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3 **MINUTES OF THE REGULAR MEETING**
4 **PINOLE PLANNING COMMISSION**

5
6 **August 25, 2025**

7
8 **THIS MEETING WAS HELD IN A HYBRID FORMAT**
9 **BOTH IN-PERSON AND ZOOM TELECONFERENCE**

10
11
12 **A. CALL TO ORDER:** 7:00 p.m.

13
14 **B. PLEDGE OF ALLEGIANCE**

15
16 **C. LAND ACKNOWLEDGEMENT:** *Before we begin, we would like to acknowledge the*
17 *Ohlone people, who are the traditional custodians of this land. We pay our respects to*
18 *the Ohlone elders, past, present and future, who call this place, Ohlone Land, the land*
19 *that Pinole sits upon, their home. We are proud to continue their tradition of coming*
20 *together and growing as a community. We thank the Ohlone community for their*
21 *stewardship and support, and we look forward to strengthening our ties as we continue*
22 *our relationship of mutual respect and understanding.*

23
24 **D. ROLL CALL**

25
26 Commissioners Present: Bender, Huey, Lam-Julian, Uch, Vice-Chairperson Menis,
27 Chairperson Sandoval

28
29 Commissioners Absent: Martinez

30
31 Staff Present: David Hanham, Planning Manager
32 Justin Shiu, Senior Planner

33
34 **E. CITIZENS TO BE HEARD**

35
36 Sheila Grist, a resident of Pinole Valley, thanked the Planning Commission, staff and
37 Pinole Community Television (PCTV) for the meeting. She asked whether there had been
38 any subcommittee meetings and if so, who served on the subcommittee, and had meeting
39 minutes been prepared. She had not seen anything publicly announced to the community
40 at-large about a General Plan Workshop scheduled for August 27, 2025 at 6:00 p.m. at
41 the Pinole Library and asked staff to provide clarification.

42
43 Planning Manager David Hanham clarified there had been some Planning Commission
44 Ad Hoc Committee meetings over the course of the past year about the Objective
45 Development Design Standards (ODDS) and one meeting regarding design review for a
46 radiology business on San Pablo Avenue. No meeting minutes had been prepared from
47 the Ad Hoc Committee meetings. The members of the Ad Hoc Committee included
48 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**

7
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**

17 **SECONDED: Menis**

18 **APPROVED: 6-0-1**

19 **ABSENT: Martinez**

20 **G. PUBLIC HEARINGS: None**

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
48
49

- 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)
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- Exhibit A, Item 17, recommended to be amended to read: *Consideration should be given to 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.* Suggested Item 17 could possibly merge with Item 18 to address the concerns discussed. (Vice-Chairperson Menis)
 - Exhibit A, Item 15, which now reads: *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,* to be clarified better along with Items 17 and 18. (Lam-Julian)
 - Agreed with additional language about a unique grocery option or ethnic grocery option such as Las Montañas Supermarket or H Mart, particularly for this demographic part of Pinole. Staff would look at Items 17 and 18 to see whether or not they could be condensed into one as part of any reordering of the listed items in Exhibit A. (Lam-Julian)
 - Acknowledged a recommendation to take the descriptive characteristics of the places liked and consolidate them, such as community open space, green space, micro businesses, incubators and the like. (Chairperson Sandoval)
 - Exhibit A, acknowledged a recommendation to add the potential for the waiver of permitting or application fees for a large-scale developer or tax incentive that could potentially attract a business or tenant. (Chairperson Sandoval)
 - Acknowledged concern with the potential for gifting public funds if the one developer had advantages over another with fee waivers unless there was a concrete finding it was necessary and there was no other way, particularly since Pinole was facing considerable financial constraints in the future. Staff expressed the willingness to add a statement about the possibility for the developer to work with the City on a Development Agreement. Staff acknowledged the City Council may not support the waiver of fees. In terms of development incentives, staff confirmed there could be incentives offered, depending on the development provided, which staff could further review. (Vice-Chairperson Menis)
 - Acknowledged the concerns expressed by the Vice-Chair, particularly the waiver of fees for a private development and since it was unknown whether or not this development would be a private development. Acknowledged the concern the potential waiver of fees would set a precedent for future projects which could be problematic. (Bender)
 - Staff acknowledged if a project was going to add something to the community above and beyond, the City could extract or help offset some of the costs. There were opportunities through a Development Agreement that may be possible if the developer was providing specific services or providing what the City was looking for in terms of a development, similar to what had been done with some residential and redevelopment projects in the past, such as Pinole Vista in the 1990s. (Chairperson 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
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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 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