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2 **Applicant: Steve Rawlings**
3 **Alcoholic Beverages Consulting**
4 **26023 Jefferson Avenue, Suite D**
5 **Murrieta, CA 92562**

6
7 **Location: 2830 Pinole Valley Road APNs 401-310-017 and -018**

8
9 **Project Planner: Winston Rhodes**

10
11 Mr. Rhodes presented the staff report for the use permit request to sell beer and
12 wine within a commercial space at the Pinole Valley Shopping Center for MOD
13 Superfast Pizza Restaurant, which had involved a Public Convenience and
14 Necessity Finding by the City Council in December 2014 for on-premises
15 consumption of alcoholic beverages only. He described the conditions that had
16 been proposed to address the parking demands as well as the other conditions
17 related to the application.

18
19 **PUBLIC HEARING OPENED**

20
21 **PROPONENTS:**

22
23 STEVE RAWLINGS, speaking for MOD Superfast Pizza, concurred with the staff
24 findings and analysis and agreed to all of the conditions of approval as presented.
25 He explained that MOD Superfast Pizza was a relatively new chain founded in
26 2008 and this would be the fourth store in the greater Bay Area.

27
28 SANDEE GLANZ, Pinole, had no problem with the sale of alcoholic beverages or
29 with the use itself and the healthy options it offered, but expressed concern for the
30 parking lot, which she suggested was dangerously busy and should be addressed.

31
32 JIM BROWNLEE, Pinole, asked about the response from the State Alcohol
33 Beverage Control Board, and Mr. Rhodes explained that given an
34 overconcentration of four other businesses in the immediate area which sold
35 alcoholic beverages a Public Convenience and Necessity Finding had to be made
36 by the City Council.

37
38 **OPPONENTS: None**

39
40 **PUBLIC HEARING CLOSED**

41
42 Commissioner Toms arrived at 7:17 P.M.

43
44 It was noted that while parking was the responsibility of the property owner, a
45 condition to address the concern for potential parking conflicts had been included.

1 **MOTION** to adopt Resolution 15-01 approving the use permit request CUP 14-12 to
2 sell beer and wine within an approximately 2,300 square foot restaurant known as
3 MOD Superfast Pizza Restaurant located at 2830 Pinole Valley Road, subject to
4 the typographical corrections requested by the Commission on Pages 8 and 9 of
5 the staff report.

6
7 **MOTION: McGoldrick** **SECONDED: Toms** **APPROVED: 6-0-0**

8
9 **F. OLD BUSINESS:** None

10
11 **G. NEW BUSINESS:**

- 12
13 1. **Gateway Shopping Center Workshop to discuss project components**
14 **of a proposed commercial development with three retail buildings**
15 **totaling approximately 40,362 square feet; one approximately 9,886**
16 **square foot medical service building with an associated approximately**
17 **10,418 square foot underground parking area, and an approximately**
18 **75-foot pylon sign on an approximately 5.7-acre site, consisting of**
19 **three existing parcels totaling 5.5 acres and an approximately 0.16-**
20 **acre portion of the Pinole Creek property.**

21
22 **Applicant: Thomas Gateway LLC**
23 **3100 Oak Road, Suite 140**
24 **Walnut Creek, CA 94597**

25
26 **Location: East and west sides of Pinole Valley Road north of**
27 **Interstate Highway 80 and south of Henry Avenue, APNs**
28 **401-211-032 and -034, and 401-410-017**

29
30 **Project Planner: Winston Rhodes**

31
32 Mr. Rhodes described the application and advised that no action would be taken at
33 this time given the workshop setting. He reported that the project had been
34 submitted last year and there had been five meetings with the Planning
35 Commission Development Review Subcommittee. An overview of the project was
36 presented and the major project components were identified.

