AGENDA FOR THE

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

Monday, August 9, 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. 2010 Capital Improvements Program Finding of Consistency with the 1995 Pinole General Plan

E. PUBLIC HEARINGS:

1. Design Review 09-07: 1431 Nob Hill Ave. New Single-Family Home: Consideration of a new single family home at 1431 Nob Hill Ave. ***Contd. from July 12, 2010 Planning Commission hearing***

Applicant: BM Blueprints
Brenda Munoz
2619 Lowell Ave.
Richmond, CA 94801

Location: 1431 Nob Hill Ave., APN: 402-090-011

Planner: Anne Hersch

2. Conditional Use Permit (CUP) 10-05: Chipotle Mexican Grill Alcohol Sales Use Permit: Consideration of a request to sell beer and wine for on-site consumption at Chipotle Mexican Grill.

Applicant: FHA Architects
Harlan Faust
14344 Y St. #101
Omaha, NE 68137

Location: 2696 Pinole Valley Rd., APN: 401-310-010

Planner: Anne Hersch

THE PLANNING COMMISSION AS STEERING COMMITTEE FOR THE GENERAL PLAN UPDATE PROCESS

3. General Plan Update Draft Environmental Impact Report (SCH #2009022057) Public Comment Hearing

F. OLD BUSINESS:

G. NEW BUSINESS:

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

I. COMMUNICATIONS:

J. NEXT MEETING:

Planning Commission Special Meeting, Monday, August 23, 2010 at 7:00PM

K. ADJOURNMENT: