



PINOLE PLANNING COMMISSION MEETING AGENDA

**September 8, 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](#). 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 August 25, 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.

H. OLD BUSINESS

1. Discussion of Redevelopment of Appian 80 Shopping Center - Compiled Ideas Resolution - Revised

I. NEW BUSINESS

J. CITY PLANNER'S/COMMISSIONER'S REPORT

K. COMMUNICATIONS

L. NEXT MEETING(S)

1. Planning Commission Regular Meeting on September 22, 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

August 25, 2025

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

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A. **CALL TO ORDER:** 7:00 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, Uch, Vice-Chairperson Menis, Chairperson Sandoval

Commissioners Absent: Martinez

Staff Present: David Hanham, Planning Manager
Justin Shiu, Senior Planner

E. **CITIZENS TO BE HEARD**

Sheila Grist, a resident of Pinole Valley, thanked the Planning Commission, staff and Pinole Community Television (PCTV) for the meeting. She asked whether there had been any subcommittee meetings and if so, who served on the subcommittee, and had meeting minutes been prepared. She had not seen anything publicly announced to the community at-large about a General Plan Workshop scheduled for August 27, 2025 at 6:00 p.m. at the Pinole Library and asked staff to provide clarification.

Planning Manager David Hanham clarified there had been some Planning Commission Ad Hoc Committee meetings over the course of the past year about the Objective Development Design Standards (ODDS) and one meeting regarding design review for a radiology business on San Pablo Avenue. No meeting minutes had been prepared from the Ad Hoc Committee meetings. The members of the Ad Hoc Committee included Commissioners Bender, Uch and Vice-Chairperson Menis.

1 Mr. Hanham also clarified the City was required to update the Safety Element of the
2 General Plan, which had not been updated in the last ten years, but would be updated
3 with the Health Element amended into a new Environmental Justice Element. A General
4 Plan Workshop was scheduled for August 27, 2025 at 6:00 p.m. at the Pinole Library.
5

6 **F. MEETING MINUTES**

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8 1. Planning Commission Meeting Minutes for June 9, 2025

9
10 Vice-Chairperson Menis complimented the transcriber on her skill in addressing the final
11 portion of the June 9, 2025 Planning Commission meeting.
12

13 **MOTION** with a Roll Call vote to approve the Planning Commission Meeting Minutes for June
14 9, 2025, as shown.
15

16 **MOTION: Sandoval**

SECONDED: Menis

APPROVED: 6-0-1

ABSENT: Martinez

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19 **G. PUBLIC HEARINGS: None**

20
21 **H. OLD BUSINESS:**

22
23 1. **Discussion of Redevelopment of Appian 80 Shopping Center – Compiled**
24 **Ideas Resolution**

25
26 Mr. Hanham and Senior Planner Justin Shiu presented the staff report dated August 25,
27 2025. The Planning Commission was asked to discuss and consider the draft resolution that
28 had compiled the ideas for the redevelopment of the Appian 80 Shopping Center, as
29 discussed during the April 28, 2025 Planning Commission meeting and as contained in
30 Attachment A to the staff report. If the Planning Commission wanted to make changes to the
31 resolution prior to being forwarded to the City Council for consideration, the Planning
32 Commission may request the resolution be brought back with amendments or the resolution
33 could be forwarded to the City Council, subject to any changes.
34

35 Responding to questions from the Planning Commission, Mr. Hanham clarified the following:
36

- 37
- 38 • Exhibit A, Development Ideas and Concepts Appian 80 Shopping Center, Item 10,
39 recommended to be amended to read: *The developer needs to consider ways to*
40 *mitigate potential traffic impacts from any housing development, which had been*
41 *previous concerns regarding potential housing on site, and staff acknowledged the*
42 *change in wording would be acceptable. (Uch)*
 - 43 • Exhibit A, Item 2, recommended to be amended to read: *Development should*
44 *consider the community's needs and wellbeing. Project design may consider potential*
45 *for adding housing, businesses, and offices that further the needs of the community.*
46 *(Huey)*
- 47
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- 1 • Acknowledged concern the bullet points contained in Exhibit A appeared to be
2 disconnected from each other and acknowledged a recommendation they be
3 organized into broader categories, such as wellbeing, transit, grocery stores, views
4 and identification of major themes to shift the points under the themes for the
5 convenience of the City Council and members of the public. Staff confirmed headings
6 could be added but there was a general order in the list of items as shown in Exhibit
7 A. (Vice-Chairperson Menis)
8

9 Mr. Hanham reported he had received written comments from Commissioner Martinez
10 who was unable to attend the meeting and which he read into the record at this time.
11 Commissioner Martinez asked that clear guidance be provided to the City Council on the
12 future development of the site which should include opportunities for the following: 1)
13 ground floor retail space of sufficient size to attract a well-known and respected retail
14 grocery such as a Whole Foods; 2) a ground or top floor residential space and potential
15 outdoor patio seating with amazing views of sufficient size to attract a well-known and
16 respected destination restaurant such as a Yard House, BJ's, Lazy Dog and potentially
17 draw corporate-related events for Chevron, Bio-Rad and Kaiser; 3) multi-story, multi-family
18 rental apartments or ownership condos; 4) parking sufficient for both housing and
19 retail/restaurants and 5) electric charging stations.
20

