sidewalks and a nearby bus stop.

ATTACHMENTS

- A. Final PC Reso 25-04 Sixteenth Studio April 14 2025
- B. COA Exhibit A April 14 2025
- C. Attachment B Applicant's Statement
- D. Attachment C Floor Plan

**PLANNING COMMISSION RESOLUTION 25-04
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 CONDITIONAL USE PERMIT (CUP 25-02) FOR A BODY ART (TATTOO) ESTABLISHMENT LOCATED AT 1773 SAN PABLO AVENUE, APN: 401-111-042

WHEREAS, Denette Steele (applicant) filed an application for a Conditional Use Permit (CUP 25-02) with the City of Pinole to operate a Body Art (Tattoo) establishment located at 1773 San Pablo Avenue; and

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

WHEREAS, said property is designated Mixed Use Sub-Area (MUSA) in the Pinole General Plan in the city; and

WHEREAS, the property has a Specific Plan Land Use and is zoned Commercial Mixed Use (CMU), which allows for personal services, restricted with approval of a Conditional Use Permit; and

WHEREAS, the project meets the criteria for a Categorical Exemption pursuant to Section 15303 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 CUP 25-02 on April 14, 2025; 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 information regarding the proposed development.

NOW, THEREFORE, the Planning Commission hereby finds that:

1. The Planning Commission has considered the full record before it, which may include but is not limited to such information as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are true and correct and are incorporated herein by reference.
2. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title. The proposal contains service uses that would be compatible with existing uses on site and compatible with the commercial character intended for the Commercial Mixed-Use designation for the property.
3. 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. The proposal includes a new use that contributes to the variety of businesses already established along the San Pablo Avenue and that would be compatible with its setting within a commercial area well patronized by customers for a variety of different commercial and service needs. The proposed use would operate

within one of the existing tenant spaces within the existing building located at 1773 San Pablo Avenue.

4. The site of the proposed use is physically suitable for the type, density and intensity of the use and related structures being proposed. The proposal would occupy existing structures and use existing parking areas on site.
5. 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. The proposal would be compatible with other service uses on the property and does not propose modifications to structures.
6. The conditional use permit request is Categorical Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines. The project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303 of the CEQA Guidelines because it consists of locating a new commercial use within an existing commercial tenant space and involves negligible to minor modifications to the exterior of the structure, including no increase in floor area. The project is located in an urbanized area intended for commercial and service uses, is not in an environmentally sensitive area, and would not result in significant effects on the environment.

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

- A. Hereby approves CUP 25-02 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
- B. The approval of CUP 25-02 shall expire on April 11, 2026, unless exercised and actual construction or alteration as needed under valid permits has begun within said period 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.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 14th day of April 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rafael Menis, Chair 2024-2025.

ATTEST:

David Hanham, Planning Manager

Exhibit A
PLANNING COMMISSION RESOLUTION 25-04 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
1.	HOLD HARMLESS - The Applicant 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. Applicant further agrees to provide a defense for the City in any such action.	Ongoing	Community Development Department	
2.	SUBSTANTIAL CONFORMANCE - The use shall substantially conform to the approved planning application materials. Any modifications of the exterior of the building must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission.	Ongoing	Community Development Department	
3.	SIGNAGE – This Conditional Use Permit does not constitute an approval for any signage associated with the use. Separate permit applications shall be submitted and approved prior to the installation of any signage.	Ongoing	Community Development Department	
4.	PEDESTRIAN CIRCULATION - The applicant and owner shall ensure operations associated with the project do not obstruct the walkways/pedestrian paths along San Pablo Avenue.	Ongoing	Community Development Department	
5.	SITE MAINTENANCE - The applicant and owner shall ensure orderly maintenance of waste, and other products associated with operation. Maintenance includes coordination of pick-up and clearance of items.	Ongoing	Community Development Department	

As Reviewed by Planning Commission
April 14, 2025

1 of 2

Sixteenth Studio, LLC
Conditional Use Permit (CUP) 25-02

Exhibit A
PLANNING COMMISSION RESOLUTION 25-04 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
6.	SCHEDULE MODIFICATION – Any expansion of operating hours, allowing walk-in tattoo clients, or involve expansion into additional tenant spaces shall be reviewed by the Planning Manager who shall determine whether the modification require further review and approval by the Planning Commission.	Ongoing	Community Development Department	
7.	HOURS OF OPERATION - The hours of operation shall be as shown below. Modifications to hours of operation would require review by the Planning Manager. Office Hours: Monday thru Sunday 8:00am – 7:00pm	Ongoing	Community Development Department	
8.	BUILDING PERMIT - The applicant shall obtain a building permit for any applicable remodel and interior work proposed within the building.	Ongoing	Community Development Department	
9.	OTHER PERMITS AND LICENSES – The applicant shall secure any and all necessary permits and/or licenses for use of the space from the City of Pinole and/or regulating agencies.	Ongoing	Community Development Department	
10	STATE LICENSING: All tattoo artists operating out of this location shall be licensed by the State of California.	Ongoing	Community Development Department	

Sixteenth Studio: A Premier Destination for Body Art, Fine Art, and Artist Education

Welcome to **Sixteenth Studio**, a world-class, private studio dedicated to redefining the realms of body art, fine art, and artist education. Located in the heart of Contra Costa County, this exclusive studio is not just a tattoo parlor but a sanctuary for creativity, art, and learning. The building, formerly an optometrist's office, will undergo a complete transformation to offer an intimate, high-end environment for discerning clients, artists, and art enthusiasts from across the globe..

A Place for World-Renowned Artists and Clients

At Sixteenth Studio, we take immense pride in offering top-tier services rendered by some of the most talented and globally recognized artists. Founders **Devonne Foxworth** and **Richard Lindsey** have built a reputation that attracts clients from all corners of the world. People typically book appointments six months to a year in advance, traveling from different continents to receive one-of-a-kind tattoos, commission custom pieces of art, or enroll in specialized art education programs. These appointments are held by exclusive reservation only, ensuring that each client receives the full attention, care, and expertise they deserve. The artists at Sixteenth Studio specialize in a wide variety of styles, ensuring that clients' needs are met with the utmost precision and attention to detail.

The Art of Tattooing and Beyond

While body art is a part of Sixteenth Studio's offerings, the space extends far beyond traditional tattooing services. As a private studio, the space serves as an incubator for creativity, innovation, and personal expression. Each tattoo is crafted with care, blending fine art techniques and modern practices, ensuring that your tattoo is not only a piece of body art but a lasting work of art that tells your unique story. The artists' exceptional skill sets ensure that every design, from intricate line work to vibrant color compositions, will exceed your expectations.

The Teaching Studio: Elevating the Art Form

Sixteenth Studio is also home to an exclusive teaching studio, where aspiring artists can hone their craft under the guidance of industry professionals. The studio offers private lessons and workshops designed to develop and refine technical skills, artistic vision, and creative expression. This specialized space is not open to the public and provides a focused, distraction-free environment where artists can work closely with instructors to expand their knowledge of the tattoo craft, drawing, painting, and other forms of visual art. The comprehensive curriculum at Sixteenth Studio covers everything from basic techniques to advanced artistry, allowing students to cultivate their skills at their own pace while being mentored by some of the best artists in the world.

A Hub for Fine Art and Custom Creations

Sixteenth Studio's commitment to artistic excellence extends beyond tattoos. Within the studio, you'll find an impressive **art area dedicated to creating easel art** and custom commissions. Here, clients can order bespoke pieces of fine art, including paintings, sketches, and other original works, all crafted by the talented artists of Sixteenth Studio. The space is also home to **large art displays**, showcasing various forms of visual art for purchase. These installations not only highlight the talent of the studio's artists but also offer an immersive experience for visitors who wish to explore different styles of art. Whether you are seeking a personal painting for your home or a unique sculpture to add to your collection, the art area at Sixteenth Studio has something to offer.

Private and Intimate Experience

One of the defining features of Sixteenth Studio is its privacy. Unlike many public-facing tattoo shops, the studio operates on an appointment-only basis, ensuring that each client's experience is intimate and tailored to their specific needs. With no signage indicating the presence of tattoos or body art, Sixteenth Studio maintains an air of exclusivity and professionalism, offering a quiet, private space where both the creation and appreciation of art can flourish. This private atmosphere allows artists and clients to focus on the creative process without distractions, ensuring the highest level of comfort and quality.

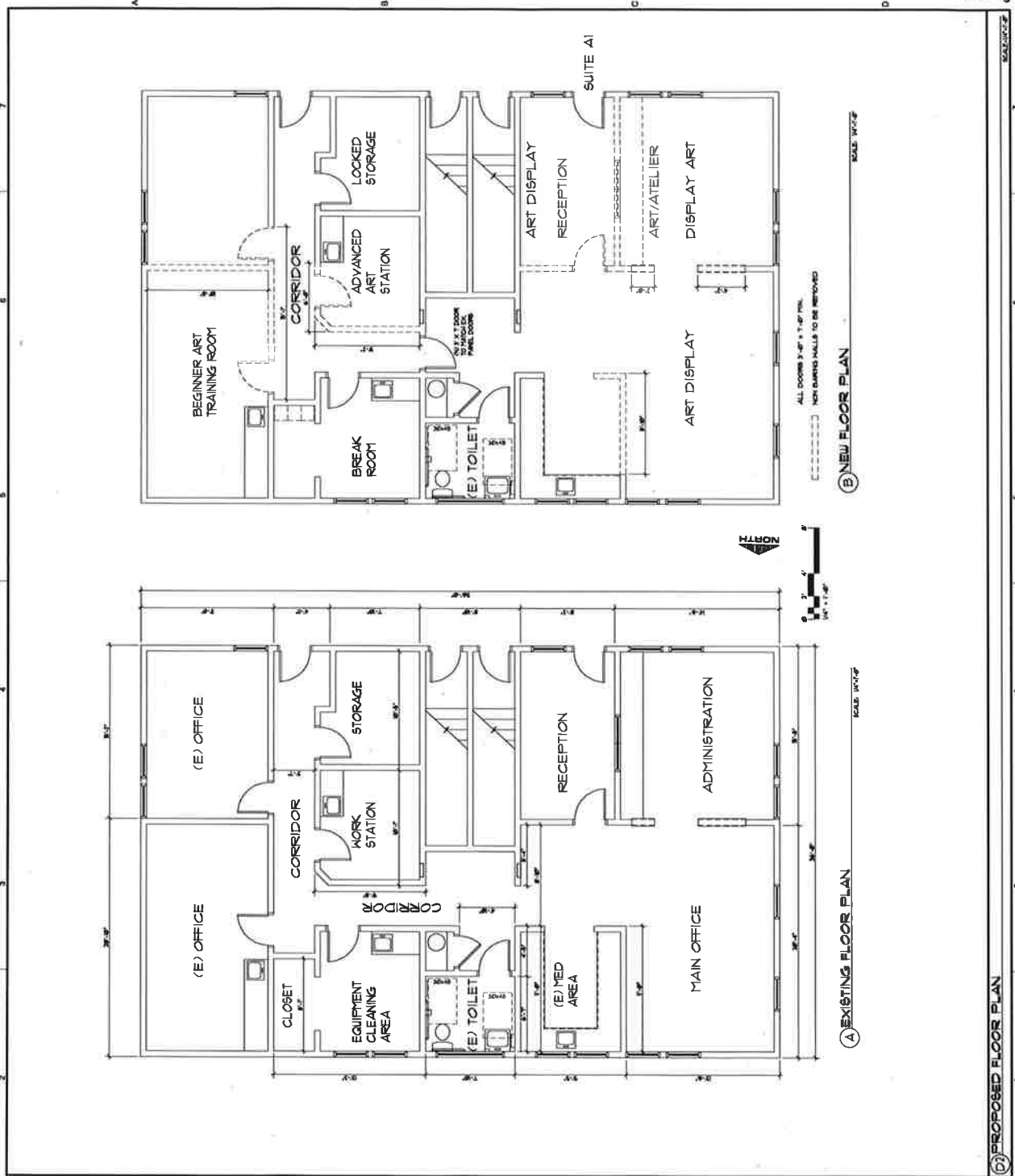
A Legacy of Excellence

Although the building was originally an optometrist's office, its transformation into Sixteenth Studio will be carefully curated to honor the space's past while bringing it into the future as a center for artistic excellence. Sixteenth Studio, is an approved location by the Contra Costa Environmental Health Department, as it will be designed to create an atmosphere that blends artistic innovation with professional standards of cleanliness and safety. This careful attention to detail and adherence to local regulations further affirms the studio's commitment to safety, professionalism, and artistry.

A Destination for Art Enthusiasts Worldwide

Sixteenth Studio's unique blend of body art, fine art, and education has made it a **destination for artists and art lovers from around the world**. Whether you're looking for a stunning tattoo, custom artwork, or want to deepen your artistic skills, Sixteenth Studio offers an unparalleled experience. With an international clientele and a reputation for excellence, it's easy to see why so many choose to make Sixteenth Studio their go-to location for art, tattoos, and education.

If you're interested in becoming a part of the Sixteenth Studio experience, we invite you to get in touch to discuss your vision, book your appointment, or learn more about our teaching programs. We are proud to offer an exclusive, professional, and private environment where art takes center stage. At Sixteenth Studio, we believe in the power of creativity, the beauty of self-expression, and the importance of artistic mastery—whether through tattoos, paintings, or lessons. Welcome to a world where art knows no boundaries. Welcome to **Sixteenth Studio**.



SUTTON & ASSOCIATES, INC.
ARCHITECTS
133 SAN PABLO AVE. SUITE 100 E
TUNOLE, CA 94564
PHONE (916) 476-3811
www.suttonarchitects.com

SIXTEENTH STUDIO LLC
133 SAN PABLO AVE. SUITE A1
TUNOLE, CA 94564
APR. 14, 2015 11:04 AM

DATE	REVISION	BY

SHEET 2515
DATE: 04/14/15
DRAWN BY: JCS
JOB NO. 2515

SHEET A2
OF XX SHEETS
PROPOSED FLOOR PLAN



PLANNING COMMISSION REPORT

I.1.

DATE: APRIL 14, 2025
TO: PLANNING COMMISSION
FROM: DAVID HANHAM, PLANNING MANAGER
SUBJECT: APPIAN VILLAGE FINAL MAP CONSISTENCY REVIEW

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution 25-05 approving conformity of the Appian Village Vesting Tentative Subdivision Map with the Appian Village Final Subdivision Map

BACKGROUND

On March 3, 2021, DeNova Homes submitted an application for Comprehensive Design Review and a Vesting Tentative Subdivision Map to develop a 154-unit residential project known as “Appian Village,” which includes both market-rate and affordable for-sale homes. The project consists of stacked flats and townhomes distributed across 26 buildings.

The 7.7-acre project site, located at 2151 Appian Way, consists of two contiguous parcels owned by 2151 Appian Way, LLC. The site is bordered by Maloney Reservoir to the north, Canyon Drive to the south, Poquito Court to the east, and Appian Way to the west. Mann Drive intersects the northwest corner of the site at a three-legged intersection.

The project included the demolition of the long-vacant former Doctor’s Medical Center and redevelopment of the site into a new residential neighborhood. All 154 homes will be for sale, ranging in size from 1,249 to 1,825 square feet. Buildings 1 through 6 will feature stacked flats (units arranged above and below), while Buildings 7 through 26 will consist of townhome-style units (side-by-side).

The project also includes new infrastructure, including water, sewer, storm drainage, and streets, as well as curbs, gutters, sidewalks, landscaping, pedestrian paseos, turf areas, a children’s play area, and the construction of the fourth leg of the Mann Drive/Appian Way traffic signal.

Project Milestones:

- April 11, 2022: The Planning Commission adopted Resolution 22-01 (Attachment D), approving the Comprehensive Design Review, Vesting Tentative Subdivision Map, and a CEQA Notice of Exemption.
- June 3, 2023: DeNova Homes submitted applications for building permits for three buildings, as well as grading plans, the Final Map, lot closures, improvement plans, and other required documentation.
- March 2025: The City’s Land Surveyor completed a review of the Final Map and lot

closures.

- March 2025: The Building Division confirmed that building permits for Phase 1 of the project were ready for issuance.
- The Subdivision Improvement Agreement has been reviewed by the City Attorney's Office and is pending finalization of the bond amount.
- The Subdivision Improvement Plans have been reviewed by the Public Works Department. Due to a transition in Public Works Directors during this phase, the plans underwent an additional round of review. The current Public Works Director recommends conditional approval of the Final Map, with an added condition discussed in the Review and Analysis section.

REVIEW AND ANALYSIS

The Subdivision Map Act and the Pinole Municipal Code govern the approval of Final Subdivision Maps. The Appian Village Subdivision Map must complete several required steps before it can be recorded. Staff have outlined the necessary approvals per the Pinole Municipal Code.

Under Pinole Municipal Code Section 16.16.120, the City Engineer must review the Final Map for consistency with the approved Vesting Tentative Map. Additionally, state law requires that a licensed land surveyor approve the map. For Appian Village, both the City's Public Works Director and Land Surveyor have reviewed the Final Map and lot closures for consistency and recommend conditional approval of the Final Map as discussed below.

Section 16.16.130 requires the Planning Commission to confirm that the Final Map aligns with the Tentative Map and reflects all permitted changes and conditions of approval.

Components of the Maps:

Table 1 identifies the components of conformity for the Tentative and Final Map for Appian Village. The other components such as public improvements, landscaping, and actual location of easements will be reviewed and approved at the time of issuance of building and public works permits and final inspections. The Conditions of Approval that were approved on April 11, 2022, are still in full force and effect .

Items	Tentative Map	Final Map	Differences
1. Number of Parcels	26 Building Parcels and A-J for Street and Open Space Parcels	26 Building Parcels and A-J for Street and Open Space Parcels	The two maps are identical. The Final Map conforms with the Tentative Map.
2. Size of Parcels 1-26	Total Square Footage of Parcels 1-26 is 195,317 Square Feet	Total Square Footage of Parcels 1-26 is 194,155 Square Feet	The difference is 1,162 square square, which is less than .001 %. The Final Map conforms with the Tentative Map

3. Number of Ingress and Egress	Tentative Map has 2	Final Map has 2	The Final Map conforms with the Tentative Map.
4. Size of Parcels A-J	The total square footage of Parcels A-J is 126,080 Square Feet.	The total square footage of Parcel A-J is 127,093 Square Feet.	The difference is 1,013 square feet, which is less than .001%. The Final Map conforms to the Tentative Map.
5. Emergency Access	The Tentative Map shows two Emergency Accesses	The Final Map shows two Emergency Accesses	The Final Map conforms with the Tentative Map
6. Easements	The Tentative Map identifies easements for the different agencies	The Final Map identifies the easements for the different agencies.	The Final Map conforms with the Tentative Map.

ATTACHMENTS

- A. Attachment A PC Reso apr 14 2025
- B. SUBDIVISION 9630
- C. 22.03.29_Appian Village_COMBINED Civil Plan Set
- D. 22-01 Reso and COAs - signed

**PLANNING COMMISSION RESOLUTION 25-01
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

ATTACHMENT A

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE
RECOMMENDING TO THE CITY COUNCIL CONFORMITY BETWEEN THE VESTING
TENTATIVE SUBDIVISION TO THE FINAL SUBDIVISION FOR THE APPIAN VILLAGE (APN
401-240-017 & 018) FOR THE CREATION OF PARCELS 1-26 AND PARCELS A-J**

WHEREAS, DeNova Homes (“Applicant”) filed an application with the City of Pinole for Comprehensive Design Review and a Vesting Tentative Subdivision Map for the purpose of constructing 154 housing units (the “Project”); and

WHEREAS, the project site is located at 2151 Appian Way, on the east side of Appian Way, on properties identified as APNs 401-240-017 and 401-240-018; and

WHEREAS, the site has a General Plan Land Use Designation of Service Sub-Area (SSA) and consists of two parcels; and

WHEREAS, the northern parcel has a Specific Plan Land Use designation and Zoning designation of Residential Mixed Use (RMU) and the southern parcel has a Specific Plan Land Use designation and Zoning designation of Commercial Mixed Use (CMU); and

WHEREAS, a new multifamily residential development is subject to review and approval of Comprehensive Design Review; and

WHEREAS, on April 11, 2022, the City of Pinole Planning Commission adopted Resolution 22-01 approving a Comprehensive Design Review, Vesting Tentative Subdivision Map, and a Notice of Exemption as its CEQA determination and 128 Conditions of Approval which are in full force and effect until the completion of this project; and

WHEREAS June 3, 2023, DeNova Homes submitted a Final Map, lot closures, soil report, and Improvement Plans to be reviewed and approved by the City; and

WHEREAS, pursuant to Section 16.16.120 of the Pinole Municipal Code, the City Engineer/Land Surveyor is required to determine whether the Final Map is technically correct and conforms to the Tentative Map; and

WHEREAS, pursuant to Section 16.16.130, the Planning Commission is required to determine if the Final Map conforms with the Tentative Map ...

NOW THEREFORE, BE IT RESOLVED that the above recitals are true and correct and made part of this resolution.

BE IT FURTHER RESOLVED: that the City Engineer/Land Surveyor reviewed the Final Map and found that the Final Map was technically correct and conforms with the Tentative Map.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 14th day of April 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rafael Menis, Chair, 2024-2025

ATTEST:

David Hanham, Planning Manager

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DOES HEREBY JOIN IN AND CONSENT TO THE MAKING AND RECORDATION OF SAME.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- 1. THOSE AREAS DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENT" (PUE) ARE FOR PUBLIC UTILITY PURPOSES, SUCH AS SANITARY SEWERS, WATER MAINS, STORM DRAINS, GAS MAINS AND PUBLIC UTILITIES INCLUDING ELECTRIC, COMMUNICATION AND CABLE TELEVISION FACILITIES TOGETHER WITH APPURTENANCES THEREOF. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.
- 2. THOSE AREAS DESIGNATED HEREON AS "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE) ARE FOR EMERGENCY VEHICLE ACCESS OVER, UPON AND ACROSS THOSE AREAS OF LAND. SAID EMERGENCY VEHICLE ACCESS EASEMENT SHALL BE KEPT FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.
- 3. THOSE AREAS DESIGNATED HEREON AS "PUBLIC ACCESS EASEMENT" (PAE) ARE FOR PUBLIC INGRESS AND EGRESS PURPOSES OVER, UPON AND ACROSS THOSE AREAS OF LAND.

THE PRIVATE STREETS SHOWN HEREON AS PARCELS A, B, C, D, E, F, & G ARE NOT OFFERED TO THE PUBLIC AND ARE HEREBY RESERVED FOR THE USE OF THE OWNERS OF THE SUBDIVISION FOR, BUT NOT LIMITED TO, ACCESS, PARKING, UTILITIES, DRAINAGE, INGRESS AND EGRESS ALL IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS FOR THIS PROJECT.

THE AREAS DESIGNATED HEREON AS PARCELS H AND J ARE NOT OFFERED TO THE PUBLIC AND ARE RESERVED FOR THE USE OF PRIVATE STORM DRAINAGE IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS FOR THIS PROJECT.

THE AREA DESIGNATED HEREON AS PARCEL I IS NOT OFFERED TO THE PUBLIC AND IS RESERVED FOR THE USE OF OPEN SPACE PURPOSES IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS FOR THIS PROJECT.

CIVIC PINOLE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SUBDIVISION 9630
APPIAN VILLAGE

CITY OF PINOLE, CONTRA COSTA COUNTY, CALIFORNIA
CONSISTING OF 8 SHEETS, FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, AND A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, T.2N., R.4W. M.D.B.&M. AS DESCRIBED IN GRANT DEED
DOC. NO. 2018-0061296 CONTRA COSTA COUNTY RECORDS



CIVIL ENGINEERS

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

SURVEYORS
PLANNERS
MARCH 2025

PRELIMINARY

TRUSTEE'S STATEMENT

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED ON MAY 28, 2024, DOCUMENT NUMBER 2024-0049813 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION

BY: _____

NAME: _____

TITLE: _____

DATE: _____

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

COUNTY OF _____ }

ON _____, BEFORE ME, _____, A

NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DENOVA HOMES, INC. IN APRIL, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2026, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE _____



MARK H. WEHBER, P.L.S.
L.S. NO. 7960

COUNTY RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9630, APPIAN VILLAGE", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY CHICAGO TITLE COMPANY, DATED _____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

RECORDED AT THE REQUEST OF CHICAGO TITLE COMPANY AT _____, M., ON THE _____ DAY OF _____, 20____, IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

KRISTIN B. CONNELLY
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

SUBDIVISION 9630

APPIAN VILLAGE

CITY OF PINOLE, CONTRA COSTA COUNTY, CALIFORNIA
CONSISTING OF 8 SHEETS, FOR CONDOMINIUM PURPOSES
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CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS
MARCH 2025

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ROSEVILLE ■ (916) 788-4456
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PRELIMINARY

CITY SURVEYOR'S STATEMENT

I, FRANCIS JOSEPH KENNEDY, ACTING CITY SURVEYOR OF THE CITY OF PINOLE, HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "SUBDIVISION 9630, APPIAN VILLAGE", I AM SATISFIED THAT THE WITHIN SUBDIVISION MAP IS TECHNICALLY CORRECT AND THAT ALL PROVISIONS OF CHAPTER TWO OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

FRANCIS JOSEPH KENNEDY, C21771
ACTING CITY SURVEYOR
CITY OF PINOLE

DATE

PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA HAS APPROVED THE VESTING TENTATIVE SUBDIVISION MAP OF THIS SUBDIVISION ON APRIL 22, 2022 AND FINDS THE FINAL MAP IN CONFORMANCE WITH THE APPROVED TENTATIVE MAP.

DAVD HANHAM,
SECRETARY OF THE PLANNING COMMISSION

DATE

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I HEREBY STATE, AS CHECKED BELOW, THAT:

[] A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT ARE NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

[] ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

DATED: _____

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

BY: _____
CHIEF ASSISTANT CLERK

CITY ENGINEER'S STATEMENT

I, HEBA EL-GUINDY, PUBLIC WORKS DIRECTOR OF THE CITY OF PINOLE, HEREBY STATE THAT I HAVE EXAMINED THE HEREON EMBODIED SUBDIVISION MAP ENTITLED "SUBDIVISION 9630, APPIAN VILLAGE", THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE, IF REQUIRED, MAP AND ANY APPROVED ALTERATIONS THEREOF.

HEBA EL-GUINDY, TE 2611
PUBLIC WORKS DIRECTOR
CITY OF PINOLE, CALIFORNIA

DATE

CITY CLERK'S STATEMENT

I, HEATHER BELL, CLERK OF THE CITY COUNCIL OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE ABOVE AND FOREGOING MAP ENTITLED "SUBDIVISION 9630, 2151 APPIAN WAY" WAS PRESENTED TO THE SAID CITY COUNCIL AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 202____ AND THAT THE SAID CITY COUNCIL DID THEREUPON, BY RESOLUTION DULY PASSED AND ADOPTED SAID REGULAR MEETING, APPROVE SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS "PUE" (PUBLIC UTILITY EASEMENT), "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) AND "PAE" (PUBLIC ACCESS EASEMENT)

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID CITY THIS _____ DAY OF _____, 20____.

HEATHER BELL
CITY CLERK
CITY OF PINOLE
STATE OF CALIFORNIA

SOILS REPORT

A SOILS/GEOTECHNICAL REPORT ON WAS PREPARED BY STEVENS, FERRONE & BAILEY ENGINEERING COMPANY, INC, DATED MAY 11, 2022, PROJECT NO. 155-97, AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

SUBDIVISION 9630
APPIAN VILLAGE

CITY OF PINOLE, CONTRA COSTA COUNTY, CALIFORNIA
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1/4 OF SECTION 21, AND A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF
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cbg

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MARCH 2025

100'

0'

50'

100'

200'

400'

GRAPHIC SCALE

PRELIMINARY

EAST BAY MUNICIPAL
UTILITY DISTRICT
2771 OR 357

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
ON THE CENTERLINE OF CANYON DRIVE, THE BEARING BEING N74°52'39"E PER
TRACT NO. 2613 (76 M 15)

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
●	FOUND MONUMENT AS NOTED
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

REFERENCES:

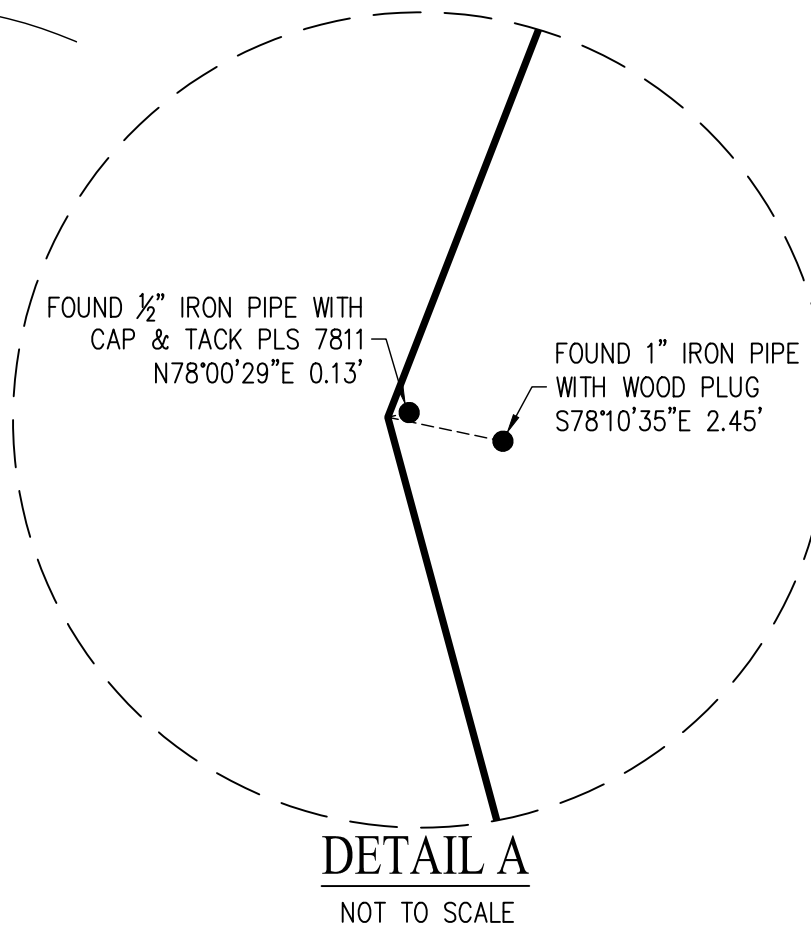
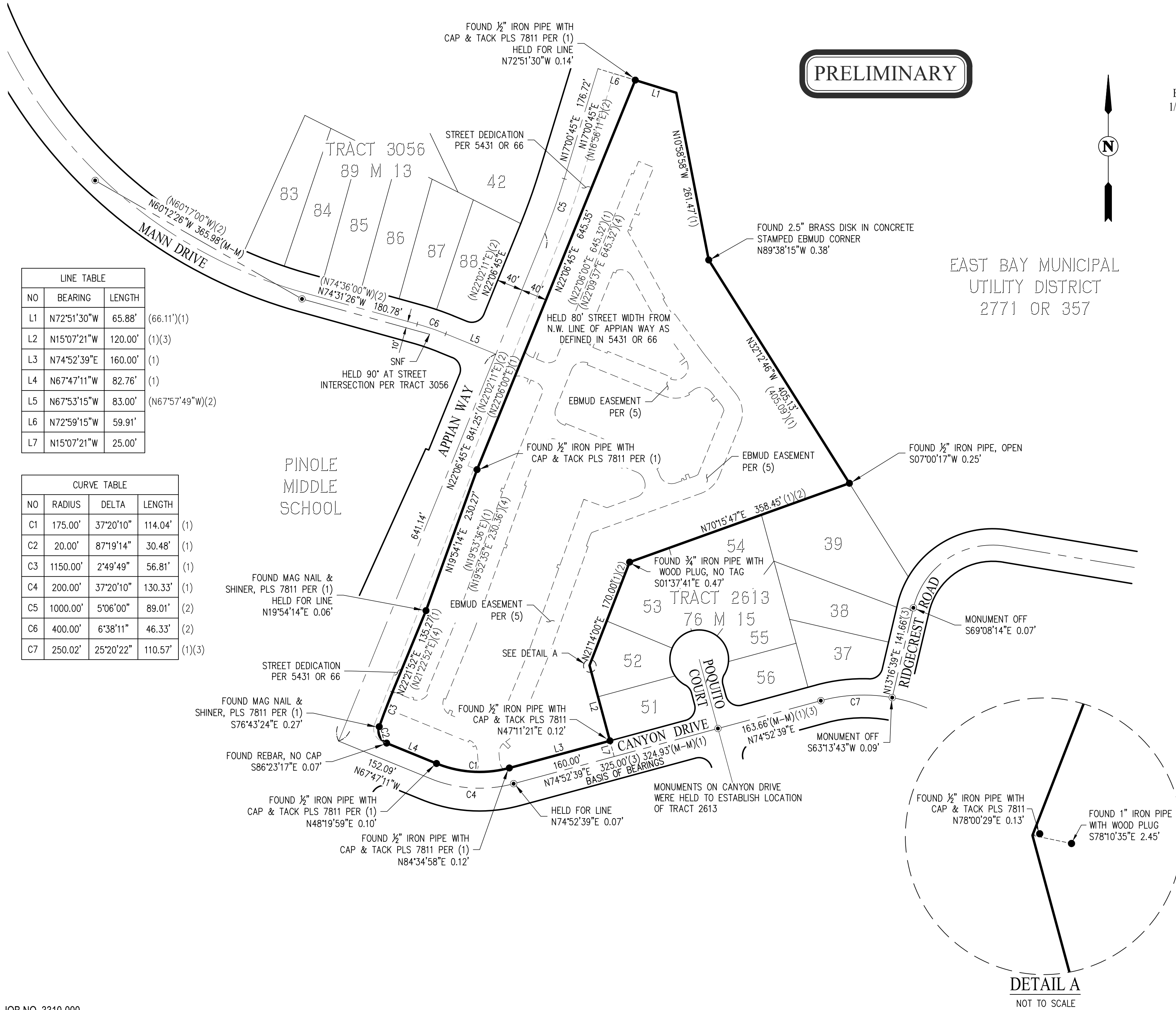
- (#) INDICATES REFERENCE NUMBER
(1) RECORD OF SURVEY 3968 (157 LSM 30)
(2) TRACT 3056 (89 M 13)
(3) TRACT 2613 (76 M 15)
(4) STREET DEDICATION (5431 OR 66)
(5) DOCUMENT NO. 2024-0084807

NOTES:

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.
2. THE SUBDIVISION AREA IS 7.375 ACRES ±
3. TIES SHOWN ARE PERPENDICULAR TO LOT LINES AND MONUMENT LINES
UNLESS OTHERWISE NOTED.

LINE TABLE		
NO	BEARING	LENGTH
L1	N72°51'30"W	65.88' (66.11')(1)
L2	N15°07'21"W	120.00' (1)(3)
L3	N74°52'39"E	160.00' (1)
L4	N67°47'11"W	82.76' (1)
L5	N67°53'15"W	83.00' (N67°57'49"W)(2)
L6	N72°59'15"W	59.91'
L7	N15°07'21"W	25.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	175.00'	37°20'10"	114.04' (1)
C2	20.00'	87°19'14"	30.48' (1)
C3	1150.00'	2°49'49"	56.81' (1)
C4	200.00'	37°20'10"	130.33' (1)
C5	1000.00'	5°06'00"	89.01' (2)
C6	400.00'	6°38'11"	46.33' (2)
C7	250.02'	25°20'22"	110.57' (1)(3)



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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 60' MARCH 2025



PRELIMINARY

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
ON THE CENTERLINE OF CANYON DRIVE, THE BEARING BEING N74°52'39"E PER
TRACT NO. 2613 (76 M 15)

REFERENCES:

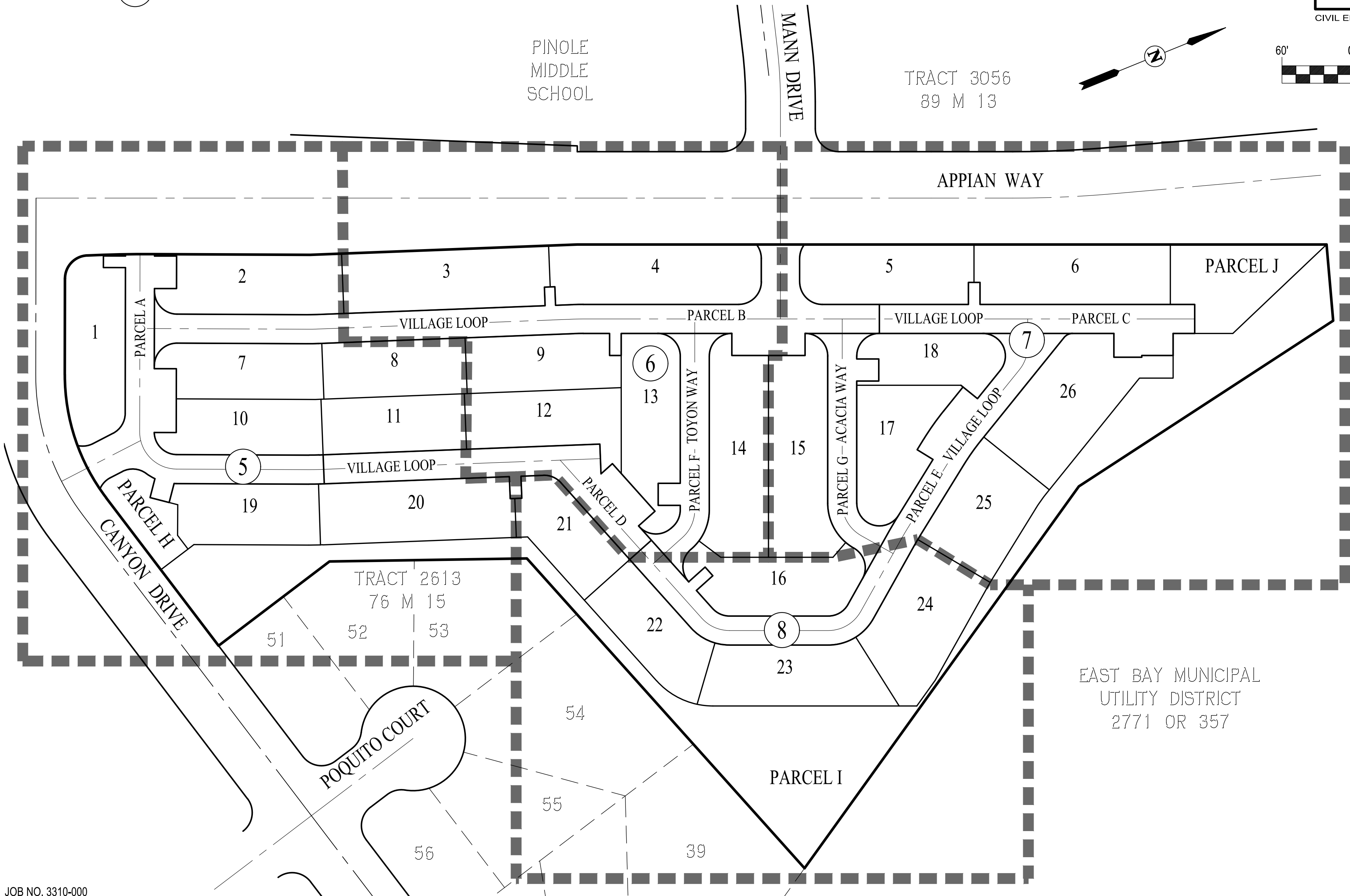
- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY 3968 (157 LSM 30)
- (2) TRACT 3056 (89 M 13)
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- (4) STREET DEDICATION (5431 OR 66)
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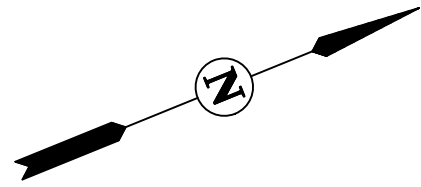
LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- ADJOINER PROPERTY LINE
- SHEET LIMITS

5

SHEET NUMBER





PRELIMINARY

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TOTAL
- RADIAL
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- FOUND STANDARD STREET MONUMENT
- SET STANDARD STREET MONUMENT
- FOUND MONUMENT AS NOTED
- EAST BAY MUNICIPAL UTILITY DISTRICT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT

SUBDIVISION 9630
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' MARCH 2025



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
ON THE CENTERLINE OF CANYON DRIVE, THE BEARING BEING N74°52'39"E PER
TRACT NO. 2613 (76 M 15)

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY 3968 (157 LSM 30)
- (2) TRACT 3056 (89 M 13)
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- (4) STREET DEDICATION (5431 OR 66)
- (5) DOCUMENT NO. 2024-0084807

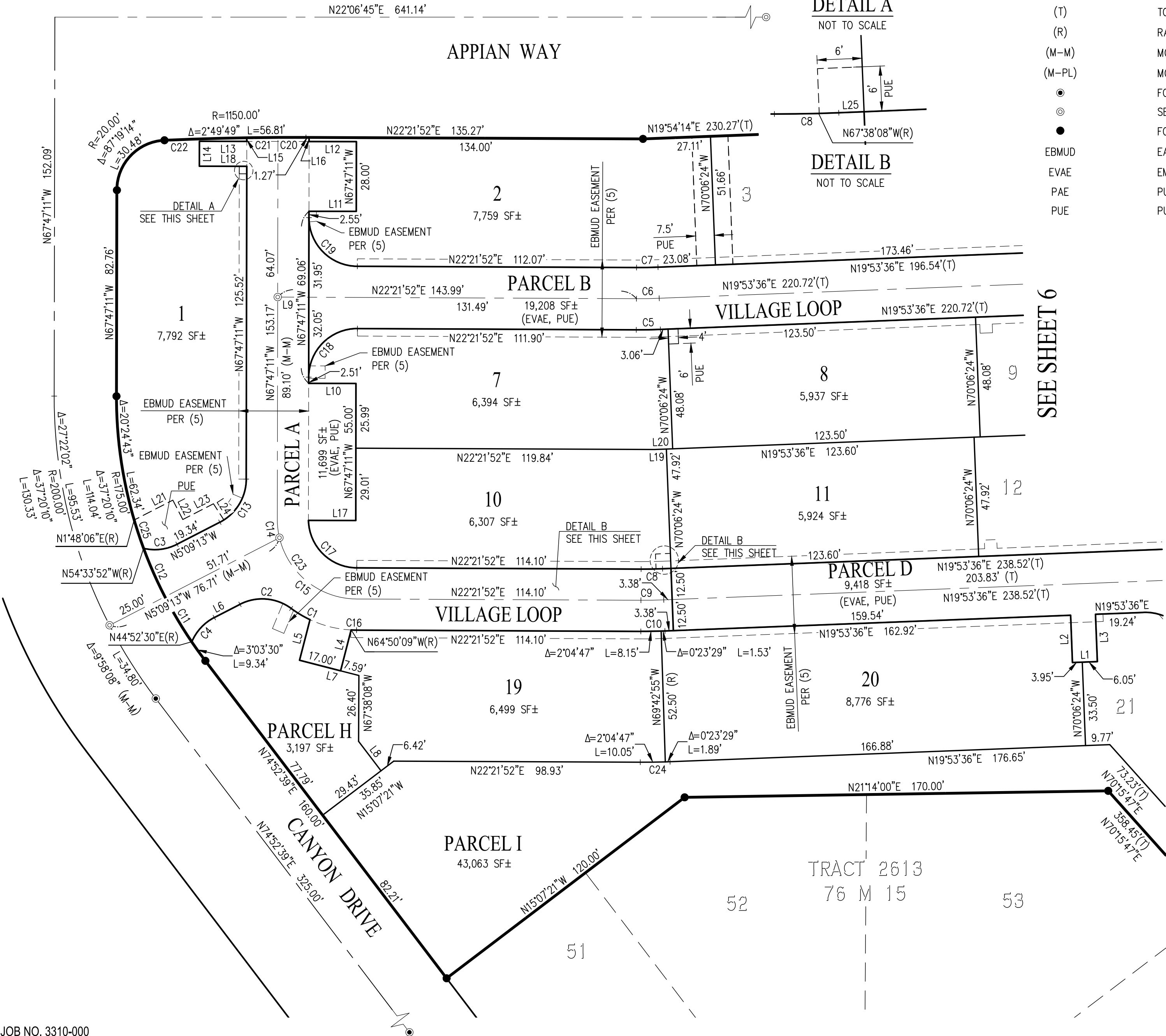
NOTES:

- 1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.
- 2. THE SUBDIVISION AREA IS 7.375 ACRES ±
- 3. TIES SHOWN ARE PERPENDICULAR TO LOT LINES AND MONUMENT LINES
UNLESS OTHERWISE NOTED.

LINE TABLE		
NO	BEARING	LENGTH
L1	N19°53'36"E	10.00'
L2	N70°06'24"W	19.00'
L3	N70°06'24"W	19.00'
L4	N53°24'33"W	16.91'
L5	N53°24'33"W	16.79'
L6	N05°09'13"W	11.60'
L7	N36°35'27"E	24.59'
L8	N74°52'39"E	14.86'
L9	N22°21'52"E	12.50'
L10	N22°12'49"E	19.00'
L11	N22°12'49"E	19.00'
L12	N22°12'49"E	19.00'
L13	N22°12'49"E	19.00'
L14	N67°47'11"W	10.00'
L15	N67°47'11"W	1.45'
L16	N67°47'11"W	1.63'
L17	N22°12'49"E	18.99'
L18	N22°12'49"E	19.00'
L19	N19°53'36"E	4.75'
L20	N19°53'36"E	7.30'
L21	N05°09'13"W	17.45'
L22	N84°50'47"E	8.77'
L23	N05°09'13"W	13.84'
L24	N79°25'34"E	7.70'
L25	N19°53'36"E	3.38'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	44.50'	11°22'49"	8.84'
C2	19.50'	63°43'19"	21.69'
C3	19.50'	40°35'21"	13.81'
C4	19.50'	39°58'17"	13.60'
C5	224.50'	2°28'16"	9.68'
C6	212.00'	2°28'16"	9.14'
C7	199.50'	2°28'16"	8.60'
C8	199.50'	2°28'16"	8.60'
C9	212.00'	2°28'16"	9.14'
C10	224.50'	2°28'16"	9.68'
C11	175.00'	6°54'38"	21.11'
C12	175.00'	6°57'19"	21.24'
C13	19.50'	62°37'58"	21.32'
C14	32.00'	13°30'26"	7.54'
C15	32.00'	76°20'31"	42.64'
C16	44.50'	2°47'59"	2.17'
C17	19.50'	88°22'44"	30.08'
C18	19.50'	90°09'03"	30.68'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C19	19.50'	89°50'57"	30.58'
C20	1150.00'	0°33'34"	11.23'
C21	1150.00'	0°37'22"	12.50'
C22	1150.00'	1°38'53"	33.08'
C23	32.00'	89°50'57"	50.18'
C24	277.00'	2°28'16"	11.95'
C25	175.00'	3°55'19"	11.98'



DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

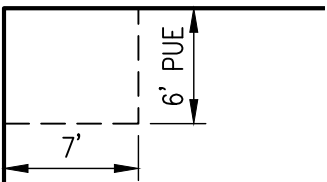
SEE SHEET 6

SEE SHEET 8

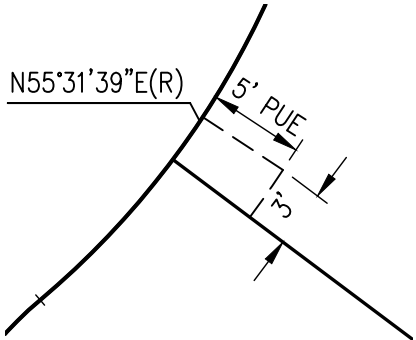
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	224.50'	2°13'09"	8.70'
C2	19.50'	37°58'03"	12.92'
C3	19.50'	37°59'32"	12.93'
C4	19.50'	89°59'15"	30.63'
C5	199.50'	2°13'09"	7.73'
C6	19.50'	90°00'00"	30.63'
C7	19.50'	48°09'02"	16.39'
C8	19.50'	90°00'00"	30.63'
C9	19.50'	91°43'31"	31.22'
C10	44.50'	49°52'35"	38.74'
C11	44.50'	12°59'13"	10.09'
C12	44.50'	36°53'22"	28.65'
C13	19.50'	89°53'40"	30.59'
C14	212.00'	2°13'09"	8.21'
C15	32.00'	48°09'02"	26.89'
C16	19.50'	50°22'11"	17.14'
C17	19.50'	90°00'45"	30.63'

LINE TABLE		
NO	BEARING	LENGTH
L1	N70°06'24"W	16.00'
L2	N19°53'36"E	9.00'
L3	N70°06'24"W	16.00'
L4	N19°53'36"E	15.18'
L5	N67°54'00"W	19.00'
L6	N22°06'00"E	10.00'
L7	N70°06'24"W	25.63'
L8	N19°44'13"W	13.16'
L9	N67°53'15"W	3.94'
L10	N19°44'13"W	1.93'
L11	N19°44'13"W	19.00'
L12	N70°15'47"E	10.00'
L13	N70°06'24"W	19.00'
L14	N19°53'36"E	10.00'
L15	N70°06'24"W	19.00'
L16	N70°15'47"E	64.66'
L17	N22°06'45"E	19.00'
L18	N22°06'45"E	19.00'
L19	N67°53'15"W	19.00'

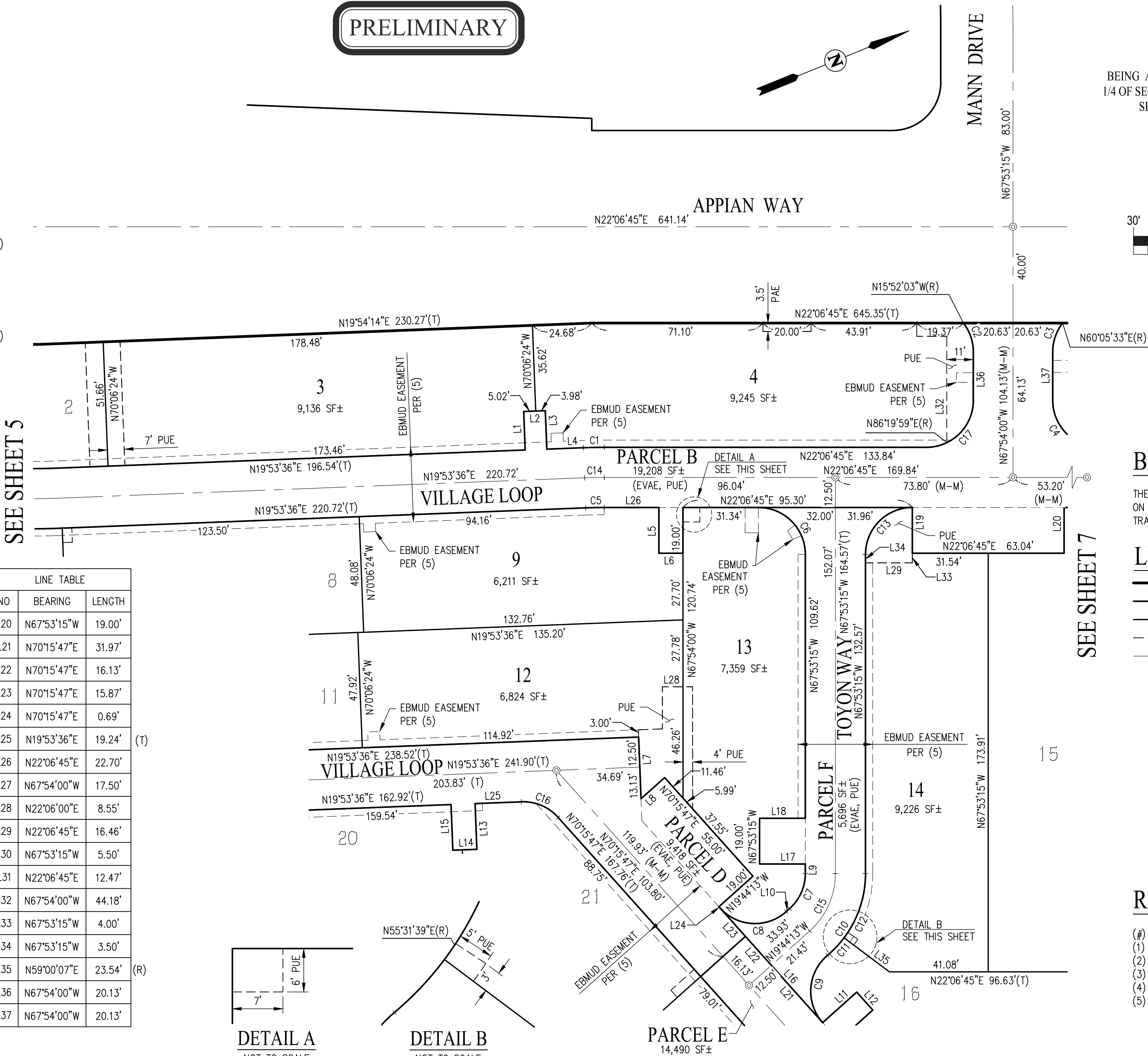
LINE TABLE		
NO	BEARING	LENGTH
L20	N67°53'15"W	19.00'
L21	N70°15'47"E	31.97'
L22	N70°15'47"E	16.13'
L23	N70°15'47"E	15.87'
L24	N70°15'47"E	0.69'
L25	N19°53'36"E	19.24'
L26	N22°06'45"E	22.70'
L27	N67°54'00"W	17.50'
L28	N22°06'00"E	8.55'
L29	N22°06'45"E	16.46'
L30	N67°53'15"W	5.50'
L31	N22°06'45"E	12.47'
L32	N67°54'00"W	44.18'
L33	N67°53'15"W	4.00'
L34	N67°53'15"W	3.50'
L35	N59°00'07"E	23.54'
L36	N67°54'00"W	20.13'
L37	N67°54'00"W	20.13'



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



SUBDIVISION 9630

APPIAN VILLAGE

CITY OF PINOLE, CONTRA COSTA COUNTY, CALIFORNIA
CONSISTING OF 8 SHEETS, FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST
1/4 OF SECTION 21, AND A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF
SECTION 28, T.2N., R.4W. M.D.B.&M. AS DESCRIBED IN GRANT DEED
DOC. NO. 2018-0061296 CONTRA COSTA COUNTY RECORDS



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' MARCH 2025



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
ON THE CENTERLINE OF CANYON DRIVE, THE BEARING BEING N74°52'39"E PER
TRACT NO. 2613 (76 M 15)

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
●	FOUND MONUMENT AS NOTED
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) RECORD OF SURVEY 3968 (157 LSM 30)
(2) TRACT 3056 (89 M 13)
(3) TRACT 2613 (76 M 15)
(4) STREET DEDICATION (5431 OR 66)
(5) DOCUMENT NO. 2024-0084807

SUBDIVISION 9630
APPIAN VILLAGE

CITY OF PINOLE, CONTRA COSTA COUNTY, CALIFORNIA
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BEING A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST
1/4 OF SECTION 21, AND A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF
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TRACT NO. 2613 (76 M 15)

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
	FOUND MONUMENT AS NOTED
	EAST BAY MUNICIPAL UTILITY DISTRICT
	EMERGENCY VEHICLE ACCESS EASEMENT
	PUBLIC ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT

REFERENCES:

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(1) RECORD OF SURVEY 3968 (157 LSM 30)
(2) TRACT 3056 (89 M 13)
(3) TRACT 2613 (76 M 15)
(4) STREET DEDICATION (5431 OR 66)
(5) DOCUMENT NO. 2024-0084807

NO	RADIUS	DELTA	LENGTH
C19	199.50'	1°01'42"	3.58'
C20	127.00'	2°24'03"	5.32'
C21	127.00'	1°22'21"	3.04'
C22	127.00'	1°01'42"	2.28'
C23	127.00'	7°12'34"	15.98'
C24	199.50'	7°12'34"	25.10'
C25	9.50'	51°07'35"	8.48'
C26	240.50'	7°12'34"	30.26'
C27	19.50'	64°29'36"	21.95'
C28	240.50'	4°26'07"	18.62'
C29	240.50'	2°46'28"	11.65'
C30	19.50'	52°37'20"	17.91'
C31	19.50'	11°45'29"	4.00'

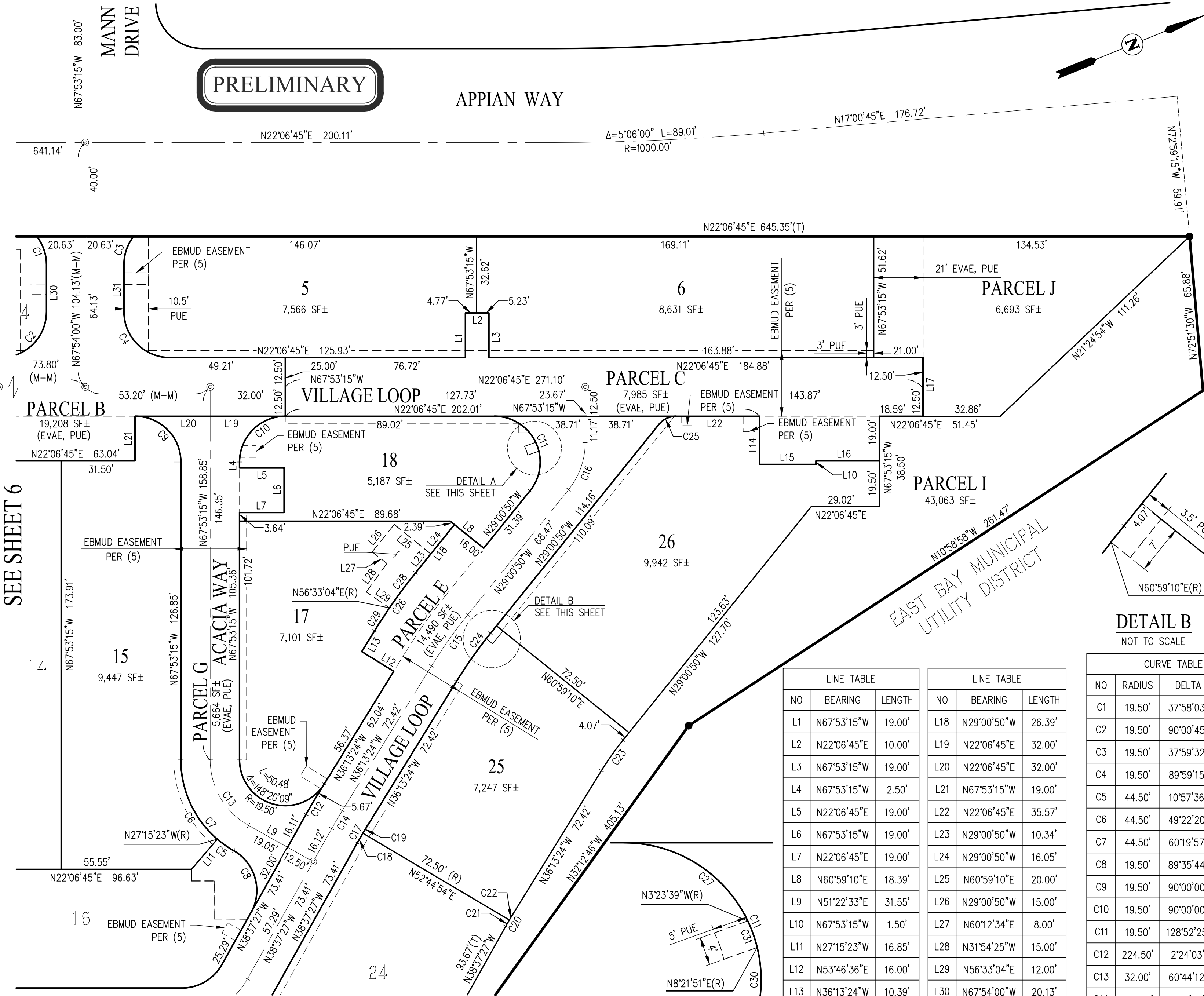
LINE TABLE		
NO	BEARING	LENGTH
L1	N67°53'15"W	19.00'
L2	N22°06'45"E	10.00'
L3	N67°53'15"W	19.00'
L4	N67°53'15"W	2.50'
L5	N22°06'45"E	19.00'
L6	N67°53'15"W	19.00'
L7	N22°06'45"E	19.00'
L8	N60°59'10"E	18.39'
L9	N51°22'33"E	31.55'
L10	N67°53'15"W	1.50'
L11	N27°15'23"W	16.85'
L12	N53°46'36"E	16.00'
L13	N36°13'24"W	10.39'
L14	N67°53'15"W	20.50'
L15	N22°06'45"E	24.00'
L16	N22°06'45"E	27.00'
L17	N67°53'15"W	25.00'

LINE TABLE		
NO	BEARING	LENGTH
L18	N29°00'50"W	26.39'
L19	N22°06'45"E	32.00'
L20	N22°06'45"E	32.00'
L21	N67°53'15"W	19.00'
L22	N22°06'45"E	35.57'
L23	N29°00'50"W	10.34'
L24	N29°00'50"W	16.05'
L25	N60°59'10"E	20.00'
L26	N29°00'50"W	15.00'
L27	N60°12'34"E	8.00'
L28	N31°54'25"W	15.00'
L29	N56°33'04"E	12.00'
L30	N67°54'00"W	20.13'
L31	N67°54'00"W	20.13'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	19.50'	37°58'03"	12.92'
C2	19.50'	90°00'45"	30.63'
C3	19.50'	37°59'32"	12.93'
C4	19.50'	89°59'15"	30.63'
C5	44.50'	10°57'36"	8.51'
C6	44.50'	49°22'20"	38.35'
C7	44.50'	60°19'57"	46.86'
C8	19.50'	89°35'44"	30.49'
C9	19.50'	90°00'00"	30.63'
C10	19.50'	90°00'00"	30.63'
C11	19.50'	128°52'25"	43.86'
C12	224.50'	2°24'03"	9.41'
C13	32.00'	60°44'12"	33.92'
C14	212.00'	2°24'03"	8.88'
C15	212.00'	7°12'34"	26.68'
C16	32.00'	38°52'25"	21.71'
C17	199.50'	2°24'03"	8.36'
C18	199.50'	1°22'21"	4.78'

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE



SEE SHEET 6

SEE SHEET 8

SUBDIVISION 9630
APPIAN VILLAGE

CITY OF PINOLE, CONTRA COSTA COUNTY, CALIFORNIA
CONSISTING OF 8 SHEETS, FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' MARCH 2025



GRAPHIC SCALE

BASIS OF BEARINGS:

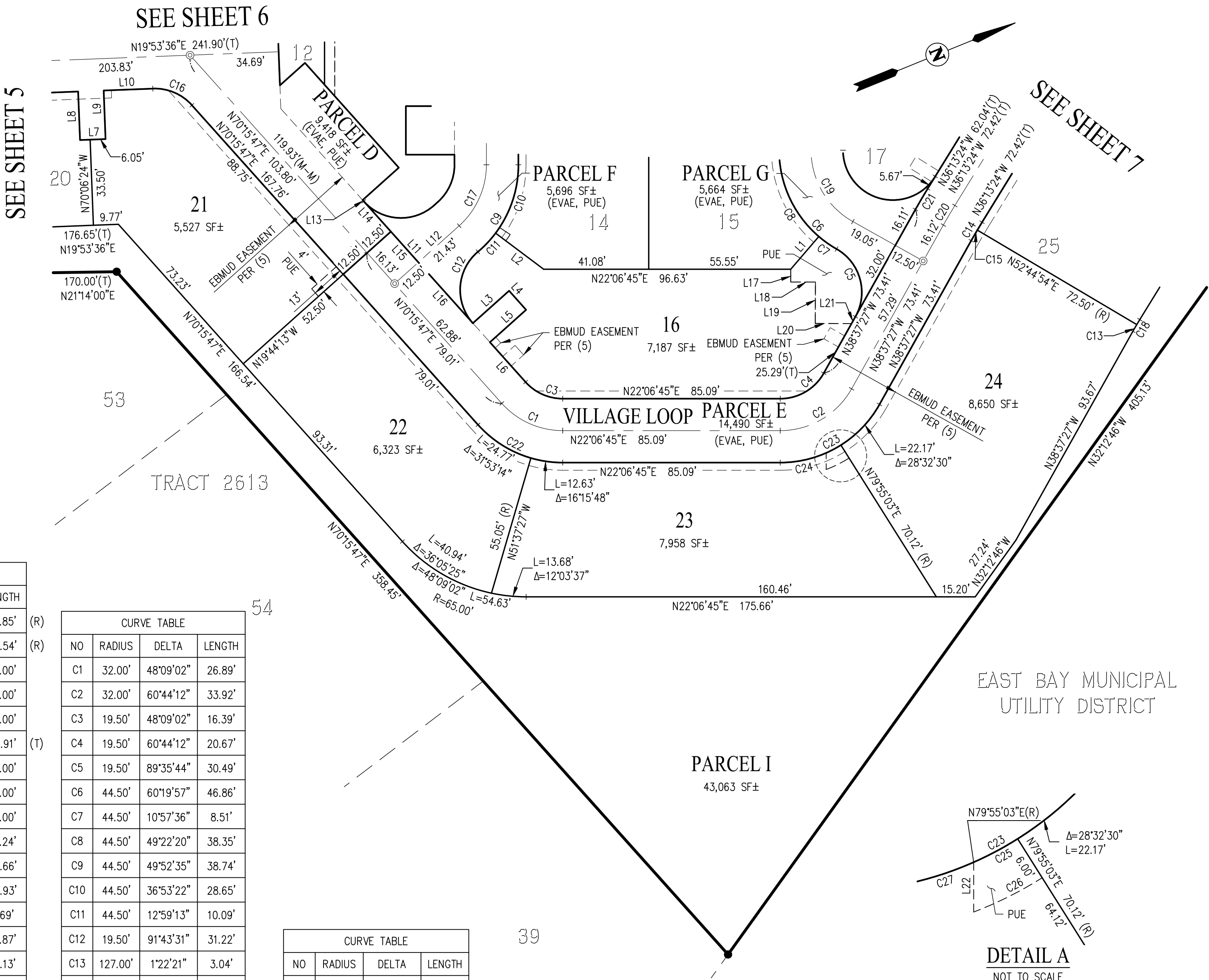
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ON THE CENTERLINE OF CANYON DRIVE, THE BEARING BEING N74°52'39"E PER
TRACT NO. 2613 (76 M 15)

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) RECORD OF SURVEY 3968 (157 LSM 30)
(2) TRACT 3056 (89 M 13)
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(4) STREET DEDICATION (5431 OR 66)
(5) DOCUMENT NO. 2024-0084807

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
	FOUND MONUMENT AS NOTED
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT



PRELIMINARY

LINE TABLE		
NO	BEARING	LENGTH
L1	N27°15'23"W	16.85'
L2	N59°00'07"E	23.54'
L3	N19°44'13"W	19.00'
L4	N70°15'47"E	10.00'
L5	N19°44'13"W	19.00'
L6	N70°15'47"E	20.91'
L7	N19°53'36"E	10.00'
L8	N70°06'24"W	19.00'
L9	N70°06'24"W	19.00'
L10	N19°53'36"E	19.24'
L11	N70°15'47"E	64.66'
L12	N19°44'13"W	33.93'
L13	N70°15'47"E	0.69'
L14	N70°15'47"E	15.87'
L15	N70°15'47"E	16.13'
L16	N70°15'47"E	31.97'
L17	N67°53'15"W	5.00'
L18	N22°06'45"E	9.66'
L19	N67°38'08"W	16.20'
L20	N22°21'52"E	14.19'
L21	N38°37'27"W	3.06'
L22	N67°53'15"W	6.48'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	32.00'	48°09'02"	26.89'
C2	32.00'	60°44'12"	33.92'
C3	19.50'	48°09'02"	16.39'
C4	19.50'	60°44'12"	20.67'
C5	19.50'	89°35'44"	30.49'
C6	44.50'	60°19'57"	46.86'
C7	44.50'	10°57'36"	8.51'
C8	44.50'	49°22'20"	38.35'
C9	44.50'	49°52'35"	38.74'
C10	44.50'	36°53'22"	28.65'
C11	44.50'	12°59'13"	10.09'
C12	19.50'	91°43'31"	31.22'
C13	127.00'	1°22'21"	3.04'
C14	199.50'	2°24'03"	8.36'
C15	199.50'	1°22'21"	4.78'
C16	19.50'	50°22'11"	17.14'
C17	32.00'	48°09'02"	26.89'
C18	127.00'	2°24'03"	5.32'
C19	32.00'	60°44'12"	33.92'
C20	212.00'	2°24'03"	8.88'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C21	224.50'	2°24'03"	9.41'
C22	44.50'	48°09'02"	37.40'
C23	44.50'	60°44'12"	47.17'
C24	44.50'	32°11'42"	25.00'
C25	44.50'	8°22'22"	6.50'
C26	50.50'	11°20'45"	10.00'
C27	44.50'	23°49'20"	18.50'

CONTACTS

1. OWNER:

2151 APPIAN WAY LLC
3045 RESEARCH DR
RICHMOND, CA 94806
2. DEVELOPER:

DENOVA HOMES, INC.
TRENT SANSON
1500 WILLOW PASS COURT
CONCORD, CA 94520
(925) 685-0110
3. CIVIL ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
RYAN HANSEN
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
RCE #80557
4. ARCHITECT

SDG ARCHITECTS, INC.
DAVID VENEMAN
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
(925) 634-7000

GENERAL NOTES

1. ASSESSORS PARCEL NO:

401-240-017, 401-240-018
2. SITE ADDRESS:

2151 APPIAN WAY
3. EXISTING/PROPOSED ZONING:

RMU – RESIDENTIAL MIXED USE, CMU – COMMERCIAL MIXED USE
4. EXISTING LAND USE:

COMMERCIAL – ABANDONED HOSPITAL FACILITY
5. PROPOSED LAND USE:

RMU & CMU PER THE APPIAN WAY LAND USE PLAN
6. SITE AREA:

GROSS: 7.377 AC±
7. DWELLING UNITS:

154 UNITS
8. DENSITY:

20.88 DU/AC
9. EXISTING STRUCTURES:

EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
10. STREET TREES:

STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE PRIVATELY MAINTAINED.
11. STREET LIGHTS:

STREET LIGHTS ON PRIVATE PROPERTY WILL BE PRIVATELY MAINTAINED.
12. UTILITY PROVIDERS:

WATER:
SANITARY SEWER:
STORM DRAIN:
GAS & ELECTRIC:
TELEPHONE:
CABLE TV:

EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
CITY OF PINOLE
CITY OF PINOLE
PG&E
AT&T
TBD
13. TRASH:

TRASH STAGING AREA TO BE PRIVATELY MAINTAINED ON-SITE.
14. WELLS ONSITE:

NONE
15. FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C0231G. DATED: MARCH 20, 2017
16. BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE BETWEEN THE TWO FOUND MONUMENTS ON CANYON DRIVE SHOWN AS N74°52'39E", 325.00 FEET ON THE FINAL MAP OF TRACT 2613, RECORDED JANUARY 8, 1960 IN BOOK 76 OF MAPS, AT PAGE 15, CONTRA COSTA COUNTY RECORDS.
17. DIMENSIONS:

ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP.
18. GRADING:

ALL GRADING AS SHOWN IS SUBJECT TO FINAL DESIGN.
19. TREES:

ALL ONSITE TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
20. EROSION CONTROL:

EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS.
21. PHASING:

PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES.
22. CONDOMINIUM MAP

A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1 TO 26. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 154 RESIDENTIAL CONDOMINIUM UNITS FOR LOT 1 TO 26.

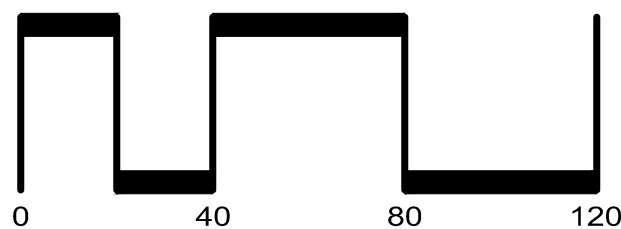
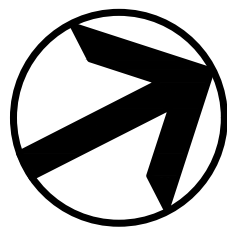
SHEET INDEX	
SHEET NO.	SHEET TITLE
1.0	VESTING TENTATIVE MAP
2.0	BOUNDARY & EXISTING CONDITIONS
2.1	BOUNDARY & EXISTING CONDITIONS
2.2	EXISTING ASSESSOR'S PARCEL MAP
3.0	SITE PLAN
4.0	PRELIMINARY UTILITY PLAN
5.0	PRELIMINARY GRADING PLAN
5.1	PRELIMINARY GRADING SECTIONS
6.0	PRELIMINARY STORMWATER CONTROL PLAN
6.1	STORMWATER CONTROL PLAN DETAILS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		LOT LINE
		EASEMENT
		EMERGENCY VEHICLE ACCESS EASEMENT
		EXISTING
		PRIVATE INGRESS/EGRESS EASMENT
		PRIVATE STORM DRAIN EASEMENT
		PUBLIC UTILITY EASEMENT
		RIGHT-OF-WAY
		PUBLIC SANITARY SEWER EASEMENT
		PUBLIC WATERLINE EASEMENT

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
2151 APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: JULY 26, 2021

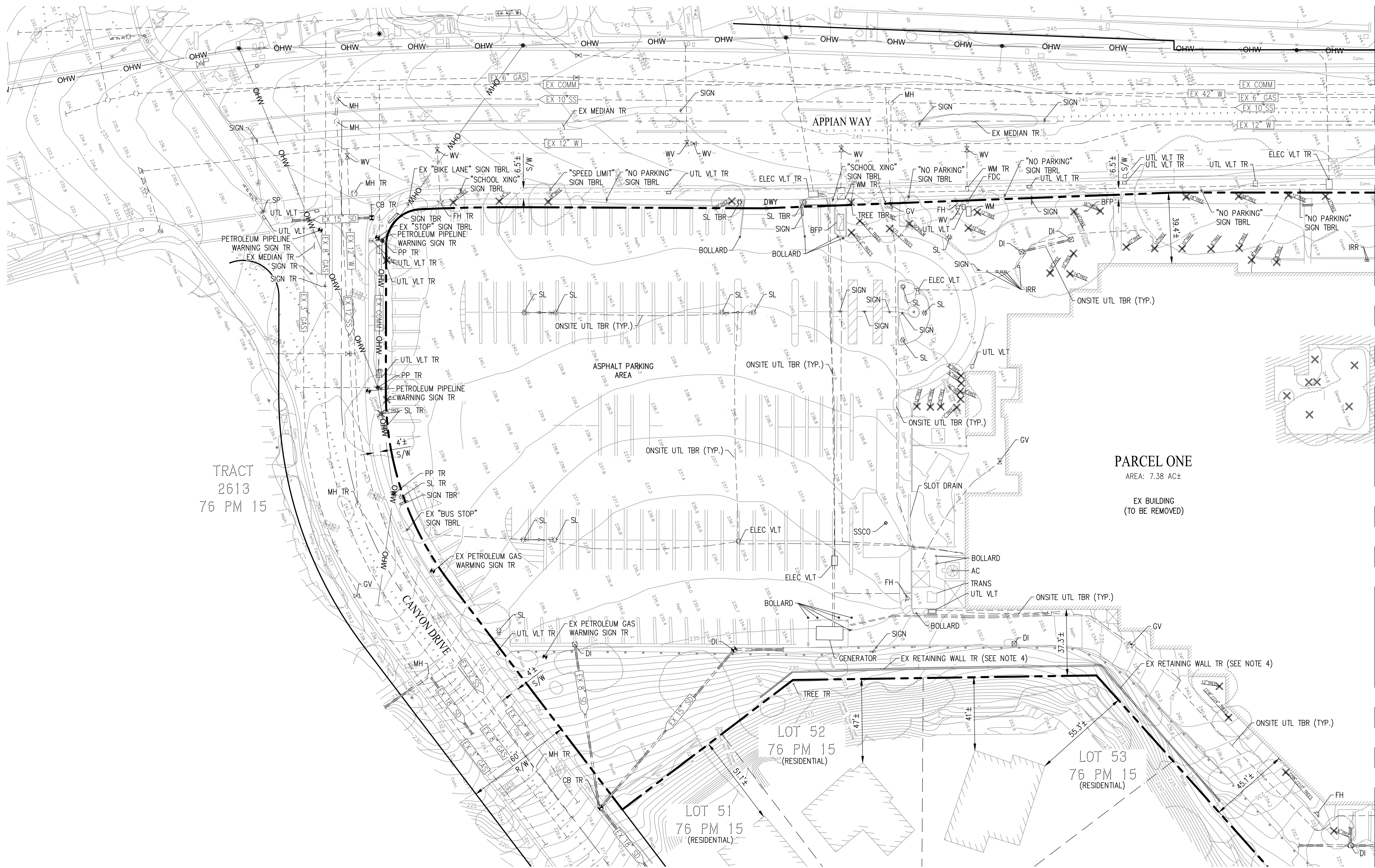


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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1.0
OF 10 SHEETS

JOB NO.: 3310-000



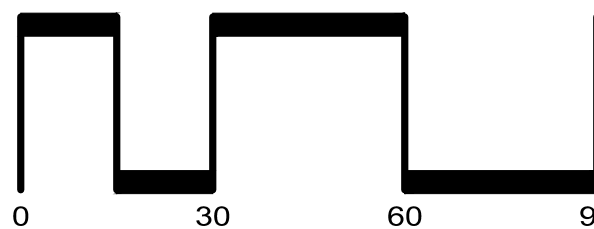
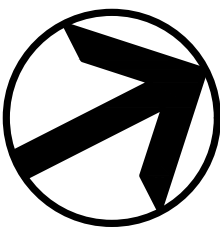
LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING COMMUNICATION LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM DRAIN MAIN
	EXISTING WATER MAIN
	OVERHEAD WIRES
	GUARD RAIL
	EXISTING STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN FIELD INLET
	EXISTING FIRE HYDRANT
	EXISTING BACK FLOW
	EXISTING PRESSURE INDICATOR VALVE
	EXISTING PETROLEUM GAS WARNING SIGN
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING UTILITY BOX/VAULT
	EXISTING STREET LIGHT
	EXISTING SIGN
	EXISTING SIGNAL LIGHT POLE
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	BUILDING
	BACK FLOW PREVENTER
	BLOW OFF VALVE
	CATCH BASIN
	CONCRETE
	DRIVEWAY
	DRAIN INLET
	ELECTRICAL
	EXISTING
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	FENCE
	GATE VALVE
	IRRIGATION METER
	MANHOLE
	POST INDICATOR VALVE
	PROPERTY LINE
	POWER POLE
	STREET LIGHT
	SIGNAL LIGHT POLE
	SANITARY SEWER CLEAN OUT
	SIDEWALK
	RIGHT-OF-WAY
	TO BE REMOVED
	TO BE REMOVED & RELOCATED
	TO REMAIN
	UTILITY
	VAULT
	WATER METER
	WATER SERVICE
	WATER VALVE

BOUNDARY & EXISTING CONDITIONS
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
2151 APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: JULY 26, 2021

NOTE:

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- ALL EXISTING TREES LOCATED ON PROPERTY ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POT HOLE INVESTIGATIONS.
- EXISTING RETAINING WALLS INDICATED TO REMAIN ARE SUBJECT TO STRUCTURAL AND GEOTECHNICAL ENGINEERS REVIEW.



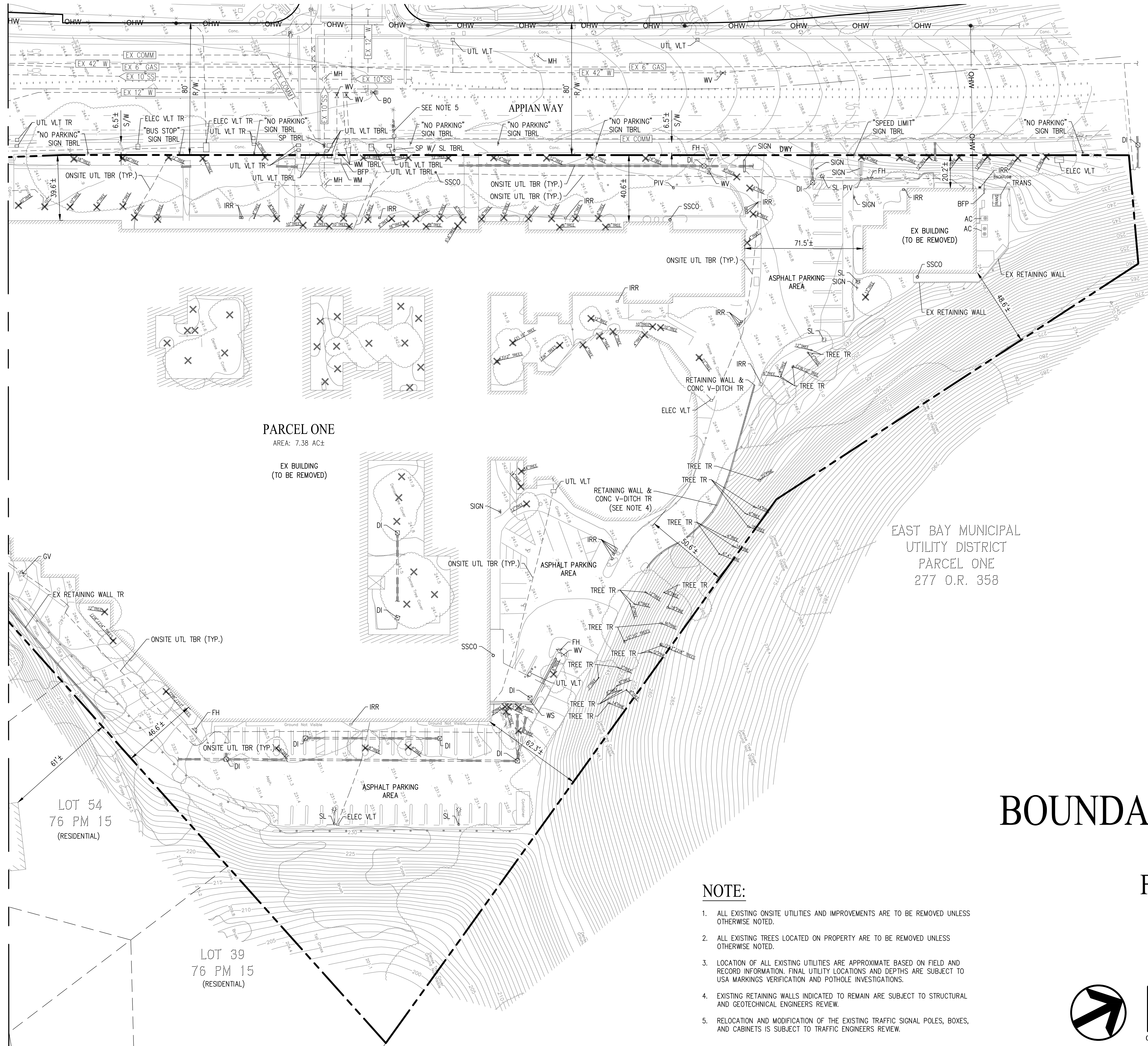
JOB NO.: 3310-000



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SHEET NO.
2.0
OF 10 SHEETS

MATCHLINE - SEE SHEET 2.0 FOR CONTINUATION

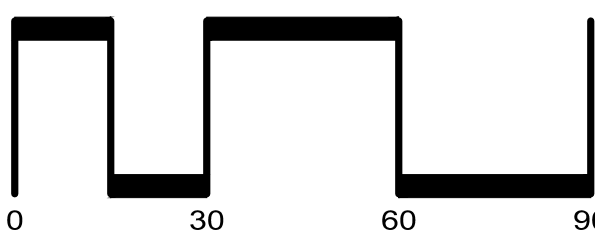
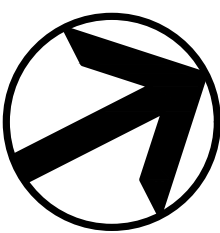


LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING COMMUNICATION LINE
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER MAIN
---	EXISTING STORM DRAIN MAIN
---	EXISTING WATER MAIN
---	OVERHEAD WIRES
---	GUARD RAIL
⊗	EXISTING STORM DRAIN CATCH BASIN
⊙	EXISTING STORM DRAIN MANHOLE
⊕	EXISTING STORM DRAIN FIELD INLET
⊗	EXISTING FIRE HYDRANT
⊗	EXISTING BACK FLOW
⊗	EXISTING PRESSURE INDICATOR VALVE
⊗	EXISTING PETROLEUM GAS WARNING SIGN
⊗	EXISTING WATER VALVE
⊗	EXISTING SANITARY SEWER MANHOLE
⊗	EXISTING SANITARY SEWER CLEANOUT
⊗	EXISTING UTILITY BOX/VAULT
⊗	EXISTING STREET LIGHT
⊗	EXISTING SIGN
⊗	EXISTING SIGNAL LIGHT POLE
⊗	EXISTING TREE TO BE REMOVED
⊗	EXISTING TREE TO REMAIN
BLDG	BUILDING
BFP	BACK FLOW PREVENTER
BO	BLOW OFF VALVE
CB	CATCH BASIN
CONC	CONCRETE
DWY	DRIVEWAY
DI	DRAIN INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FP	FLAG POLE
FNC	FENCE
GV	GATE VALVE
IRR	IRRIGATION METER
MH	MANHOLE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
SL	STREET LIGHT
SP	SIGNAL LIGHT POLE
SSCO	SANITARY SEWER CLEAN OUT
S/W	SIDEWALK
R/W	RIGHT-OF-WAY
TBR	TO BE REMOVED
TBRL	TO BE REMOVED & RELOCATED
TR	TO REMAIN
UTIL	UTILITY
VL	VAULT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

BOUNDARY & EXISTING CONDITIONS
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
2151 APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: JULY 26, 2021



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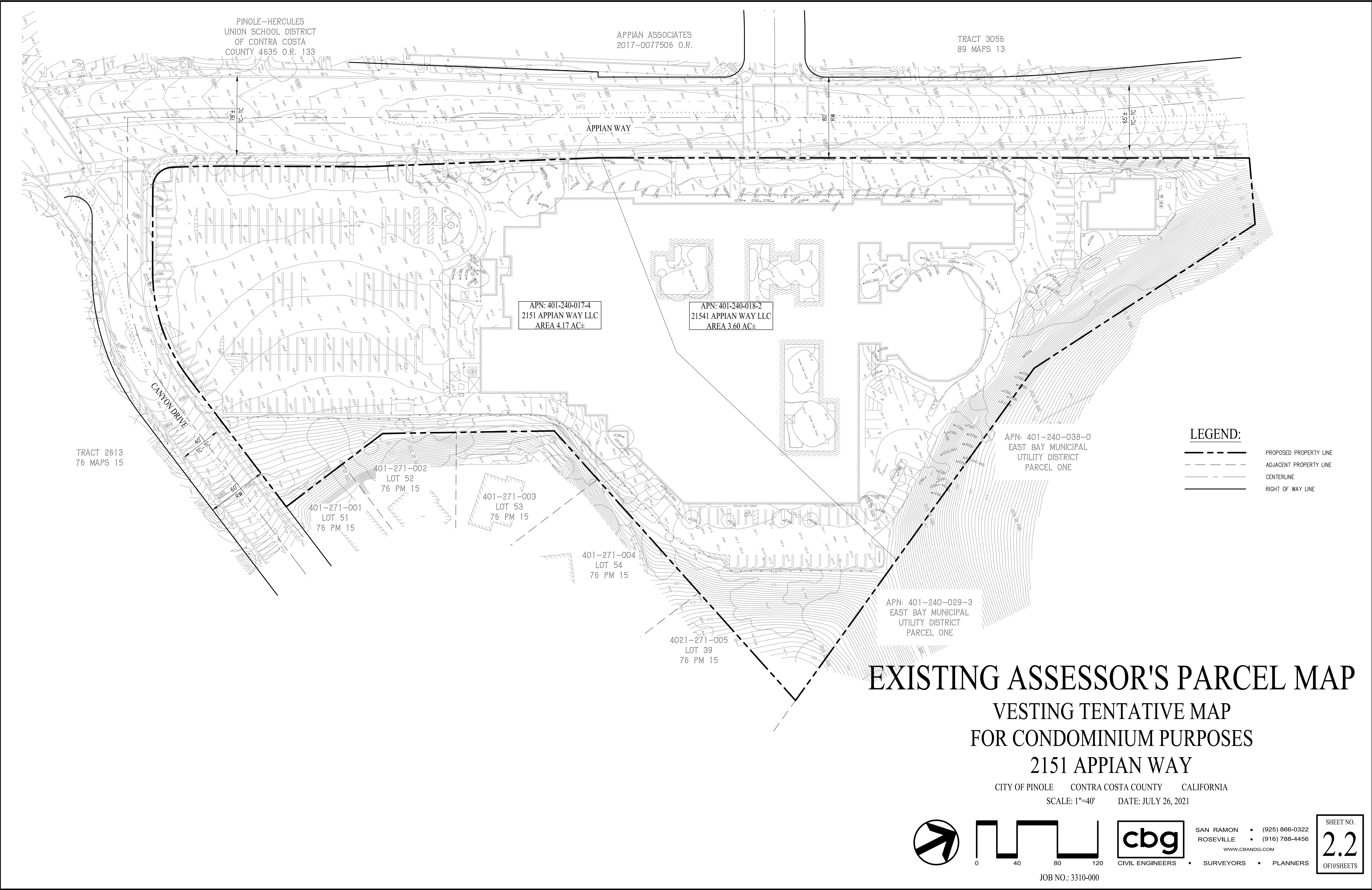


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SHEET NO.
2.1
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NOTE:

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- EXISTING RETAINING WALLS INDICATED TO REMAIN ARE SUBJECT TO STRUCTURAL AND GEOTECHNICAL ENGINEERS REVIEW.
- RELOCATION AND MODIFICATION OF THE EXISTING TRAFFIC SIGNAL POLES, BOXES, AND CABINETS IS SUBJECT TO TRAFFIC ENGINEERS REVIEW.



NOTE:

- EXISTING RETAINING WALLS INDICATED TO REMAIN ARE SUBJECT TO STRUCTURAL AND GEOTECHNICAL ENGINEERS REVIEW.
- RELOCATION AND MODIFICATION OF THE EXISTING TRAFFIC SIGNAL POLES, BOXES, AND CABINETS IS SUBJECT TO TRAFFIC ENGINEERS REVIEW.