37
38 **PUBLIC COMMENTS OPENED**

39
40 STEVE THOMAS, Thomas Properties, the applicant Thomas Gateway LLC, stated
41 that they had been working on the project for fifteen months. Staff, the
42 Development Review Subcommittee, and the proposed tenants had emphasized
43 the need for adequate parking. The tenants that had committed at this time
44 included Sprouts Market and Starbucks. He explained that the market, shops, and
45 Starbucks would be built first after which the tenant for the medical building would
46 be accommodated. He advised of the desire to start construction on the project in

1 July or August 2015.

2
3 SANDEE GLANZ, Pinole, Skate Park Committee, supported Sprouts and the
4 healthy choices it offered. She did not support Starbucks; encouraged East Bay
5 Coffee as a local business; encouraged the developer to consider more organic
6 items and other healthy options; and offered a number of ideas in that regard.

7
8 CAROL THOMPSON, Pinole, Friends of Pinole Creek Watershed, supported the
9 proposal although for access to the freeway she recommended a right-hand turn
10 lane where the bus stopped; a larger bus turnout; signage from a driver
11 perspective; the relocation of the proposed outdoor seating closer to the creek; and
12 the 2003 Pinole Vision Plan versus what had been proposed. She asked about the
13 ingress/egress for the trucks delivering to the market; and noting the conflict with
14 Little League traffic and the Transit Center where cars parked all day asked for the
15 LOS designation.

16
17 Mr. Rhodes identified where the truck circulation would occur, noted those
18 deliveries were likely to occur prior to the start of the school day, and stated that a
19 traffic study had been prepared for the project.

20
21 ALISON CROOKS, Pinole, emphasized the need for adequate parking with
22 adequate-sized parking spaces. She did not support the proposed Starbucks;
23 expressed concern for the close proximity of Collins Elementary School and the
24 traffic implications for periods of drop-off and pick-up; and recommended a specific
25 truck access to the Gateway site.

26
27 NICK CHAMAL, Pinole, the owner of an adjacent commercial property, expressed
28 concern with truck access given that current parking on both sides of the street was
29 already hazardous and some of the vehicles parked overnight. He recommended
30 strictly enforced thirty-minute parking in that area and noted the thefts in the area
31 and the need for surveillance, security, and appropriate lighting.

32
33 ED KLOTZ, Pinole, also associated with the commercial property, stated that while
34 he supported the proposal, he was concerned with the loading zone, the area of the
35 trash compactor, the dumpsters, and with the appearance of the proposed building.

36
37 JIM BROWNLEE, Pinole, suggested the 75-foot high pylon sign was unnecessarily
38 tall. He expressed concern with the parking, with appropriate turning area for
39 trucks, with congestion, and suggested the project should be reduced in scope or
40 that additional parking be provided.

41
42 ROBERT HWASKO, Pinole, emphasized the residential area across from the
43 school, suggested there would be spillover parking, noted significant foot traffic in
44 the morning associated with the school, and while he liked the ambitious project he
45 did not support one gigantic illuminated eyesore.

1 MICHAEL BAUM supported a right turn lane onto I-80 but stated that had already
2 been denied; emphasized the traffic backups on Pinole Valley Road; and stated
3 without remediating the traffic problems the proposal would not work.
4

5 MAJID BARADAR, Pinole, described the speed of traffic on Henry Avenue and the
6 fact that drivers did not honor the stop sign, which he suggested the proposal would
7 exacerbate. He recommended ways to alleviate that concern with reflective signals
8 or other means to minimize speeding and stop sign running at that intersection.

9 JEFF RUBIN, Pinole, asked if there would be lighted walkways at the intersection of
10 Henry Avenue and Pinole Valley Road and at Kaiser and Sprouts entrances and
11 exits similar to Pinole Valley High School to assist those crossing the street. He
12 was also concerned with the Starbuck drive-through location and requested a
13 different vendor with no drive through. He asked about irrigation plans for
14 landscaping at the creek.
15

16 DAVID OLSEN, Pinole, objected to the development and suggested the market
17 would look better next to the gas station to rejuvenate the downtown area;
18 suggested Starbucks was on the wrong side of the street; objected to the runoff
19 from the increased paving; and asked if California Environmental Quality Act
20 (CEQA) review had been performed. He asked if the development was located in
21 the flood plain.
22

23 ANTHONY VOSSBRINK, Pinole, supported more healthy choice retail tenants; did
24 not support Starbucks; suggested Pinole was one of the 'junk food capitals of the
25 world,' and did not support the unsightly signage designs which he described as
26 dated and inconsistent with the Old Town look. He noted the freeway on-ramps
27 and off-ramps were a congestion nightmare on both sides; stated the bus stop was
28 still a problem in front of the Pinole Library; and requested a report of the traffic
29 analysis from Abram & Associates.
30

31 STEVE ABRAMS, Abrams & Associates, who had prepared the Traffic Impact
32 Study on the project, described the standards that applied and how the study had
33 been prepared. His analysis had concluded that the project could be completed
34 and still be in the standards for the average of delay for all approaches. He added
35 that he had recommended a right-turn lane. As to lighted crosswalks, they would
36 only be recommended for unsignalized intersections and not signalized
37 intersections. He suggested that parking within a certain distance of the Sprouts
38 entrance from Henry Avenue might need to be prohibited with permanent red
39 curbing to ensure adequate sight distance and turning radius for trucks. As to the
40 level of service, it was close to the city's standards and would continue to be LOS
41 D, which indicated a substantial amount of congestion.
42

43 Dean Allison, Pinole Development Services Director/City Engineer also responded
44 to questions related to traffic, runoff and drainage, the protection of Pinole Creek,
45 and the property was not in the flood plain.
46

1 Mr. Rhodes stated that an environmental document had been prepared, was
2 available at City Hall, on the City's website, and at the Pinole Library. He also
3 referred to the underground parking garage that was part of the medical building
4 and the potential that employee parking could be in the underground garage.
5 Lighting for security had also been proposed on the project site.
6

7 LES MEU, George Meu & Associates Architects, described the architecture and
8 presented elevations, explaining that the current iteration included a market which
9 was separated from the shops building. Each parcel was intended to contain the
10 required parking for that parcel. No parking variances had been requested.

11 The Planning Commission requested the return of information to identify the peak
12 periods for Starbucks; the hours of operation for Sprouts; requested that drawings
13 be more consistent with the actual roof plans incorporated as well as the principal
14 entry to Sprouts; and asked that the impacts related to Collins Elementary School
15 with respect to traffic, safety, and availability of access be identified.
16

17 The Planning Commission expressed concern with the height of the pylon sign,
18 Kinder Morgan, and the landscaping.
19

20 The workshop was continued to the Commission's February 23, 2015 meeting.
21

22 When asked to place signs identifying public meetings throughout the City and not
23 just in the Old Town area, Mr. Rhodes explained that the minimum noticing
24 requirement was 300 feet and the City had noticed 1,000 feet. He explained where
25 signage and noticing had been placed and emphasized that the noticing had
26 already identified the February 23 meeting as a possible date to consider the
27 workshop item.
28

29 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**

30
31 Mr. Rhodes reported on an application for a proposed CVS Pharmacy at Appian
32 Way and Canyon Drive; several tree removal applications that had been approved
33 all related to trees that were diseased or affecting utilities; and the Housing Element
34 Update which would be brought to the Planning Commission in either March or
35 April 2015 to make sure it could return to the City Council for approval prior to June
36 to ensure compliance with State Law. He also advised in response to
37 Commissioner Bender that he would contact the Fire Department to identify a
38 diseased tree near the BNSF property adjacent to San Pablo Avenue.
39

40 In response to a question about the bus turnout at the Library, Commissioner
41 Toms reported that was a high priority of the Citizens Bond Oversight Committee
42 and the Pinole Valley High School Subcommittee. The situation had to do with
43 PG&E.
44

45 **I. COMMUNICATIONS:** None

46

1 **J. NEXT MEETING:**

2
3 The next meeting of the Planning Commission will be held on Monday, February
4 23, 2015 at 7:00 P.M.

5
6 **K. ADJOURNMENT: 10:30 P.M.**

7
8 Transcribed by:

9
10
11 Anita L. Tucci-Smith
12 Transcriber