- 21 • Exhibit A, Item 2, recommended further amendment to read: *Development should*
22 *consider the community's needs and wellbeing. Project design may consider potential*
23 *for adding affordable housing, businesses, and offices that further the needs of the*
24 *community.* (Chairperson Sandoval)
25
- 26 • Exhibit A, Items 3 and 20, add a statement about “adding a unique grocery option or
27 ethnic grocery option” that could be well-positioned in the Pinole market. (Chairperson
28 Sandoval)
29
- 30 • Exhibit A, Item 6, add a statement to “encourage public transit use at the future site.”
31 (Chairperson Sandoval)
32
- 33 • Exhibit A, Item 18, more clarity was sought on the reference to the Veranda Shopping
34 Center in Concord, with concern the reference contradicted the statement in Item 6
35 that the site “does not need to remain a strip mall.” (Chairperson Sandoval)
36
- 37 • Clarified that while a strip mall, the Veranda Shopping Center in Concord also had
38 open green spaces where families were able to enjoy places to eat, which was missing
39 in Pinole and was something several community members had expressed a desire to
40 see provided. Staff clarified they could take a look at the commercial component of
41 the development and possibly add a statement about a destination that would allow
42 for outdoor dining and allow for family-style development. Staff would wordsmith Item
43 6 to add some community space and remove the reference to the Veranda Shopping
44 Center in Concord and include language more in line with what the Planning
45 Commission preferred. (Lam-Julian)
46
47
48

- 1 • Exhibit A, Item 17, recommended to be amended to read: *Consideration should be*
2 *given to the opportunities for repurposing buildings with potential for community space,*
3 *green space, open space and brick and mortar stores and outdoor dining spaces.*
4 *Consideration may be given to ideas that were once proposed to repurpose Hilltop*
5 *Mall; it may be a potential smaller-scale version of the concepts. Suggested Item 17*
6 *could possibly merge with Item 18 to address the concerns discussed. (Vice-*
7 *Chairperson Menis)*
8
- 9 • Exhibit A, Item 15, which now reads: *Consideration may be given to examples in San*
10 *Jose beyond Santana Row, such as the revitalized downtown and St. James Square,*
11 *comprising small micro-businesses and community space to serve as a destination*
12 *location, to be clarified better along with Items 17 and 18. (Lam-Julian)*
13
- 14 • Agreed with additional language about a unique grocery option or ethnic grocery option
15 such as Las Montañas Supermarket or H Mart, particularly for this demographic part of
16 Pinole. Staff would look at Items 17 and 18 to see whether or not they could be
17 condensed into one as part of any reordering of the listed items in Exhibit A. (Lam-Julian)
18
- 19 • Acknowledged a recommendation to take the descriptive characteristics of the places
20 liked and consolidate them, such as community open space, green space, micro
21 businesses, incubators and the like. (Chairperson Sandoval)
22
- 23 • Exhibit A, acknowledged a recommendation to add the potential for the waiver of
24 permitting or application fees for a large-scale developer or tax incentive that could
25 potentially attract a business or tenant. (Chairperson Sandoval)
26
- 27 • Acknowledged concern with the potential for gifting public funds if the one developer
28 had advantages over another with fee waivers unless there was a concrete finding it
29 was necessary and there was no other way, particularly since Pinole was facing
30 considerable financial constraints in the future. Staff expressed the willingness to add
31 a statement about the possibility for the developer to work with the City on a
32 Development Agreement. Staff acknowledged the City Council may not support the
33 waiver of fees. In terms of development incentives, staff confirmed there could be
34 incentives offered, depending on the development provided, which staff could further
35 review. (Vice-Chairperson Menis)
36
- 37 • Acknowledged the concerns expressed by the Vice-Chair, particularly the waiver of
38 fees for a private development and since it was unknown whether or not this
39 development would be a private development. Acknowledged the concern the
40 potential waiver of fees would set a precedent for future projects which could be
41 problematic. (Bender)
42
- 43 • Staff acknowledged if a project was going to add something to the community above
44 and beyond, the City could extract or help offset some of the costs. There were
45 opportunities through a Development Agreement that may be possible if the developer
46 was providing specific services or providing what the City was looking for in terms of
47 a development, similar to what had been done with some residential and
48 redevelopment projects in the past, such as Pinole Vista in the 1990s. (Chairperson
49 Sandoval)

- 1 • Staff recommended an item could be added regarding the City entering into a
2 Development Agreement with the developer on potential economic incentives that
3 could be worded in such a way to support the direction the Chair suggested.
4 (Chairperson Sandoval)
5

6 PUBLIC COMMENTS OPENED
7

8 Ruben Galvan, representing Norco Carpenters Union, Local 152, which covered West
9 Contra Costa County, asked when discussing the development of the Appian 80 Shopping
10 Center whether there would be strong labor standards on the redevelopment project. He
11 asked whether contractors would pay fair wages, support working families, provide access
12 to quality health benefits, give real opportunities for apprentices from state accredited
13 programs who wanted to learn a trade and build a career in construction, provide meaningful
14 labor compliance with real enforcement to ensure contractors followed labor laws, paid
15 workers properly and provided safe working conditions. These protections helped the
16 community as a whole so that when workers earned fair wages and received health care,
17 they could better support their families and contribute to the local economy. State accredited
18 apprenticeship programs trained the next generation of skilled workers who would keep the
19 City growing strong for years to come. When labor standards were ignored, they opened the
20 door to irresponsible contractors who paid low wages, offered no health insurance,
21 misclassified workers to avoid paying benefits and wage theft. These bad actors hurt the
22 workers and the community by lowering the quality of work and putting safety at risk. The
23 City of Pinole deserved projects built by responsible developers and contractors who treated
24 working families with respect and dignity. He urged the Planning Commission to encourage
25 strong labor standards on the project to ensure the benefits to everyone, not just the
26 developer.
27

