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**MINUTES OF THE REGULAR
PINOLE PLANNING COMMISSION**

July 24, 2017

A. CALL TO ORDER: 7:03 P.M.

B. PLEDGE OF ALLEGIANCE AND ROLL CALL:

Commissioners Present: Brooks, Kurrent, Martinez-Rubin, Tave, Wong, Chair
Thompson

Commissioners Absent: Hartley

Staff Present: Winston Rhodes, Planning Manager
Eric Casher, City Attorney
Tamara Miller, Development Services Director/City
Engineer

C. CITIZENS TO BE HEARD:

There were no citizens to be heard.

D. CONSENT CALENDAR:

1. Planning Commission Meeting Minutes from June 26, 2017

Commissioner Martinez-Rubin requested a modification to Lines 18 through 20 of
Page 6 as follows:

*Commissioner Martinez-Rubin also spoke to the City Council discussions of
the ADU Ordinance.*

MOTION to approve the Planning Commission Meeting Minutes from June 26,
2017, as modified.

MOTION: Kurrent

SECONDED: Brooks

APPROVED: 6-0-1

ABSENT: Hartley

E. PUBLIC HEARINGS:

1. **Design Review (DR 15-10) and Conditional Use Permit (CUP 15-02)**

1 **Extension: Gateway Medical Center Project – Withdrawn**

2
3 **Request:** Consideration of a design review and conditional use
4 permit extension request to construct a new
5 approximately 9,182 square foot two-story medical
6 office building with 10 new automobile parking spaces
7 and accompanying improvements for an ambulatory
8 surgical center on an approximately 26,090 square foot
9 parcel with 21 existing automobile parking spaces and
10 allow a proposed six auto parking space reduction in
11 the normally required number of parking spaces.

12
13 **Applicant:** AGAPE, LLC
14 1214 McDonald Drive
15 Pinole, CA 94564

16
17 **Location:** Southeast corner of the intersection of Pinole Valley
18 Road and Henry Avenue, APN 401-211-033

19
20 **Project Staff:** Winston Rhodes, Planning Manager

21
22 Planning Manager Winston Rhodes reported that the item had been withdrawn
23 since staff had determined an extension was not necessary due to the fact the
24 applicant had put forth substantial effort to pursue building permit issuance and
25 plan check fees had been collected.

26
27 City Attorney Eric Casher added that Zoning Code Section 17.10.100 provided the
28 standards for the exercise of a Conditional Use Permit (CUP), and staff had
29 determined based on the facts there was an exercise of the land use requests,
30 with no need for an extension.

31
32 **F. OLD BUSINESS:** None

33
34 **G. NEW BUSINESS**

35
36 **1. Review of Draft Five Year Capital Improvement Plan for Consistency**
37 **with the General Plan**

38
39 **Request:** Review of the Draft 2017/18 through 2021/22 City
40 Capital Improvement Plan for Consistency with the
41 City's General Plan

42
43 **Project Staff:** Tamara Miller

44
45 Development Service Director/City Engineer Tamara Miller presented a

1 PowerPoint on the staff report dated July 24, 2017, and recommended the
2 Planning Commission approve Resolution 17-08, finding the proposed Capital
3 Improvement Plan (CIP) for Fiscal Years 2017-18 through 2021-2022 consistent
4 with the General Plan.
5

6 Ms. Miller responded to questions and provided the status of numerous CIP
7 projects including the demolition of the Fowler House; roof replacement for some
8 City-owned buildings, not all of which included solar although there were grant
9 opportunities for solar; detailed the Green Infrastructure Plan, Storm Drain Master
10 Plan, Municipal Stormwater Permit, and Park Master Plan; and provided details for
11 the Replacement Storage Building and Improvements at former Animal Shelter
12 property, Hazel Street Sewer Pump Station Rehabilitation, Street Sweeper, the
13 installation of Trash Capture Devices, Pavement Maintenance and Rehabilitation
14 Program, unfunded mandates, annual expenses, San Pablo Avenue Bridge over
15 BNSF Railroad, Shale Hill Stabilization, Sharrow Pavement Markings, and the staff
16 effort to seek grants for electric vehicle charging stations.
17

