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**MINUTES OF THE REGULAR  
PINOLE PLANNING COMMISSION**

**January 28, 2019**

**A. CALL TO ORDER: 10:19 P.M.**

**B. PLEDGE OF ALLEGIANCE AND ROLL CALL**

Commissioners Present: Brooks, Hartley, Kurrent, Chair Wong

Commissioners Absent: Thompson

Staff Present: Winston Rhodes, Planning Manager

**C. CITIZENS TO BE HEARD**

There were no citizens to be heard.

**D. CONSENT CALENDAR**

1. Planning Commission Meeting Minutes from November 26, 2018

**MOTION** to approve the Planning Commission Meeting Minutes from November 26, 2018, as shown.

**MOTION: Kurrent**

**SECONDED: Hartley**

**APPROVED: 4-0-1  
ABSENT: Thompson**

**E. PUBLIC HEARINGS:**

1. **Conditional Use Permit 18-22: P2P Fitness Training Facility**

**Request:** Consideration of a conditional use permit request to establish an approximately 4,194 square foot fitness training facility within the existing Pinole Vista Plaza Shopping Center at tenant spaces 1504 and 1506 Fitzgerald Drive.

**Applicant:** Lance Crannell  
3361 Walnut Boulevard, Suite 120  
Brentwood, CA 94513

**Location:** 1504 and 1506 Fitzgerald Drive (APN: 426-391-008)

1                   **Project Staff: Winston Rhodes**  
2

3                   Planning Manager Winston Rhodes presented the staff report dated January 28,  
4                   2019, and recommended the Planning Commission adopt Resolution 19-01,  
5                   conditionally approving a Conditional Use Permit (CUP) to approve the use permit  
6                   request to allow the operation of a fitness training facility at 1504 and 1506  
7                   Fitzgerald Drive, subject to the conditions of approval as contained in Exhibit A to  
8                   the staff report.  
9

10                   **PUBLIC HEARING OPENED**  
11

12                   LANCE CRANNELL, AIA, SDG Architects, 3361 Walnut Boulevard, Suite 120,  
13                   Brentwood, CA, advised the applicant was in full agreement with the staff report.  
14                   He clarified that noise from the training facility would be monitored subject to  
15                   Condition 23, and while he could not identify a decibel level at this time it could be  
16                   provided to staff at a later date.  
17

18                   Mr. Crannell emphasized the intent to be a good neighbor and mitigate any noise  
19                   as much as possible through the incorporation of a quiet rock system, an assembly  
20                   system that used a gypsum board and a type of assembly that mitigated and  
21                   muffled noise to ensure that it was contained on-site. He clarified the location of a  
22                   demising wall on the plans located between the subject and adjacent tenant  
23                   spaces, which was where the quiet rock system would be installed. He also  
24                   clarified that the attendance numbers contained in the staff report had come from  
25                   the existing P2P facility in the City of Fairfield, and offered a good cross section of  
26                   the average class size between 15 to 20 people per class.  
27

28                   **PUBLIC HEARING CLOSED**  
29

30                   The Planning Commission discussed CUP 18-22, and offered the following  
31                   comments, recommendations, and/or direction to staff:  
32

- 33                   • Clarified with staff the Pinole Vista Plaza Shopping Center had an existing  
34                   sign program; signage for the application was being deferred at this time and  
35                   could be approved administratively; and existing signage from a previous  
36                   tenant would have to be removed and would be addressed through the sign  
37                   process. (Wong)
- 38                   • Supported the application and conditions, particularly Condition 23 which  
39                   offered flexibility if any noise issues were to arise. (Kurrent)  
40

41                   **MOTION** to adopt Planning Commission Resolution 19-01, with Exhibit A:  
42                   Conditions of Approval, Resolution of the Planning Commission of the City of  
43                   Pinole, County of Contra Costa, State of California, Approving a Conditional Use  
44                   Permit (CUP 18-12) Request to Allow the Operation of An Approximately 4,194  
45

1 Square Foot Fitness Training Facility Within an Existing Building at 1504 and 1506  
2 Fitzgerald Drive, APN: 426-391-008.

3  
4 **MOTION: Hartley**

**SECONDED: Kurrent**

**APPROVED: 4-0-1**  
**ABSENT:**

5  
6 **Thompson**

7  
8 Chair Wong identified the 10-day appeal process of a decision of the Planning  
9 Commission in writing to the City Clerk.

10  
11 **F. OLD BUSINESS: None**

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13 **G. NEW BUSINESS:**

14  
15 **1. Selection of Planning Commission Vice Chairperson**

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17 Chairperson Wong nominated Ruskin Hartley as the Planning Commission Vice  
18 Chairperson. Commissioner Kurrent seconded the motion. There being no further  
19 nominations, the nominations were closed. *Ruskin Hartley* was unanimously  
20 selected as the Planning Commission Vice Chairperson.

21  
22 **H. CITY PLANNER'S / COMMISSIONERS' REPORT**

23  
24 Mr. Rhodes detailed the application process for Planning Commission vacancies  
25 and for existing Commissioners desirous to reapply with electronic information to be  
26 provided to all Commissioners; reported that a temporary occupancy permit had  
27 been issued for Planet Fitness which was now open to the public; progress was  
28 being made on the CVS site with temporary occupancy anticipated this winter  
29 pending the resolution of issues with respect to the cell towers and clock tower; and  
30 the DaVita Dialysis Clinic was also progressing with completion anticipated later  
31 this year.

32  
33 Mr. Rhodes referenced the projects discussed during the joint City Council and  
34 Planning Commission meeting and he anticipated feedback from the applicants  
35 based on the discussions.

36  
37 Mr. Rhodes also reported that staff had no new information regarding the status of  
38 Dr. Lee's Eye Surgery other than the project had been plan checked and Dr. Lee  
39 was exploring ways to reduce the costs of construction; he confirmed staff would  
40 speak with the applicant about removing the existing story poles for a home site on  
41 Galbreth Road, and while the Planning Commission had approved the project no  
42 building permit application submittal had been received from the applicant.

43  
44 Commissioners were reminded to submit their Form 700 and meet AB 123  
45 requirements.

1 Mr. Rhodes further provided information on the upcoming Planning Commission  
2 Institute in Long Beach scheduled for March 6 through 8, 2019.

3  
4 **I. COMMUNICATIONS:** None

5  
6 **J. NEXT MEETING**

7  
8 The next meeting of the Planning Commission will be a Regular Meeting to be  
9 held on Monday, February 25, 2019 at 7:00 P.M.

10  
11 **K. ADJOURNMENT:** 10:52 P.M

12  
13 Transcribed by:

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15  
16 Anita L. Tucci-Smith  
17 Transcriber  
18