

1 traffic issues, depending on the severity of the impacts. Future impacts would not
2 affect the map approval as it is merely changes parcel lines on paper, and not
3 authorizing any future development.

4
5 Commissioner Martinez-Rubin inquired about the Shea Drive Bridge and didn't see it
6 referenced in the staff report.

7
8 Ms. Hersch explained that the ownership of the bridge is uncertain and there is no
9 permit history for the installation. It is assumed that the school district or the
10 developer installed the improvements at the time of construction. However, the City
11 has maintained it. Language in the Conditions of Approval which pertain to the
12 Bridge, SC2, has been kept general due to uncertain ownership.

13
14 Commissioner Kurrent asked about driveway approach improvements and if any
15 changes had been made to correct this problem.

16
17 Ms. Hersch explained that the driveway aprons had been reconfigured to minimize
18 vehicular curb contact.

19
20 Commissioner Toms stated that there is a traffic back-up problem around Fiat Music
21 and the Karate Studio which is caused by drivers dropping off kids and not utilizing
22 parking spaces.

23
24 Commissioner Martinez-Rubin noted that this issue was discussed by the Traffic
25 Advisory and that the issue has been raised by other concerned parties.

26
27 Commissioner Sekins inquired about map variations and if there are any provisions
28 in the state law which limit how many times a map can be redrawn.

29
30 Ms. Hersch explained that the Subdivision Map Act provides a three year window for
31 tentative maps to be finalized and recorded. If the originally submitted map is not
32 recorded and a new map is prepared, there is no penalty for a resubmittal.

33
34 Commissioner Kurrent asked why two parcels are contemplated instead of one.

35
36 Ms. Hersch explained Mechanics Bank had signed their lease agreement with the
37 understanding that they would have the ability to purchase their building. The
38 remaining parcel contains Trader Joe's and Walgreen's which has more value than if
39 they were separated, based upon the advice of the Agency's commercial real estate
40 broker.

41
42 **MOTION to approve MS 650-09 Pinole Valley Shopping Center Parcel Map.**

43
44 **MOTION: Toms**

SECONDED: Sekins

APPROVED: 7-0

1
2 **2. CUP 09-05 Tachikawa Alcohol Sales Use Permit:** Consideration of a
3 Conditional Use Permit to allow alcohol sales at the Tachikawa Restaurant. The
4 Applicant is Wan Soo Chee, 611 Bolton Ct. # 1, San Jose, CA 95129, Location:
5 632 San Pablo Ave., APN: 403-040-011.
6

7 Ms. Hersch presented the staff report dated January 11, 2010.
8

9 Commissioner Sekins asked if this is a new Tachikawa Restaurant.
10

11 Ms. Hersch noted that this is still the Tachikawa Restaurant and that ownership
12 had changed.
13

14 Commissioner Martinez-Rubin asked who is the responsible party for responsible
15 alcohol sales training.
16

17 Ms. Hersch explained that Al Chavarria of the Police Department's Community
18 Preservation Team conducts alcohol sales training and training seminars.
19

20 Commissioner Martinez-Rubin asked about the codes noted on the calls for
21 service sheet. She asked if staff knew the types of calls represented on the
22 sheet.
23

24 Ms. Hersch explained that she was not familiar with the codes but that
25 information related to the codes could be provided for future requests.
26

27 Commissioner Bender asked if there are distance requirements for alcohol sales
28 in close proximity to religious facilities.
29

30 Ms. Hersch explained that there are no distance requirements specified within
31 the Zoning Code.
32

33 **Motion to approve CUP 09-05 Tachikawa Alcohol Sales.**
34

35 **MOTION: Toms SECONDED: Brooks APPROVED 7-0**
36

37 Commissioner Kurrent noted that he thinks there are crime concerns related to
38 the Del Monte Shopping Center. He cited a recent crime at Del Monte Shopping
39 Center in which an acquaintance was assaulted.
40

41
42 **THE PLANNING COMMISSION AS STEERING COMMITTEE FOR**
43 **THE GENERAL PLAN UPDATE PROCESS**
44
45

1 **F. OLD BUSINESS:**

2
3 **1. Review of Draft General Plan Land Use Map**

4
5 Planning Manager, Winston Rhodes, presented the staff report dated January 11,
6 2010. He asked for the Commission to review and confirm revised Land Use Map.