18 The Planning Commission discussed the proposed CIP for Fiscal Years 2017-18
19 through 2021-2022 and offered the following comments to staff:
20

- 21 • Recommended Project SS1706, as shown on Pages J3 and J15 of
22 Attachment A, Draft CIP for Fiscal Years 2017-18 through 2021-2022, be
23 modified with reference to the “former” Animal Shelter building. (Kurrent)
24

25 **MOTION** to adopt Resolution 17-08 Finding the proposed Capital Improvement
26 Plan for Fiscal Years 2017-18 through 2021-2022 consistent with the General
27 Plan.
28

29 **MOTION: Brooks**

SECONDED: Wong

APPROVED: 6-0-1

ABSENT: Hartley

30
31
32 **H. CITY PLANNER’S / COMMISSIONERS’ REPORT:**
33

34 Mr. Rhodes reported that electric vehicle charging stations were on-line at
35 Sprouts and similar charging stations were expected to be installed with the CVS
36 project; a Minor Subdivision for four single-family residential homes proposed for
37 Hazel Street would be considered by the Planning Commission Development
38 Review Subcommittee; a request had been received for the development of
39 approximately 15 senior dwelling units at the southwest corner of Appian Way
40 and San Pablo Avenue; staff anticipated a building permit application in August
41 for the approved medical dialysis office near Starbucks and I-80 on Pinole Valley
42 Road; and additional discussion was anticipated for a submittal of a development
43 request for the Appian 80 Shopping Center property.
44
45

1 Commissioner Kurrent inquired about the status of the City Council discussions
2 of the ADU, Tree Removal Ordinances, and the CVS project, and Mr. Rhodes
3 reported that the City Council had discussed modifications to the ADU
4 Ordinance, and had directed staff to return to the City Council in mid-August with
5 follow-up changes and additional information which had been requested.
6 Additional text amendments in response to the passage of Proposition 64 would
7 also be considered by a Subcommittee of the City Council, to be brought back to
8 the Planning Commission for a formal recommendation to the City Council later
9 this year. He acknowledged public concern with the regulations of the City's
10 Tree Removal Ordinance. The City Council had directed staff to work on
11 modifications to the tree removal portion and definitions of a protected tree in the
12 Pinole Municipal Code (PMC) for pine trees. The CVS project had been plan
13 checked and building permits have been ready to be issued for several months,
14 although there remained an open code enforcement case for weed abatement
15 and trash on the site, to be addressed prior to the issuance of building permits.
16

17 Commissioner Martinez-Rubin provided details for Community Clean-Up for
18 Pinole Creek scheduled for Saturday, August 12, 2017 from 9:00 to 12:00 Noon,
19 with additional information available on the Contra Costa County Board of
20 Supervisors website.
21

22 In response to the Chair, Mr. Rhodes clarified the Bay Area Air Quality
23 Management District (BAAQMD) was the lead agency for the existing permit for
24 the current operations for the Marine Terminal Expansion for Phillips 66, with
25 scoping to identify issues of further study in the environmental documents; the
26 large pylon sign for Sprouts was waiting for PG&E to provide power; and
27 temporary trash receptacles had been placed in the Spouts development with
28 several to be added to match those installed by the developer, intended not to
29 affect Americans with Disabilities Act (ADA) access. One trash receptacle had
30 been placed near the bus stop to be specifically maintained by WestCAT.
31

32 **I. COMMUNICATIONS:** None
33

34 **J. NEXT MEETING:**
35

36 The next meeting of the Planning Commission will be a Regular Meeting to be
37 held on Monday, August 28, 2017 at 7:00 P.M.
38

39 **K. ADJOURNMENT:** 8:20 P.M
40

41 Transcribed by:

42
43 Anita L. Tucci-Smith
44 Transcriber