PROPOSED APPIAN WAY STREET SECTION

(BUILDING 2)
NOT TO SCALE

PROPOSED APPIAN WAY STREET SECTION

(BUILDINGS 4, 5, 6)
NOT TO SCALE

PROPOSED CANYON DRIVE STREET SECTION

NOT TO SCALE

PROPOSED 22' SECTION CROSS SLOPES W/ PARKING

NOT TO SCALE

PROPOSED 22' SECTION CROSS SLOPES W/ LANDSCAPE

(A STREET)
NOT TO SCALE

PROPOSED 22' STREET SECTION

(B, D, AND E STREET)
NOT TO SCALE

PROPOSED 22' CROWNED STREET SECTION

(F STREET & G STREET)
NOT TO SCALE

LEGEND:

PROPOSED PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE
RIGHT OF WAY LINE
PROPOSED RETAINING WALL
RED CURB
ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
ACCESSIBLE PARKING STALL
BIO-RETENTION AREA
ACCESSIBLE UNIT

ABBREVIATION:

B/B BUILDING TO BUILDING
BLDG BUILDING
CL CENTERLINE
C COMPACT PARKING STALL
EG EXISTING GRADE
EX EXISTING
FC FACE OF CURB
G/G GARAGE TO GARAGE
L/S, LS LANDSCAPE
MIN MINIMUM
PL PROPERTY LINE
PR PROPOSED
R/W RIGHT OF WAY
S/W, SW SIDEWALK
TC TOP OF CURB
TYP TYPICAL

UNIT MATRIX

BUILDING TYPE	BUILDING NUMBER	QUANTITY	UNIT 1	UNIT 1 COUNT	UNIT 2	UNIT 2 COUNT	UNIT 3	UNIT 3 COUNT	UNIT 4	UNIT 4 COUNT	UNIT 5	UNIT 5 COUNT	UNIT 6	UNIT 6 COUNT
4-UNIT BUILDING (ROW TOWNHOMES)	17, 18, 21, 22, 24, 25	6	-	0	-	0	-	0	1	6	1	6	2	12
5-UNIT BUILDING (ROW TOWNHOMES)	7, 8, 9, 10, 11, 12, 13, 16, 19, 23, 26	11	-	0	-	0	-	0	1	11	2	22	2	22
7-UNIT BUILDING (ROW TOWNHOMES)	14, 15, 20	3	-	0	-	0	-	0	2	6	3	9	2	6
8-UNIT BUILDING (STACKED FLAT)	1, 2, 5	3	4	12	2	6	2	6	-	0	-	0	-	0
10-UNIT BUILDING (STACKED FLAT)	3, 4, 6	3	5	15	3	9	2	6	-	0	-	0	-	0
TOTAL				27		15		12		23		37		40

PARKING SUMMARY				
NUMBER OF UNITS	PARKING STALL TYPE	REQUIRED PARKING STALLS PER UNIT	TOTAL NUMBER OF STALLS REQUIRED	TOTAL NUMBER OF STALLS PROVIDED
154	PRIVATE GARAGE PARKING	2	308	308
154	GUEST PARKING	0.3	46	46

SITE PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
2151 APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: JULY 26, 2021



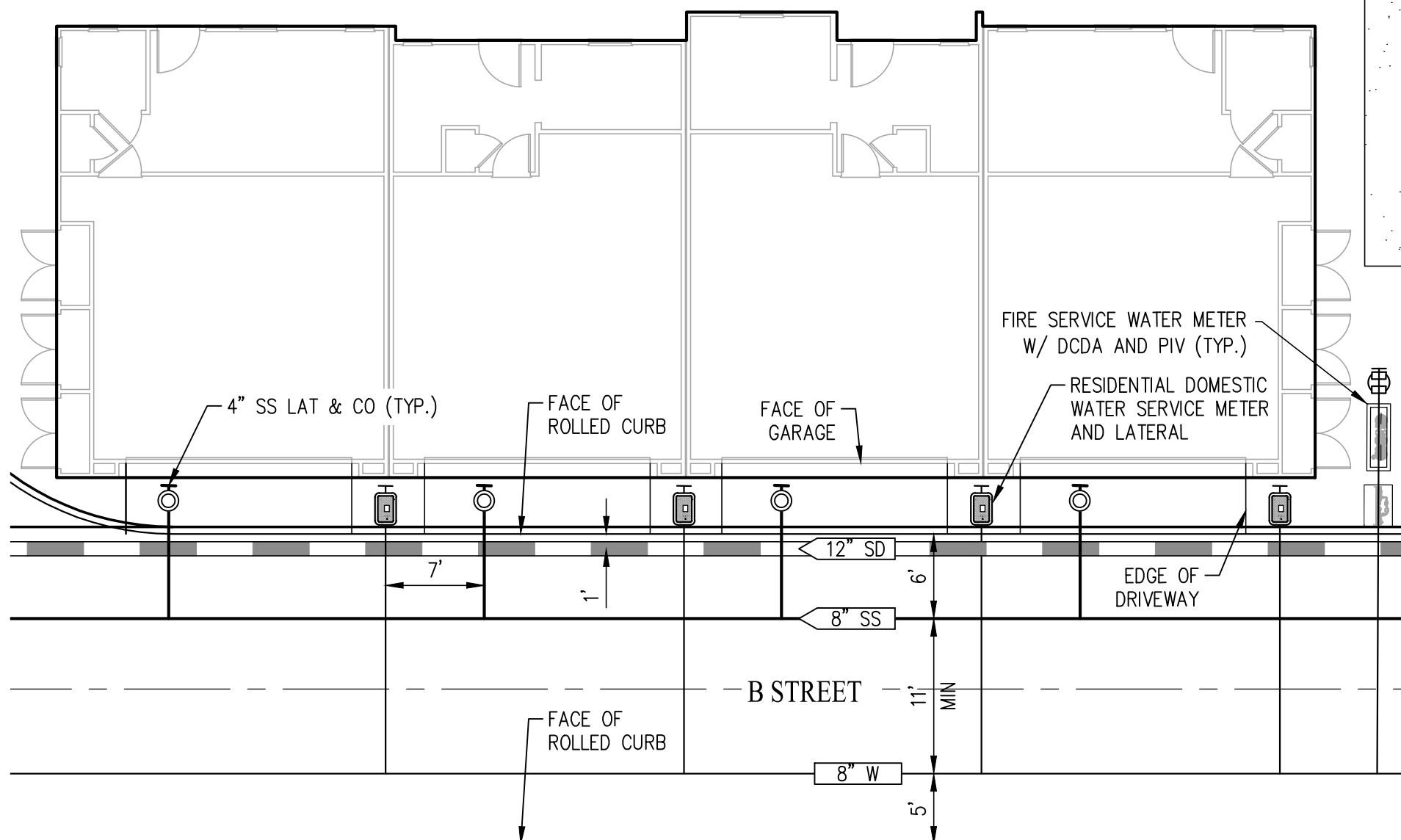
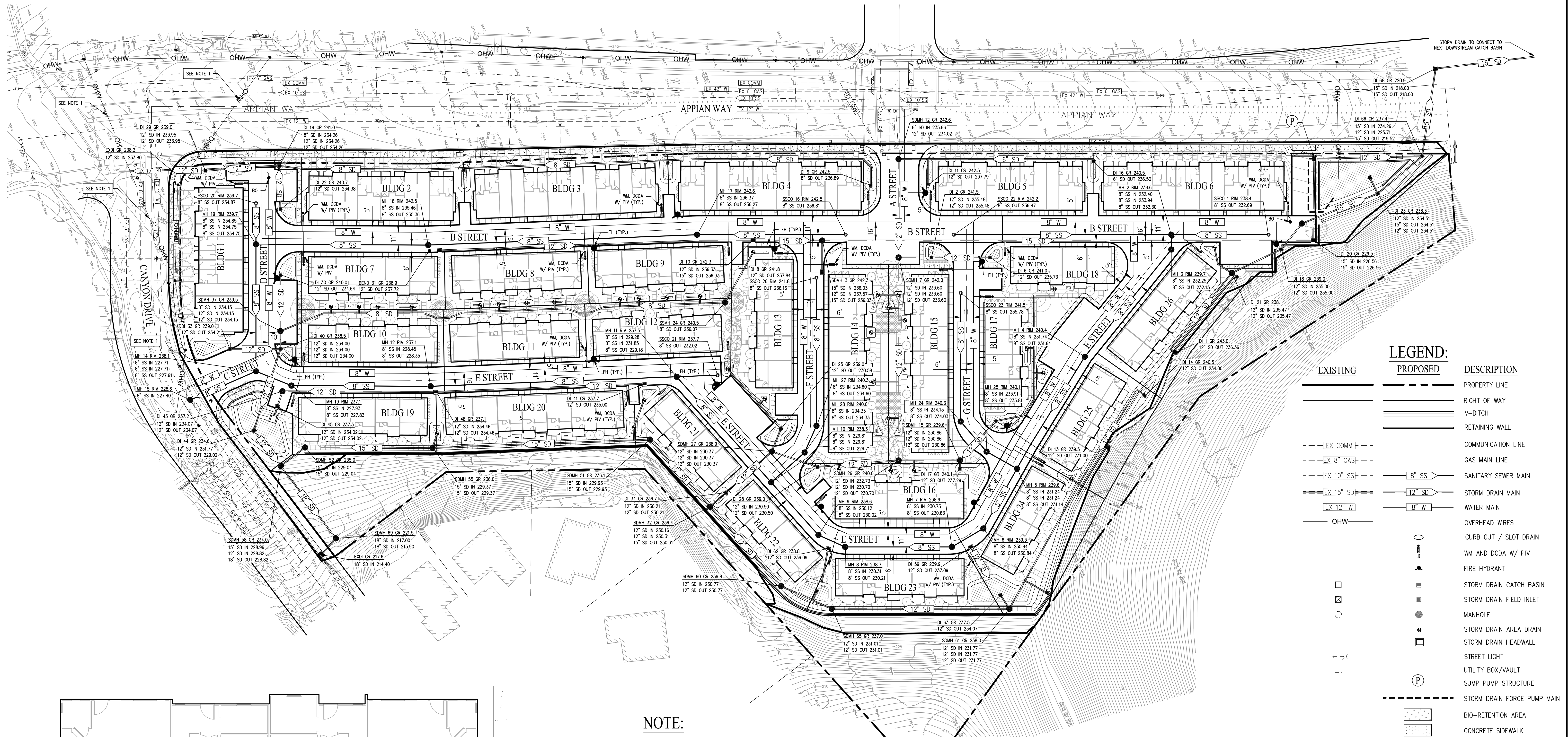
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SURVEYORS PLANNERS

SHEET NO.
3.0
OF 10 SHEETS

JOB NO.: 3310-000



TYPICAL MULTI-FAMILY WATER & SANITARY SEWER SERVICE DETAIL

SCALE 1" = 10'

NOTE:

- EXISTING OVERHEAD WIRES TO BE UNDERGROUNDED.
- ALL NEW PROPOSED UTILITIES REQUIRED TO BE UNDERGROUNDED BY GOVERNING AGENCY TO BE DETAILED IN THE IMPROVEMENT PLANS.
- ALL CATCH BASING AND FIELD INLETS FIT TO HAVE TRASH CAPTURE DEVICE REQUIRED BY THE CITY TO BE DETAILED IN THE IMPROVEMENT PLANS.

ABBREVIATIONS

BLDG	BUILDING
CB	CATCH BASIN
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DRAIN INLET
EX	EXISTING
FH	FIRE HYDRANT
PIV	POST INDICATOR VALVE
SD	STORM DRAIN
SSMH	SANITARY SEWER MANHOLE
SL	STREET LIGHT
TYP	TYPICAL
WM	WATER METER

PRELIMINARY UTILITY PLAN

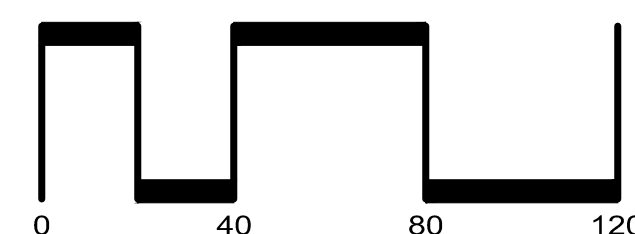
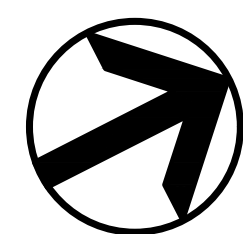
VESTING TENTATIVE MAP

FOR CONDOMINIUM PURPOSES

2151 APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: JULY 26, 2021

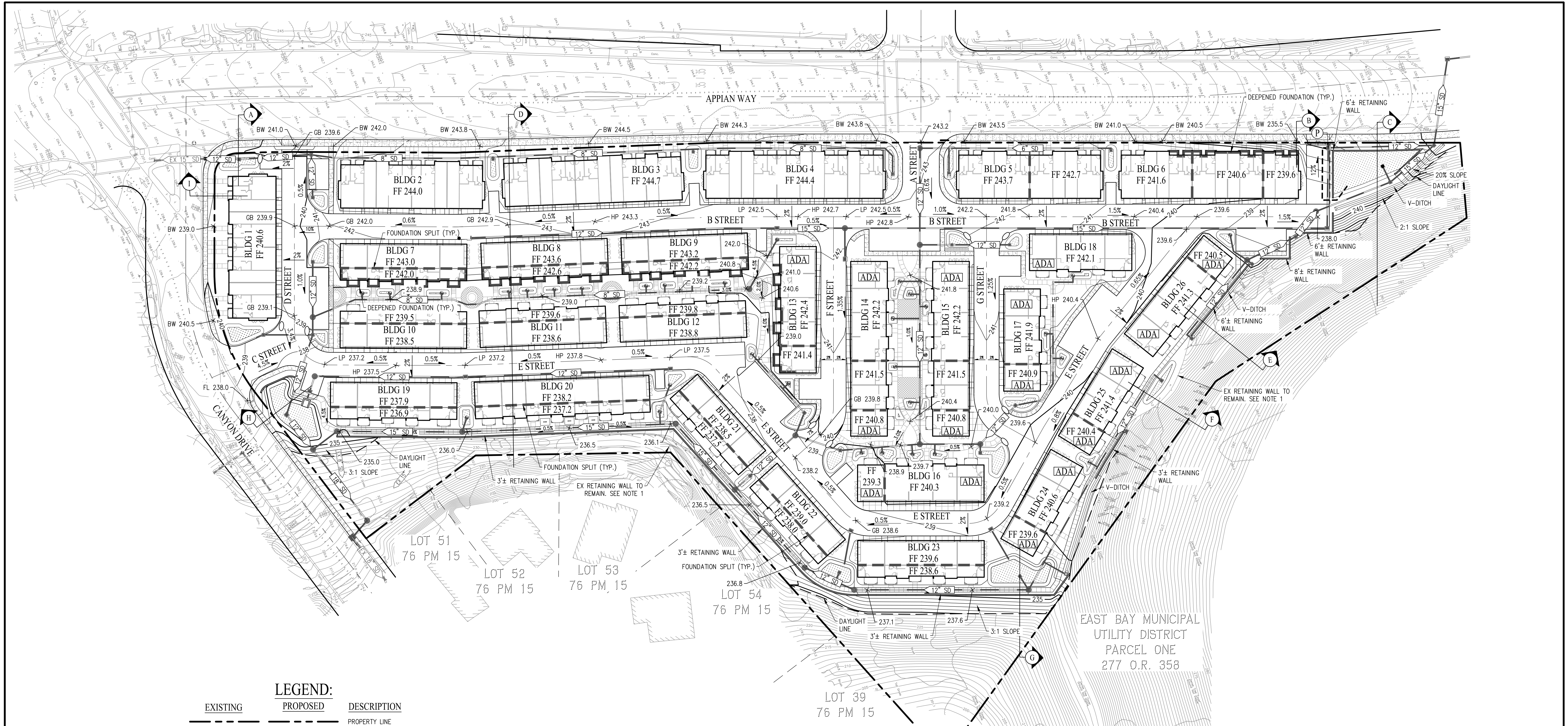


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SHEET NO.
4.0
OF 10 SHEETS

JOB NO.: 3310-000



LEGEND:		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY LINE
	---	V-DITCH
	---	RETAINING WALL
	---	FOUNDATION SPLIT
	---	DEEPEND FOUNDATION
EX SD	12" SD	STORM DRAIN
□	■	STORM DRAIN CATCH BASIN
⊠	■	STORM DRAIN FIELD INLET
○	●	MANHOLE
	○	CURB CUT / SLOT DRAIN
	□	STORM DRAIN HEADWALL
	■	BIO-RETENTION AREA
	⊠	CURB CUT/THRU CURB DRAIN
	⊠	SUMP PUMP STRUCTURE
	---	STORM DRAIN FORCE PUMP MAIN
GB		GRADE BREAK
HP		HIGH POINT
LP		LOW POINT

NOTE:
1. EXISTING RETAINING WALLS INDICATED TO REMAIN ARE SUBJECT TO STRUCTURAL AND GEOTECHNICAL ENGINEERS REVIEW.

PRELIMINARY GRADING PLAN

VESTING TENTATIVE MAP

FOR CONDOMINIUM PURPOSES

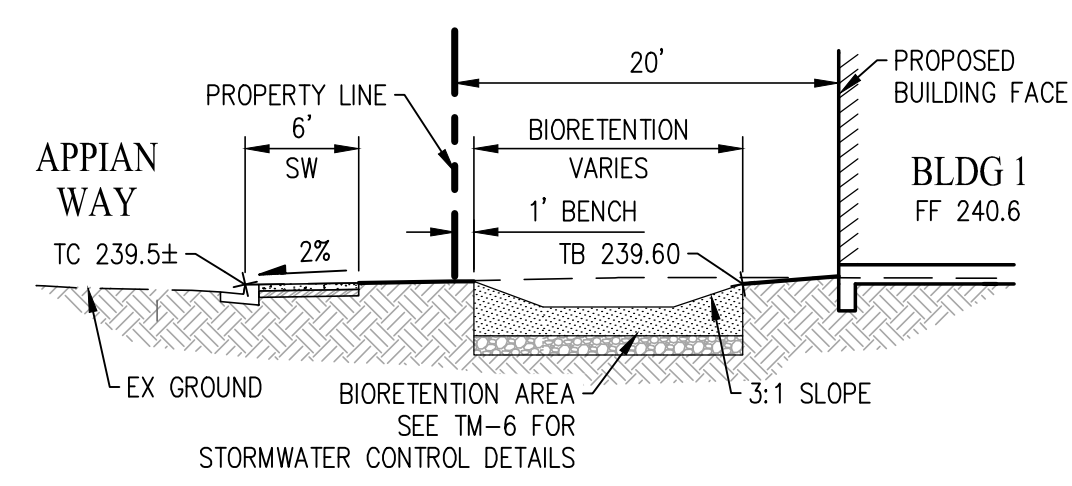
2151 APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: JULY 26, 2021

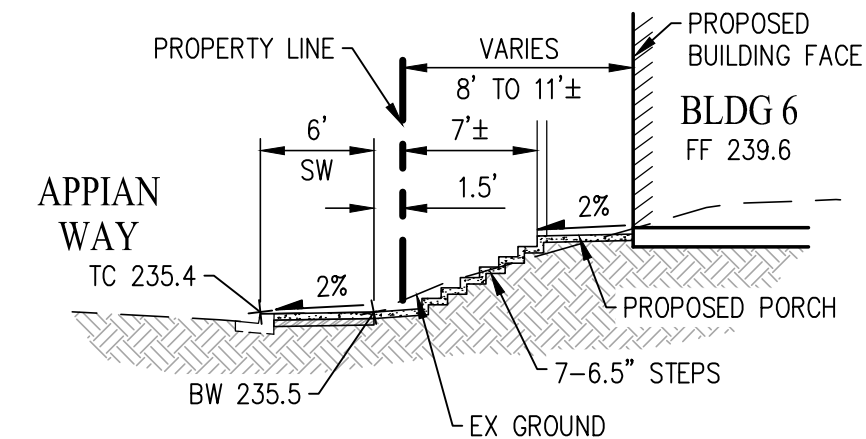
CIVIL ENGINEERS SURVEYORS PLANNERS

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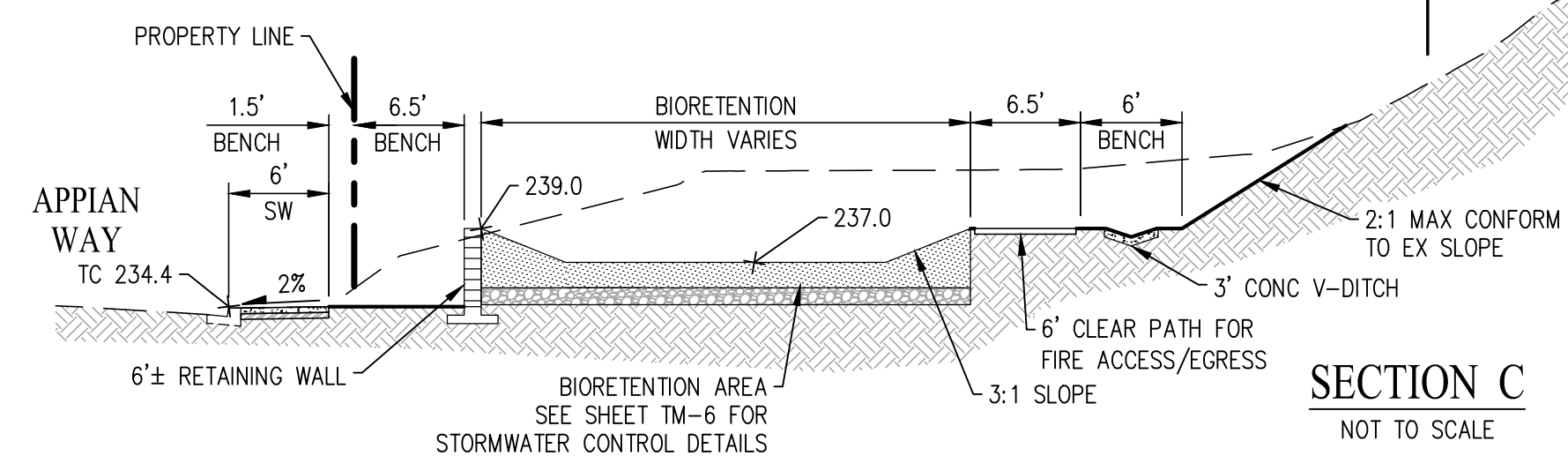
SHEET NO. 5.0 OF 10 SHEETS



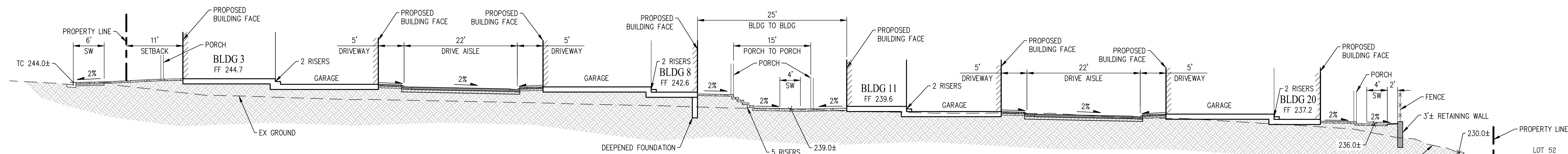
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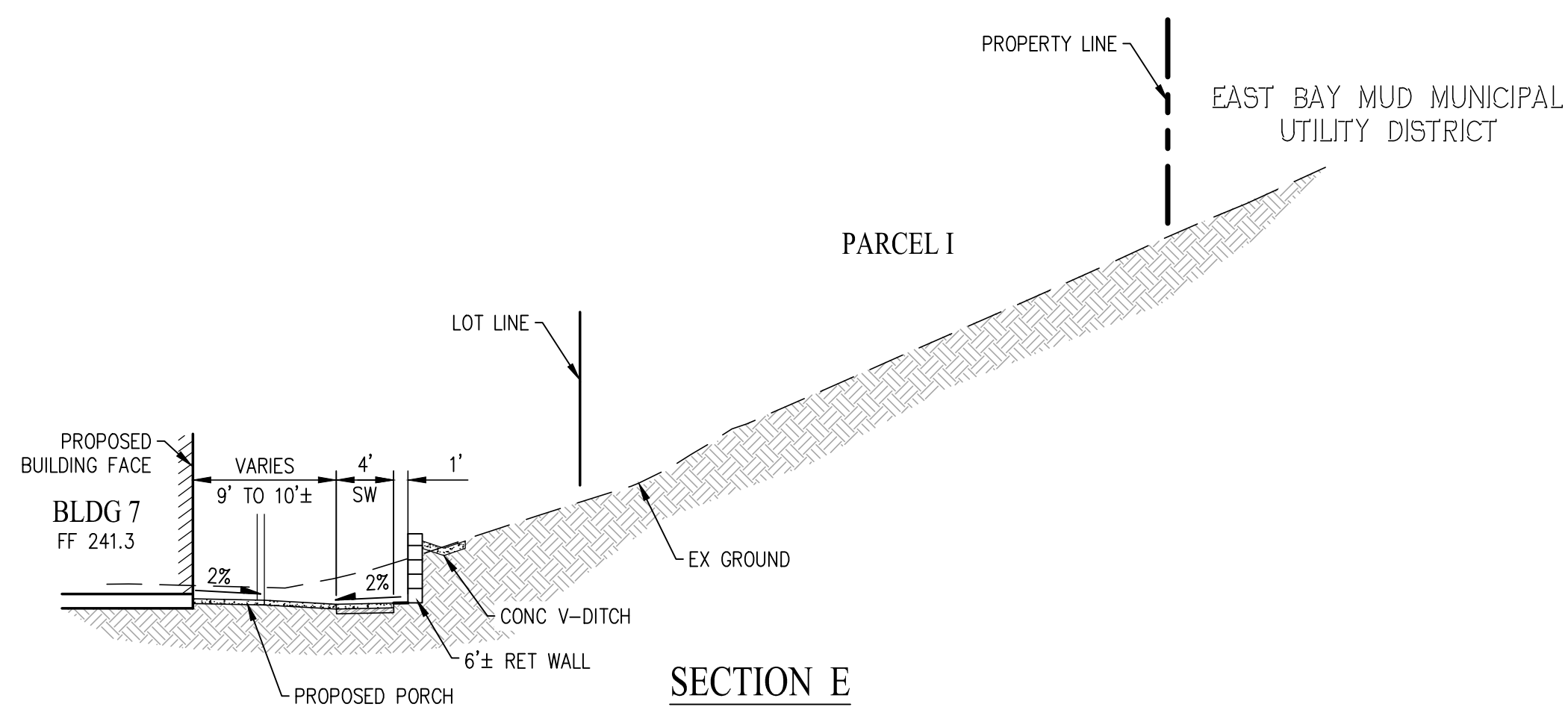
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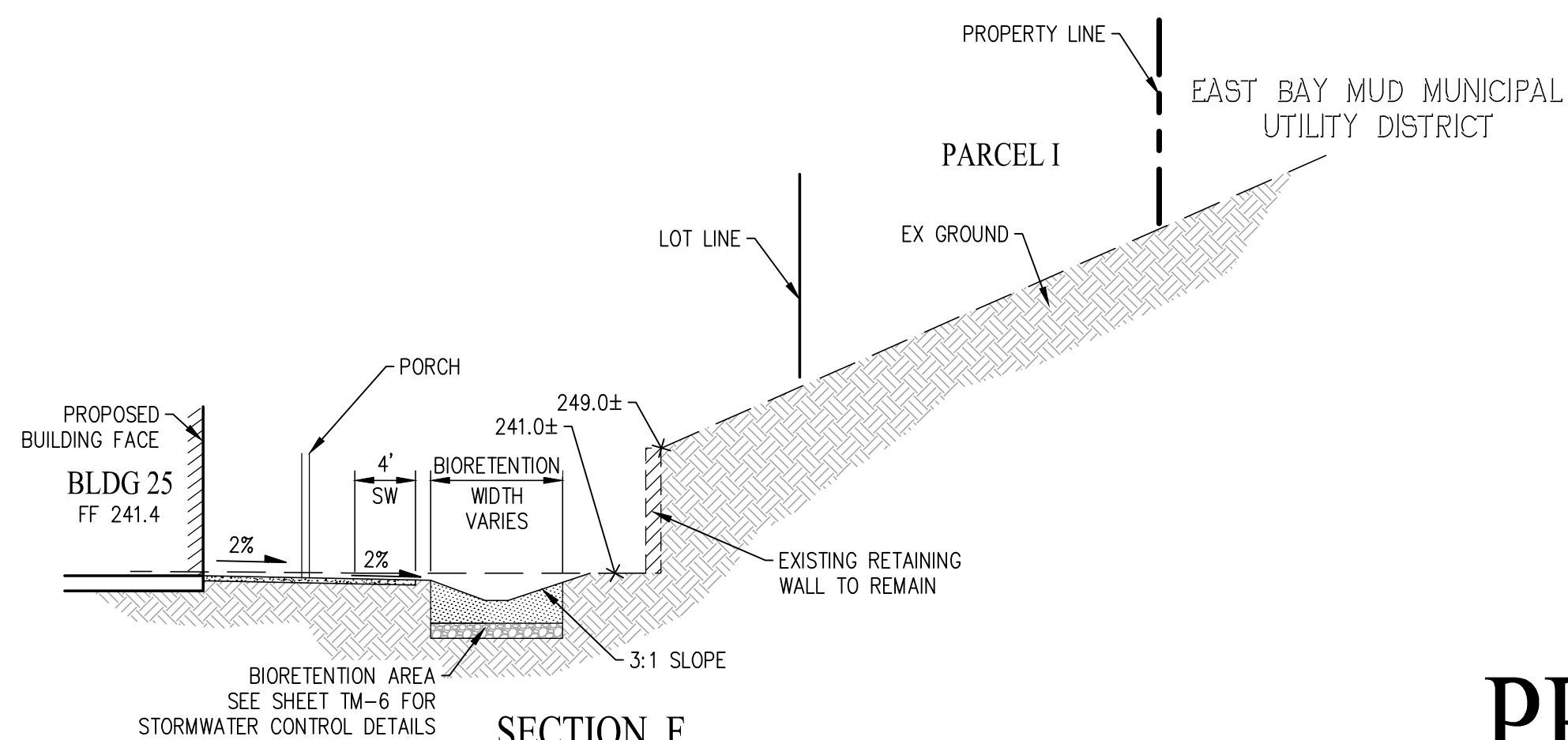
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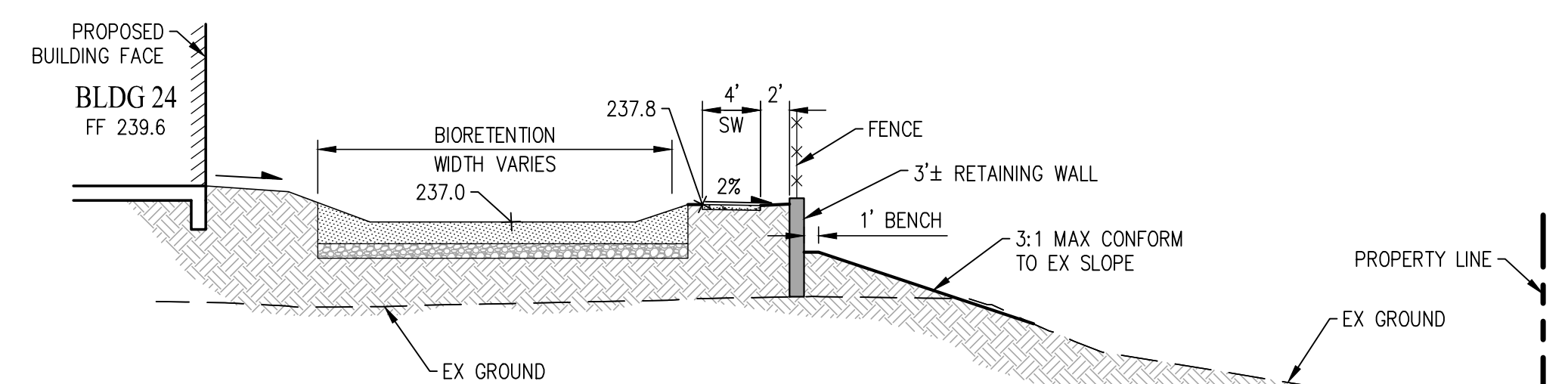
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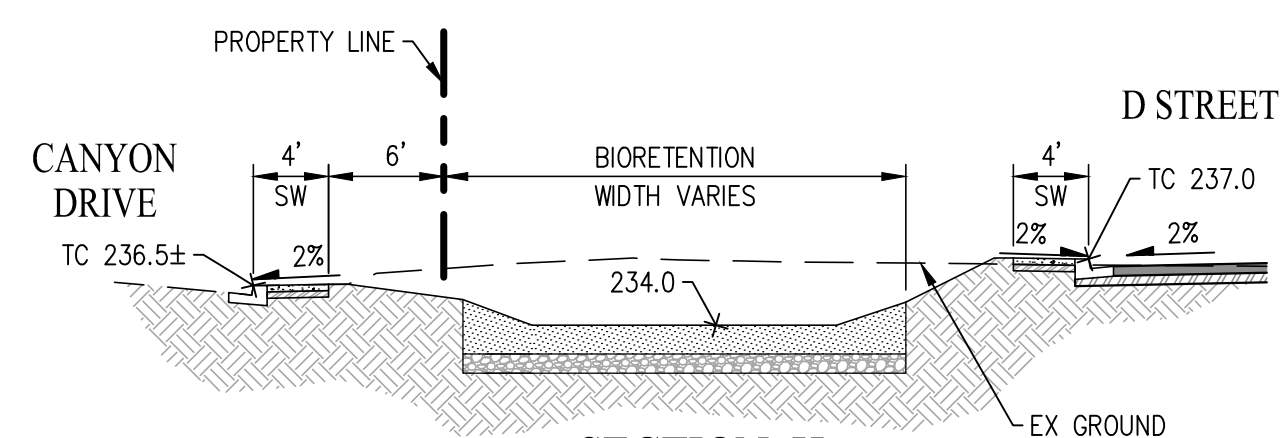
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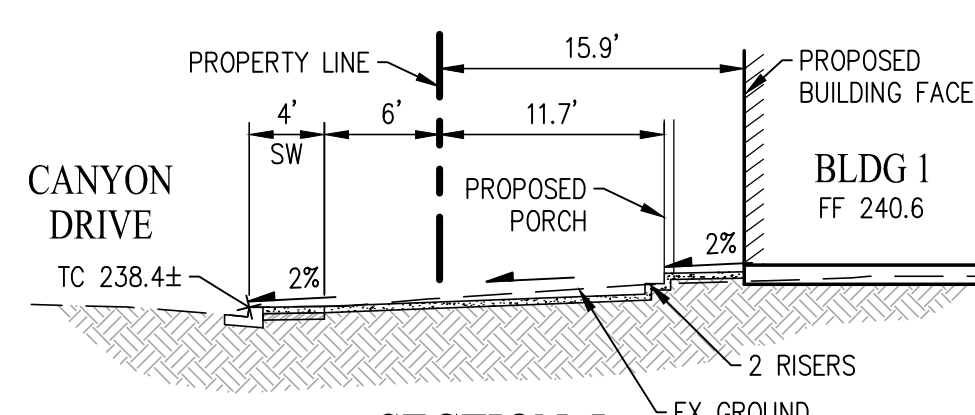
SECTION F
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SECTION G
NOT TO SCALE



SECTION H
NOT TO SCALE



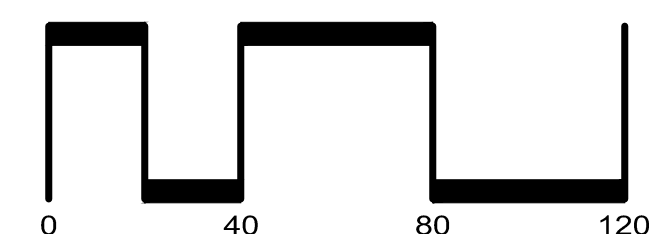
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PRELIMINARY GRADING SECTIONS

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

2151 APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: JULY 26, 2021



JOB NO.: 3310-000

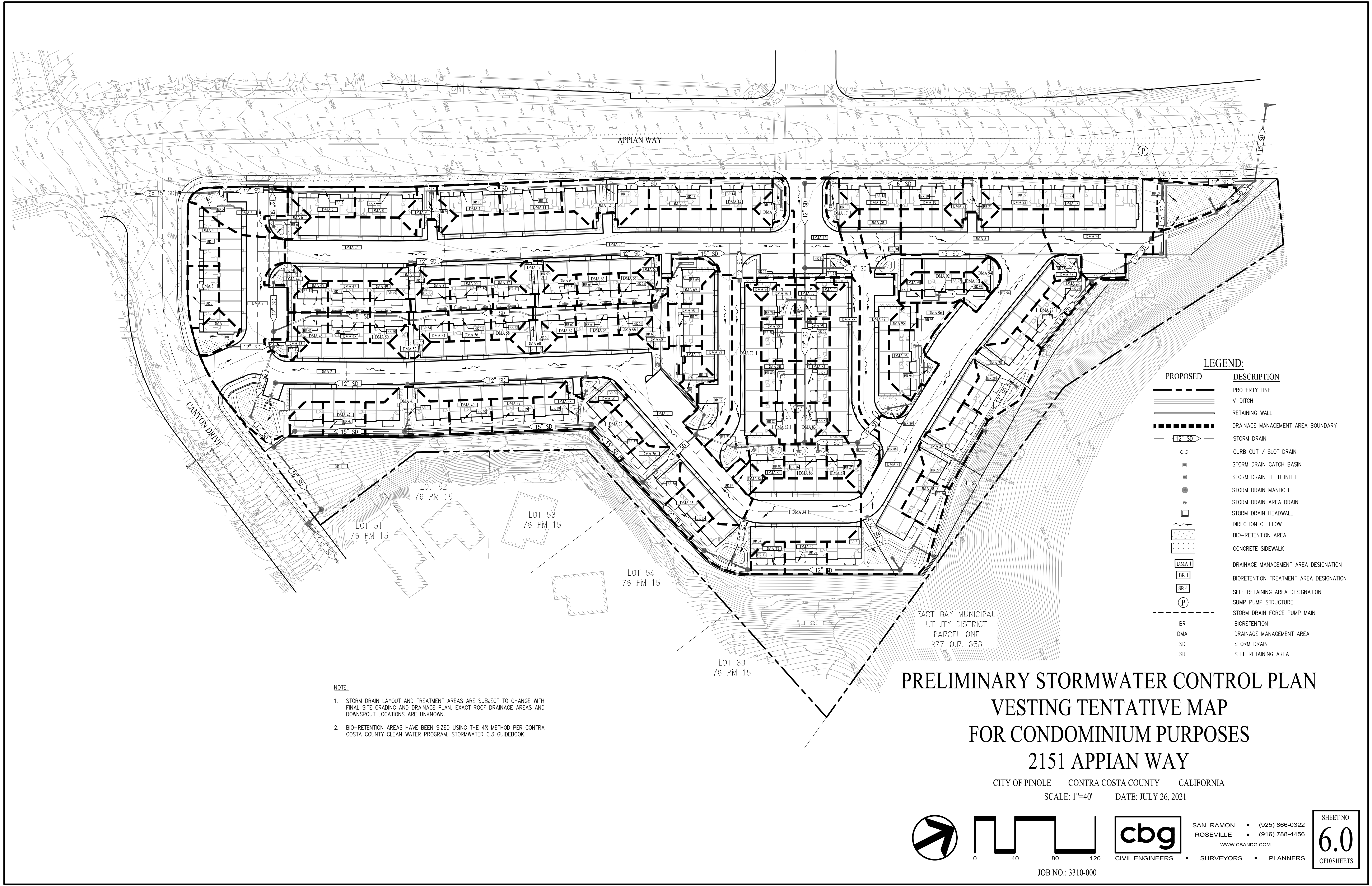


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SURVEYORS PLANNERS

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NOTE:

1. STORM DRAIN LAYOUT AND TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT ROOF DRAINAGE AREAS AND DOWNSPOUT LOCATIONS ARE UNKNOWN.
2. BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% METHOD PER CONTRA COSTA COUNTY CLEAN WATER PROGRAM, STORMWATER C.3 GUIDEBOOK.

LEGEND:

PROPOSED

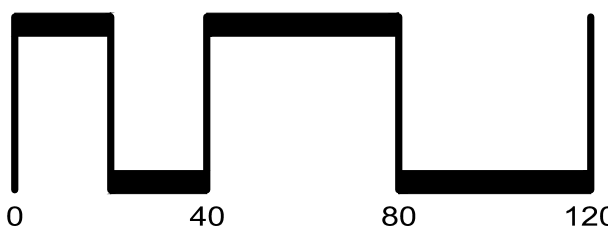
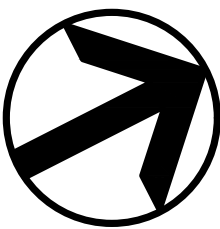
DESCRIPTION

	PROPERTY LINE
	V-DITCH
	RETAINING WALL
	DRAINAGE MANAGEMENT AREA BOUNDARY
	STORM DRAIN
	CURB CUT / SLOT DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN FIELD INLET
	STORM DRAIN MANHOLE
	STORM DRAIN AREA DRAIN
	STORM DRAIN HEADWALL
	DIRECTION OF FLOW
	BIO-RETENTION AREA
	CONCRETE SIDEWALK
	DRAINAGE MANAGEMENT AREA DESIGNATION
	BIORETENTION TREATMENT AREA DESIGNATION
	SELF RETAINING AREA DESIGNATION
	SUMP PUMP STRUCTURE
	STORM DRAIN FORCE PUMP MAIN
	BIORETENTION
	DRAINAGE MANAGEMENT AREA
	STORM DRAIN
	SELF RETAINING AREA

PRELIMINARY STORMWATER CONTROL PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
2151 APPLAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: JULY 26, 2021



JOB NO.: 3310-000

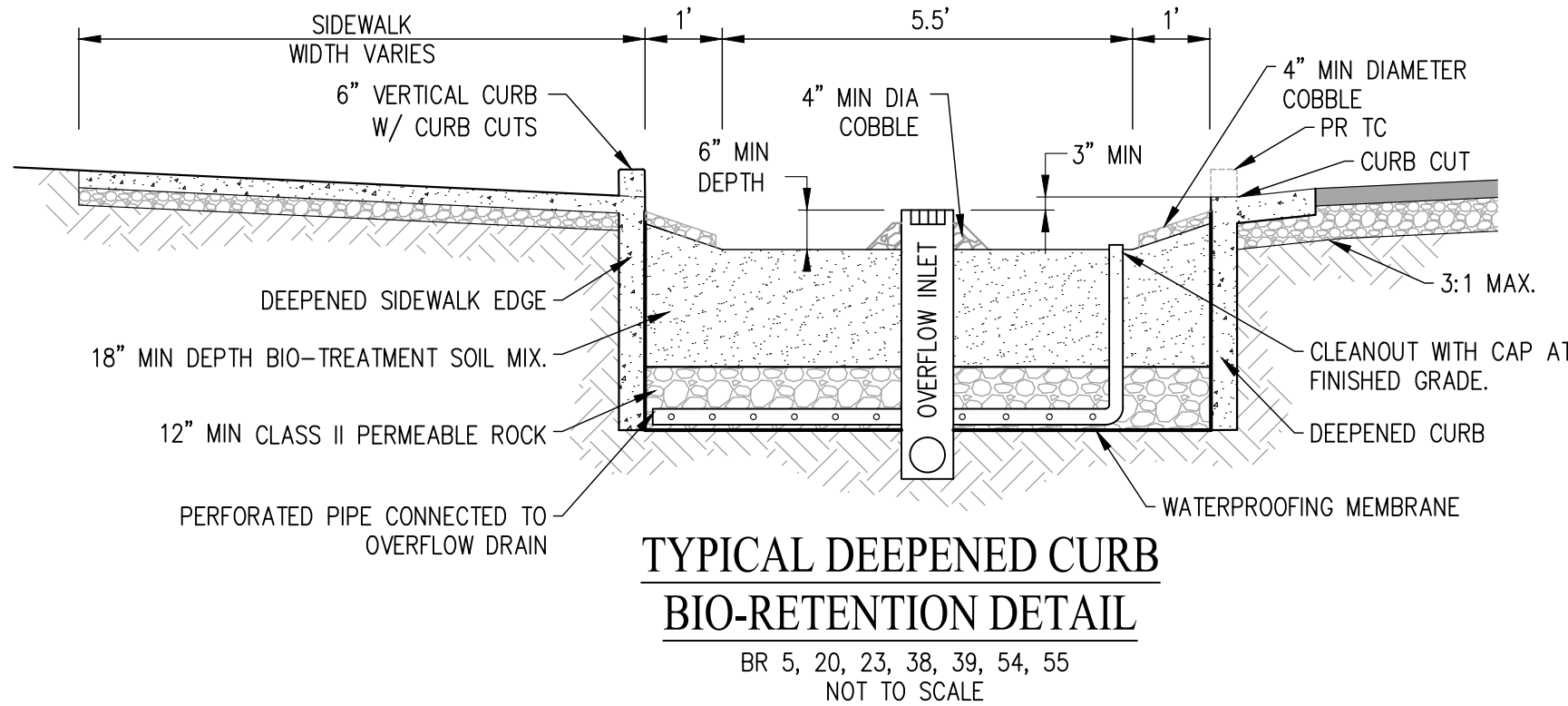
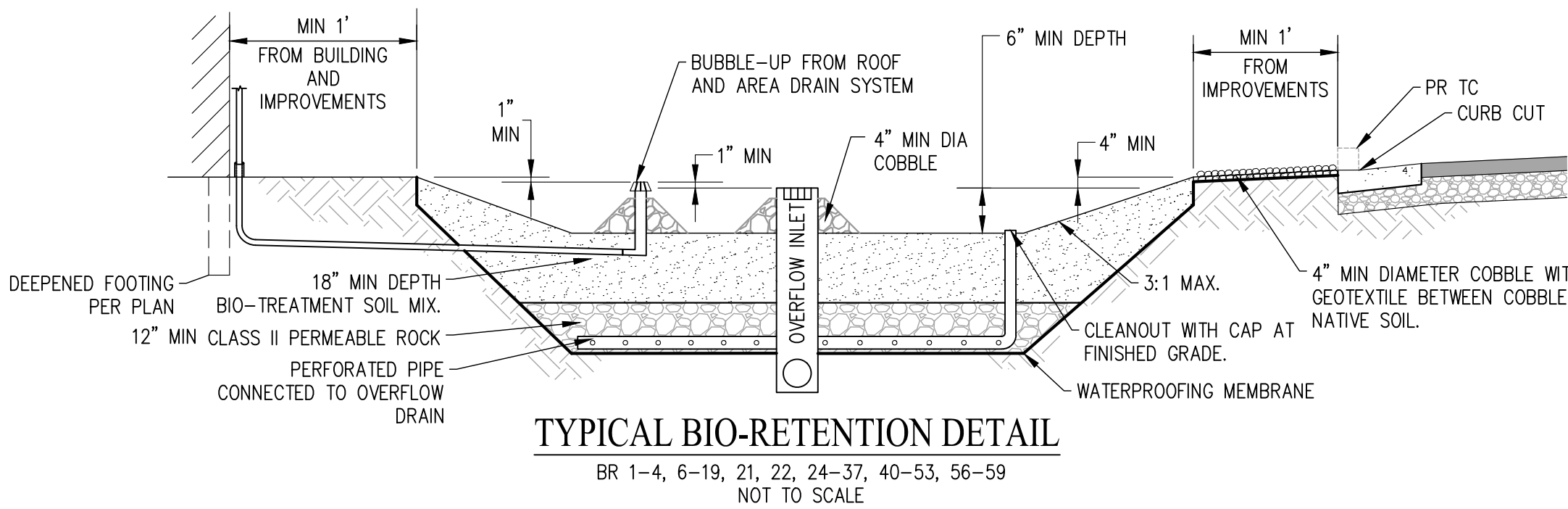


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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
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OF 10 SHEETS

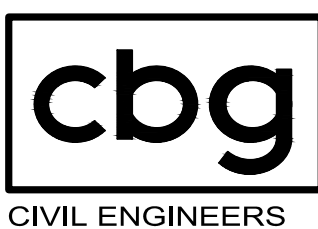
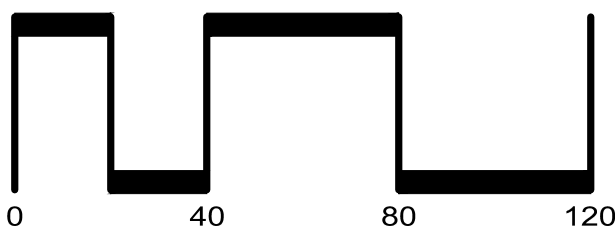
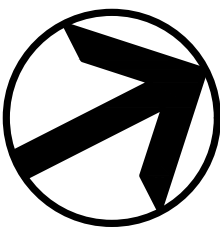
ON-SITE C.3 TREATMENT SUMMARY									
DMA	TREATMENT TYPE	SIZING METHOD	TREATMENT DEVICE DESIGNATION	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
1	BIO-RETENTION	4%	BR 1	1,266	1,266	0	1,266	51	53
2	BIO-RETENTION	4%	BR 2	39,617	36,295	3,322	36,627	1465	1476
3	BIO-RETENTION	4%	BR 3	1,723	1,723	0	1,723	69	82
4	BIO-RETENTION	4%	BR 4	1,753	1,753	0	1,753	70	82
5	BIO-RETENTION	4%	BR 5	3,404	3,404	0	3,404	136	147
6	BIO-RETENTION	4%	BR 6	1,016	1,016	0	1,016	41	100
7	BIO-RETENTION	4%	BR 7	1,729	1,729	0	1,729	69	82
8	BIO-RETENTION	4%	BR 8	1,703	1,703	0	1,703	68	82
9	BIO-RETENTION	4%	BR 9	1,412	1,412	0	1,412	56	73
10	BIO-RETENTION	4%	BR 10	1,733	1,733	0	1,733	69	82
11	BIO-RETENTION	4%	BR 11	1,900	1,900	0	1,900	76	82
12	BIO-RETENTION	4%	BR 12	3,119	3,119	0	3,119	125	131
13	BIO-RETENTION	4%	BR 13	1,901	1,901	0	1,901	76	82
14	BIO-RETENTION	4%	BR 14	1,933	1,933	0	1,933	77	82
15	BIO-RETENTION	4%	BR 15	845	845	0	845	34	35
16	BIO-RETENTION	4%	BR 10	4,588	4,588	0	4,588	184	197
17	BIO-RETENTION	4%	BR 17	845	845	0	845	34	35
18	BIO-RETENTION	4%	BR 18	1,734	1,734	0	1,734	69	82
19	BIO-RETENTION	4%	BR 19	1,740	1,740	0	1,740	70	82
20	BIO-RETENTION	4%	BR 20	2,989	2,989	0	2,989	120	145
21	BIO-RETENTION	4%	BR 21	1,322	1,322	0	1,322	53	67
22	BIO-RETENTION	4%	BR 22	1,741	1,741	0	1,741	70	82
23	BIO-RETENTION	4%	BR 23	1,904	1,904	0	1,904	76	82
24	BIO-RETENTION	4%	BR 24	39,233	35,479	3,754	35,854	1434	1465
25	BIO-RETENTION	4%	BR 25	685	685	0	685	27	88
26	BIO-RETENTION	4%	BR 26	1,062	1,062	0	1,062	42	45
27	BIO-RETENTION	4%	BR 27	1,356	1,356	0	1,356	54	52
28	BIO-RETENTION	4%	BR 28	4,006	4,006	0	4,006	160	254
29	BIO-RETENTION	4%	BR 29	3,077	3,077	0	3,077	123	142
30	BIO-RETENTION	4%	BR 30	1,579	1,579	0	1,579	63	63
31	BIO-RETENTION	4%	BR 31	26,383	23,205	3,178	23,523	941	1009
32	BIO-RETENTION	4%	BR 32	1,360	1,360	0	1,360	54	52
33	BIO-RETENTION	4%	BR 33	979	979	0	979	39	39
34	BIO-RETENTION	4%	BR 34	9,126	9,126	0	9,126	365	407
35	BIO-RETENTION	4%	BR 35	1,365	1,365	0	1,365	55	63
36	BIO-RETENTION	4%	BR 36	2,482	2,482	0	2,482	99	119
37	BIO-RETENTION	4%	BR 37	1,365	1,365	0	1,365	55	60
38	BIO-RETENTION	4%	BR 38	2,381	2,381	0	2,381	95	130
39	BIO-RETENTION	4%	BR 39	1,405	1,405	0	1,405	56	53
40	BIO-RETENTION	4%	BR 40	1,402	1,402	0	1,402	56	53
41	BIO-RETENTION	4%	BR 41	3,242	3,242	0	3,242	130	156
42	BIO-RETENTION	4%	BR 42	1,408	1,408	0	1,408	56	53
42A	BIO-RETENTION	4%	BR 42A	1,002	1,002	0	1,002	40	45
43	BIO-RETENTION	4%	BR 43	848	848	0	848	34	212
44	BIO-RETENTION	4%	BR 44	988	988	0	988	40	148
45	BIO-RETENTION	4%	BR 45	945	945	0	945	38	61
46	BIO-RETENTION	4%	BR 46	903	903	0	903	36	61
47	BIO-RETENTION	4%	BR 47	1,324	1,324	0	1,324	53	52
48	BIO-RETENTION	4%	BR 48	1,291	1,291	0	1,291	52	52
			TOTAL	193,114	182,860	10,254	183,885	7,355	8,377

ON-SITE C.3 TREATMENT SUMMARY									
DMA	TREATMENT TYPE	SIZING METHOD	TREATMENT DEVICE DESIGNATION	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
49	BIO-RETENTION	4%	BR 49	1,023	1,023	0	1,023	41	62
50	BIO-RETENTION	4%	BR 50	997	997	0	997	40	62
51	BIO-RETENTION	4%	BR 51	842	842	0	842	34	35
52	BIO-RETENTION	4%	BR 52	838	838	0	838	34	35
53	BIO-RETENTION	4%	BR 53	1,016	1,016	0	1,016	41	62
54	BIO-RETENTION	4%	BR 54	1,003	1,003	0	1,003	40	62
55	BIO-RETENTION	4%	BR 55	1,314	1,314	0	1,314	53	53
56	BIO-RETENTION	4%	BR 56	1,305	1,305	0	1,305	52	53
57	BIO-RETENTION	4%	BR 57	1,031	1,031	0	1,031	41	60
58	BIO-RETENTION	4%	BR 58	1,037	1,037	0	1,037	41	60
59	BIO-RETENTION	4%	BR 59	1,025	1,025	0	1,025	41	41
60	BIO-RETENTION	4%	BR 60	1,029	1,029	0	1,029	41	41
61	BIO-RETENTION	4%	BR 61	1,035	1,035	0	1,035	41	61
62	BIO-RETENTION	4%	BR 62	1,035	1,035	0	1,035	41	61
63	BIO-RETENTION	4%	BR 63	1,298	1,298	0	1,298	52	53
64	BIO-RETENTION	4%	BR 64	1,313	1,313	0	1,313	53	53
65	BIO-RETENTION	4%	BR 65	911	911	0	911	36	62
66	BIO-RETENTION	4%	BR 66	920	920	0	920	37	62
67	BIO-RETENTION	4%	BR 67	670	670	0	670	27	27
68	BIO-RETENTION	4%	BR 68	1,054	1,054	0	1,054	42	42
69	BIO-RETENTION	4%	BR 69	1,697	1,697	0	1,697	68	89
70	BIO-RETENTION	4%	BR 70	1,415	1,415	0	1,415	57	57
71	BIO-RETENTION	4%	BR 71	1,060	1,060	0	1,060	42	96
72	BIO-RETENTION	4%	BR 72	5,014	5,014	0	5,014	201	283
73	BIO-RETENTION	4%	BR 73	5,637	5,637	0	5,637	225	294
74	BIO-RETENTION	4%	BR 74	507	507	0	507	20	50
75	BIO-RETENTION	4%	BR 75	520	520	0	520	21	50
76	BIO-RETENTION	4%	BR 76	1,004	1,004	0	1,004	40	60
77	BIO-RETENTION	4%	BR 77	1,045	1,045	0	1,045	42	60
78	BIO-RETENTION	4%	BR 78	1,414	1,414	0	1,414	57	52
79	BIO-RETENTION	4%	BR 79	1,453	1,453	0	1,453	58	52
80	BIO-RETENTION	4%	BR 80	1,422	1,422	0	1,422	57	52
81	BIO-RETENTION	4%	BR 81	1,445	1,445	0	1,445	58	52
82	BIO-RETENTION	4%	BR 82	1,149	1,149	0	1,149	46	62
83	BIO-RETENTION	4%	BR 83	1,153	1,153	0	1,153	46	62
84	BIO-RETENTION	4%	BR 84	575	575	0	575	23	20
85	BIO-RETENTION	4%	BR 85	1,515	1,515	0	1,515	61	83
86	BIO-RETENTION	4%	BR 86	1,430	1,430	0	1,430	57	53
87	BIO-RETENTION	4%	BR 87	1,404	1,404	0	1,404	56	62
88	BIO-RETENTION	4%	BR 88	5,915	5,915	0	5,915	237	216
89	BIO-RETENTION	4%	BR 89	6,298	6,298	0	6,298	252	319
90	BIO-RETENTION	4%	BR 90	969	969	0	969	39	73
91	BIO-RETENTION	4%	BR 91	584	584	0	584	23	23
92	BIO-RETENTION	4%	BR 92	1,259	1,259	0	1,259	50	50
93	BIO-RETENTION	4%	BR 93	682	682	0	682	27	25
94	BIO-RETENTION	4%	BR 94	580	580	0	580	23	20
95	BIO-RETENTION	4%	BR 95	615	615	0	615	25	53
96	BIO-RETENTION	4%	BR 96	3,310	3,310	0	3,310	132	132
SR1	SELF-RETAINING	NA	SR 1	66,461	0	66461	N/A	N/A	N/A
			TOTAL	138,228	70,744	67,484	70,744	2,830	3,485



STORMWATER CONTROL PLAN DETAILS
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
2151 APPIAN WAY

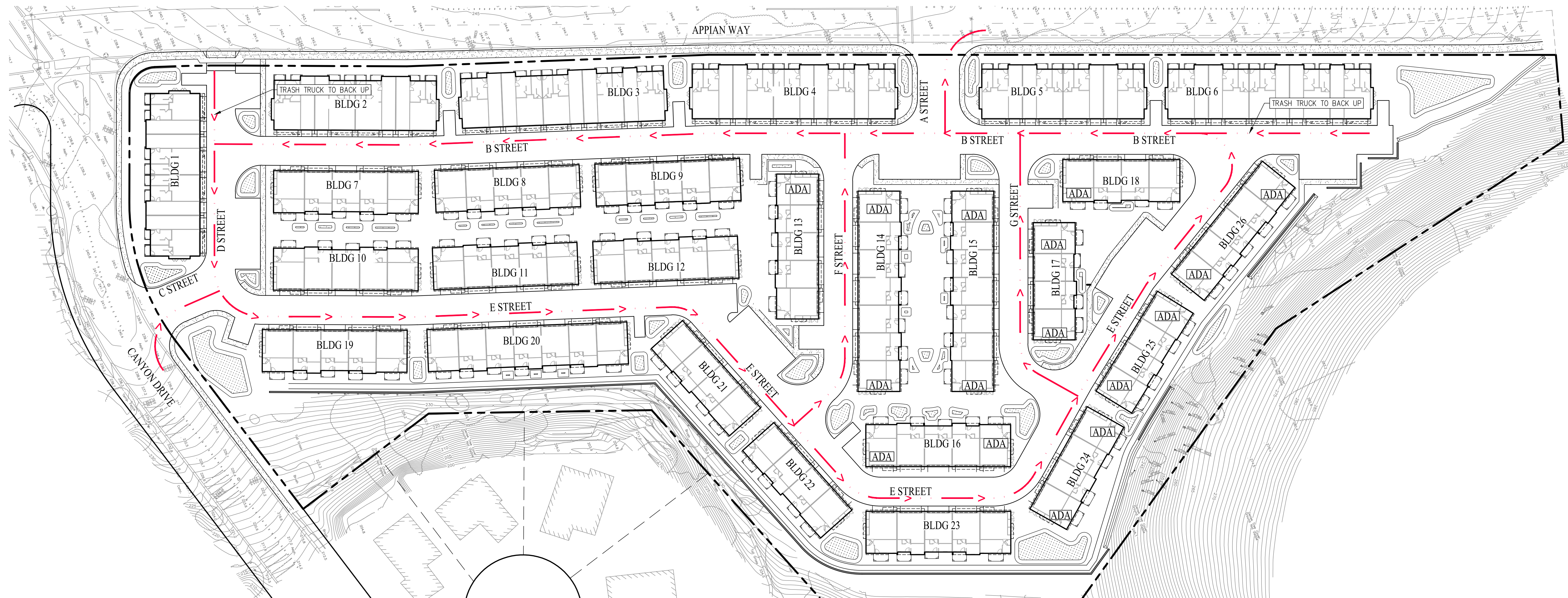
CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: JULY 26, 2021



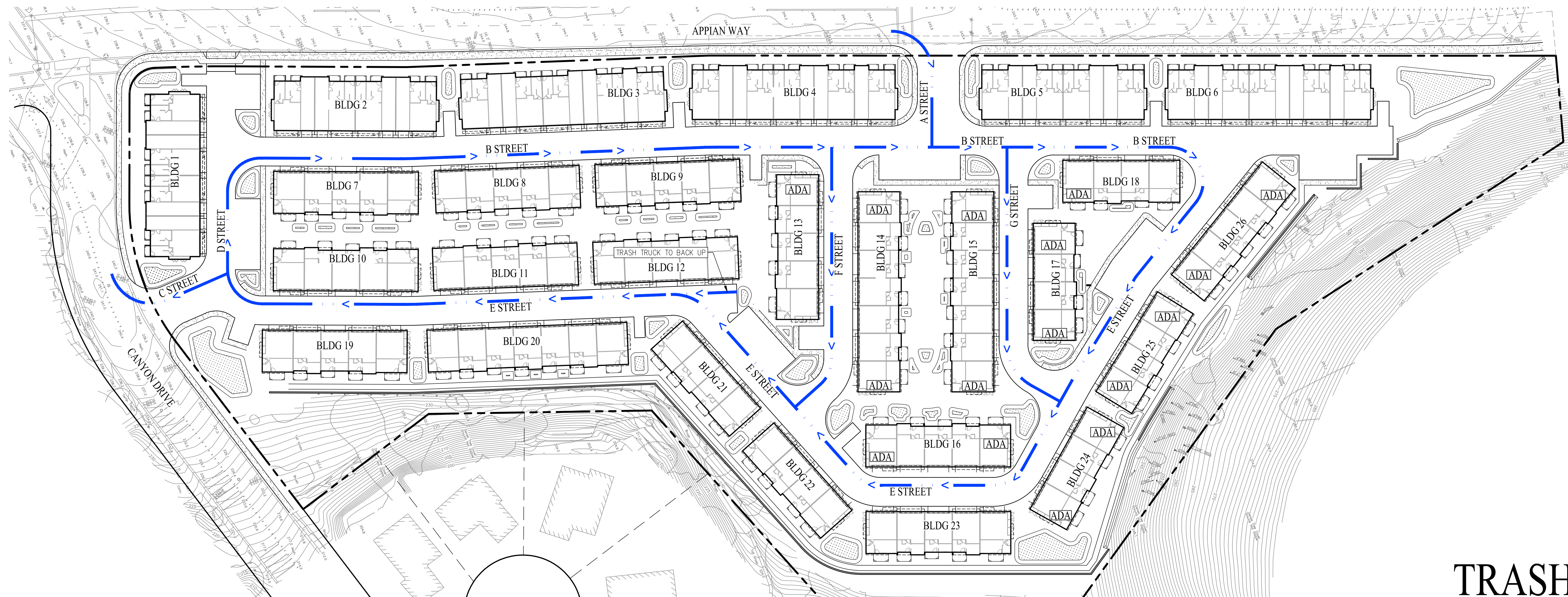
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SHEET NO.
6.1
OF 10 SHEETS

JOB NO.: 3310-000



TRASH TRUCK COLLECTION CIRCULATION
(BUILDINGS 1-6, 14, 17, 19-26)

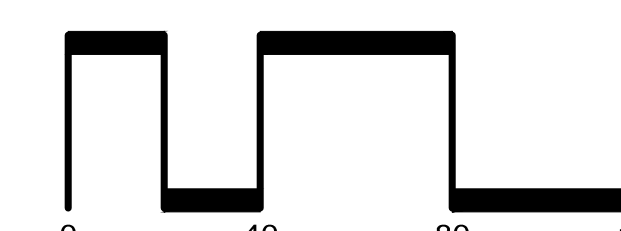


TRASH TRUCK COLLECTION CIRCULATION
(BUILDINGS 7-13, 15, 16, 18, 19-26)

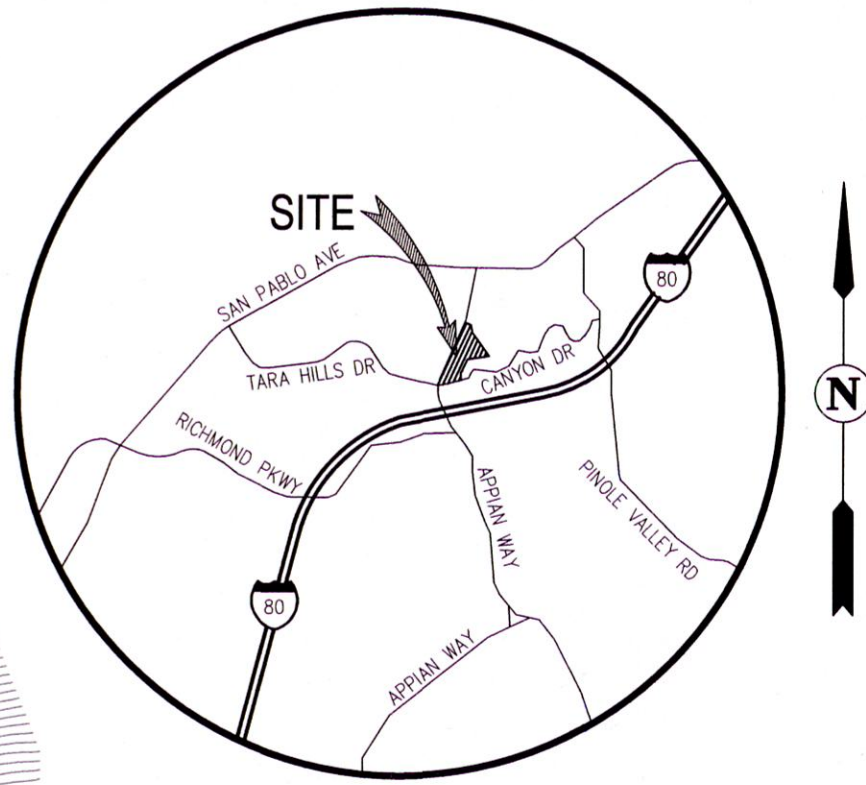
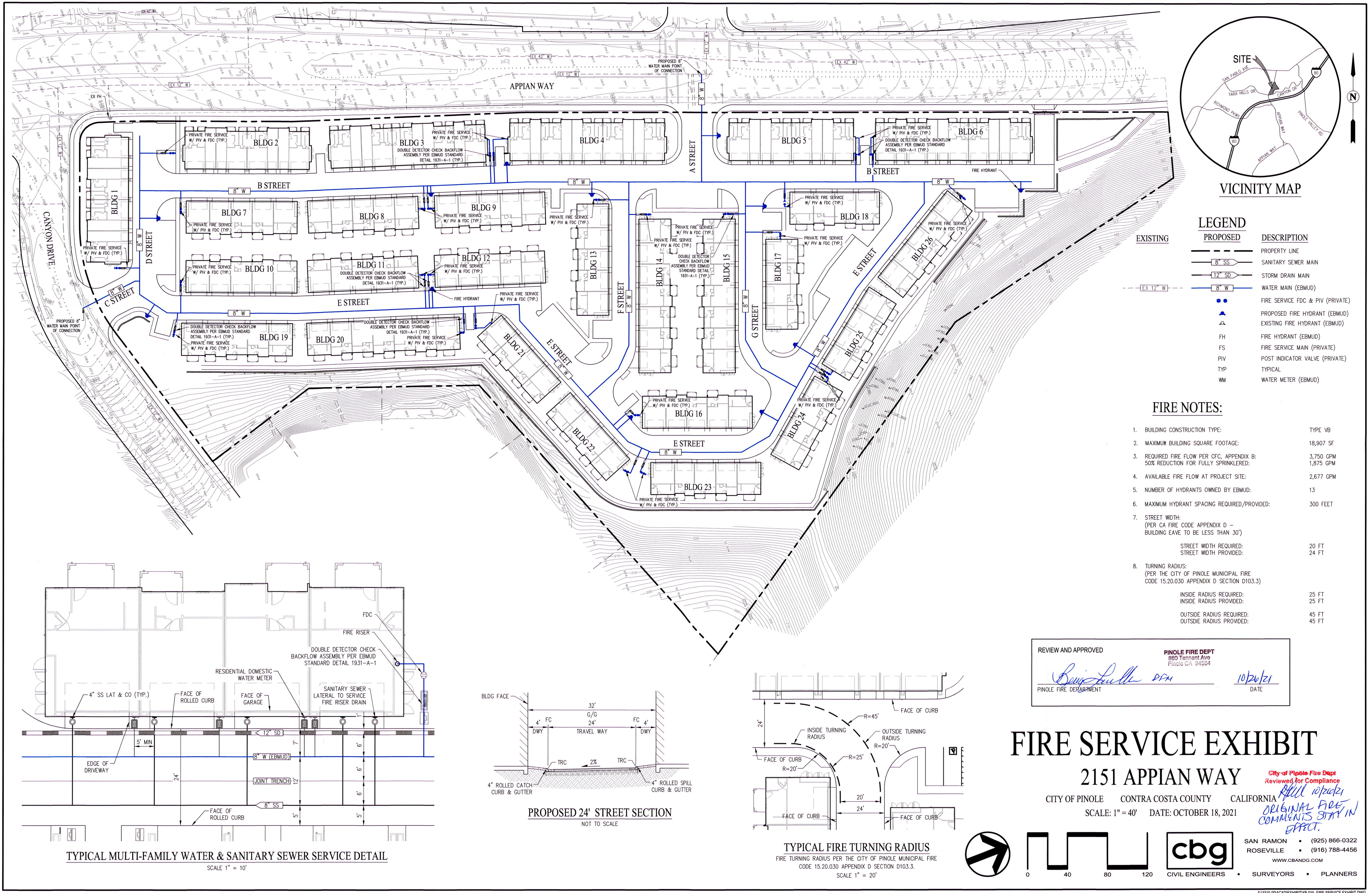
TRASH CIRCULATION

2151 APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: JUNE 16, 2021



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LEGEND		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SANITARY SEWER MAIN
---	---	STORM DRAIN MAIN
---	---	WATER MAIN (EBMUD)
●	●	FIRE SERVICE FDC & PIV (PRIVATE)
▲	▲	PROPOSED FIRE HYDRANT (EBMUD)
▲	▲	EXISTING FIRE HYDRANT (EBMUD)
▲	▲	FIRE HYDRANT (EBMUD)
---	---	FIRE SERVICE MAIN (PRIVATE)
---	---	POST INDICATOR VALVE (PRIVATE)
---	---	TYPICAL
---	---	WATER METER (EBMUD)

- FIRE NOTES:**
- BUILDING CONSTRUCTION TYPE: TYPE VB
 - MAXIMUM BUILDING SQUARE FOOTAGE: 18,907 SF
 - REQUIRED FIRE FLOW PER CFC, APPENDIX B:
50% REDUCTION FOR FULLY SPRINKLERED: 3,750 GPM
1,875 GPM
 - AVAILABLE FIRE FLOW AT PROJECT SITE: 2,677 GPM
 - NUMBER OF HYDRANTS OWNED BY EBMUD: 13
 - MAXIMUM HYDRANT SPACING REQUIRED/PROVIDED: 300 FEET
 - STREET WIDTH:
(PER CA FIRE CODE APPENDIX D -
BUILDING EAVE TO BE LESS THAN 30')
STREET WIDTH REQUIRED: 20 FT
STREET WIDTH PROVIDED: 24 FT
 - TURNING RADIUS:
(PER THE CITY OF PINOLE MUNICIPAL FIRE
CODE 15.20.030 APPENDIX D SECTION D103.3)
INSIDE RADIUS REQUIRED: 25 FT
INSIDE RADIUS PROVIDED: 25 FT
OUTSIDE RADIUS REQUIRED: 45 FT
OUTSIDE RADIUS PROVIDED: 45 FT

REVIEW AND APPROVED
[Signature] PINOLE FIRE DEPT
880 Tennant Ave
Pinole CA 94564
10/20/21
DATE

FIRE SERVICE EXHIBIT

2151 APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA

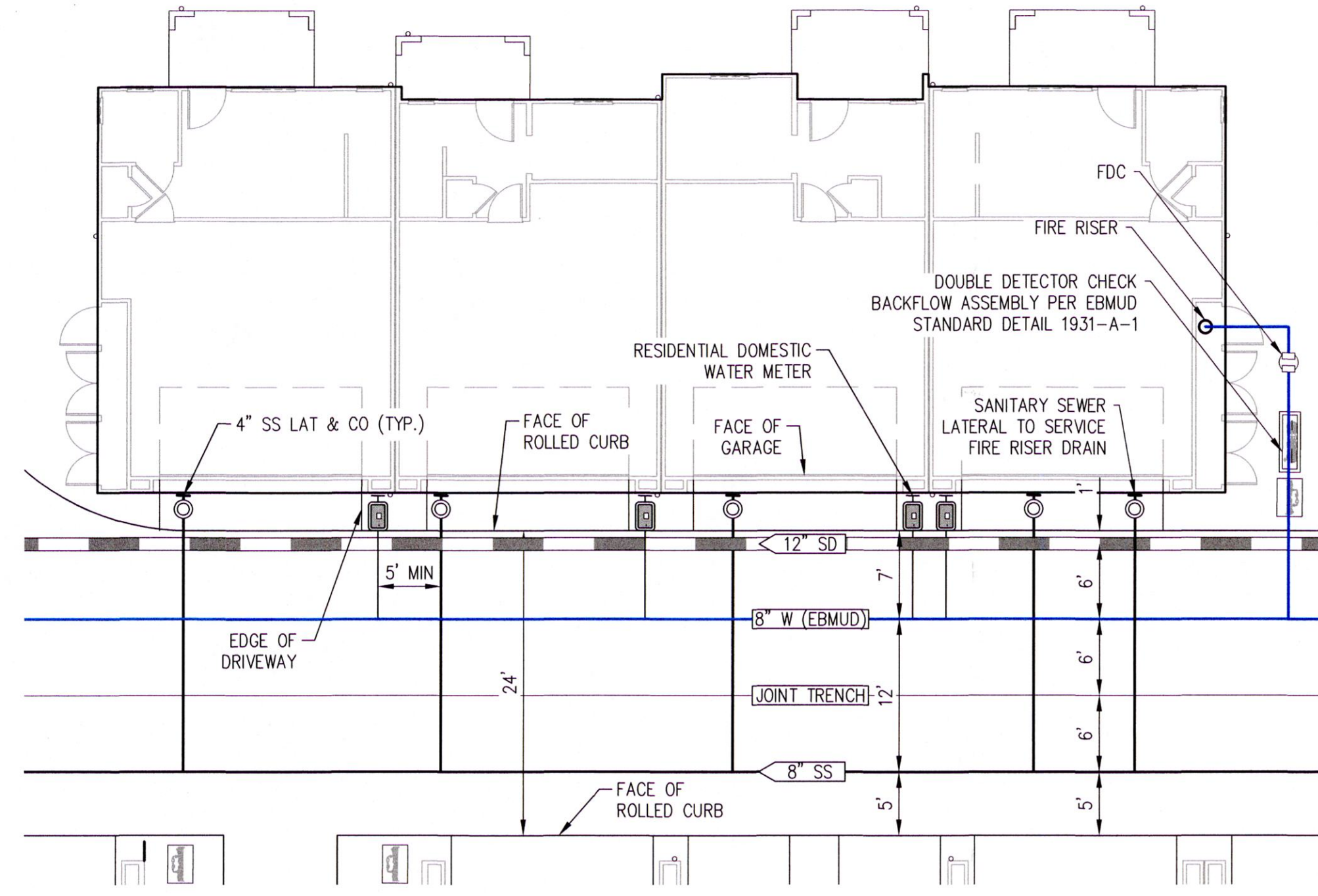
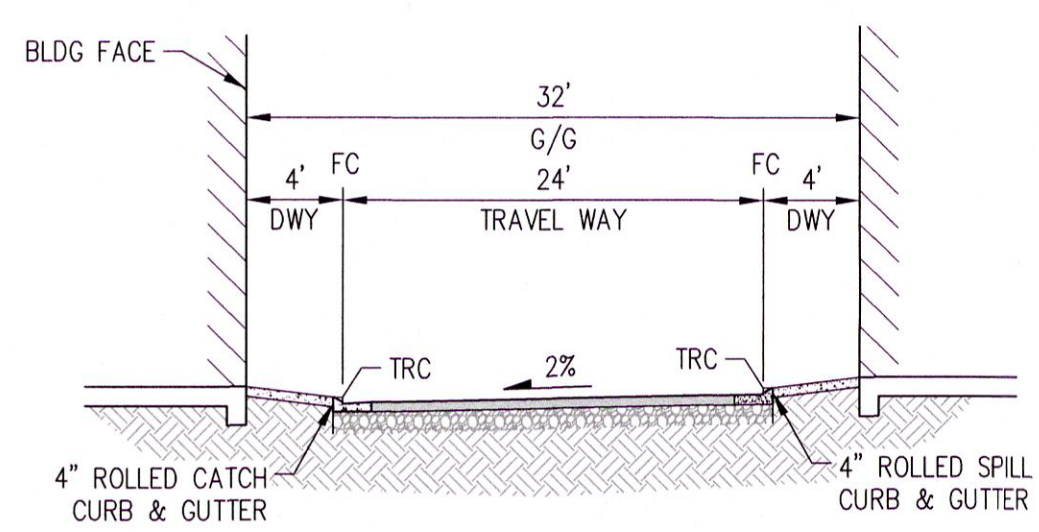
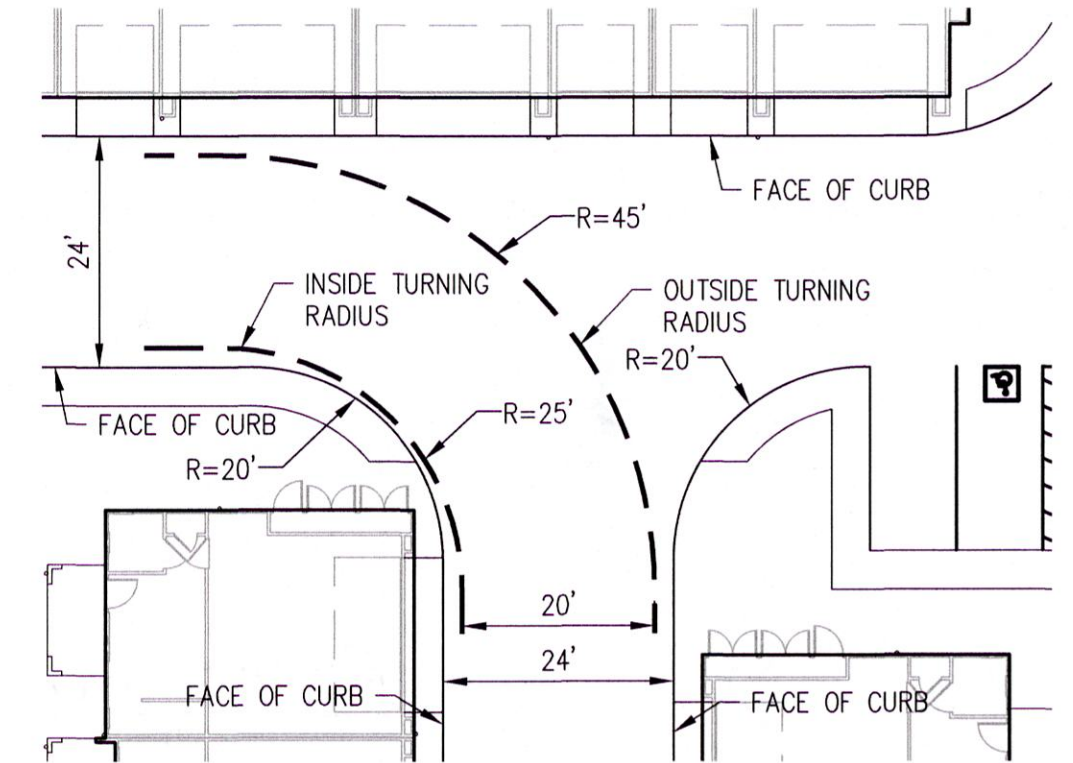
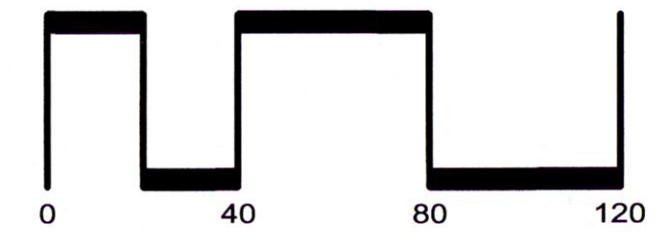
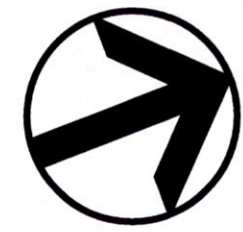
SCALE: 1" = 40' DATE: OCTOBER 18, 2021

City of Pinole Fire Dept
Reviewed for Compliance
10/20/21
ORIGINAL FIRE
COMMENTS STAY IN
EFFECT.

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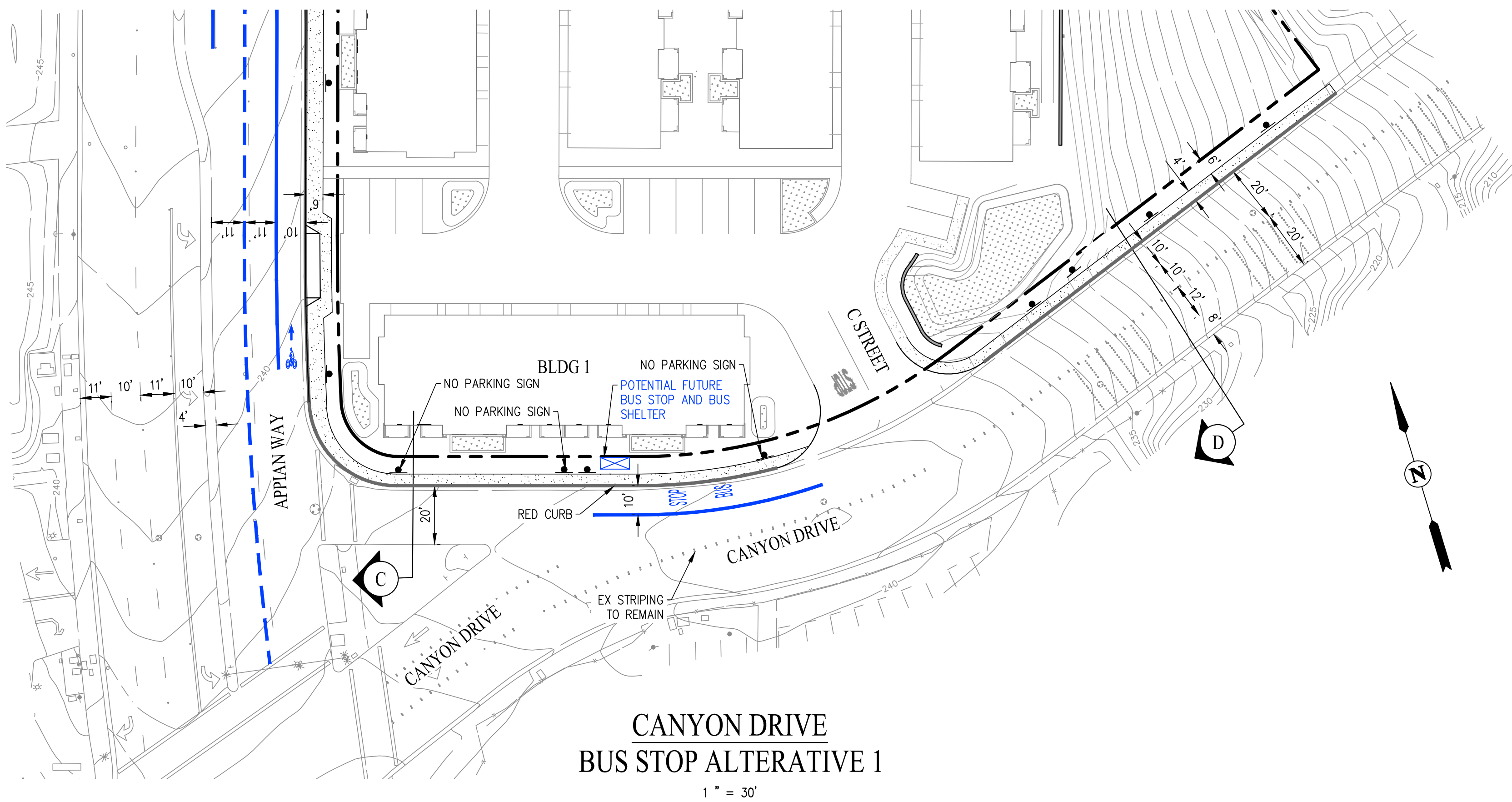
TYPICAL MULTI-FAMILY WATER & SANITARY SEWER SERVICE DETAIL
SCALE 1" = 10'

PROPOSED 24' STREET SECTION
NOT TO SCALE

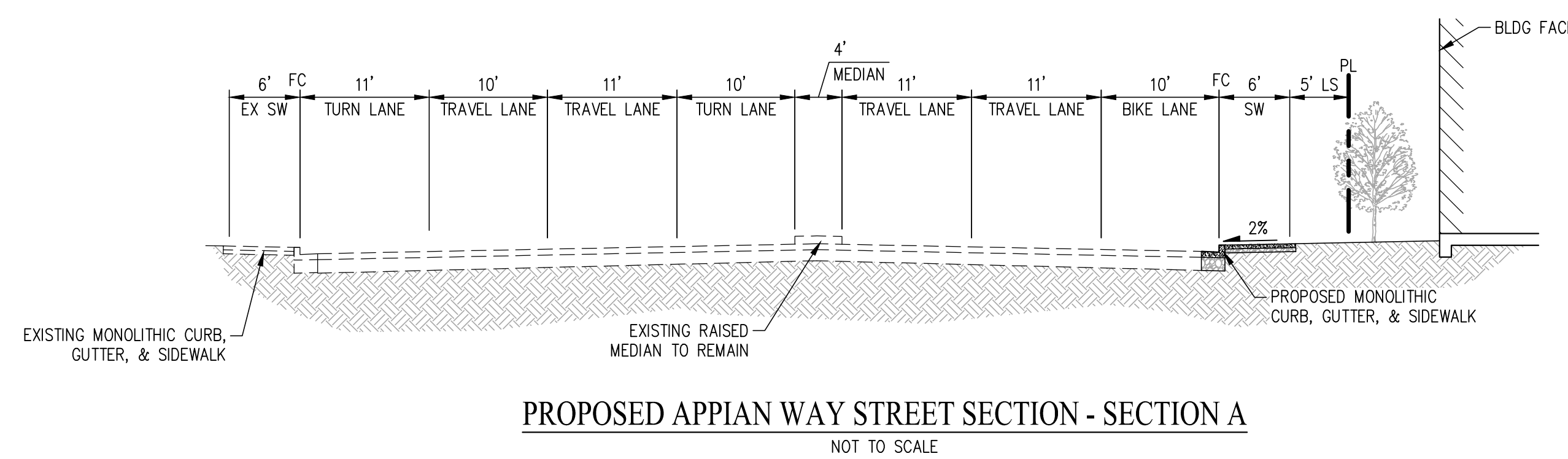
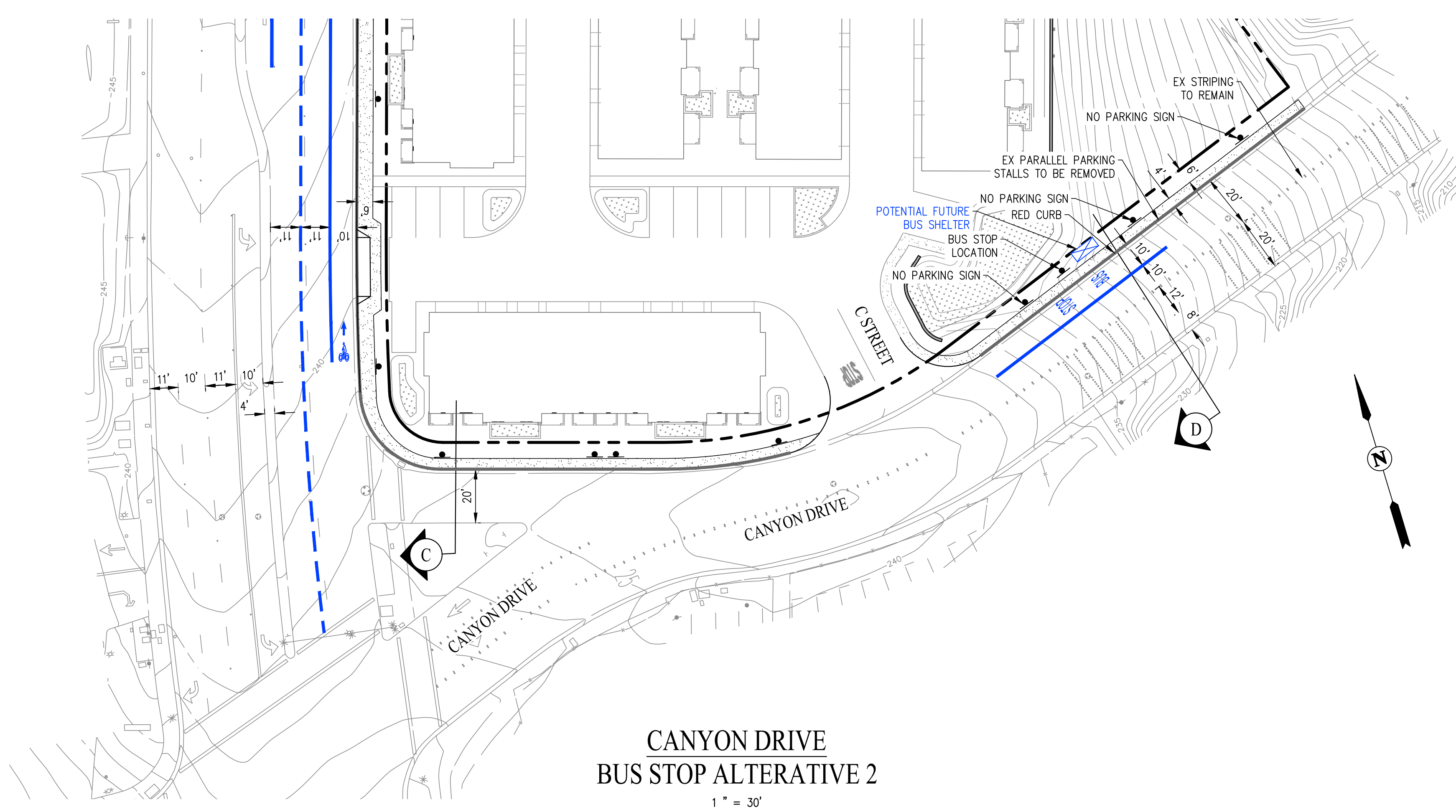
TYPICAL FIRE TURNING RADIUS
FIRE TURNING RADIUS PER THE CITY OF PINOLE MUNICIPAL FIRE
CODE 15.20.030 APPENDIX D SECTION D103.3
SCALE 1" = 20'



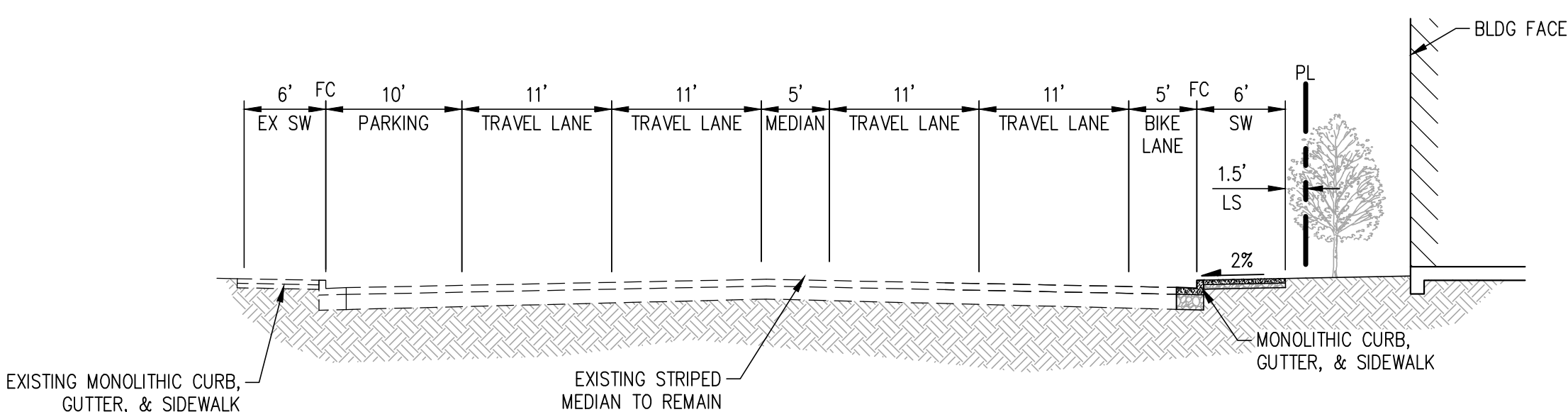
APPIAN WAY
SEE ABOVE



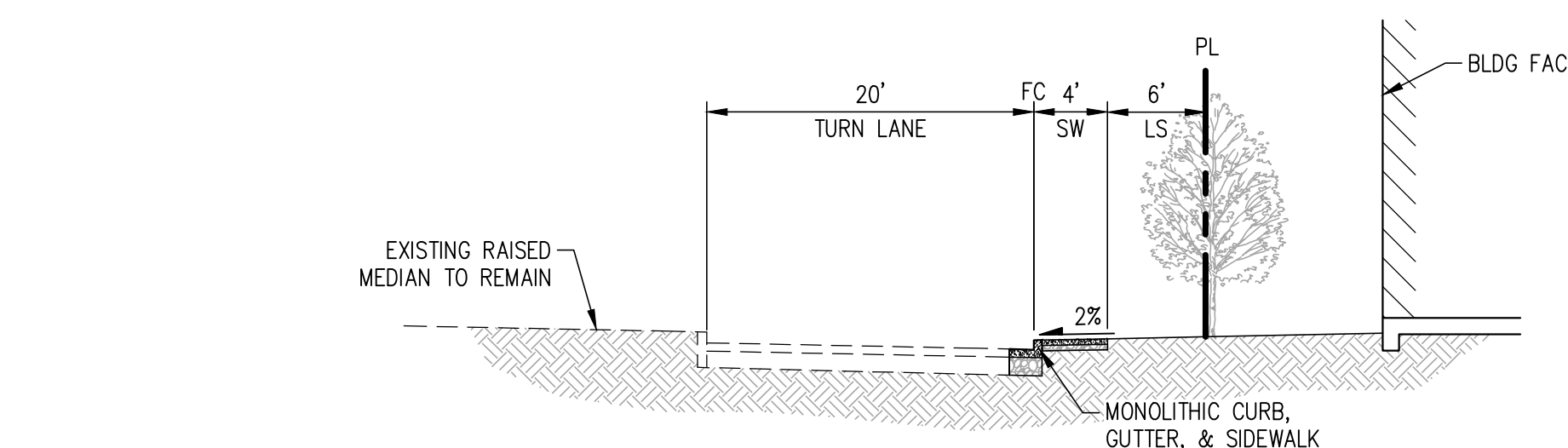
APPIAN WAY
SEE ABOVE



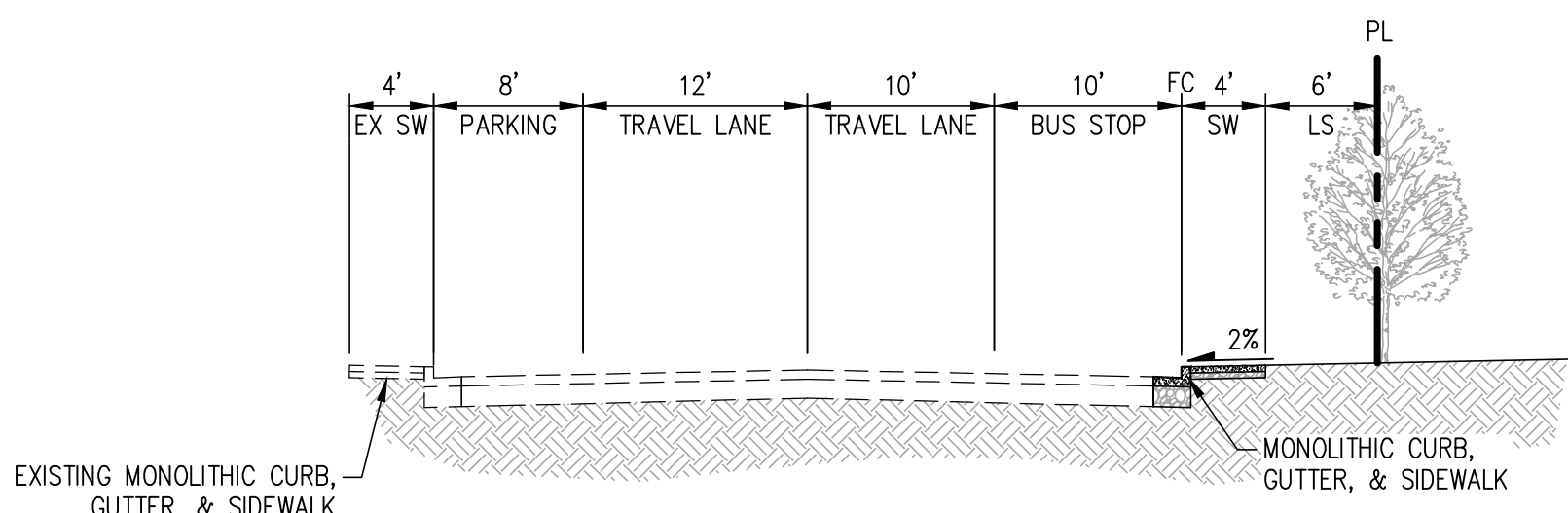
PROPOSED APPIAN WAY STREET SECTION - SECTION B



PROPOSED CANYON DRIVE STREET SECTION - SECTION C

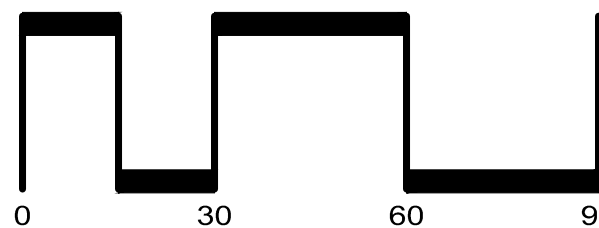


PROPOSED CANYON DRIVE STREET SECTION - SECTION D



APPIAN WAY & CANYON DRIVE
PLAN LINE STUDY
2151 APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 30' DATE: March 17, 2022



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NOTE:

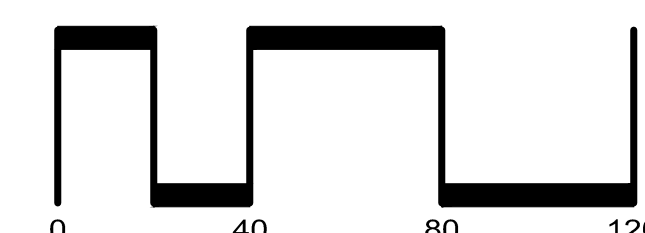
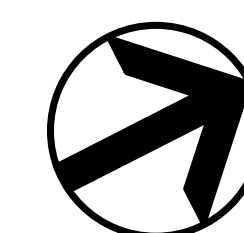
1. THE EXISTING TRAFFIC SIGNAL AND POLES WILL NEED TO BE MODIFIED FOR THE PROJECTS "A" STREET DRIVEWAY CONNECTION TO APPIAN WAY, RELOCATION AND MODIFICATION OF THE EXISTING TRAFFIC SIGNAL POLES, BOXES, AND CABINETS IS SUBJECT TO TRAFFIC ENGINEERS REVIEW & DESIGN REQUIREMENTS.