7
8 Commissioner Martinez-Rubin asked that an asterisk referencing "DUAC" be
9 included at the bottom of the map.

10
11 Commissioner Sekins asked if staff had a much larger size map available for
12 review.

13
14 Mr. Rhodes explained that the City will have a larger map at later for public review to
15 be displayed in City Hall. For the purposes of this evening, the Commission was
16 being asked to affirm direction to staff.

17
18 Commissioner Kurrent reiterated Commissioner Sekins' concerns and cited 1580
19 San Pablo Ave. (Monica Shaw property) and 759 San Pablo Ave. (Serita by Denova
20 Homes) and wanted to make sure that individually rezoned parcels are reflected on
21 the map and that the proposed and possible future uses are captured. In the case
22 of 759 San Pablo Ave., the pertinent residential uses shall be permitted with the
23 property to prevent any non-conforming uses.

24
25 Mr. Rhodes explained that the Specific Plan will go into a level of detail that explains
26 specific uses which would be permitted.

27
28 *The Steering Committee moved by consensus to the changes suggested by*
29 *Commissioner Martinez-Rubin and Commissioner Kurrent.*

30
31 **2. Review of Draft Sustainability Element Edits**

32
33 Mr. Rhodes presented the staff report dated January 11, 2010. He noted that he
34 spoke to the representative from San Francisco Baykeeper earlier in the day and
35 that the organization was satisfied with the edits made to the draft Sustainability
36 Element based on their recommendations.

37
38 Commissioner Kurrent was delighted to see that many of the recommended
39 practices by Baykeeper were already included in the draft Sustainability Element.

40
41 Commissioner Bender, Commissioner McGoldrick, Commissioner Sekins and
42 Commissioner Brooks expressed their individual support of the changes.

43
44 The Steering Committee moved by consensus to approve recommended
45 changes.

1
2 **G. NEW BUSINESS**
3

4 1. Review of Revised Draft Circulation Background Report and Draft
5 Circulation Element
6

7 Mr. Rhodes presented the staff report dated January 11, 2010. He summarized the
8 changes identified by the Circulation Subcommittee.
9

10 Commissioner Sekins inquired about transit centers identified on page 7.0.9 and
11 asked if the center identified in Hercules had been moved.
12

13 Mr. Rhodes noted that the transit center has moved and the vacated lot is slated for
14 redevelopment.
15

16 Commissioner Toms asked about figure 7.5 Old Town Parking District. She inquired
17 as to whether public parking is actually permitted at City Hall, which was identified
18 on the graphic, was actually permitted for public parking as she received a parking
19 ticket in the past.
20

21 Commissioner McGoldrick asked about Growth Element identified within the
22 Circulation Chapter it's similarity to Growth Management Element.
23

24 Mr. Rhodes explained that the referenced Growth Element is the same as the
25 Growth Management Element and that it satisfies Measure C and Measure J
26 requirements.
27

28 Commissioner McGoldrick asked if "defined area" is actually defined within the
29 Circulation Element and who would be affected within the area.
30

31 Mr. Rhodes explained that Public Works reviews "defined areas" being considered
32 for speed bump installation and that 65% of property owners within the defined area
33 must be in support the installation.
34

35 Commissioner McGoldrick noted that on Page 5.0-3 "Subway" should probably be
36 modified to read "rail" as there are no subway systems in the area.
37

38 Commissioner McGoldrick also noted that on p.5.0-30 the word "mall" being used to
39 identify Fitzgerald Drive and indicated that it could be changed to "shopping center"
40 for accuracy.
41

42 Commissioner Kurrent noted that "subway" and "mall" were identified by the US
43 Census Bureau and that the information was taken from another document and
44 included for accuracy purposes.
45

The Steering Committee recommended that the language changes noted by

1 *Commissioner McGoldrick be included.*

2
3 Commissioner McGoldrick noted that on p.7.0-9"Bay Trail West" is shown as doted
4 on the exhibit. However, it does not exist. It should modified to show as "proposed."

5
6 Commissioner Bender noted on p. 5.0-8 Table 5.1 shows Pinole Valley Rd. north of
7 Henry Ave. as an arterial. He noted that Pinole Valley Rd. east of the creek is
8 considered a collector. In the background, Pinole Valley Rd./Tennent Ave. should
9 both be identified as collectors.

10
11 Commissioner Bender expressed concern about language in 7.0-7 Pedestrian
12 Systems sidewalks where "are often too narrow according to ADA standards." He
13 suggested some word smithing might be necessary as the language is very general.

14
15 PUBLIC WORKS DIRECTOR, DEAN ALLISON, noted that the language could be
16 revised to read as "instances of narrowness."

17
18 Commissioner Kurrent noted that the issue is not semantics but identifying the
19 proper action plan for sidewalks which are insufficient. He suggested that a policy
20 and action should be included.

21
22 Ms. Ratcliffe indicated that the document can be revised to address the policy
23 concerns. She also noted that the Specific Plans contain more detailed information
24 about sidewalk conditions.

25
26 Commissioner Kurrent noted that additional policy provisions should be contained in
27 the General Plan.

28
29 Commissioner Martinez-Rubin explained that a previous meeting a citizen
30 expressed explicit concern about sidewalk conditions in the City.

31
32 *The Subcommittee moved by consensus to include additional policy provisions for*
33 *sidewalk conditions in the Circulation Element of the General Plan.*

34
35 Commissioner Bender noted that on p. 7.0-9 existing off-street bikeways from the
36 Bayfront to the Pinole Creek line are shown as non-continuous when in fact it is
37 continuous.

38
39 He also noted that on the existing bikeway maps, it should be noted there are no
40 officially dedicated bike lanes in Pinole. Bicyclists share the roadway with vehicular
41 traffic.

42
43 Commissioner Bender also noted that on p.7.0-13 the top paragraph discusses Old
44 Town Pinole transit stops along San Pablo Ave. This should be revised to include
45 Tennent Ave. as there are Westcat stops.

1
2 Commissioner Kurrent p.7.0-4 noted the California Zephyr Train is mentioned but
3 not the Coastal Starlight Train which also shares the tracks. The Coastal Starlight
4 Train serves Los Angeles and Seattle and should be included in the Circulation
5 Element and Background Report.
6

7 He noted that on p. 7.0-13 “Buchanan Field” could be omitted. He also noted that
8 the second sentence under the paragraph header “parking” is a fragment and
9 should be modified or omitted.
10

11 Ms. Ratcliffe noted this and indicated that it would be removed.
12

13 Mr. Rhodes referenced staff recommendations contained in the staff memo dated
14 January 11, 2010.
15

- 16 1. Additional policy language may be needed to address mitigation requirements for
17 incremental decreases in roadway performance resulting from smaller infill projects that
18 may not cause the level of service to drop below an established threshold. This
19 language would strive to ensure that smaller projects contribute towards future
20 necessary roadway improvements. This policy language could be added to Policy CE
21 3.2 or 3.3 or supporting actions and involve calling for a nexus study to quantify LOS
22 changes that would trigger required mitigation utilizing various available approaches to
23 address incremental worsening of traffic LOS.
24
- 25 2. Bus Service Map (Figure 7.1) – Add AC Transit Route 70 to Appian Way and Fitzgerald
26 Drive. Add AC Transit Route 376 to I-80, Richmond Parkway, and Fitzgerald Drive.
27
- 28 3. Level of Service Thresholds (Figure 7.4) – Clarify that the LOS thresholds apply to
29 intersections within the noted roadway segments and clarify the pertinent level of service
30 when roadway segments with different LOS thresholds meet at a particular intersection.
31 In addition, staff recommends that the Figure 7.4 legend include the V/C ratios that apply
32 to each LOS threshold so readers do not have to flip back and forth between the Policy
33 3.1 language and the Figure.
34
- 35 4. Modify the Old Town Parking Figure (Figure 7.5) to note the existing public parking lot
36 near the intersection of Park Street and Buena Vista Drive. Cross reference Figure 7.5 in
37 Action CE.5.1.2.
38
- 39 5. Traffic Calming Program – Modify the traffic calming paragraph on page 5.0-33 of the
40 draft Circulation Background Report and 7.0-13 of the draft Circulation Element to read
41 as follows:
42

