

AGENDA FOR THE



CITY OF PINOLE PLANNING COMMISSION REGULAR MEETING

Monday, January 23, 2012

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 Development Services Department at (510) 724-9014. 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. **Planning Commission Meeting Minutes from November 14, 2011**
2. **Approval 2012 Planning Commission Meeting Calendar**

E. PUBLIC HEARINGS:

1. **Sign 11-15: Creative Sign Program**

Request: Consideration of a Creative Sign Program for an approximately 32 square feet two-sided monument sign.

Applicant: Pinole Chamber of Commerce
P.O. Box 1
Pinole, CA 94564

Location: 2301 San Pablo Avenue, APN: 401-162-001.

Project Planner: Winston Rhodes

2. **Zoning Ordinance Text Amendment 12-01: Design Review of Residential Additions**

Request: A motion to continue the public hearing for this item to February 27, 2012.

F. **OLD BUSINESS:**

None.

G. **NEW BUSINESS:**

None.

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

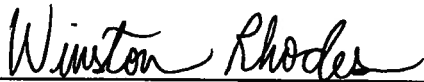
I. **COMMUNICATIONS:**

J. **NEXT MEETING:**

Planning Commission Meeting, Monday February 27, 2012 at 7:00PM

K. **ADJOURNMENT:**

POSTED: January 19, 2012



Winston Rhodes, AICP
Planning Manager

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DRAFT
MINUTES OF THE SPECIAL MEETING OF
THE PINOLE PLANNING COMMISSION

NOVEMBER 14, 2011

THE PLANNING COMMISSION

A. CALL TO ORDER: 7:00 P.M.

B. PLEDGE OF ALLEGIANCE AND ROLL CALL:

Commissioners Present: Bender, Kurrent, Martinez-Rubin, McGoldrick, and Toms

Commissioners Absent: Brooks and Sekins

Staff Present: Winston Rhodes, Planning Manager
Dean Allison, Development Services Director / City Engineer
Michelle Fitzer, Assistant City Manager

C. CITIZENS TO BE HEARD

1. None

D. CONSENT CALENDAR:

1. Planning Commission Meeting Minutes from September 26, 2011

The Commission had one edit to the draft minutes to reflect that Commissioner Martinez-Rubin was absent. With this change a motion was made to approve the minutes.

MOTION to approve: Martinez- Rubin SECONDED: Toms APPROVED 4-1 with Chairman Bender abstaining.

By consensus the Commission decided to consider item F1 relating to MS 650-09 Pinole Valley Shopping Center Final Parcel Map under Old business prior to item E1.

F. OLD BUSINESS:

1. **MS 650-09 Pinole Valley Shopping Center Final Parcel Map**

1
2 Development Services Director / City Engineer Allison provided the staff report.
3

4 **Motion was made to recommend approval of the Final Parcel Map to the City**
5 **Council confirming that the Tentative Map conditions of approval have been**
6 **satisfied.**
7

8 **MOTION to approve: Toms **SECONDED: Kurrent APPROVED 5-0****
9

10 **E. PUBLIC HEARINGS**
11

12 **1. CUP 11-07 and DR 11-02: Pinole Vista Crossing Shopping Center Sign**
13 **Program Amendment and Design Modifications**
14

15 Planning Manager Rhodes provided the staff report. At the request of the
16 Planning Commission the report information was separately presented for each
17 of the proposed design component topics below to ease discussion.
18

- 19 • Sign Program Guidelines Amendment including new replacement pylon
20 sign and directional signage;
- 21 • Driveway and Parking lot modifications near Pad A;
- 22 • New Pad B Retail Building; and
- 23 • Existing Building Exterior Modifications.
24

25 No members of the public besides applicant representatives were present.
26 Applicant representatives were allowed to participate in the public hearing
27 discussion to answer questions and exchange information with the Commission.
28

29 Proposed signage was discussed first by the Commission. The applicant Nancy
30 Kivelson of the Kivelstadt Group spoke in support of the proposed signage
31 changes and responded to Commission questions concerning the pylon sign
32 panel heights, the directional signage and pylon and monument sign colors.
33 The consensus of the Commission was to allow the applicant to select final
34 pylon sign and monument colors for review and approval by staff. The
35 applicant indicated a preference for one base color without a contrasting
36 darker border color.
37

38 Pad A driveway and parking lot modification staff report information was
39 presented by Planning Manager Rhodes. The Commission asked staff and
40 the applicant about different circulation components and safety issues. Nancy
41 Kivelson and Development Services Director / City Engineer Allison provided
42 further information about the parking lot design modifications. Project
43 Architect Robert Lyman of Johnson Lyman Architects introduced himself and
44 provided input on the parking lot circulation.
45