Grading Operations 8 weeks
Retaining walls 6 weeks
Wet utilities 2 months
Dry Utilities 2 months
Rock Curb and Gutter 3 weeks
Test, Sidewalk Pave 6 weeks

SITE PLAN APPIAN WAY

CITY OF PINOLE CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: FEBRUARY 8, 2021



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SHEET NO.
3
OF - SHEETS

JOB NO.: 3310-000

**PLANNING COMMISSION RESOLUTION 22-01
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING COMPREHENSIVE DESIGN REVIEW (DR21-06) AND A VESTING TENTATIVE SUBDIVISION MAP (VTSM 21-06) TO CONSTRUCT A 154-UNIT CONDOMINIUM COMPLEX AT 2151 APPIAN WAY (APN s 401-240-017 & 018)

WHEREAS, DeNova Homes (“Applicant”) filed an application with the City of Pinole for Comprehensive Design Review and a Vesting Tentative Subdivision Map for the purpose of constructing 154 housing units (the “Project”); and

WHEREAS, the project site is located at 2151 Appian Way, on the east side of Appian Way, on properties identified as APNs 401-240-017 and 401-240-018; and

WHEREAS, the site has a General Plan Land Use Designation of Service Sub-Area (SSA) and consists of two parcels; and

WHEREAS, the northern parcel has a Specific Plan Land Use designation and Zoning designation of Residential Mixed Use (RMU) and the southern parcel has a Specific Plan Land Use designation and Zoning designation of Commercial Mixed Use (CMU); and

WHEREAS, a new multifamily residential development is subject to review and approval of Comprehensive Design Review; and

WHEREAS, the Applicant has proposed that 20% of the units in the Project be affordable, with 15% of the units for Moderate Households (with incomes of up to 120% of the Area Median Income) and 5% of the units for Low-Income Households (with incomes of up to 80% of the Area Median Income); and

WHEREAS, the Appian Village Project proposes a residential development located on Opportunity Site #2 as identified in the Appian Way Corridor of the Three Corridors Specific Plan; and

WHEREAS, the Housing Element identifies the northern parcel as being able to accommodate at least 72 units and the southern parcel at least 41 units, for a combined total of at least 113 units, and the proposed project will include more 41 units than planned by the Housing Element; and

WHEREAS, the Project Includes sufficient community benefits, as specific in the General Plan, to allow the Project to exceed the requirement that at least 51% of projects on sites zoned CMU be commercial, as allowed under the Three Corridors Specific Plan; and

WHEREAS, this project successfully implements numerous policies of the Sustainability, Community Character, Land Use and Economic Development, Housing, Circulation, Health and Safety Natural Resources and Open Space Elements of the General Plan; and

WHEREAS, City of Pinole General Plan and Three Corridors Specific Plan were approved and the Environmental Impact Report (SCH Number 2009022057) was certified on October 20, 2010, by Resolution Number 2010-88, and are hereby incorporated by reference; and

WHEREAS, in compliance with California Environmental Quality Act (CEQA), the City prepared a CEQA Analysis (included as Attachment B of the Staff Report and incorporated herein by reference); and

WHEREAS, the CEQA Analysis uses streamlining provisions in accordance with CEQA Guidelines 15168(c)(2) and 15183 for consistency with the General Plan and Three Corridors Specific Plan and the certified Environmental Impact Report (EIR), as well as the categorical exemption Class 32, set forth in CEQA Guidelines Section 15332; and

WHEREAS, the CEQA Analysis identified environmental conditions of approval, which ensure implementation of applicable mitigation measures and policies set forth in the General Plan, Three Corridors Specific Plan and the corresponding EIR, and have been reviewed and agreed to by the project applicant (Exhibit A hereto); and

WHEREAS, the Planning Commission has reviewed the CEQA analysis contained in Attachment B to the staff report for this Project; and

WHEREAS, the Planning Commission serves as the approval authority on Comprehensive Design Review and the Vesting Tentative Subdivision Map applications; and

WHEREAS, the Planning Commission has considered the Project in light of the items listed in Municipal Code sections 17.12.150(H) and Chapter 16.12; and

WHEREAS, a notice of public hearing was distributed to all property owners within 1,500 feet of the project site and a notice was published in the March 25 edition of the West County Times; and

WHEREAS, due to the size of the project, staff provided additional notification/community engagement by requiring the applicant to host a virtual community meeting and install large format notification sign boards on site in addition to increasing the written notification radius from 300 ft to 1,500 ft, providing an increased noticing period of 17 days from 10 days, creating individual development project webpage for the project and using social media (Facebook) to notify the public of upcoming developments; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 11, 2022 and considered all public comments received, the presentation by City staff, the staff report dated April 11, 2022, and all other pertinent documents regarding the proposed request.

NOW THEREFORE, BE IT RESOLVED, that the above recitals are true and correct and made part of this resolution.

BE IT FURTHER RESOLVED that the Project is consistent with the programmatic EIR previously certified by the City for the Three Corridors Specific Plan and the project is an infill

development project, and therefore the Project exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (Class 32-Infill Development Projects) and pursuant to Government Code section 65457 and CEQA Guidelines Section 15182 (Specific Plan Consistency) as further described in the CEQA analysis contained in attachment B to the staff report dated September 27, 2021.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pinole hereby approves DR 21-06 and VSTM 21-06 subject to the Conditions of Approval, applicable to the entire Project, attached as Exhibit A to this Resolution, and hereby makes the following findings, for the reasons provided in the Staff Report dated April 11, 2022, to Planning Commission and incorporated by reference:

Findings

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city.
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, are compatible with and complement the existing surrounding environment and ultimate character of the area under the general plan and the Three Corridors Specific Plan; and
4. Qualifying single-family residential, multi-family residential, and residential mixed-use projects shall comply with all relevant standards and guidelines in the city's currently adopted design guidelines for residential development.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 11th day of April 2022, by the following vote:

AYES: Benzuly, Kurrent, Martinez, Menis, Wong, Moriarty, and Chair Banuelos

NOES: None

ABSTAIN: None

ABSENT: None



Timothy Banuelos, Chair, 2021-2022

ATTEST:



David Hanham, Planning Manager



Exhibit A
PLANNING COMMISSION RESOLUTION 22-01 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification</u> (date and Signature)
<u>General Conditions</u>				
1.	<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/ Public Works Department	
2.	<u>APPROVAL OF CONDITIONS ON CONSTRUCTION PLANS</u> – These Conditions of Approval and the project mitigation measures shall be included or referenced on the coversheet of the project improvement plan and building construction plans.	Prior to the issuance of Building Permit	Community Development Department	
3.	<u>OCCUPANCY PERMITS</u> – Occupancy permits shall not be granted until all construction is completed and finalized in accordance with the approved plans and conditions of approval required by the City, or a bond has been posted to cover all costs of the unfinished work as agreed to by the Community Development Department.	Prior to Occupancy Permits	Community Development Department	
4.	<u>COMMUNITY BENEFITS</u> —The applicant shall adhere to the Community Benefits that were agreed to as defined in the Staff Report dated April 11, 2022 including the following:	Prior to the last Occupancy Permit	Community Development Department	

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		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
	a. Enhanced Affordability: 5% of the units will be reserved for low-income residents (80% of AMI) and 15% of the units will reserved for moderate income residents (120% of AMI). b. Green Building: The development will be all-electric with no natural gas use, solar panels provided for each unit, pre-wiring for electric vehicles in each garage, constructure will be 15% more efficient than required by CA Title 24 Standards, the project's irrigation will be designed and built to achieve 25% less water usage as compared to the average household in the region. c. Transit/Mobility Improvements: Installation of a 4-legged intersection at Mann Drive and Appian Way, split-phasing" of the existing traffic signal, eliminating or re-locating driveways to prevent turning movement conflicts, building new sidewalks within public right-of-way to current accessible standards, and providing a newly striped bike lane, and relocated bus stops and new bus shelters along Canyon Drive and Appian Way.			
5.	GENERAL – All public improvements shall be made in accordance with the latest adopted Contra Costa County Standard Drawings and Specifications. All work shall conform to the applicable City ordinances. Good housekeeping practices shall be observed at all times during the course of construction. The	During Construction	Public Works Department	



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	storing of goods and materials on the sidewalk and/or street will not be allowed unless a special permit is issued. The owner's representative in charge shall be at the job site during all working hours.			
6.	<u>PERMITS REQUIRED BY OTHER AGENCIES</u> – The applicant shall obtain all permits that may be required by one or more federal, State, or local agency, service provider, or easement holder including but not limited to the following: State Department of Fish and Wildlife, Caltrans. Army Corps of Engineers, Bay Area Air Quality Management District, Kinder Morgan, EBMUD, and PG&E, County Flood Control and Water Conservation District, County Environmental Health, and the West Contra Costa Unified School District. If project is within jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to the Community Development Department prior to issuance of any City permits. If the City is required to be party to the permit and an application and fee is required, the applicant shall reimburse the City for its cost. A Notice of Intent must be issued by the Regional Water Quality Control Board before a permit can be issued and a Notice of Termination must be issued at the end of the project by the Regional Water Quality Control Board before a Certificate of Occupancy is issued.	Prior to Issuance of Permits	Community Development Department	
7.	<u>EXERCISE OF ENTITLEMENTS</u> – The applicant has two (2) years to exercise the entitlement in accordance with Section 17.10.100.	Prior to the issuance of Building Permit	Community Development Department	



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		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
<u>Public Works Conditions</u>				
8.	<u>PERMITS, BONDS, AND INSURANCE</u> – The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for all work to be done in the City’s right-of-way. This encroachment permit shall be obtained prior to the issuance of a building permit and prior to any work being done in the City’s right-of-way.	Prior to Issuance of Encroachment Permits	Public Works Department	
9.	<u>VESTING TENTATIVE SUBDIVISION MAP</u> – The applicant shall have a final map or multiple final maps, 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 Parcels 1-26 as well as Parcels A-J c. Mutual access to utilities between parcels shall be maintained where	Prior to the first Occupancy Permit	Community Development Department/ Public Works Department	



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	there are interdependent utility connections, where one parcel requires access to a component of the utility on another parcel to maintain 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 set adequate 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.			
10.	<u>SITE DEVELOPMENT</u> – The applicant shall submit a site grading and drainage plan with all supporting data, including hydraulic calculations. The plan shall be prepared by a registered Civil Engineer and be approved by the Public Works Department prior to the issuance of any City permits pursuant to PMC §15.36.	Prior to Issuance of Permits	Community Development Department/ Public Works Department	
11.	<u>REFUSE AREA AND DESIGN</u> – The project shall provide for service by Republic Services. The area and access to trash, recycling, and green waste containers shall be approved in advance by Republic Services.	Prior to the issuance of Building Permit	Community Development Department	



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12.	<u>EROSION CONTROL PLAN</u> – The applicant shall submit an erosion control plan in accordance with the City’s Grading Ordinance (PMC §15.36.190) when grading is performed during winter season (October 1 through April 15). For all sites over one acre, in accordance with the City's Erosion Control Ordinance (PMC §08.20) the applicant shall submit: a. Storm Water Pollution Prevention Plan (SWPPP) b. Storm Water Control Plan (SCP) Certified by an Architect or Engineer. c. Operation and Maintenance.	Prior to Issuance of Permits	Community Development Department/ Public Works Department	
13.	<u>TRAFFIC STUDY</u> – The applicant shall submit a complete traffic study of the area affected by the proposed project. This study shall be subject to review and approval by the Public Works Department prior to the issuance of any City permits. All mitigating improvements outlined in the study shall be installed by the applicant at their expense.	Prior to Issuance of Permits	Community Development Department/ Public Works Department	
14.	<u>STORM DRAINAGE STUDY</u> – The applicant shall submit a completed storm drainage study of the proposed project showing amount of run-off, and existing and proposed drainage structure capacities. This study shall be subject to review and approval by the City Engineer.	Prior to Issuance of Permits	Community Development Department/ Public Works Department	
15.	<u>PARKING LOTS</u> – The applicant shall submit plans for all required off-street parking lots showing proper grading, drainage, and conformance to City parking	Prior to Issuance of Permits	Community Development	



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	standards. The plans shall be prepared by a registered Civil Engineer and be approved by the Public Works Director.		Department/ Public Works Department	
16.	<u>STREET IMPROVEMENTS</u> – The applicant shall have street improvement plans prepared by a licensed Civil Engineer and obtain Public Works Department approval prior to the issuance of any City permits.	Prior to Issuance of Permits	Public Works Department	
17.	<u>STOP SIGN</u> – A stop sign shall be installed on Canyon Drive for traffic headed towards Appian Way if reviewed and approved by the City Engineer.	Prior to Issuance of Permits	Public Works Department	
18.	<u>MATERIAL HAULING</u> – The applicant shall submit a proposed material hauling route and schedule. Said submittal shall be approved by the City Engineer prior to issuance of a building or site development permit. All material hauling activities including but not limited to, adherence to approved route, hours of operation, dust control and street maintenance shall be the responsibility of the applicant (as per Section 15.36.080 of the PMC). Violation of such may be cause for suspension of work.	Prior to Issuance of Permits	Community Development Department/ Public Works Department	
19.	<u>TREATMENT PLANT CAPACITY CONTRIBUTION</u> – The applicant shall pay sewer connection fees pursuant to PMC § 13.05.420.	Prior to Issuance of Building Permits	Public Works Department	



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20.	<u>SEWER USE FEES</u> – The applicant shall pay sewer use fees pursuant to PMC §13.05.430.	Prior to Issuance of Building Permits	Public Works Department	
21.	<u>CHARGES FOR PUBLIC WORKS</u> – The applicant shall deposit funds with the City to pay for all engineering, inspection and survey services that may be required during construction of the project in accord with PMC §13.05.430	Prior to Issuance of Building Permits	Public Works Department	
22.	<u>INSPECTIONS</u> – The applicant shall notify the Public Works Department at least forty-eight (48) hours prior to starting any work pertaining to on-site drainage facilities, grading, or paving; all work in the City’s right-of-way as per Section 15.36.230 of the Municipal Code.	Prior to Issuance of Building Permits	Community Development Department/ Public Works Department	
23.	<u>UNDERGROUND UTILITIES</u> – The applicant must agree to install all utility service, including telephone, electric power, and other communications lines underground as per Chapter 13.16 of the Municipal Code.	Prior to Issuance of Building Permits	Public Works Department	
24.	<u>DRAINAGE</u> – All drainage shall be directed to the public street with a minimum grade of two (2) percent over landscaped areas and one-half (½) percent over paved areas. Where necessary, sidewalk drains shall be provided to direct the water under the sidewalk and through the curb.	Prior to Issuance of Building Permits	Public Works Department	



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25.	<u>DRAINAGE PLANS</u> - The applicant shall prepare a construction drainage plan and final drainage plan for Public Works Department review and approval. The construction drainage plan will show how drainage will be handled during construction. The final drainage plan will show how drainage will be handled after construction is complete. Site design shall avoid drainage of water from one property onto another property and shall be subject to approval by the City Engineer.	Prior to Issuance of Building Permit	Public Works Department	
26.	<u>SIDEWALK, CURB AND GUTTER REPAIR</u> - The applicant shall repair and replace to existing City standards, any sidewalk, curb and gutter that is damaged now or during construction of this project. A field visit shall be scheduled with Community Development Department and Public Works Department staff prior to the issuance of any construction permits to document pre-construction conditions in the field.	Prior to Occupancy	Community Development Department/ Public Works Department	
27.	<u>WHEELCHAIR RAMP(S)</u> – The applicant shall construct all wheelchair ramp(s) in accordance with applicable California Building Code and ADA requirements.	During Construction	Community Development Department/ Public Works Department	



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28.	<u>GRADING AND DEMOLITION PLANS</u> – The applicant shall obtain City approval for the Project grading and demolition plans prior to issuance of building permits.	Prior to Issuance of Building Permit	Public Works Department	
29.	<u>DRIVEWAY APPROACH(ES)</u> – The applicant shall install new driveway approaches on Appian Way and Canyon Drive as determined by the City Engineer. New and existing City Standard commercial driveway approaches shall be equipped with wheelchair ramps. Driveway approaches that are to be abandoned shall be removed and replaced with curb, gutter, and sidewalk.	Prior to Permit Issuance (for review); During Construction (for improvements)	Public Works Department	
30.	<u>STREETLIGHTS</u> – The applicant shall install new streetlight(s) as determined by the City Engineer and arrange payment with PG&E for hook-up charge.	During Construction	Public Works Department	
31.	<u>SEWER CONNECTION</u> – The project is within the service area of the Pinole/Hercules Water Pollution Control Plant. The proposed project shall have a unique connection to the public sewer collection system. The connection to the sewer system will require a permit from the City of Pinole, the payment of sewer users' fees (see Condition 19), and payment of a sewer connection fee (see Condition 18) prior to the issuance of building permit.	Prior to the Issuance of Building Permits	Public Works Department	



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32.	<u>CERTIFIED GRADED PAD</u> – A California-Licensed Engineer shall certify that the graded construction pad for the proposed 26 residential buildings has been adequately compacted and designed to support the proposed buildings	Ongoing through Construction	Public Works Department	
33.	<u>CONSTRUCTION SITE INFORMATION</u> – A construction sign shall be installed on at the construction site that contains contact person's name, mobile phone number, and email address shall be posted on the project site during the duration of construction. The property address shall be clearly marked during the construction process.	Ongoing through Construction	Public Works Department	
34.	<u>PUBLIC ACCESS EASEMENT</u> – The applicant shall dedicate and record a public access easement for Police and Fire Services along Streets A-D and G & H accordance with the Subdivision Map Act.	Prior to Issuance of Building Permits	Public Works Department	
35.	<u>DEBRIS REMOVAL</u> – All building debris shall be disposed of outside the City of Pinole to a legal dump site.	During Construction	Community Development Department	
36.	<u>CONSTRUCTION ACTIVITIES</u> – The following provisions shall be followed during site excavation, public works, and building construction activities for the project: a. Work is allowed from 7:00am to 5:00pm on weekdays that are also not	During Construction	Community Development Department	



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	federal holidays. Work is allowed on holidays recognized by the City of Pinole, but not acknowledged federally which include Cesar Chavez's Birthday and the Day After Thanksgiving, but no inspections will be performed. 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. 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. e. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation. f. All excavated materials shall be covered with a tarp during transit to and from the site.			

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	g. When Pinole Middle and/or West County Mandarin School (at 1575 Mann Drive) is in session, all construction-related traffic on Appian Way shall be prohibited during designated pick-up and drop-off hours.			
37.	<u>CONSTRUCTION WASTE MANAGEMENT PLAN</u> – The Applicant shall submit to the Community Development Department a pre-construction waste management plan prior to the issuance of any construction permit to satisfy the CALGreen Building Code requirements.	Prior to Issuance of Permits	Community Development Department	
38.	<u>CONSTRUCTION WASTE MANAGEMENT REPORT – DEBRIS REMOVAL</u> – The applicant shall complete post-construction waste management report for review and approval by the Community Development Department prior to final inspection to satisfy CALGreen Building Code Requirements. All building debris shall be properly disposed of outside the City of Pinole.	Prior to Issuance of Permits	Community Development Department	
39.	<u>INCORPORATION TO LIGHTING AND LANDSCAPING DISTRICT</u> – As a result of this project, the LLD #1 will be modified to include a new zone to provide additional, reasonable, and necessary maintenance. Prior to the recordation of any parcel map, or the issuance of any construction permit, the applicant shall agree to annex the development and all associated parcels therein into amended LLD #1 as directed by the City Engineer.	Prior to Map Recordation	Community Development Department/ Public Works Department	



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40.	<u>SOILS REPORT</u> - A soils report containing all design recommendations of footings, retaining walls and any other information pertinent to the soil condition shall be required. The soils report shall be prepared by a licensed soils engineer or geologist.	Prior to Issuance of Permits	Community Development Department/ Public Works Department	
41.	<u>PRE-CONSTRUCTION MEETING</u> – The applicant’s construction contractor(s) shall attend a pre-construction meeting as needed with City Staff to coordinate satisfaction of conditions of approval during construction.	Prior to Issuance of Permits	Community Development s Department/ Public Works Department	
42.	<u>STANDARD DRAWINGS FOR PUBLIC IMPROVEMENT</u> – All public improvements shall be made in accordance with the latest adopted Contra Costa County Standard Drawings and Specifications. All work shall conform to the applicable City Ordinances. Best Construction Management Practices shall be observed at all times during the course or construction.	Prior to Issuance of Permits	Public Works Department	
43.	<u>CONSTRUCTION MANAGEMENT</u> – The storing of goods and materials on the sidewalk and/or street will not be allowed unless a special permit is issued. The project site shall be kept free of litter and all construction equipment and materials will be secured at the end of each construction day. The applicant’s representative in charge shall be at the job site during all working hours. The public streets adjacent to construction activity shall be maintained in a clean and orderly condition to the satisfaction of the Public Works Director.	Prior to Issuance of Permits	Public Works Department	



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44.	<u>PUBLIC WORKS INSPECTIONS</u> —The applicant shall notify the Public Works Department at least forty-eight (48) hours prior to the starting any work pertaining to on-site drainage facilities, grading, or paving, as well as any work in the City’s Right-of-Way as per Section 15.36.230 of the PMC. The applicant shall arrange all inspections with the Public Works Inspector.	During Construction	Public Works Department	
<u>Community Development Conditions</u>				
45.	<u>AFFORDABLE HOUSING AGREEMENT</u> -- The applicant shall execute the Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants and record the document in the Official Records of Contra Costa County	Prior to the first Occupancy Permit	Community Development Department	
46.	<u>UTILITIES</u> – All electrical, telephone, water, C.A.T.V. and similar utility services which provide service to the subject building shall be installed underground. All transformers, meter boxes, etc., shall be screened from view wherever possible.	Prior to Occupancy Permits	Community Development Department	
47.	<u>EXTERIOR MATERIAL AND COLORS</u> — The applicant shall modify the color palette to use brighter colors as approved by the Planning Manager. Once installed, all improvements are to be maintained in accordance with the	Ongoing	Community Development Department	



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	approved plans. Any changes which affect the exterior character shall be resubmitted to the Community Development Department for review and approval. Minor changes may be approved by the Planning Manager. Any changes determined by the Community Development Department to be significant may be referred to the Planning Commission after conferring with the Chair of the Planning Commission.			
48.	<u>PARKING</u> – The applicant shall demonstrate that the parking requirements under Chapter 17.48 of the PMC for the proposed development have been fulfilled. Each parking space designated for compact cars shall be identified with a pavement marking reading “Compact Only”, or its equivalent. All parking spaces intended to satisfy on-site parking requirements shall be located within the project site boundaries. Additional parking may be used to satisfy on-site parking requirements if project site boundaries change as a result of a recorded lot line adjustment or a shared parking agreement with an abutting property owner is recorded	Prior to Issuance of Building Permit	Community Development Department	
49.	<u>PARKING LOT LIGHTING</u> – Lights shall be provided in the parking area. All lighting used to illuminate such parking facilities shall be approved by the Planning Commission. Any lighting used shall be so arranged as to reflect the light away from adjoining residential areas or public streets. Lighting shall be installed with the intent to provide only as much light as is necessary for public safety and shall satisfy the requirements of Chapter 17.46 of the PMC.	Prior to Issuance of Occupancy Permit	Community Development Department	



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50.	<u>MECHANICAL EQUIPMENT</u> – All mechanical devices and their component parts, such as air conditioners, evaporative coolers, exhaust fans, or similar equipment located wholly or partially on the roof or wall shall be screened from view. All wall mounted heating units or air conditioners shall be flush-mounted or screened from view.	During Construction	Community Development Department	
51.	<u>SIGNS</u> – All signs shall be in accordance with the existing Sign Ordinance (Chapter 17.52 of the PMC) and/or an approved sign program for the project.	Prior to Occupancy Permit	Community Development Department	
52.	<u>VENTS, GUTTERS, AND FLASHING, ETC.</u> – All vents, gutters, downspout, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.	Prior to Occupancy Permits	Community Development Department	
53.	<u>TRASH ENCLOSURES</u> – All trash enclosures shall be constructed of sturdy, opaque materials, which are in harmony with the architecture of the nearest building and shall meet applicable Contra Costa County Health Department and City requirements	Prior to Occupancy Permit	Community Development Department	
54.	<u>NOISE STANDARDS</u> - The noise standards established in the General Plan shall be applicable to all developments. These noise standards apply to exterior and are: <u>RESIDENTIAL</u> <u>COMMERCIAL</u> <u>INDUSTRIAL</u>	Ongoing	Community Development Department	



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	60 dBA (Day) 65dBA (Day & Eve) 75 dBA (All) 55 dBA (Eve) 60 dBA (Night) 50 dBA (Night) Day: 7 a.m. to 7 p.m.; Evening: 7 p.m. to 10 p.m.; Night: 10 p.m. to 7 a.m.			
55.	<u>SCHOOL, GROWTH AND PARK IMPACT FEES</u> – 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 (as per Chapter 16.28 of the Municipal Code) impact fee and as required by the project Development Agreement.	Prior to the Issuance of Building Permit	Community Development Department	
56.	<u>SUBREGIONAL TRANSPORTATION MITIGATION PROGRAM (STMP) FEE</u> – Prior to issuance of a building permit for new construction the applicant shall pay the applicable STMP fee, pursuant to PMC §16.30.	Prior to the Issuance of Building Permit	Community Development Department	
57.	<u>DEVELOPMENT IMPACT FEE</u> – The applicant shall pay all applicable development impact fees prior to issuance of the building permit	Prior to the issuance of Building Permit	Community Development Department	
58.	<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 the Issuance of Occupancy Permit	Community Development Department	



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59.	<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 Issuance of Occupancy Permit		
60.	<u>GENERAL LANDSCAPING REQUIREMENTS</u> - The Applicant shall prepare a detailed final landscape plan. The final landscaping plan shall be prepared by a landscape architect, registered in California, and shall be submitted to the Community Development Department for review and approval prior to the issuance of a building permit. The landscape plan shall comply with Chapter 15.54 and Chapter 17.38 of the Municipal Code and shall include the following: a. Sizes, species, locations of all plant materials. b. Location of all trees (6 inches in diameter or greater). c. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, and piping. d. All trees to be a minimum of 15 gallon, double staked and all proposed shrubs on site shall be a minimum of 5 gallon	Prior to the issuance of Building Permit	Community Development Department	



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61.	<u>NATIVE TREES</u> – The landscaping plan shall be updated to maximize the use of native trees as possible.	Prior to the Issuance of Building Permit	Community Development Department	
62.	<u>WATER EFFICIENT LANDSCAPE</u> – Since the proposed landscaped area exceeds 2,500 square feet, the project is required to submit a water use calculation and other information pursuant to Chapter 15.54 of the PMC for review with the building permit plans.	Prior to the Issuance of Building Permit	Community Development Department	
63.	<u>FENCING PLAN</u> – The applicant shall prepare and submit a final fencing plan for the construction fencing and project fencing for review and approval. All fencing for construction purposes shall be durable and remain in good throughout the life of the construction of the project.	Prior to the Issuance of Building Permit	Community Development Department	
64.	<u>PARKING LOT LANDSCAPE REQUIREMENTS</u> - All parking areas in excess of 30 stalls shall provide a minimum landscaped area of five feet in width where the facility adjoins a property line. The perimeter-landscaped strip may include any landscaped yard or landscaped area otherwise required and shall be continuous, except for required access to the site of to the parking. Interior landscaping within a parking lot containing 12 or more stalls shall include a minimum of one 15-gallon tree for each four parking spaces as per Section 17.24.050 (c) of the Municipal Code.	Prior to the Issuance of Building Permit	Community Development Department	