28 PUBLIC COMMENTS CLOSED
29

30 Vice-Chairperson Menis referenced the comments by the speaker and asked whether the
31 City's Project Labor Agreement would apply to any project at the Appian 80 Shopping Center.
32 He understood the City Council had approved a Project Labor Agreement in 2023 covering
33 all public projects over \$1 million but he was uncertain whether this project would fall under
34 that criterion.
35

36 Mr. Hanham advised the City would not know that information until it had an actual project.
37 At this point, no construction project had been proposed and no application for development
38 or design review had been submitted. It would be up to the Planning Commission to add a
39 condition similar to what the City Council had approved in 2023. The work being discussed
40 now was just a recommendation for the City Council for particular uses for the Appian 80
41 Shopping Center. When a use was submitted for consideration, at that point the next step
42 or next layer would be pursued.
43

44 Vice-Chairperson Menis asked if an additional bullet point could be added to Exhibit A, which
45 reads: *The Planning Commission recommends that any future project fall under the City's*
46 *Project Labor Agreement.*
47

48 Mr. Hanham confirmed that could be a recommendation to the City Council.
49
50

1 Vice-Chairperson Menis offered a motion, seconded by Chairperson Sandoval, to amend
2 Exhibit A to add a bullet point, stating: *The Planning Commission strongly encourages the*
3 *adoption of the City's Project Labor Agreement in the implementation of any project related*
4 *to the Appian 80 Shopping Center site.*
5

6 Mr. Hanham suggested before the Planning Commission took action, staff would recommend
7 the item be brought back after changes had been made to Exhibit A, to ensure the changes
8 were made and before the recommendations were forwarded to the City Council. He asked
9 the Planning Commission to table the item to the next Planning Commission meeting to allow
10 the changes to be made prior to recommendation to the City Council.
11

12 Vice-Chairperson Menis suggested Exhibit A could be amended to add the new statement
13 and Mr. Hanham confirmed the change could be made.
14

15 **MOTION** to amend Exhibit A, Development Ideas and Concepts Appian 80 Shopping Center,
16 to add a bullet point, stating:
17

18 The Planning Commission strongly encourages the adoption of the City's Project
19 Labor Agreement in the implementation of any project related to the Appian 80
20 Shopping Center site.
21

22 **MOTION: Menis SECONDED: Sandoval APPROVED: 6-0-1**
23 **ABSENT: Martinez**
24

25 Commissioner Lam-Julian asked that the points of reference and examples be added as a
26 footnote for the City Council's benefit. As a union sister, she thanked the member of the
27 public for his comments.
28

29 Commissioner Uch also responded to the public comment and agreed there should be a
30 labor force that was well treated and paid, which was essential for project development and
31 the well-being of the workers and for the community as a whole. He thanked the member
32 of the public for his comments and agreed that labor was important, particularly given this
33 time in history.
34

35 Commissioner Uch referenced Exhibit A, Item 18 and the reference to the Veranda Shopping
36 Center in Concord. He suggested clarification when referring to the shopping center, which
37 included a very large surface parking lot. There could be other examples that could be
38 referenced to address parking. He noted that changes to a more multimodal environment
39 would take some time and there should be mitigating standards to address and build parking.
40 The Veranda Shopping Center had a large surface parking lot, which could be an issue
41 during hot weather, since it would generate a lot of heat and it was important to ensure that
42 any parking in the Appian 80 Shopping Center be appropriate in scale and with mitigating
43 design elements to address urban island heat effects.
44

45 Commissioner Uch referenced an example of a preferred parking garage located in
46 downtown Berkeley near City Hall on Center Street. In that case, the Berkeley community
47 had certain standards in place to mitigate the aesthetic appeal of the parking garage to
48 appear not only concrete and dystopic, but it included a community benefit, with a coffee
49 shop, bicycle parking and a bike shop.

1 Commissioner Uch suggested some element of that should be addressed in this case, in
2 terms of the kinds of parking design elements that Pinole should consider encouraging.

3
4 Chairperson Sandoval asked whether Commissioner Uch sought a parking garage rather
5 than surface level parking and Commissioner Uch noted that he was not recommending
6 completely abolishing surface level parking, but agreed a parking garage should be
7 encouraged, not a traditional strip mall style but away from the street.

8
9 Chairperson Sandoval suggested a parking garage could be a good way to move a higher
10 density of cars into a more compact area, with more than one story, something on par that
11 matched the design of the development.

12
13 Commissioner Lam-Julian offered an example she hoped the City would not duplicate in the
14 Appian 80 Shopping Center; the Safeway Shopping Center located in the City of Hercules.
15 In that case, the shopping center was ultimately not located on the original site and it had
16 experienced congestion most of the time. She also recommended considering in addition to
17 an anchor tenant, whoever that may be, an additional clause or ask for assurance there
18 would be a diversity of tenants in the Appian 80 Shopping Center, which would create
19 opportunities for smaller businesses or partnerships.