1 The Commission favored reconfiguration of the Pad A parking lot to eliminate
2 two spaces immediately east of the proposed patio area and favored blocking
3 off the existing drive aisle east of the new drive aisle that is closest to the
4 main shopping center driveway entrance consistent with a diagram provided
5 at the meeting by Robert Lyman.
6

7 Proposed new Pad B staff report information was presented by Planning
8 Manager Rhodes. Commissioner Kurrent requested that the minutes reflect
9 his discomfort with memorializing a new commercial building design without
10 knowing the actual uses due to potential changes that could arise based on
11 future tenant needs. The Commission desired a condition be added to ensure
12 to Resolution 11-11 that future pedestrian access between Pad B and the in-
13 line anchor stores east of Pad B be submitted for review and approval by
14 staff.
15

16 Existing building exterior modification staff report information was presented by
17 staff. After further discussion the Commission requested a summary of the
18 condition of approval modifications for the record based on the discussion.
19

20 **Resolution 11-11 Modifications:**
21

22 **Condition of Approval #14 be modified to add a sentence that reads: "The**
23 **modified directional sign cabinet face design shall be reflected in the final**
24 **signage guidelines."**
25

26 **Condition of Approval #15 be revised to include the underlined text below**
27 **and read as follows:**
28

29 **PYLON SIGN MATERIALS AND LIGHTING - The applicant shall provide**
30 **material samples and colors for the pylon signs for review and**
31 **approval. The pylon signs shall be internally illuminated. Approved**
32 **material samples shall be reflected in the final signage guidelines.**
33

34 **Condition of Approval #16 be revised to read as follows:**
35

36 **PAD A PARKING LOT – The applicant shall eliminate the two parking**
37 **spaces immediately east of the proposed Pad A patio area and replace**
38 **them with additional paved area, landscaping and/or expanded patio**
39 **area. The existing drive aisle east of the new drive aisle that is**
40 **closest to the main shopping center driveway entrance be blocked**
41 **off as conceptually depicted in a diagram provided at the meeting by**
42 **Robert Lyman. Traffic calming methods shall be utilized to slow**
43 **traffic within the new drive aisle adjacent to the Pad A parking lot.**
44 **These changes shall be reflected on a modified development plan for**
45 **review and approval by the Development Services Department.**

1
2
3 **Add a new condition to address Pedestrian Access connecting Pad B to**
4 **the existing shopping center that reads as follows:**
5

6 **“PAD B PEDESTRIAN ACCESS PLAN - Prior to the issuance of a**
7 **building permit for Pad B, a pedestrian access plan shall be submitted**
8 **for review and approval by the Development Services Department, that**
9 **provides a safe and convenient pedestrian path of travel between Pad**
10 **B and the sidewalk area in the vicinity of the approximately 45,000**
11 **square foot commercial store space currently occupied by Toys R Us.”**
12

13 **Resolution 11-10 Modifications:**

14
15 **Add parallel condition language contained in revised Condition of**
16 **Approval 14 and 15 of Resolution 11-11 noted above to Resolution 11-10.**
17

18 **Motion was made to approve Resolution 11-10 and Resolution 11-11 with**
19 **changes noted above.**
20

21 **MOTION to approve: Toms **SECONDED: McGoldrick APPROVED 5-0****
22

23
24 **G. NEW BUSINESS:**
25

26 None.
27

28 **H. CITY PLANNER'S REPORT**
29

30 Winston Rhodes notified the Commission that two administrative use permit
31 requests were received concerning modifications to existing wireless
32 communication facility equipment at 1407 Montecito Lane and were being
33 processed for approval. He also notified the Commission of an internal consistency
34 within the Zoning Code relating to residential building additions that was discussed
35 with the Planning Commission Development Review Subcommittee. He mentioned
36 that a Zoning Code text amendment would be brought to the full Planning
37 Commission to resolve the inconsistency after further discussion with the
38 Subcommittee on the text amendment language. The status of the Petsmart project
39 was also mentioned.
40

41 **I. COMMUNICATIONS**
42

43 Commissioner Bender inquired about the status of Tina's Restaurant roof
44 equipment screening. Planning Manager Rhodes described the latest
45 communication and the effort to finalize this remaining punch list item.

1 Commissioner Bender also expressed his concern about the replacement of the
2 historic wood front door at Abby's Restaurant with a more modern aluminum
3 door. Commissioner Kurrent noted his observation about regulatory differences
4 for wireless communication facilities between the Midwestern U.S. and California.
5 Commissioner Kurrent also inquired about the sign area for Burger King and the
6 whether the Sign Ordinance includes adequate flexibility. Staff described the
7 flexibility built into the current sign rules and how the rules were being applied to
8 the Burger King project.
9