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65.	LANDSCAPE MAINTENANCE – Prior to issuance of a Certificate of Occupancy, the applicant shall enter into a landscape maintenance agreement with the City for a minimum of two years (maximum of five years). If, after two years, the landscaping is found to be in satisfactory condition, the amount of the bond shall be returned. If, however, the landscaping is not found to be satisfactory, the city will extend the time of the agreement in one-year increments with a maximum of five years. A security bond shall be posted which equals 20 percent of the costs of landscaping but shall not exceed \$10,000. For large projects, the amount of the bond shall be determined on a case-by-case basis and may exceed \$10,000. The applicant shall submit a cost estimate of all the required landscape improvements. All landscaping shall be maintained free of weeds, debris, and litter at all times.	Prior to the Issuance of Occupancy Permits	Community Development Department	
66.	LANDSCAPING CERTIFICATE OF COMPLETION – A Certificate of Completion shall be submitted by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor certifying that the landscape project has been installed per the approved Landscape Documentation Package.	Prior to Occupancy	Community Development Department	
67.	STREET TREES – Prior to issuance of a Certificate of Occupancy, the applicant shall install 15-gallon street trees along public streets pursuant to PMC §16.24.140 and in accordance with the City Standards and the City Street	Prior to the Issuance of Occupancy	Community Development Department	



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	Master Plan. Prior to the recordation of any parcel or final map associated with this application -- if any street trees are to be located outside the public right-of-way, the applicant shall dedicate to the City, a street tree planting and maintenance easement that permits the City to maintain the street trees (other than irrigating) or replace them as necessary.	Permits		
68.	<u>TREE REMOVAL</u> – The applicant shall note the location of all mature trees (4 inches in diameter at breast height (measured 4.5 feet above natural grade) or greater) to be removed from the project site prior to issuance of a building permit	Prior to the Issuance of Building Permit	Community Development Department	
69.	<u>TREE REPORT</u> – The applicant shall submit a detailed arborist report prepared by a certified arborist. The report shall address all trees designated to remain on site or determined to be affected by the development. The report shall contain an evaluation of each tree’s condition and any recommendation necessary to ensure the health, vitality, and public safety regarding each tree, and also the effects of the proposed development on the trees. The arborist shall perform or supervise performance of all mitigation measures stated in the approved tree report.	Prior to the Issuance of Building Permits	Community Development Department	
70.	<u>TREE REPLACEMENT TABLE</u> – All trees that are removed from the site shall be replaced in accordance with the replacement table for existing trees. Any tree, which is removed, that was shown to be preserved on the final landscaping plan shall be replaced at twice the rate indicated on the replacement table.	Prior to Occupancy Permits	Community Development Department	



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	<u>STANDARD REPLACEMENT TABLE FOR EXISTING TREES</u>							
	Size of Tree to be removed (Trunk Diameter)	36 Inch Box	24 Inch Box	15 Gallon	5 Gallon			
	6" to 18"	1	2	10	15			
	18" to 24"	2	4	15	25			
	24" to 36"	3	6	20	45			
	36" & Over	4	8	30	60			
	Numbers in replacement table refers to quantities to be used to replace each tree. Each tree container size number in the vertical column represents a 100% replacement value for an existing tree removed (size as noted). These numbers (columns) may be mixed as long as proportionate totals will equal 100%. For example: one 24" tree may be replaced with six 24" box trees or three 24" box trees plus ten 15-gallon trees or one 36" box tree plus four 24" box trees, etc.							
71.	<u>CONFORMANCE WITH APPROVED PLANS</u> – All building permit drawings and subsequent construction shall substantially conform to the approved planning					Prior to the Issuance of	Community Development	

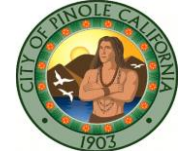


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	application drawings. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission or City Council.	Building Permits	Department	
72.	<u>MODIFICATION OF APPROVED PLANS</u> – Failure to obtain prior approval to modify the approved plans may result in a fine equal to double the original planning application permit fee and/or withholding of the occupancy permit until such time as the modification(s) to the plans has been reviewed by the Planning Commission or City Council.	Ongoing	Community Development Department	
73.	<u>VIOLATION/PENALTY</u> – Any person, firm or corporation, whether as principal, agent employee or otherwise, violating any of the provisions in Title 17 of the Municipal Code or any condition of an approval, permit or license granted pursuant to the provisions of this same title shall be deemed guilty of an infraction, punishable on the first offense by a fine not exceeding one hundred dollars, and on the second offense by a fine not exceeding two hundred dollars and on the third offense and subsequent violation by a fine not exceeding five hundred dollars and shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this title is committed, continued or permitted by such person, firm or corporation.	Ongoing	Community Development Department	



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74.	<u>STREET ADDRESS ASSIGNMENT</u> – An Address Assignment Plan for the project shall be submitted for review and approval and shall be reflected in the submitted building plans.	Prior to the issuance of Building Permit	Community Development Department	
75.	<u>SITE MAINTENANCE</u> – The construction site shall be cleaned of garbage and debris on a daily basis and maintained in an orderly fashion. All construction equipment shall be secured at the end of each day of construction.	Ongoing through end of construction	Community Development Department	
<i>Building Conditions</i>				
76.	<u>BUILDING CODES</u> – At time of issuance of building permits, the building shall comply with Chapter 15 of the Municipal Code and State Title 24 and the U.S. Americans with Disabilities Act.	Prior to the issuance of Building Permit	Building Division	
77.	<u>INSPECTIONS</u> – The applicant shall arrange all inspections with the Building Division, Fire Department, and Public Works Department. All Building Division inspection requests shall be made at least 24 hours in advance.	Prior to issuance of Occupancy Permits	Building Division	
78.	<u>SOILS REPORT</u> – A soils report containing all design recommendations of footings, pier holes, retaining walls, and any other information pertinent to the soil condition shall be submitted. The Soils Report shall be prepared by a licensed soils engineer or geologist.	Prior to the issuance of Building Permit	Building Division	



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79.	<u>PLAN CHECK FEES</u> – A plan check fee shall be paid to the Building Division at time of submission of plans pursuant to PMC §15.02.060	Prior to the issuance of Building Permit	Building Division	
80.	<u>GENERAL CONSTRUCTION REGULATIONS</u> – Work may be prohibited during inclement weather upon the order of the Building Official. The hours of work shall be limited to 7:00 A.M. to 5:00 P.M., Monday through Friday on non-federal holidays. Saturday work is allowed in commercial zones only from 9:00 A.M. to 6:00 P.M. unless in conflict with other more restrictive project conditions. By written authorization of the City Manager or their designee, may modify on a case-by-case basis of the construction hours.	During Construction	Building Division	
81.	<u>CONTRACTORS</u> – Contractors must identify all subcontractors prior to issuance of a building permit. Each subcontractor must obtain a city business license prior to issuance of a building permit or commencing work pursuant to PMC §5.04.020.	Prior to the issuance of Building Permit	Building Division	
82.	<u>SMOKE DETECTORS</u> – Smoke detectors are required in all residential units pursuant to PMC §12.10(a) and applicable Building Code.	Prior to Issuance of Occupancy Permits	Building Division	



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83.	<u>ADDRESSING</u> – Prior to issuance of a “Certificate of Occupancy” or final building inspection approved numbers and addresses shall be installed on all buildings in compliance with Section 15.02.050 of the Municipal Code: a. Specific mounting location shall be determined at the time of plan review. b. Address shall be internally or externally lighted during the hours of darkness. c. Each building within a multiple family, commercial and industrial complex shall have an address on it. If there is more than one building per address, each building shall have an address that is unique from the other buildings. d. Each multiple family unit shall have an address attached to the door or near the door that clearly identifies it. e. Addressing plans for multiple family, commercial and industrial complexes shall be submitted for review.	Prior to Issuance of Certificate of Occupancy	Building Division	

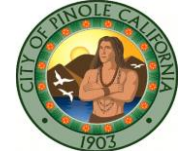


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84.	DEBRIS BOX – The Applicant shall ensure that prior to commencing construction a contractor shall place on-site a minimum 10 cubic yard “debris box” for receiving and holding of all construction debris.”	Prior to Construction	Building Division	
85.	CONSTRUCTION NUISANCE PREVENTION – The following provisions shall be followed during all construction activities for the project a. Prior to any earth hauling operations, the applicant shall submit a Hauling Plan for review and approval by the City Engineer. b. When Pinole Middle and/or West County Mandarin School (1575 Mann Drive) is in session, all construction related traffic on Appian Way shall be prohibited during designated pick-up and drop off hours. c. All construction vehicles shall be properly maintained and equipped with exhaust and mufflers that meet state and federal standards. d. Newly disturbed soil surfaces shall be watered down regularly by a water truck maintained on-site during all daylight hours discontinue when winds speed reach 15mph	Ongoing	Building Division	



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<i>Police Department Conditions</i>				
86.	<u>PUBLIC AREA LIGHTING</u> – The following conditions shall be met to the satisfaction of the Building Official prior to issuance of a Certificate of Occupancy. a. All exterior doorways, stairwells, pathways, walkways, hallways, and courtyards for commercial and industrial buildings shall be lighted to a minimum of 2-foot candles, minimum maintained, measured at 5 feet above ground. b. Parking areas for commercial and industrial buildings shall be lighted to a standard of 2-foot candles, minimum measured at ground level where beams overlap. c. Except as otherwise noted, all security light fixtures shall be mounted a minimum of 10 feet above ground. d. All required lighting shall be equipped with a photoelectric cell or equivalent technology to turn it on at sunset and off at daybreak. e. All areas where video camera surveillance is required shall meet the	Prior to Certificate of Occupancy	Police Department	



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	standards for the camera selected and approved by the Police Department. f. Separate photometric plans shall be submitted for review in conjunction with proposed phased development submittal to ensure adequate lighting is provided for each of the proposed buildings and for the overall project site.			
87.	<u>DOORS AND ROOF HATCHES</u> – The following conditions shall be met to the satisfaction of the Building Official prior to issuance of a Certificate of Occupancy. a. All exterior doors (including storage and utility room doors) that exit to the outside, to a common hallway or separate units shall be of solid core wood or metal construction. b. All doors described above shall be equipped with the following locking mechanisms: Dead Bolt Locks: i. A minimum of ¾ inch diameter by 1-inch throw. ii. High security case hardened bezel around the locking mechanism.	Prior to the Certificate of Occupancy	Police Department	

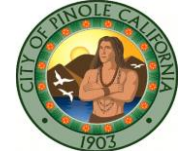


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	iii. Made of case-hardened steel. iv. High security striker plate (4-screw type, screws a minimum of 1½ inches long). c. All double doors shall have a dead bolt lock, as described in b above, in the primary door. The secondary door shall have lock mechanisms that secure the top of the door to the door head and the bottom of the door to the floor. Where the double doors are separated by a mullion both doors shall have dead bolts as described in b, above. d. All entry doors, except those with glass, shall be equipped with a door viewer that has the capabilities of viewing a minimum of 180 degrees. e. Fire blocks shall be placed at a minimum of two (2) studs' spaces on each side of an exterior door, where locks are required, at the same height as the locks. The design and materials used shall aide in preventing the doorjamb from spreading when a pry tool is used to separate the door from the doorjamb at the lock. g. All roof hatches (access to roof) shall be securely locked from the inside. Dead bolt or similar locking mechanism is recommended.			



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88.	<u>WINDOWS AND SLIDING GLASS DOORS</u> – All windows that are accessible from the ground, balconies, walkways, trees, fences, and roof shall be equipped with an auxiliary locking mechanism in addition to the standard manufacturer’s lock.	Prior to the Certificate of Occupancy	Police Department	
89.	<u>ALARM SYSTEM (MULTI-FAMILY AND COMMERCIAL)</u> – Each individual unit shall be equipped with a burglar alarm system, installed by state licensed contractor. The system shall include: a. Full perimeter coverage to include all doors requiring locks, windows, skylights, and roof hatches. b. Interior backup protection such as motion detectors, contracts on key interior doors and glass breakage detection. c. Battery backup power system with charging system. System shall be hardwired.	Prior to the Certificate of Occupancy	Police Department	
90.	<u>FIBER OPTICS</u> – A fiber optics pathway shall be installed from the project site to the nearest existing fiber optics connection point to the satisfaction of the Building Official. Specifications for the pathway, fiber, interfacing equipment, and junction boxes are available at the Police Department. The equipment necessary to interface with the fiber optics shall be in place in the alarm control panels (fire, burglar, etc.) upon completion of construction.	Prior to the Certificate of Occupancy	Police Department	



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91.	LANDSCAPING –All landscaping shall be of a variety and type that upon reaching maturity will not provide concealment for a human being and will not grow to cover windows, doors, light fixtures, or addresses. All trees shall be planted a sufficient distance from the buildings so that upon reaching maturity they will not provide roof access.	Prior to the Certificate of Occupancy	Police Department	
92.	ACCESS – Projects should be designed so as to be capable of driving around the entire complex (multiple family, commercial and industrial projects only) to the satisfaction of the Building Official prior to issuance of a building permit.	Prior to the issuance of Building Permit	Police Department	
93.	VIDEO SURVEILLANCE – Video surveillance cameras may be required for multi-family and commercial complexes Placement of the video surveillance cameras will be established by the Police Department after review of the plans and intended use of the project. These cameras shall be capable of being monitored from the Police Department upon completion of project.	Prior to Occupancy Permits	Police Department	
<i>Fire Department Conditions of Approval</i>				
94.	FIRE CODE CONFORMANCE – Compliance with the 2019 CFC (California Fire Code), 2019 CBC, (California Building Code) the 2014 NFPA 13 Standards, the NFPA 72 standards, and all local ordinances as they apply to the occupancy and use of the proposed structure and shall be enforced for the scope of work and	Prior to the Certificate of Occupancy	Fire Department	



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	occupancies of the project redevelopment plan. Compliance with all other NFPA standards is required where applicable and to the satisfaction of the Fire Marshall and/or Fire Chief.			
95.	<u>FIRE EXTINGUISHING SYSTEM</u> - An automatic fire extinguishing/ sprinkler system is required to be installed	Prior to the Certificate of Occupancy	Fire Department	
96.	<u>CONSTRUCTION PLANS FOR FIRE PREVENTION</u> – Prior to issuance of a building permit, building construction plans and plans for fire extinguishing system shall be submitted for Fire Code plan check.	Prior to Issuance of Building Permit	Fire Department	
97.	<u>WATER SUPPLY SYSTEM</u> – Prior to issuance of a building permit there shall be an approved and tested water supply system capable of supplying the required fire flow as determined by the Fire Chief or Fire Marshall. Water supply system for staged construction shall provide required fire flows.	Prior to Issuance of Building Permit	Fire Department	
98.	<u>SMOKE REMOVAL</u> – In the assessment of the Fire Prevention Bureau, this new construction will pose potential difficulty to the Fire Department for smoke ventilation operations, as a result, the Fire Prevention Bureau requires the installation of one or more manual or manual/automatic smoke vent assemblies over areas most likely to require ventilation procedures as per Section 10.501 (b) of the Uniform Fire Code.	Prior to Issuance of Building Permit	Fire Department	



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99.	<u>FIRE ACCESS</u> – Prior to issuance of a building permit, paved fire apparatus roads shall be installed for every building or stockpile of combustible materials located more than 150 feet from fire department vehicle access. Said access roads are to be posted “No Parking Fire Lane” and shall not be used for storage of materials. Fire apparatus turning radius shall be in compliance with the Contra Costa County Standard to accommodate the largest fire truck apparatus	Prior to Issuance of Building Permit	Fire Department	
100	<u>KEY VAULT</u> – In order to facilitate emergency access to the structure, a key vault shall be installed as approved by the Fire Department.	Prior to Issuance of Occupancy Permit	Fire Department	
101	<u>FIRE PREVENTION FEES AND INSPECTION</u> – Prior to issuance of a Certificate of Occupancy or final building inspection, the applicant shall pay all applicable fees in accordance with the City’s Master Fee Schedule and obtain an inspection from the Fire Department. All meetings and inspections shall require a 48-hour advanced notice.	Prior to the Issuance of Building Permit	Fire Department	
102	<u>FIRE TRAINING</u> – The applicant shall meet with the Fire Department for the purposes of utilizing existing structures for Fire Training exercises prior to issuance of a demolition permit.	Prior to the Issuance of Demolition Permit	Fire Department	



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<i>Environmental Conditions</i>					
103	EVN-AES-1:	The applicant shall ensure, and the City shall verify that the final lighting plan incorporates applicable requirements set forth in Chapter 17.46 of the PMC, including that all outdoor lighting fixtures be designed, shielded, aimed, located, and maintained to shield adjacent properties and to not provide glare onto adjacent properties or roadways.	Prior to Issuance of Building Permit	Community Development Department	
104	EVN-AQ-1:	During all construction activities including demolition and ground disturbance activities, on and offsite, the contractor shall implement the latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust as follows: a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. b. All haul trucks transporting soil, sand, or other loose material shall be covered.	Prior to Issuance of Building Permit	Community Development Department	



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	c. All visible mud and dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. All vehicle speeds on unpaved roads shall be limited to 15 mph. e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used. f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified			



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	mechanic and determined to be running in proper working condition prior to operation. h. A publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints shall be posted on the project site prior to the initiation of construction activities. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.			
105	EVN-AQ-2: An ongoing maintenance plan for the buildings' HVAC air filtration system shall be required and may include the following: a. Ensure that the use agreement and other property documents: i. require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, ii. include assurance that new owners or tenants are provided information on the ventilation system, and	Ongoing	Community Development Department	



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	iii. include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.			
106	EVN-BIO-1: To avoid and minimize potential impacts to nesting birds including passerines and raptors, the following measures shall be implemented: a. Grading or removal of potentially occupied habitat should be conducted outside the nesting season, which occurs between approximately February 1 to August 31. b. If grading between August 31 and February 1 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird survey (migratory species, passerines, and raptors) of the potentially occupied habitat (trees, shrubs, grassland) shall be performed by a qualified biologist within 7 days of groundbreaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent “take” of individual birds that could begin nesting	Prior to the issuance of Building Permit	Community Development Department	



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	after the survey. c. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the occupied habitat until the young have fledged, as determined by a qualified biologist. d. The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-500 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW. e. To delineate the buffer zone around the occupied habitat, construction fencing shall be placed at the specified radius from the nest within which no machinery or workers shall intrude. f. Biological monitoring of active nests shall be conducted by a qualified biologist to ensure that nests are not disturbed and that buffers are appropriate adjusted by a qualified biologist as needed to avoid disturbance.			



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	g. No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed.			
107	EVN-BIO-2: To avoid impacts to pallid and big free-tailed bats, both “species of special concern” in the state, a qualified biologist shall conduct a bat survey no more than 15 days prior to ground disturbance or demolition of on-site buildings. Pre-construction surveys should include a daytime inspection of the inside of all building looking for active roosting bats or bat signs, followed up by an evening fly-out survey. If no evidence of bats and/or evidence of bats sign are detected during the pre-construction surveys, no additional surveys are required. If special-status bat species are found roosting on the Project site, the biologist shall determine if there are young present (i.e., the biologist should determine if there are maternal	Prior to Issuance of the Building Permit.	Community Development Department	



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	roosts). If young are found roosting in any tree that will be impacted by the Project, such impacts shall be avoided until the young are flying and feeding on their own. A non-disturbance buffer installed with orange construction fencing will be established around the maternity site. The size of the buffer zone will be determined by a qualified bat biologist at the time of the surveys. If adults are found roosting in a tree on the project site but no maternal sites are found, then the adult bats can be flushed, or a one-way eviction door can be placed over the tree cavity for a 48-hour period prior to the tree removal. If bats or evidence of bats are detected during the pre-construction surveys, the applicant shall notify the City of Pinole Community Development Department and the California Department of Fish and Wildlife (CDFW) regarding bat eviction protocol and plan developed for review and acceptance by the CDFW.			
108	EVN-BIO-3: Prior to issuance of demolition or grading permit, including any ground disturbing activities, a focused rare plant survey shall be conducted by a qualified biologist to verify the presence/absence of special status plant species that have the potential to occur in the annual grassland habitat identified in	Prior to Issuance of Grading or Demolition Permit	Public Works Department	



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	the Biological Technical Report (July 9, 2021), which include big tarplant (<i>Blepharizonia plumosa</i>), Mt. Diablo fairy-lantern (<i>Calochortus pulchellus</i>), and Diablo helianthella (<i>Helianthella castanea</i>). If impacts to annual grassland will be avoided, then no subsequent survey is required. In the event that rare plants are identified within the annual grassland habitat, then avoidance measures shall be developed by the qualified biologist and accepted by the City prior to the start of any site development work.			
109	EVN-BIO-4: Prior to any tree removal or alteration, the applicant shall obtain approval from the City of Pinole to implement a plan for tree preservation and replacement in accordance with the City's Tree Removal Permit. Replacement of protected trees onsite shall either consist of planting or replacement trees onsite as part of the development over and above the landscaping that would otherwise be required at a value equal to the value of the protected trees that will be removed, or through the payment of an in-lieu fee to the City in an amount equal to the value of the protected trees that will be removed.	Prior to the Issuance of a Tree Removal Permit	Community Development Department	



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110	EVN-CUL-1: To ensure the Project does not result in impacts to buried archaeological resources onsite, if present, the following shall be implemented: a. Training. Prior to commencement of ground-disturbing activities, a professional archaeologist shall conduct a preconstruction training for construction personnel. The training shall familiarize individuals with the potential to encounter prehistoric artifacts or historic-era archaeological deposits, the types of archaeological material that could be encountered within the Project Area, and the requirement for a monitor to be present during initial ground-disturbing activities. b. Monitoring. During initial ground disturbing activities on native soils, a Secretary of the Interior-qualified archeologist shall be onsite to monitor activities. The monitor shall have the authority to temporarily halt work to inspect areas as needed for potential cultural materials or deposits. Daily monitoring logs shall be completed by the monitor. c. Post-review Discoveries. In the event that cultural		Prior to Issuance of Grading Permit	Public Works Department	



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	resources are exposed during construction, all earth work occurring within 100 feet of the find shall be immediately stopped until a Secretary of Interior-qualified Archaeologist inspects the material(s), assess historical significance, consults with Tribes and other stakeholders as needed, and provides recommendations for the treatment of the discovery. Archaeological Monitoring Report. Within 60 days following completion of construction work, an archeological monitoring report shall be submitted to the City. The report shall include the results of the monitoring program (even if negative), a summary of any findings or evaluation/data recovery efforts, and supporting documentation (e.g., daily monitoring logs).			
111	EVN-CUL-2: In the event that human remains are encountered within the Project Area during Project-related, ground-disturbing activities, all work must stop, and the County Coroner immediately notified of the discovery. If the County coroner determined that remains are, or are believed to be Native American, then the Native American Heritage Commission must be contacted by the coroner so that a “Most Likely Descendant” (MLD) can be designated to provide further	During Construction	Community Development Department	



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	recommendations regarding treatment of the remains. A Secretary of Interior-qualified Archaeologist should also evaluate the historical significance of the discovery, the potential for additional human remains to be present, and to provide further recommendations for treatment of the resource in accordance with the MLD recommendations. Federal regulations require that Native American human remains, funerary objects, and object of cultural patrimony are handed consistent with the requirement of the Native American Graves Protection and Repatriation Act.			
112	EVN-GEO-1: The applicant shall incorporate the recommendations of the Project Geotechnical Report prepared by Stevens, Ferrone & Bailey Engineering Company, Inc (August 28, 2020) into construction drawings. A comprehensive geotechnical engineering report shall be prepared for the Project that specifically addresses the proposed development, conforms to the most recent edition of the California Building Code, and provides geotechnical design and construction criteria for the Project. This report shall include detailed drainage, earthwork, foundation, and pavement recommendations. Detailed	Prior to the issuance of Grading Permit	Public Works Department	



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	structural analyses of all retaining walls and slope stability shall be provided, including structural calculations for retaining walls and computer-aided slope stability analyses as required. Final grading plan, construction plans, and building plans shall demonstrate that recommendations set forth in the geotechnical reports and/or to the satisfaction of the City Engineer/Chief Building Official have been incorporated into the design of the Project. Nothing in this condition of approval shall preclude the City Engineer and/or Chief Building Official from requiring additional information to determine compliance with applicable standards. The geotechnical engineer shall inspect the construction work and shall certify to the City, prior to issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications.			
113	EVN-GEO-2: Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the City Engineer for review. The Project shall comply with stormwater management requirements and guidelines established by Contra Costa County under the Contra Costa Clean Water Program Stormwater C.3 Guidebook and incorporate Contra Costa County best management practices for erosion and sediment	Prior to the issuance of Grading Permit	Public Works Department	



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	control for construction. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City's Erosion Control requirements, Chapter 15.36.190 of the Municipal Code. Plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during all construction activity.			
114	EVN-GEO-3: Should any potentially unique paleontological resources (fossils) be encountered during development activities; work shall be suspended within 50 feet of the discovery and the City of Pinole Planning Division of the Community Development Department shall be immediately notified. At that time, the city will coordinate any necessary investigation of the discovery with a qualified paleontologist. The Project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources. The City and the Project applicant shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries. The City and the Project applicant shall consult and agree upon implementation of a treatment plan that the City and Project applicant deem feasible and appropriate. Such measures may include avoidance,	During Construction	Community Development Department	



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		preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.			
115	EVN-HYD-1:	Prior to issuance of a building permit, the applicant shall prepare a design-level Stormwater Management Plan that incorporates stormwater management requirements and best management practices, per PMC Chapter 8.20 and Contra Costa County Clean Water Program requirements, including the Contra Costa Clean Water Program Stormwater C.3 Guidebook and demonstrates that the storm drain system has adequate capacity to serve the project. The Stormwater Management Plan shall be reviewed and accepted by the City Engineer.	Prior to issuance of a building permit	Public Works Department	
116	EVN-HYD-2:	Prior to issuance of a grading permit, the applicant shall file a Notice of Intent with the RWQCB and demonstrate compliance with the Statewide General Permit for Construction Activities. In accordance with the National Pollution Discharge Elimination System (NPDES) regulations, the applicant shall prepare and implement a project-specific Stormwater Pollution Prevention Plan, including an erosion control plan, for grading and construction activities. The SWPPP shall address erosion and sediment control during all phases of construction, storage,	Prior to issuance of a grading permit	Public Works Department	



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	and use of fuels, and use and clean-up of fuels and hazardous materials. The SWPPP shall designate locations where fueling, cleaning and maintenance of equipment can occur and shall ensure that protections are in place to preclude materials from entering into storm drains. The contractor shall maintain materials onsite during construction for containments and clean-up of any spills. The applicant shall provide approval documentation from the RWQCB to the City verifying compliance with NPDES.			
117	EVN-NOI-2: Construction activities including delivery and hauling shall comply with construction hours as provided under PMC Section 15.02.070 and in accordance with construction noise control measures including: a. Limit construction hours to between 7:00 a.m. and 5:00 p.m., Monday through Friday, on days that are not federal holidays, unless an exception is granted in accordance with the Municipal Code. b. Delivery of materials and equipment to the site and truck traffic coming to and from the site is restricted to the same construction hours specified above.	Ongoing	Public Works Department/ Community Development Department	



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	c. All noise-producing project equipment and vehicles using internal combustion engines shall be equipped with manufacturer-recommended mufflers and be maintained in good working condition d. All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, State, or local agency shall comply with such regulations while in the course of project activity. e. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible. f. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors. g. Project area and site access road speed limits shall be established and enforced during the construction period. Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.			
118	EVN-TRAN-1: Prior to the issuance of Building Permit, the applicant shall	Prior to the	Community	



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	provide the Project's fair share contribution as established by the City towards multi-modal improvements in the Project vicinity as identified in the Three Corridors Specific Plan.	issuance of Building Permit	Development Department	
119	ENV-TRAN-2: Prior to the issuance of occupancy, the applicant shall submit for review and approval by the Community Development Department a Final Transportation Demand Management plan for the Project. The plan shall include action items such as digital transportation bulletin boards, provision of transit passes, shuttles, shared ride vehicles and membership, community bicycles and/or scooter and car sharing to encourage alternative transportation modes.	Prior to the issuance of occupancy	Community Development Department	
120	ENV-TRAN-3: Prior to final occupancy, the applicant shall restripe or install a median on Appian Way along the site frontage to eliminate the left-turn pocket approximately 350 feet south of Appian Way/Mann Drive. The proposed restriping plan shall be reviewed and accepted by the City Engineer and or modified at the City Engineer's discretion.	Prior to final occupancy	Public Works Department	
121	ENV-TRAN-4: To maintain adequate sight lines at the Project driveways, pursuant to PMC Section 17.98.020, signage, trees, and other landscaping features within the clear vision triangle at driveways and intersections shall be maintained such that visibility is achieved between thirty (30) inches and seven	Ongoing	Public Works Department/ Community Development	



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	(7) feet above the ground. The applicant shall be responsible for maintaining adequate sight lines from the Project driveways; on-street parking on Canyon Drive from Project driveway to approximately 150 feet east shall be prohibited, and vegetation shall be trimmed to about one foot in height on the east side of the driveway on Canyon Drive.		Department	
122	ENV-TRAN-5: To prevent potential pedestrian and vehicular conflicts, split phasing shall be incorporated in eastbound and westbound direction of Mann Drive/Project Access intersection. Signalization improvements shall meet City standards for phasing, crosswalk striping, and equipment. The City Engineer shall review and accept or modify signalization improvements.	Ongoing	Public Works Department/ Community Development Department	
123	ENV-CULT-1: To protect buried Tribal Cultural Resources that may be encountered during construction activities, if present, the Project shall implement environmental COA CUL-1 and COA CUL-2.	During Construction	Community Development Department	
124	ENV-UTIL-1: Pursuant to Action GM 2.2.1 Service Standards, prior to issuance of a building permit, the applicant shall secure verification from EBMUD that adequate water supplies are available to serve the Project and prior to issuance of occupancy the applicant shall demonstrate that all EBMUD water efficiency requirements have been fulfilled.	Prior to issuance of a building permit	Public Works Department	



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125	ENV-UTIL-2:	Pursuant to MM 4.12.6.2, the Project shall secure a can and will serve letter demonstrating that there is sufficient sewer/water treatment and conveyance capacity prior to issuance of Certificate of Occupancy. The proposed Project shall have a unique connection to the public sewer collection system. The connection to the sewer system will require a permit from the City of Pinole, the payment of sewer user fees, and payment of a sewer connection fee prior to the issuance of building permits.	Prior to issuance of a building permit	Public Works Department	
126	ENV-UTIL-3:	Pursuant to General Plan Action CS.8.1.3 and in accordance with current CalGreen Building Code requirements, a Construction Waste Management Plan shall be prepared and implemented during all stages of construction. The Construction Waste Management Plan shall meet the minimum requirements of the CalGreen code for residential development including but not limited to regional material sourcing (A5.405.1), Bio-based materials (A5.105.2), Reused materials (A5.405.3), and materials with a recycled content (A5.405.4).	Ongoing	Public Works Department	



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127	ENV-UTIL-4: In accordance with CalGreen Section 4.410.2 onsite recycling shall be provided in readily accessible areas for the depositing, storage and collection of non-hazardous materials including at a minimum paper, cardboard, glass, plastics, organic waste, and metals.	Ongoing	Public Works Department	
128	ENV-UTIL-5: The applicant shall coordinate with Republic Services to appropriately size trash enclosures and ensure that maximum waste stream diversion occurs by providing onsite pre-sorting for recyclables and green waste for compostable and organic materials as available.	Prior to the first Occupancy Permit	Public Works Department	

*Note: Conditions of Approval beginning with "ENV" are based on the CEQA document for the project.