20
21 Vice-Chairperson Menis referenced Attachment A, Item 21, which reads: *Development*
22 *should consider event space for people to have meetings and function space given limited*
23 *options in the area. Other options may include a co-op for micro-office space to rent space*
24 *or shared work space, similar to CoBiz in Richmond that offers a multi-space for the*
25 *community or Kitchen@812 in Pinole that is a small business incubator, which tied into*
26 *what Commissioner Lam-Julian was discussing about multi-uses.*

27
28 Commissioner Lam-Julian commented that Kitchen@812 specifically helped
29 entrepreneurs/start-ups and her ask was for the entrepreneurs to take the next step to
30 establish a brick-and-mortar space. She wanted to ensure the diversification of the
31 tenants to occupy the space, with a mix of anchors and main national chains and create
32 opportunities for smaller businesses. CoBiz in Richmond involved mixed use where there
33 could be event spaces as well as a smaller scale WeWork, and if the developer were to
34 take that on it would provide another avenue or resource for the community to have a
35 meeting space, which was missing in Pinole other than the Senior Center and a couple of
36 other places.

37
38 Vice-Chairperson Menis echoed some of the comments from Commissioners, also thanking
39 the member of the public for his comments. He understood there was a blind point in the
40 initial considerations in what factors and groups should be considered in regards to potential
41 redevelopment of the Appian 80 Shopping Center, and the City was not looking at labor as
42 much and he thanked the speaker for highlighting that gap in the considerations.

43
44 Chairperson Sandoval also thanked the member of the public for his comments. He
45 understood the issues related to labor and hoped the City Council would consider strong
46 labor standards.

47
48 Mr. Hanham stated he and Mr. Shiu would take a look at Exhibit A and make the
49 amendments/additions the Planning Commission identified and bring the item back to the
50 Planning Commission prior to being forwarded to the City Council.

1 Mr. Hanham recommended the Planning Commission make a motion to table the item to
2 the next Planning Commission meeting.

3
4 **MOTION** to continue Resolution 25-08 with Exhibit A, Development Ideas and Concepts, a
5 resolution of the Planning Commission of the City of Pinole, County of Contra Costa, State
6 of California, Expressing Desirable Ideas and Concepts for Consideration of Future
7 Redevelopment of the Appian 80 Shopping Center Recommended to the City Council of the
8 City of Pinole, to the next regularly scheduled Planning Commission meeting to allow staff
9 the time to implement the Planning Commission and public's thoughts and considerations.

10
11 **MOTION:** Menis

SECONDED: Bender

APPROVED: 6-0-1

ABSENT: Martinez

12
13
14 **I. NEW BUSINESS: None**

15
16 **J. CITY PLANNER'S/COMMISSIONER'S REPORT**

17
18 Mr. Hanham and Mr. Shiu provided the following updates:

- 19
20 • Staff was completing changes to the ODDS and Parklet Program with a public
21 workshop for the Parklet Program planned in late September for downtown
22 businesses and any other business wanting to participate.
- 23
24 • A Pinole Accessible Living (PAL) Program Workshop had been scheduled for
25 September 4, 2025 from Noon to 1:00 p.m. at the Pinole Senior Center.
- 26
27 • A public workshop had been scheduled for August 27, 2025 for the Safety and
28 Environmental Justice Element from 6:00 to 8:00 p.m. at the Pinole Library.
- 29
30 • Staff continued to work with the developers for Pinole Vista and Appian 80 Shopping
31 Center to get clarity on projects envisioned.
- 32
33 • Staff received applications for Accessory Dwelling Units (ADUs) and had a couple of
34 Conditional Use Permits (CUPs), which would be considered at future Planning
35 Commission meetings.
- 36
37 • The Planning Commission would only meet once during the months of October,
38 November and December, with two meetings planned for the month of September.
39 Special Meetings could be added to the schedule, as needed.

40
41 Vice-Chairperson Menis reported the hyperlink shown on the City website for the public
42 workshop scheduled for August 27 for the Safety and Environmental Justice Element from
43 6:00 to 8:00 p.m. at the Pinole Library, had stated the Zoom information was to be
44 determined. He asked if that information had been updated.

45
46 Mr. Hanham explained that staff was working with PCTV and it should be up and running by
47 the meeting date. Once the link was available, the public would be able to view the meeting.

48
49 **PUBLIC COMMENTS OPENED**

1 There were no comments from the public.

2
3 **PUBLIC COMMENTS CLOSED**

4
5 Commissioner Lam-Julian reported the State Council on Developmental Disabilities would
6 hold a free training session on August 29, 2025 to explain changes to Medi-Cal and how to
7 navigate the new system with a flyer to be available shortly on the City website.

8
9 Vice-Chairperson Menis reported a downtown art walk had been scheduled for August 29,
10 2025 from 5:00 to 7:00 p.m. in downtown Pinole.

11
12 **K. COMMUNICATIONS**

13
14 Vice-Chairperson Menis reported on is ex-parté communications to his email list about the
15 topic on the meeting agenda.

