

AGENDA FOR THE



CITY OF PINOLE PLANNING COMMISSION & STEERING COMMITTEE FOR THE GENERAL PLAN UPDATE PROCESS

Monday, June 14, 2010

Regular Meeting - 7:00 P.M.

City Council Chambers, 2131 Pear Street, Pinole, CA 94564

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in a City meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the Community Development Department at (510) 724-8912. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Assistant listening devices are available at this meeting. Ask staff if you desire to use this device.

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and non-controversial. These items will be enacted by one motion and without discussion. If, however, any interested party or Commissioner(s) wishes to discuss a consent item, it will be removed from the Consent Calendar and taken up in order after the last item under New Business.

PROCEDURE FOR CONSIDERING AN AGENDA ITEM:

At the beginning of an item, the Chair will read the description of that item as stated on the Agenda. The City Staff will then give a brief presentation of the proposed project. The Commission may then ask Staff questions about the item.

For those items listed as Public Hearings, the Chair will open the public hearing and ask the applicant if they wish to make a presentation. Those persons in favor of the project will then be given an opportunity to speak followed by those who are opposed to the project. The applicant will then be given an opportunity for rebuttal.

The Public Hearing will then be closed and the Commission may discuss the item amongst themselves and ask questions of Staff. The Commission will then vote to approve, deny, approve in a modified form, or continue the matter to a later date for a decision. The Chair will announce the Commission's decision and advise the audience of the appeal procedure.

Note: No Public Hearings will begin after 11:00 p.m. Items still remaining on the agenda after 11:00 p.m. will be held over to the next meeting.

CITIZEN PARTICIPATION:

Persons wishing to speak on an item listed on the Agenda may do so when the Chair asks for comments in favor of or in opposition to the item under consideration. After all of those persons wishing to speak have done

so, the hearing will be closed and the matter will be discussed amongst the Commission prior to rendering a decision.

Prior to speaking on an item, you must fill out one of the "gold" cards (available at the speaker's podium) and hand it to the Secretary. If a number of persons wish to speak on an item, the Chair may limit each speaker to a set time period in which to address the Commission.

Any person may appeal an action of the Planning Commission or of the Planning Manager by filing an appeal with the City Clerk, in writing, within ten (10) days of such action. Following a Public Hearing, the City Council may act to confirm, modify or reverse the action of the Planning Commission or Planning Manager. The cost to appeal a decision is \$758.

Note: If you challenge a decision of the Commission regarding a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in writing delivered to the City of Pinole at, or prior to, the public hearing.

A. CALL TO ORDER:

B. PLEDGE OF ALLEGIANCE AND ROLL CALL:

C. CITIZENS TO BE HEARD:

The public may address the Planning Commission on items that are within its jurisdiction and not otherwise listed on the agenda. Planning Commissioners may discuss the matter brought to their attention, but by State law (Ralph M. Brown Act), action must be deferred to a future meeting. Time allowed: five (5) minutes each.

D. CONSENT CALENDAR:

1. None

E. PUBLIC HEARINGS:

1. **Verizon Wireless Conditional Use Permit Request (CUP 10-03):** Consideration of a use permit request to allow the construction and operation of a new 41' faux tree monopole and 1,024 square foot ground-based equipment area for a wireless telecommunications facility. **Continued from April 26, 2010.**

Applicant: Verizon Wireless/On Air LLC
Gabiella Barr
9210 Zayante Drive
Felton, CA 95018

Location: 2000 San Pablo Ave., APN: 401-120-031

Planner: Anne Hersch

2. **Gateway East Site Plan Modifications (CUP 10-04 and VAR 10-01): – Continued from May 24, 2010**

- Request:** Site plan modifications for the Gateway East site located on the east side of Pinole Valley Road between Henry Avenue and Interstate 80. Entitlement requests include:
- Amending the master site plan to replace a 3,500 square foot bank use with a drive through on Pad "C" to a 7,500 sq. ft. maximum sit down restaurant use without a drive through
 - Proposed reconfiguration and expansion of parking area to create additional 46 parking spaces for the site on a vacated Caltrans easement
 - Consideration of Use Permit request for a future pylon sign location with a height of up to 100'
 - Variance request for a reduction of required parking spaces in conjunction with a planned future sit-down restaurant use

Applicant: Pinole Redevelopment Agency
2131 Pear St.
Pinole, CA

Location: 1330 Pinole Valley Rd., APN: 401-211-030

Planner: Anne Hersch

3. **TUP 10-01 ABC Tree Farms Seasonal Sales Lot:** Consideration to allow seasonal sales of pumpkins and Christmas trees at 1450 Fitzgerald Drive.

Applicant: ABC Tree Farms
Jerry Klima
2664 El Camino Real Suite 934
Santa Clara, CA

Location: 1450 Fitzgerald Drive, APN: 426-010-024

Planner: Anne Hersch

4. **General Plan Amendment (GPA 10-01) - 2009 Housing Element Update:** Review the proposed Revised Draft Housing Element and consider a resolution recommending the City Council approve the Negative Declaration prepared for this project and approve a General Plan Amendment (GPA 10-01) updating the Housing Element of the General Plan.

Applicant: City of Pinole

Location: Citywide

Staff: Winston Rhodes and Leslie Carbahal

F. **OLD BUSINESS:**

G. **NEW BUSINESS:**

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

Planning Commission Design Review Ad Hoc Subcommittees
Municipal Code Construction Hours

I. **COMMUNICATIONS:**

J. **NEXT MEETING:**

Planning Commission Meeting, Monday, July 12, 2010 at 7:00PM

K. **ADJOURNMENT:**