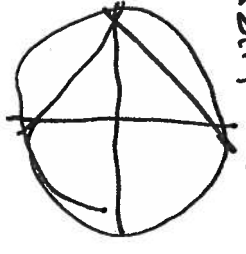
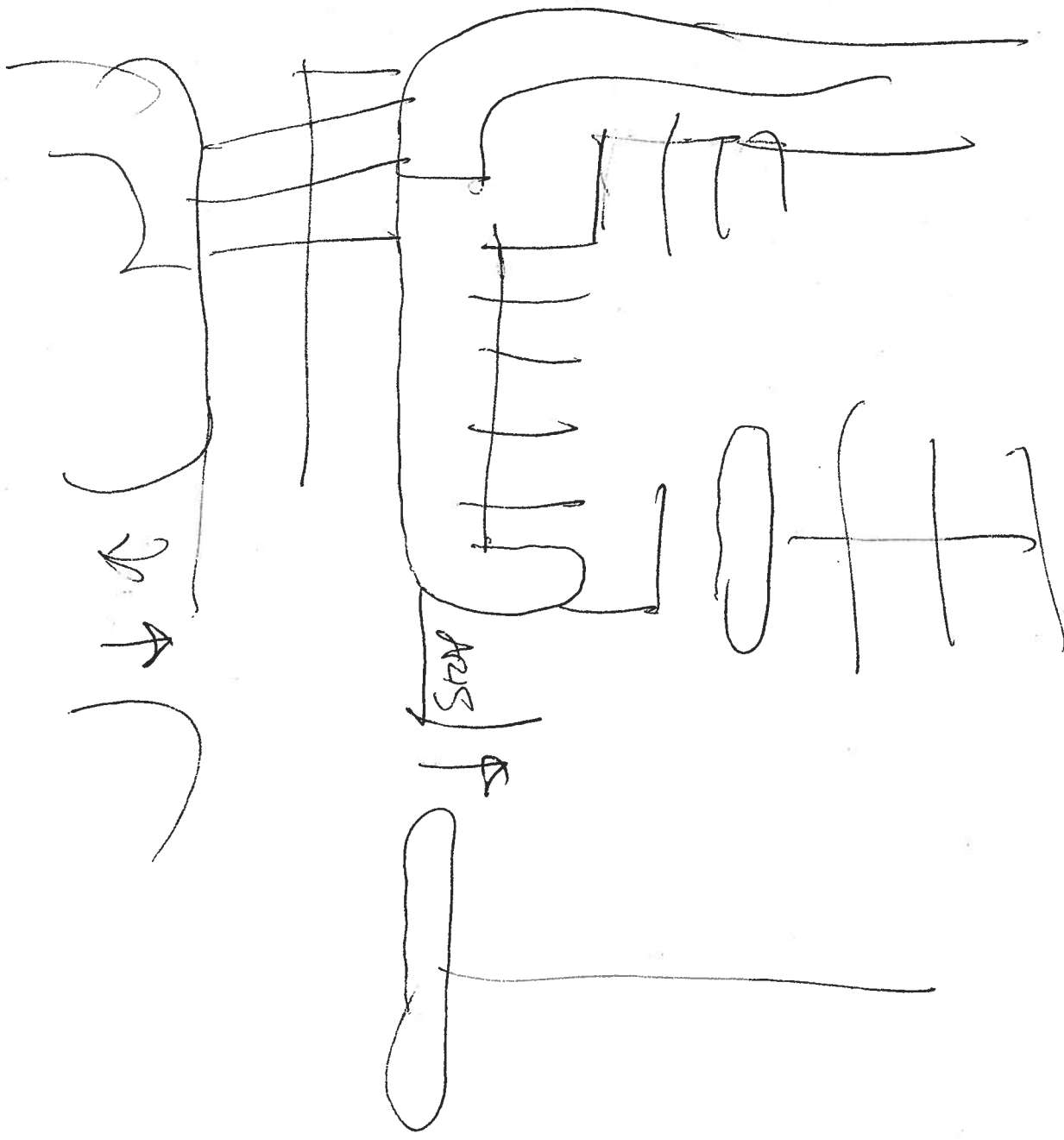
10 **J. NEXT MEETING**

11
12 December 12, 2011 at 7:00 P.M.

13
14 **K. ADJOURNMENT:** The meeting was adjourned 9:40 P.M.

15
16 Transcribed by: Planning Manager, Winston Rhodes

Pad A vicinity
Approved
Conceptually
at dca's 11/14/11
WR



REF. NORTH

Pinole Vista Crossing
Nov. 14, 2011



Memorandum

TO: PINOLE PLANNING COMMISSION

FROM: WINSTON RHODES, AICP, PLANNING MANAGER

SUBJECT: 2012 Regular Meeting Schedule

DATE: January 23, 2012

Below is the Draft 2012 Planning Commission meeting schedule that includes 12 regular meetings. Meetings have been tentatively scheduled on the 4th Monday of each month for January – April and June to October. Meetings have been tentatively scheduled the third Monday in May and November and the second Monday in December due to holidays. Please check your calendars to evaluate your availability so the calendar can be finalized.