16
17 **L. NEXT MEETING**

- 18
19 1. Planning Commission Regular Meeting on September 8, 2025 at 7:00 p.m.

20
21 **M. ADJOURNMENT: 7:59 p.m.**

22
23 Transcribed by:

24
25 Sherri D. Lewis

26 Transcriber



PLANNING COMMISSION REPORT

H.1.

DATE: SEPTEMBER 8, 2025
TO: PLANNING COMMISSION
FROM: DAVID HANHAM, PLANNING MANAGER
SUBJECT: DISCUSSION OF REDEVELOPMENT OF APPIAN 80 SHOPPING CENTER -
COMPILED IDEAS RESOLUTION - REVISED

RECOMMENDATION

Consider adoption of the draft resolution (Attachment A), with final renumbering of bullet points.

BACKGROUND

On August 25, 2025, Planning Commission discussed the first draft of a resolution compiling the ideas and concepts for redevelopment of the Appian 80 Shopping Center under Agenda Item H.1. Planning Commission reviewed and discussed the resolution, received public comments, provided comments for revisions, and continued the item to the next meeting to review the revised resolution.

REVIEW AND ANALYSIS

A draft resolution is attached for Planning Commission to consider for adoption and transmittal to the City Council. A clean copy of the revised resolution is included as Attachment A. For reference, a redlined copy showing changes from the first draft resolution is included as Attachment B. Staff invites the Planning Commission to review and suggest any further text revisions that may be needed in the final version to City Council. Staff will renumber the bullet points in the final version to City Council.

ATTACHMENTS

- A. Attachment A. Reso 25-08 - Appian 80 Ideas - revised Clean
- B. Attachment B. Redlined Change Reference for Attachment A

**PLANNING COMMISSION RESOLUTION 25-08
WITH EXHIBIT A. DEVELOPMENT IDEAS AND CONCEPTS**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, EXPRESSING DESIRABLE IDEAS AND CONCEPTS FOR CONSIDERATION FOR FUTURE REDEVELOPMENT OF THE APPIAN 80 SHOPPING CENTER RECOMMENDED TO THE CITY COUNCIL OF THE CITY OF PINOLE

WHEREAS, the Appian 80 Shopping Center is a commercial shopping center on Tara Hills Drive, near the Appian Way, comprising various parcels, including APN 402-282-002, -006 to -010, -014, -016, -019, -026, -027, and -028; and

WHEREAS, the site is located within the Appian Way corridor of the Three Corridors Specific Plan, has a Specific Plan land use/zoning designation of Commercial Mixed Use (CMU) in the Service Sub-Area, and has a High Density Residential Overlay (HDRO); and

WHEREAS, a prior redesign and renovation project for the majority of the site proposed by Lowney Architecture and Hillsboro Properties was reviewed and recommended for approval by Planning Commission on May 27, 2020, and approved by City Council on June 16, 2020; and

WHEREAS, the City Council approved an extension to the project entitlements to June 13, 2023; and

WHEREAS, the property owners did not exercise the project entitlements by June 13, 2023, and approval for development of the proposed project lapsed; and

WHEREAS, the property owners have not submitted a new application for redevelopment of the site since the project entitlements lapsed; and

WHEREAS, numerous tenant spaces are currently vacant on the site, including the anchor tenant space vacated by Safeway in early 2025; and

WHEREAS, the current vacancies and the absence of a current development application present an opportunity for the property owners and developers to consider ideas for redevelopment; and

WHEREAS, the Pinole Municipal Code establishes that Planning Commission is a seven-member commission appointed by City Council that shall have all the powers and shall perform all the duties conferred and imposed upon city planning commissions by the applicable provisions of the Government Code of the state of California and, in addition, duties and procedures per Pinole Municipal Code (PMC) Section 2.40.030; and

WHEREAS, the duties and procedures of the Planning Commission identified in PMC Section 2.40.030, include, but are not limited to work to: a) assist with the preparation, adoption and maintenance of a long-range, General Plan for the physical growth and development of the city and areas related directly to the city [...], b) consider as authorized by state law, requests for the development, rebuilding and redevelopment of areas within the city, and c) serve as an advisory body to the City Council on matters related to the city growth and development and on such other matters as may be requested by the City Council; and

WHEREAS, at the Planning Commission meeting on April 14, 2025, the Planning Commission wished to discuss ideas for the Appian 80 Shopping Center and requested placement of an item in a subsequent agenda for discussion; and

WHEREAS, at the Planning Commission meeting on April 28, 2025, the Planning Commission discussed ideas and concepts that may provide inspiration for future redevelopment proposals of the Appian 80 Shopping Center; and

WHEREAS, the Planning Commission desired to collect the ideas and concepts, as summarized in this resolution under Exhibit A, and transmit them to City Council to provide ideas for envisioning potential redevelopment at the Appian 80 Shopping Center; and

WHEREAS, the ideas and concepts presented in this resolution are intended to inspire further design exploration by those considering potential redesign of the shopping center, which the Planning Commission believe can enhance future redevelopment; and

WHEREAS, the ideas and concepts are not considered to be specific binding requirements imposed upon development applications, in and of themselves. Any potential application for development or redevelopment would be subject to review under the procedures and requirements in accordance with Local, State, and Federal policies and regulations, including the Pinole Municipal Code, and the findings and requirements for approval established therein; and