43 Neighborhoods wishing to install or remove speed humps on local or collector streets
44 within residential areas may submit an application to the Public Works Department.
45 According to the adopted residential traffic calming policy approved by the City Council
46 on April 21, 2009, the installation or removal of speed humps require approval from 65%
47 of the property owners within a defined area.
48

1 *The Subcommittee moved by consensus to approve staff's recommendation for*
2 *items 1 & 2.*

3
4 Commissioner Kurrent noted that item 3 is counter to what was discussed in the
5 Circulation Subcommittee meeting.

6
7 Mr. Rhodes noted that he had subsequent discussions with Public Works staff and
8 CCTA and that it is more common for LOS thresholds to apply to intersections
9 instead of roadway segments. An explanatory note needs to be included on the
10 figure itself. The recommendation is intended to clarify graphic exhibits for
11 consistency.

12
13 *The Subcommittee moved by consensus to continue recommended change #3 so*
14 *that additional information could be provided for clarification.*

15
16 For recommendation # 4, Commissioner Kurrent noted that when church is in
17 session, the lot at Park St. & Buena Vista is not public.

18
19 Mr. Rhodes noted that this is a matter of minor clarification that should be noted on
20 the graphic.

21
22 *The Subcommittee moved by consensus to include an asterisk to note that there is*
23 *limited parking at the Park St./Buena Vista lot.*

24
25 Mr. Rhodes noted that recommendation #5 is intended to establish consistency with
26 Council policy.

27
28 Commissioner Sekins noted that language should be included "subject to Police
29 and Fire review and approval."

30
31 *The Subcommittee moved by consensus to include staff's recommendation as well*
32 *as language suggested by Commission Sekins.*

33
34 **H. CITY PLANNER'S/COMMISSIONER'S REPORT:**

35
36 **1. Sign Ordinance Code Enforcement**

37
38 Mr. Rhodes presented the staff memo dated January 11, 2010. He noted that
39 enforcement efforts would become much more aggressive in 2010.

40
41 Commissioner Bender noted that there are permanent signs are also appearing
42 without the proper permitting.

43
44 Commissioner Kurrent expressed concern that staff approves signs and is
45 obligated to report to the Commission recent approvals.

1
2 Commissioner Toms noted that this is contained on the Building Permit Issuance
3 list and, as an example, can be located on pg. 2 of the current enclosure.
4

5 The Commission noted that the Building Permit Issuance list is sufficient for
6 notification.
7

8 **2. State Comment Letter on Draft Housing Element**

9

10 Mr. Rhodes presented the State Comment letter dated December 17, 2009. He
11 noted that a six (6) page letter is typical for an initial review. He mentioned that a
12 meeting with the Housing Element Subcommittee and EDHAC to review this
13 letter and prepare responses would be scheduled.
14

15 The Housing Element Subcommittee members agreed to have a meeting on
16 Thursday, February 4, 2010 to further review the letter and related edits.
17

18 **3. Contra Costa County Downtown El Sobrante Proposed General Plan** 19 **Amendment**

20

21 Mr. Rhodes presented the letter dated December 18, 2009.
22

23 Commissioner Kurrent indicated that he shared an article with staff about a
24 recent court that affects rent changes for affordable housing units.
25

26 Mr. Rhodes noted that the city follows provisions for Redevelopment Law to
27 include 15% threshold for affordable housing within the redevelopment project
28 areas.
29

30 Commissioner Bender reported that he attended the Pinole Chamber of
31 Commerce meeting about the San Pablo Ave. corridor. There were fifteen
32 attendees including two City Council members. He noted that the prevailing
33 sentiment is opposed to the lane reduction idea. However, no new reasons or
34 other alternatives were provided.
35

36 **I. ADJOURNMENT: 9:17 P.M.**

37

38 Transcribed by: Associate Planner Anne Hersch