

## 8. PUBLIC HEARINGS

- A. Gateway Shopping Center Project – Consider Adoption of a Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program, Design Review (DR 14-11), Conditional Use Permits (CUP14-05, 14-06, 14-07, and 14- 08), a Tentative Parcel Map (TPM 651-15), and a Development Agreement (DA14-01) for a sign program, one drive through, grocery store alcohol sales (including determination of Public Convenience and Necessity), and outdoor dining and outdoor merchandise display; a tentative parcel map; and a Development Agreement to construct a commercial development with 3 retail buildings totaling approximately 40,558 +/- sq. ft.; one 4,000 sq. ft. +/- office building, a 75-foot +/- pylon sign, & related improvements, on a 5.7-acre site, consisting of three existing parcels and an approximately 0.16-acre portion of the Pinole Creek property. **[Council Report No. 2015-28; Action: Introduce an Ordinance, Waiving First Reading & Adopt 8 Resolutions Per Staff Recommendation (Rhodes / De La Rosa)]**

**Staff Report**

**Attachment A**  
**Resolutions 1 – 7**

**Initial Study**

**Erratum**

**Responses to Comments**

**Mitigation Monitoring & Reporting**

**Resolution – 8 – Lease Agreement<sup>9</sup> -**

**Ordinance – Development Agreement**

Attachment B – Project Plans, Design Book, etc. Not Included; Previously Provided.  
Refer to website <http://www.ci.pinole.ca.us/planning/projects.html>

**Attachment C – Planning Commission Staff Report**

**Attachment D – Information on Alcohol Sales**