WHEREAS, at the Planning Commission meeting on August 25, 2025, the Planning Commission reviewed and discussed the first draft of the resolution, received public comments, provided comments for revisions, and continued the item to the next meeting to review the revised resolution; and

WHEREAS, at the Planning Commission meeting on September 8, 2025, the Planning Commission met to discuss the revised draft resolution; and

WHEREAS, the Planning Commission considered all public comments received both before and during the public meeting.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission hereby recommends that the City Council receive this Resolution with Exhibit A.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 8th day of September 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Gabriel Sandoval, Chair 2025-2026

ATTEST:

David Hanham, Planning Manager

EXHIBIT A

DEVELOPMENT IDEAS AND CONCEPTS

APPIAN 80 SHOPPING CENTER

The City of Pinole Planning Commission discussed ideas and concepts intended to inspire further design and development exploration by those considering potential redesign of the Appian 80 Shopping Center. The ideas and concepts are summarized below:

Mixed Use Development

1. The site provides opportunities for mixed-use development opportunities, such as a combination of residential and commercial, that developers should further explore and consider¹.
2. Development should consider the community's needs and well-being. Project design may consider potential for adding affordable housing, businesses, and offices that further the needs of the community.
5. The site provides opportunities for mixed-use development. It can become a key destination where people want to be and where a variety of activities are involved. Development should consider a vision for mixed-use development that offers opportunities to create a more walkable environment.

Design and Development

6. The site does not need to remain a strip mall. Consideration in design should be given to walkability, public spaces, green spaces for the community, offices or community spaces, and something new, unique, and vibrant. Encourage public transit use at the future site.
8. Consideration should be given to design elements that connect different parts of a development, particularly for mixed-use development.
9. Development should consider the views of the water. Multistory developments should consider design orientation that takes advantage of the location's offering of water views.
10. The developer needs to consider ways to mitigate potential traffic impacts from any housing development, which had been previous concerns regarding potential housing on site.
11. Any housing on site would need to be designed with mitigations to address pollution from the I-80 corridor and roadways.
12. Taller developments should consider mitigation of potential views overlooking

¹ Example includes Santa Row in San Jose, but a Pinole-oriented version.

other property, in particular overlooking residential properties to the west of the site. Consideration may include heavy landscaping and trees. Projects should include features that reduce potential noise pollution.

26. Future development of the site should include ground floor retail space of sufficient size to attract a well-known and respected retail grocery such as a Whole Foods; 2) a ground or top floor residential space and potential outdoor patio seating with amazing views of sufficient size to attract a well-known and respected destination restaurant and potentially draw corporate-related events; 3) multi-story, multi-family rental apartments or ownership condos; 4) parking sufficient for both housing and retail/restaurants and 5) electric charging stations².

27. Development should mitigate the visual and physical impacts from large parking lots, such as sprawling parking and automobile circulation area, potential lack of multimodal support, little visual interest, and urban heat island affect. Parking garages may be a way to accommodate more vehicles, but any garage should be designed to enhance aesthetic appeal, reduce the minimalist concrete look, and include possible community benefits³.

16. Consideration should be given to preserving or repurposing buildings where possible⁴.

17. Consideration should be given to providing for community space, green space, open space, brick and mortar stores, and outdoor dining spaces.

Access and Transportation

4. Persons in the neighborhood were able to walk to the grocery store at this location; it can serve as a walking destination and nexus. Residents in the area have an easier time accessing this market location, compared to other markets.

7. Development should consider multi-modality and offerings from various forms of transportation, rather than mono-modality.

Markets and Commercial Opportunities

3. Development should consider the need for an affordable grocery option vacated by the Safeway. Markets should consider the price point and needs of the community in the area, in particular seniors and persons on fixed-incomes.

28. Development should consider adding a unique grocery option or ethnic grocery store option that could be well-positioned in the Pinole market⁵.

2 Destination restaurant examples include Yard House, BJ's, Lazy Dog.

3 Parking examples include downtown Berkeley, and community benefit examples in parking design include coffee shop, bicycle parking, and bicycle stops.

4 Repurposing examples include a potential small-scale version of the Hilltop Mall redesign concept and a movement currently found in England where projects involved saving rather than demolishing buildings since it reduces environmental impacts.

5 Grocery store examples include H-Mart and Las Montañas Supermarket.

19. Consideration should be given to bringing in the type of tenant mixes and restaurants that the city does not have and would bring patrons to Pinole, would be a good fit for Pinole, and would add significant sales tax revenue⁶.

21. Development should consider event space for people to have meetings and function space given limited options in the area and spaces such as pop-up spaces that could be converted to event spaces.

29. Development should consider micro-business/micro-office spaces, co-op or shared workspaces, and small business incubators⁷.

Community Enhancement and Partnerships

23. Consideration should be given in exploring opportunities for possible partnership opportunities with the West Contra Costa Unified School District (WCCUSD), supplemental space with the Senior Center, and housing.

24. The Planning Commission strongly encourages the adoption of the City's Project Labor Agreement in the implementation of any project related to the Appian 80 Shopping Center site.

25. Consideration may be given to collaboration with the City if the developer is interested in exploring possible development incentives in exchange for providing community benefits, such as through a development agreement.

⁶ Examples may include Yard House and Whole Foods.