DRAFT
2012 Planning Commission Regular Meeting Schedule

MONTH	DATE	TIME
January	Monday, 1/23/12	7:00 PM
February	Monday, 2/27/12	7:00 PM
March	Monday, 3/26/12	7:00 PM
April	Monday, 4/23/12	7:00 PM
May	Monday, 5/21/12	7:00 PM
June	Monday, 6/25/12	7:00 PM
July	Monday, 7/23/12	7:00 PM
August	Monday, 8/27/12	7:00 PM
September	Monday 9/24/12	7:00 PM
October	Monday, 10/22/12	7:00 PM
November	Monday, 11/19/12	7:00 PM
December	Monday, 12/10/12	7:00 PM
	TOTAL MEETINGS: 12	



Memorandum

TO: PINOLE PLANNING COMMISSION
FROM: WINSTON RHODES, AICP, PLANNING MANAGER *WR*
SUBJECT: CREATIVE SIGN PROGRAM REVIEW – PINOLE OLD TOWN MONUMENT SIGN
DATE: January 23, 2012

Property Owner: City of Pinole 2131 Pear Street Pinole, CA 94564	Applicant/Representative: Pinole Chamber of Commerce P.O. Box 1 Pinole, CA 94564
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PROJECT:	Creative Sign Program – Pinole Old Town Monument Sign
FILE:	S11-15
LOCATION:	2301 San Pablo Avenue
APN:	401-162-001
GP DESIGNATION:	Old Town Sub-Area (OTSA)
SP/ZONING DISTRICT:	Three Corridors Specific Plan San Pablo Avenue Corridor Area / Commercial Mixed Use (CMU)

REQUEST

The applicant is seeking creative sign program approval to allow a new monument sign for the vacant property at 2301 San Pablo Avenue.

STAFF RECOMMENDATION

Adopt Resolution 12-01 conditionally approving the creative sign program for a new monument sign at 2301 San Pablo Avenue.

SITE LOCATION



Direction from Project Site	Land Use
North	San Pablo Avenue, Retail (Tina's and Abby's Restaurants and Ravay's Hair Salon)
West	Tennent Avenue, Retail (Pump House Gas Station and Convenience Store)
South	Office (Bank of the West)
East	Vacant and Historic Bank of Pinole Building

PROJECT DESCRIPTION

The applicant is seeking approval of a creative sign program in order to allow an approximately 32 square foot two-sided non-illuminated monument sign at the northwest corner of the vacant property at 2301 San Pablo. The sign includes two wood panels facing the intersection of San Pablo Avenue and Tennent Avenue. The top panel includes the Historic Old Town Pinole Graphic on the front face and a grouping of five outdoor notice cases on the back of the sign panel adjacent to an existing pedestrian gravel path. The notice cases are approximately 21.6 square feet and will be mounted on the back of the top sign panel and extend down approximately 10 inches and cover a portion of the back of the bottom sign panel. The front of the bottom panel is a stylized streetscape silhouette layered relief of the Old Town portraying the view looking west along San Pablo Avenue along with the an approximately four square foot Pinole Chamber of Commerce logo sign.

BACKGROUND

The proposed sign is part of a cooperative effort between the City, Pinole Chamber of Commerce, as well as other community groups to improve the appearance of this vacant city-owned property. Last year a chain link fence was removed and decorative rock was added to the property to provide a low maintenance community plaza. The Chamber of Commerce and Councilmember Banuelos have lead the effort to add a decorative monument sign within the plaza to further enhance the interim appearance of the property prior to ultimate development. The Pinole Artisans have selected colors and would fabricate the bottom sign panel. The proposed monument sign also provides a temporary location for community organizations to display public information within the outdoor notice cases.

A creative sign program request under Section 17.12.100 of the Zoning Code has been made to allow a special deviation from the sign permit regulations applicable to the site. The approving authority for a creative sign program is normally staff. However, due to the prominent location of the proposed sign within the Old Town, the request has been referred to the Planning Commission for action. The proposed design was considered by the Planning Commission Design Review Subcommittee on December 12, 2011. The Subcommittee was supportive of the proposed sign design. The Subcommittee was concerned about long-term maintenance and graffiti resistance.

ANALYSIS

General Plan

The General Plan Community Character Element includes two goals that relate to this request. Goal 1 calls for the maintenance of Pinole's unique qualities and sense of place to preserve the established historic and small-town character of the City. Goal 2 calls for the promotion of greater awareness of and sensitivity toward Pinole's historical heritage. The Community Character Element also includes an action (CC.1.3.2) that specifically mentions establishing a gateway program to create a sense of entry at key locations "...such as at the intersection of San Pablo Avenue and Tennent Avenue in Old Town Pinole ...". The proposed monument sign reminds the public of the historic quality of this portion of the City and helps welcome the public to the Historic Old Town area. Consequently, it helps implements two Community Character goals and one action.

Specific Plan and Creative Sign Program Intent

The project site is located within the San Pablo Avenue Corridor of the Three Corridors Specific Plan. Sign regulations within the Old Town Subarea of the Specific Plan limit monument sign height to a maximum of 4 feet and maximum area of under 16 square feet to reflect the pedestrian-oriented scale of the area. The proposed sign exceeds these standards. The intent of the creative sign program is to 1) encourage signs of unique design that exhibit a high degree of imagination, inventiveness, spirit, and thoughtfulness and 2) provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the City, while mitigating the impacts of large or unusually designed signs. Deviations from the maximum sign area and sign height standards may be allowed for a creative sign program. The applicable criteria to allow deviations from the sign standards in this case address design quality and contextual compatibility since only a free-standing monument sign without a building is proposed.

Design Quality

The proposed sign has been designed to have a positive visual impact on the surrounding area. The proposed size was selected to be large enough to be visible to motorists as well as pedestrians but not so large as to dominate the temporary plaza or impair site distance. The sign design complements the historic character of the area by including the Historic Old Town logo and decorative wood posts. The lower panel wood relief demonstrates a unique design with a high degree of imagination. This type of layered wood relief design is not located elsewhere in the City and the stylized streetscape provides a thoughtful and inventive historic reference to the surrounding area and an important view corridor that helps to define the Old Town area.

The beveled sign posts, panels and panel rails will be constructed using exterior grade plywood for durability. The lockable notice cases would be fabricated out of exterior grade aluminum with tempered glass. River rocks are proposed to be placed at the base of the sign for additional visual interest. The materials, as proposed, are consistent with the Specific Plan sign material requirements.

The sign colors for the top panel include red letters spelling "PINOLE" on a purple background for the main portion of the panel and purple text on a beige background for the "HISTORIC OLD TOWN" scroll. Two logo trim colors are proposed including turquoise with a light brown border accent. The proposed colors for the lower panel include three shades of grey, light brown, and a tan color two help visually differentiate the streetscape silhouette. Color samples will be provided at the meeting.

Contextual Compatibility

The Zoning Code contextual compatibility criteria requires that the sign contain a creative image reflecting current or historic character of the city or inventive representation of the logo, name, or use of the structure or business. The proposed wood relief panel reflects the historic character of the surrounding area and the proposed Old Town logo was selected to match signs in the immediate vicinity. The proposed materials are consistent with materials used elsewhere in the Old Town and colors selected match or complement the buildings in the vicinity. The proposed sign is not illuminated and will not be a source of glare.

Maintenance

The Planning Commission Design Review Subcommittee expressed concern about maintenance and graffiti resistance given the orientation of the sign (faces west) and its prominent location. The applicant mentioned that the sign paint will include a special varnish to help resist potential graffiti similar to what has been used on the mural in the vicinity of the Bear Claw restaurant across the street from the project site. The proposed materials are all intended for outdoor use. Additionally, the Chamber of Commerce has agreed to maintain the sign as long as it sits at this location. A draft condition of approval has been included requiring execution of a maintenance agreement prior to installation of the monument sign.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt per Section 15311, Accessory Structures of the California Environmental Quality Act Guidelines (CEQA) because it qualifies as a minor structure accessory to a plaza designed for public use.

ATTACHMENTS

- A. Resolution with Exhibit A: Conditions of Approval
- B. Project Plans Date Received 12/9 and 12/21/11
- C. Sign Color and Material Information (To Be Provided at the meeting)

**ATTACHMENT A
PLANNING COMMISSION RESOLUTION 12-01
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING CREATIVE SIGN PROGRAM IN CONJUNCTION WITH A SIGN REQUEST (S11-15) FOR AN APPROXIMATELY THIRTY TWO SQUARE FOOT MONUMENT SIGN WITHIN THE TEMPORARY PUBLIC PLAZA AT 2301 SAN PABLO AVENUE (APN: 401-162-001)

WHEREAS, the Chamber of Commerce submitted a creative sign program review request (S11-15) to the City of Pinole for a new approximately thirty-two (32) square foot monument sign located 2301 San Pablo Avenue (APN: 401-162-001); and

WHEREAS, the Planning Commission of the City of Pinole is the appropriate authority to hear and take action on this project upon referral by staff; and

WHEREAS, the Planning Commission of the City of Pinole finds that in accordance with the California Environmental Quality Act, the project is Categorically Exempt per Section 15311 of the California Environmental Quality Act, in that it meets the criteria of an Accessory Structure because it entails the construction of a new monument sign accessory to a plaza designed for public use; and

WHEREAS, a notice of public hearing was distributed to all property owners within 300 ft. of the project site and a notice was published in the January 13, 2012 edition of the West County Times; and

WHEREAS, after the close of public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed development.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Pinole:

A. Hereby finds that:

1. The applicant has proposed a creative sign program that is consistent with the objectives of the General Plan because it will help to implement the Community Character Element Goal 1, Action 1.3.2, and Goal 2.
2. The proposed signage is consistent with the purposes of the creative sign program by providing a sign with a unique design that exhibits a high degree of imagination and inventiveness as well as providing a positive visual contribution to the overall image of the City.
3. The proposed sign creates a well-composed design, harmoniously related to the other existing development within the immediate area.
4. The proposed monument sign area and sign height deviations from the sign standards are consistent with the deviations allowed and the considerations and basis for deviations listed in the Zoning Code.

-
5. Special consideration has been given to those elements of the sign design that have a significant relationship to the appearance including height, bulk, and scale, layout on the site, and material selection.
 - B. Hereby approves Creative Sign Program for S11-15 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
 - C. The approval of the S11-15 shall terminate on January 23, 2013, unless exercised and actual construction under valid permits has begun within said period or a written request has been submitted to the City, prior to the expiration date, for an extension of time as allowed under the Zoning Code.

The above action is final unless an appeal is filed pursuant to Chapter 17.10 of the Pinole Municipal Code within ten (10) calendar days following Planning Commission action.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 23rd day of January 2012, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

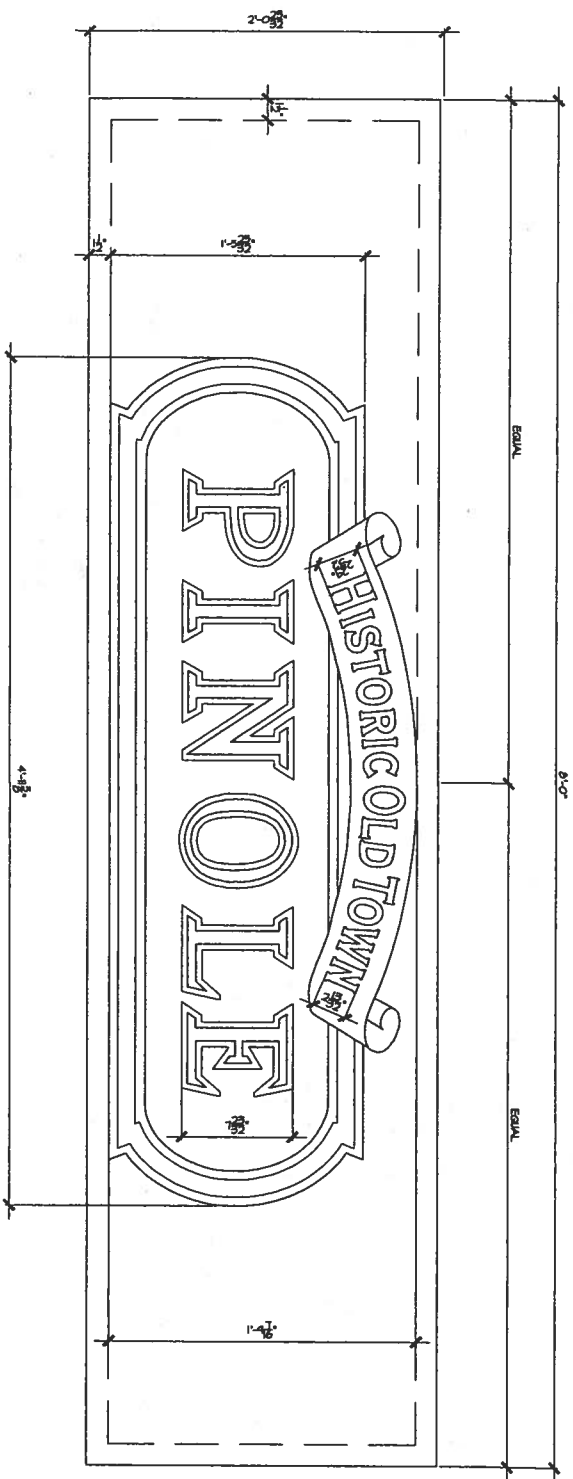
John Bender, Chair, 2011-2012

ATTEST:

Winston Rhodes, AICP, Planning Manager

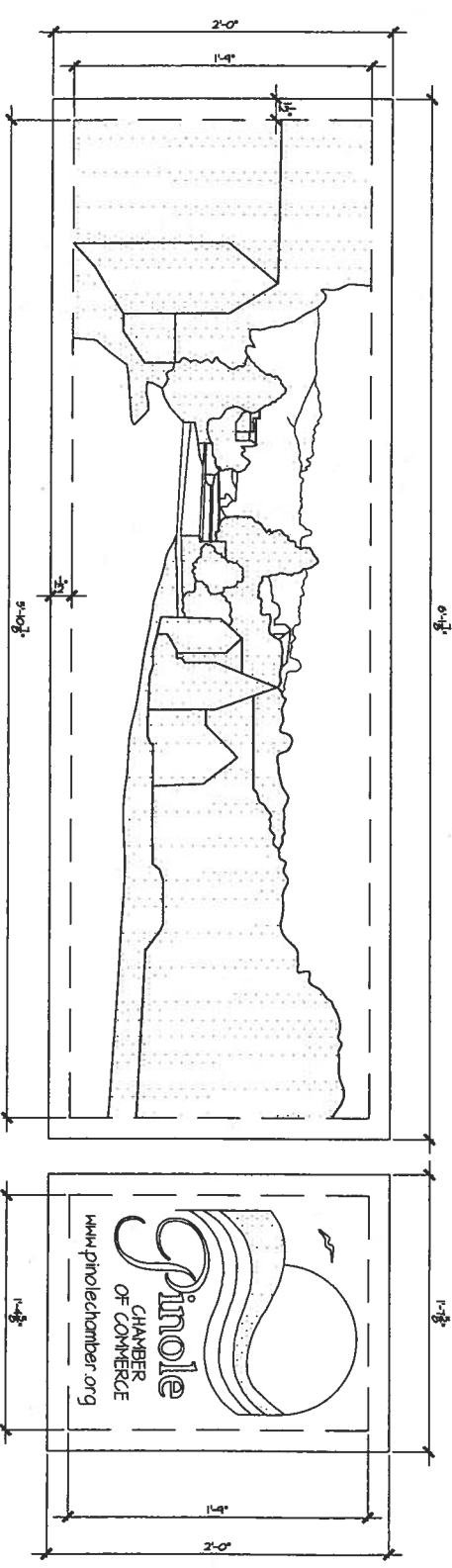
EXHIBIT A
PLANNING COMMISSION RESOLUTION 12-01
CONDITIONS OF APPROVAL: 2301 SAN PABLO AVENUE OLD TOWN MONUMENT SIGN

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1. The project shall be constructed in substantial compliance with the approved Creative Sign Program Plans dated December 9 and December 21, 2012 for the Old Town Monument Sign (S11-15) as approved by the Planning Commission (Sign Package) unless modified by the conditions below.	On-Going	Planning	
2. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
3. Construction shall substantially conform to the conditionally approved creative sign program material. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission.	On-Going	Planning	
4. Failure to obtain prior approval to modify the approved plans may result in having to pay double the original planning application permit fee and/or withholding final approval until such time as the modification(s) to the plans has been reviewed and approved by the Planning Commission.	On-Going	Planning	
5. Final sign colors shall be submitted for review and approval prior to commencement of construction.	On-Going	Planning	
6. A sign maintenance agreement requiring the Chamber of Commerce to be responsible for maintenance of the monument sign at this location shall be executed prior to commencement of sign installation on the property.	Prior to Sign Installation	Planning	



Old Town Pindole Sign Logo Graphic

3
3'-1 1/2" A2.0



Pindole Sign Logo Graphic

2
3'-1 1/2" A2.0

Chamber of Commerce Sign

1
3'-1 1/2" A2.0

ARCHITECT

Trinity J. Bernales
 trinity@trinityjbernales.com
 3225 Santa Clara St.
 Fremont, CA 94538
 PH: 510.872.8448



Project: Signage for the Pindole Community Center
 2301 San Pablo Ave.
 Pindole, CA

Project Leader: Trinity J. Bernales
 Project Designer: Trinity J. Bernales
 Sign Graphics: Trinity J. Bernales

Drawing Date: 8 DEC 2011
 Job Number: 128
 Drawn By: Trinity J. Bernales
 Revised By: Trinity J. Bernales