⁷ Micro-business/shared workspace/incubator examples include CoBiz in Richmond, Kitchen@812 in Pinole, St. James Square in San Jose.

**PLANNING COMMISSION RESOLUTION 25-08
WITH EXHIBIT A. DEVELOPMENT IDEAS AND CONCEPTS**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, EXPRESSING DESIRABLE IDEAS AND CONCEPTS FOR CONSIDERATION FOR FUTURE REDEVELOPMENT OF THE APPIAN 80 SHOPPING CENTER RECOMMENDED TO THE CITY COUNCIL OF THE CITY OF PINOLE

WHEREAS, the Appian 80 Shopping Center is a commercial shopping center on Tara Hills Drive, near the Appian Way, comprising various parcels, including APN 402-282-002, -006 to -010, -014, -016, -019, -026, -027, and -028; and

WHEREAS, the site is located within the Appian Way corridor of the Three Corridors Specific Plan, has a Specific Plan land use/zoning designation of Commercial Mixed Use (CMU) in the Service Sub-Area, and has a High Density Residential Overlay (HDRO); and

WHEREAS, a prior redesign and renovation project for the majority of the site proposed by Lowney Architecture and Hillsboro Properties was reviewed and recommended for approval by Planning Commission on May 27, 2020, and approved by City Council on June 16, 2020; and

WHEREAS, the City Council approved an extension to the project entitlements to June 13, 2023; and

WHEREAS, the property owners did not exercise the project entitlements by June 13, 2023, and approval for development of the proposed project lapsed; and

WHEREAS, the property owners have not submitted a new application for redevelopment of the site since the project entitlements lapsed; and

WHEREAS, numerous tenant spaces are currently vacant on the site, including the anchor tenant space vacated by Safeway in early 2025; and

WHEREAS, the current vacancies and the absence of a current development application present an opportunity for the property owners and developers to consider ideas for redevelopment; and

WHEREAS, the Pinole Municipal Code establishes that Planning Commission is a seven-member commission appointed by City Council that shall have all the powers and shall perform all the duties conferred and imposed upon city planning commissions by the applicable provisions of the Government Code of the state of California and, in addition, duties and procedures per Pinole Municipal Code (PMC) Section 2.40.030; and

WHEREAS, the duties and procedures of the Planning Commission identified in PMC Section 2.40.030, include, but are not limited to work to: a) assist with the preparation, adoption and maintenance of a long-range, General Plan for the physical growth and development of the city and areas related directly to the city [...], b) consider as authorized by state law, requests for the development, rebuilding and redevelopment of areas within the city, and c) serve as an advisory body to the City Council on matters related to the city growth and development and on such other matters as may be requested by the City Council; and

WHEREAS, at the Planning Commission meeting on April 14, 2025, the Planning Commission wished to discuss ideas for the Appian 80 Shopping Center and requested placement of an item in a subsequent agenda for discussion; and

WHEREAS, at the Planning Commission meeting on April 28, 2025, the Planning Commission discussed ideas and concepts that may provide inspiration for future redevelopment proposals of the Appian 80 Shopping Center; and

WHEREAS, the Planning Commission desired to collect the ideas and concepts, as summarized in this resolution under Exhibit A, and transmit them to City Council to provide ideas for envisioning potential redevelopment at the Appian 80 Shopping Center; and

WHEREAS, the ideas and concepts presented in this resolution are intended to inspire further design exploration by those considering potential redesign of the shopping center, which the Planning Commission believe can enhance future redevelopment; and

WHEREAS, the ideas and concepts are not considered to be specific binding requirements imposed upon development applications, in and of themselves. Any potential application for development or redevelopment would be subject to review under the procedures and requirements in accordance with Local, State, and Federal policies and regulations, including the Pinole Municipal Code, and the findings and requirements for approval established therein; and

WHEREAS, at the Planning Commission meeting on August 25, 2025, the Planning Commission reviewed and discussed the first draft of the resolution, received public comments, provided comments for revisions, and continued the item to the next meeting to review the revised resolution; and

WHEREAS, at the Planning Commission meeting on September 8, 2025, the Planning Commission met to discuss the revised draft resolution; and

WHEREAS, the Planning Commission considered all public comments received both before and during the public meeting.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission hereby recommends that the City Council receive this Resolution with Exhibit A.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this ~~825~~⁸²⁵~~th~~th day of

~~September~~^{August} 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gabriel Sandoval, Chair 2025-2026

ATTEST:

David Hanham, Planning Manager

EXHIBIT A

DEVELOPMENT IDEAS AND CONCEPTS

APPIAN 80 SHOPPING CENTER

The City of Pinole Planning Commission discussed ideas and concepts intended to inspire further design and development exploration by those considering potential redesign of the Appian 80 Shopping Center. The ideas and concepts are summarized below:

Mixed Use Development

1. The site provides opportunities for mixed-use development opportunities, such as a combination of residential and commercial, that developers should further explore and consider¹.
2. Development should consider the community's needs and well-being. Project design may consider potential for adding affordable housing, businesses, and offices that further the needs of the community.
5. The site provides opportunities for mixed-use development. It can become a key destination where people want to be and where a variety of activities are involved. Development should consider a vision for mixed-use development that offers opportunities to create a more walkable environment.

Design and Development

6. The site does not need to remain a strip mall. Consideration in design should be given to walkability, public spaces, green spaces for the community, offices or community spaces, and something new, unique, and vibrant. Encourage public transit use at the future site.
8. Consideration should be given to design elements that connect different parts of a development, particularly for mixed-use development.
9. Development should consider the views of the water. Multistory developments should consider design orientation that takes advantage of the location's offering of water views.
10. The developer needs to~~should~~ consider ways to mitigate potential traffic impacts from any housing development, which had been previous concerns regarding potential housing on site.
11. Any housing on site would need to be designed with mitigations to address pollution from the I-80 corridor and roadways.
12. Taller developments should consider mitigation of potential views overlooking

¹ Example includes Santa Row in San Jose, but a Pinole-oriented version.

other property, in particular overlooking residential properties to the west of the site. Consideration may include heavy landscaping and trees. Projects should include features that reduce potential noise pollution.

~~13. Projects should include installation of electric vehicle (EV) charging stations.~~

~~14. The site could provide for a combination of residential and commercial, like more of a Pinole-oriented version of Santa Row in San Jose comprised of higher density commercial and residential.~~

26. Future development of the site should include ground floor retail space of sufficient size to attract a well-known and respected retail grocery such as a Whole Foods; 2) a ground or top floor residential space and potential outdoor patio seating with amazing views of sufficient size to attract a well-known and respected destination restaurant and potentially draw corporate-related events; 3) multi-story, multi-family rental apartments or ownership condos; 4) parking sufficient for both housing and retail/restaurants and 5) electric charging stations².

27. Development should mitigate the visual and physical impacts from large parking lots, such as sprawling parking and automobile circulation area, potential lack of multimodal support, little visual interest, and urban heat island affect. Parking garages may be a way to accommodate more vehicles, but any garage should be designed to enhance aesthetic appeal, reduce the minimalist concrete look, and include possible community benefits³.

~~15. Consideration may be given to examples in San Jose beyond Santana Row, such as the revitalized downtown and St. James Square, comprising small micro-businesses and community space to serve as a destination location.~~

~~16. Consideration should be given to preserving or repurposing buildings where possible⁴. a movement currently found in England where projects involved saving rather than demolishing buildings since it reduced environmental impacts. It is uncertain whether the subject buildings could qualify.~~

~~17. Consideration should be given to providing for the opportunities for repurposing buildings with potential for community space, green space, open space, and brick and mortar stores, and outdoor dining spaces. Consideration may be given to ideas that were once proposed to repurpose Hilltop Mall; it may be a potential smaller-scale version of the concepts.~~

~~18. The commercial component of development may consider the look and feel of the Veranda Shopping Center in Concord, except for the parking.~~

² Destination restaurant examples include Yard House, BJ's, Lazy Dog.

³ Parking examples include downtown Berkeley, and community benefit examples in parking design include coffee shop, bicycle parking, and bicycle stops.

⁴ Repurposing examples include a potential small-scale version of the Hilltop Mall redesign concept and a movement currently found in England where projects involved saving rather than demolishing buildings since it reduces environmental impacts.

Access and Transportation

4. Persons in the neighborhood were able to walk to the grocery store at this location; it can serve as a walking destination and nexus. Residents in the area have an easier time accessing this market location, compared to other markets.
7. Development should consider multi-modality and offerings from various forms of transportation, rather than mono-modality.

Markets and Commercial Opportunities

3. Development should consider the need for an affordable grocery option vacated by the Safeway. Markets should consider the price point and needs of the community in the area, in particular seniors and persons on fixed-incomes.

28. Development should consider adding a unique grocery option or ethnic grocery store option that could be well-positioned in the Pinole market⁵.

19. Consideration should be given to bringing in the type of tenant mixes and restaurants that the city does not have and would bring patrons to Pinole, would be a good fit for Pinole, and would add significant sales tax revenue⁶.

~~20. Consideration should be given to tenants that could be a good fit for Pinole, such as Yard House and Whole Foods, that can add significant sales tax revenue.~~

21. Development should consider event space for people to have meetings and function space given limited options in the area and spaces such as pop-up spaces that could be converted to event spaces.

~~29. Development should consider micro-business/micro-office spaces, co-op or shared workspaces, and small business incubators⁷. Other options may include a co-op for micro-office space to rent space or shared work space, similar to CoBiz in Richmond that offers a multi-space for the community or Kitchen@812 in Pinole that is a small business incubator.~~

~~22. For consideration of further developing a concept like Kitchen@812, a potential project could take it a step further and create pop-ups and space where food could be tested and the space could be converted to be used for multiple events.~~

Community Enhancement and Partnerships

23. Consideration should be given in exploring opportunities for possible partnership opportunities with the West Contra Costa Unified School District (WCCUSD), supplemental space with the Senior Center, and housing.

24. The Planning Commission strongly encourages the adoption of the City's Project Labor Agreement in the implementation of any project related to the Appian 80 Shopping Center site.

⁵ Grocery store examples include H-Mart and Las Montañas Supermarket.

⁶ Examples may include Yard House and Whole Foods.

⁷ Micro-business/shared workspace/incubator examples include CoBiz in Richmond, Kitchen@812 in Pinole, St. James Square in San Jose.

25. Consideration may be given to collaboration with the City if the developer is interested in exploring possible development incentives in exchange for providing community benefits, such as through a development agreement.