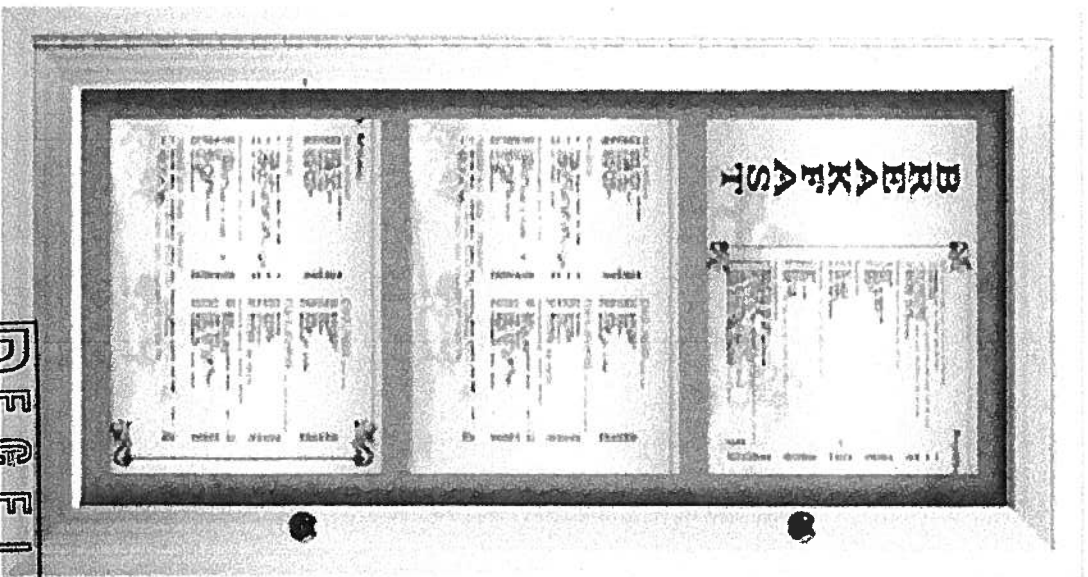
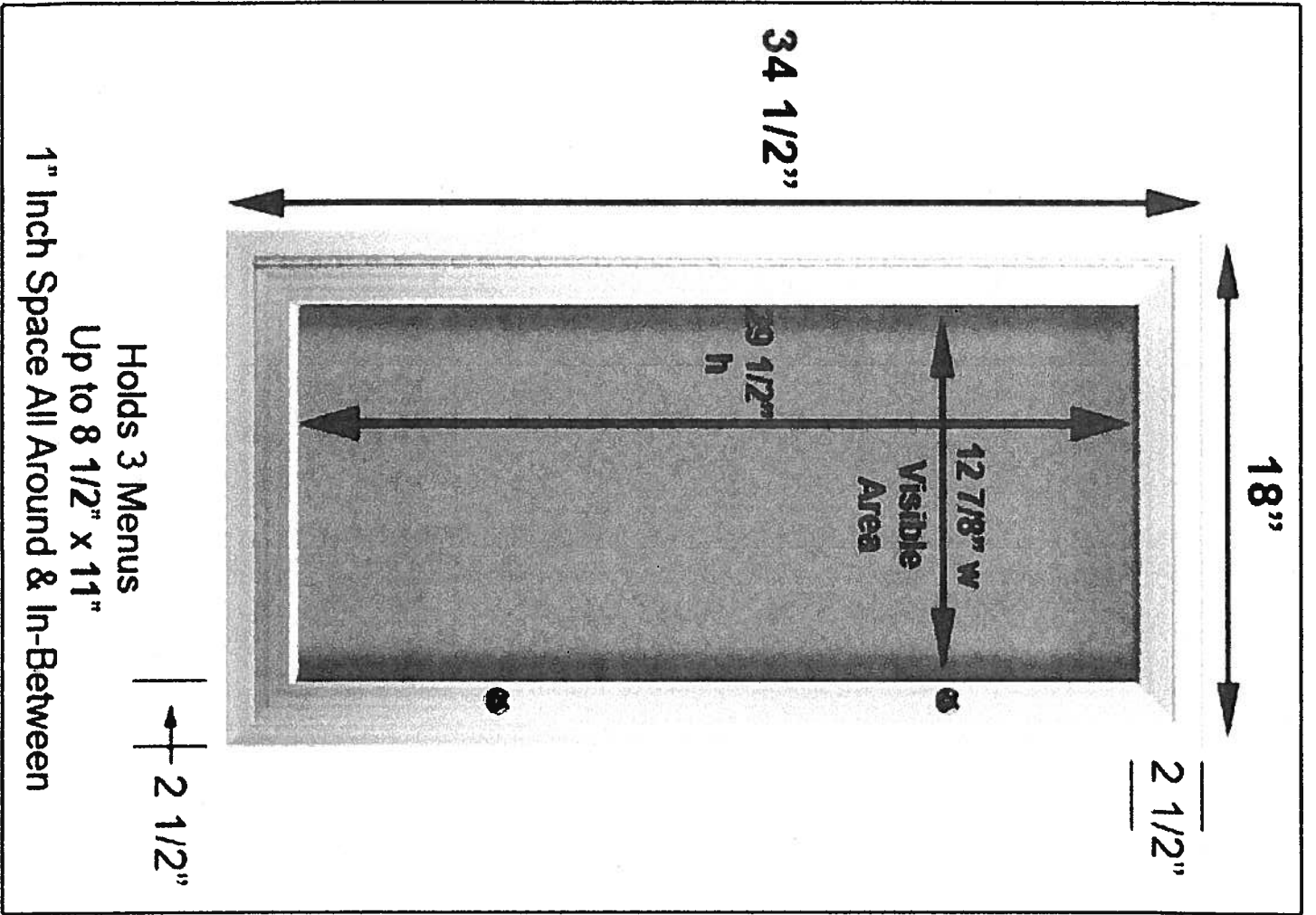
Revisions:

1	Issue for Review
2	Final

Scales:

Sheet: A2.0

OF



RECEIVED
 DEC 9 2011
 CITY OF PINOLE

