

## AGENDA FOR THE



## CITY OF PINOLE PLANNING COMMISSION SPECIAL MEETING

**Monday, February 23, 2015  
7:00 P.M.**

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

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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 \$803.

**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: None**

**E. PUBLIC HEARINGS: None**

**F. OLD BUSINESS:**

- 1. Continued Gateway Shopping Center Workshop to discuss project components of a proposed commercial development with three retail buildings totaling approximately 40,352 square feet; one approximately 9,886 square foot medical service building with an associated approximately 10,418 square foot underground parking area, and an approximately 75-foot pylon sign on an approximately 5.7-acre site, consisting of three existing parcels totaling 5.5 acres and an approximately 0.16 –acre portion of the Pinole Creek property.**

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

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

**Project Planner:** Winston Rhodes

**G. NEW BUSINESS:** None

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

**I. COMMUNICATIONS:**

**J. NEXT MEETING:**

Planning Commission Regular Meeting, March 23, 2015 at 7:00PM

**K. ADJOURNMENT**

**POSTED: February 18, 2015**



Winston Rhodes, AICP  
Planning Manager





# Memorandum

**TO:** PLANNING COMMISSION MEMBERS  
**FROM:** WINSTON RHODES, AICP, PLANNING MANAGER  
**SUBJECT:** Gateway Shopping Center Workshop  
**DATE:** February 23, 2015

**File: Design Review (DR 14-11), Conditional Use Permits (CUP14-05, 14-06, 14-07, and 14-08), a Parcel Map (MS14-01), and a Development Agreement (DA14-01)**

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

**Property Owner:**  
City of Pinole

## WORKSHOP PURPOSE

Continue to review, discuss and provide feedback to Staff and applicant after holding a public hearing concerning the proposed Gateway Shopping Center major project components including:

- The Site Plan;
- Building Architecture;
- Signage;
- Landscape Plan;
- Development Agreement; and
- Other project topics subject to review by the Planning Commission

On February 9, 2015 the Planning Commission held a workshop to discuss the project and receive public feedback about the project. The workshop was continued to February 23 to provide additional time to discuss the project.

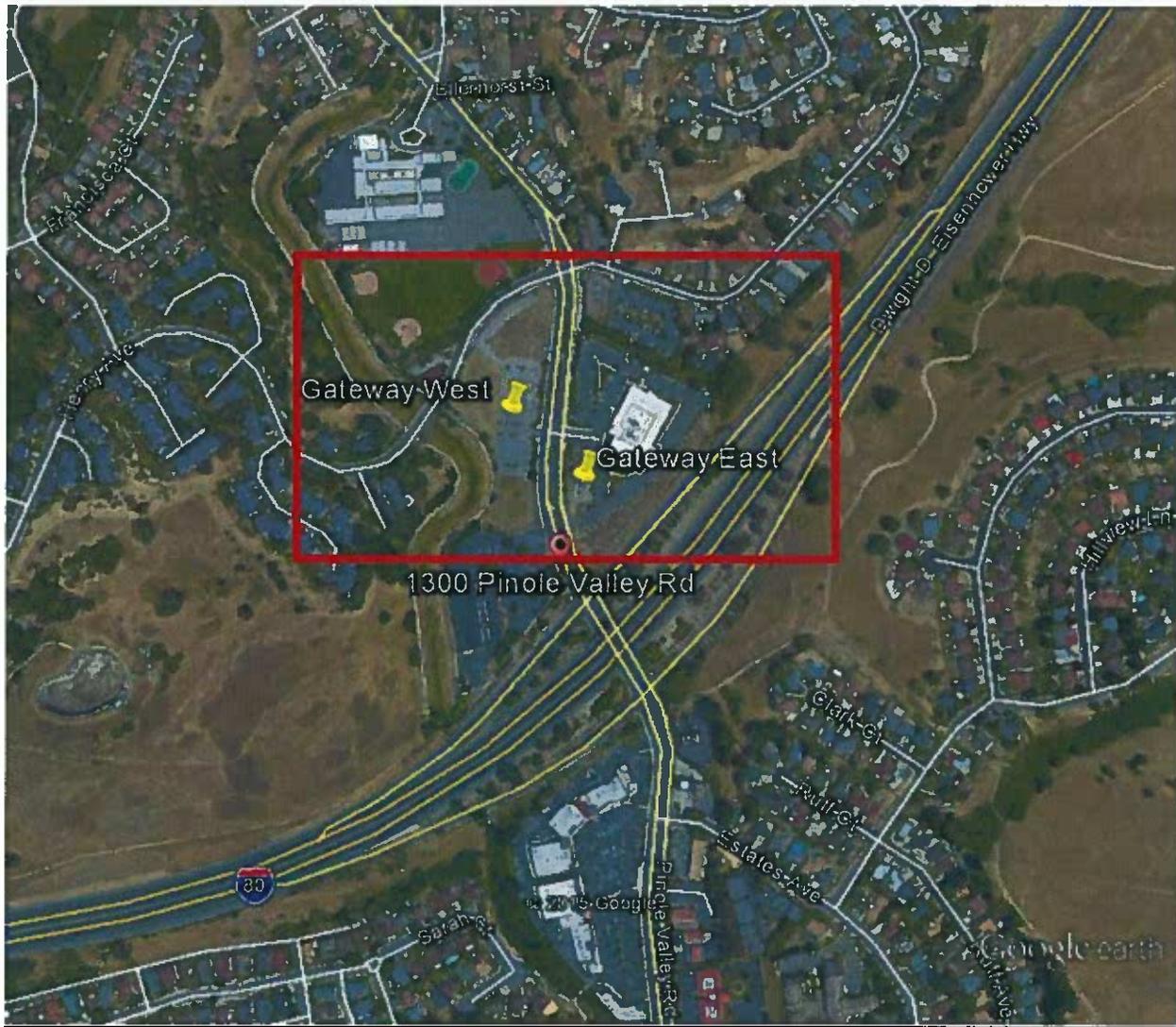
Major projects topics discussed on February 9<sup>th</sup> are listed below:

- Offsite traffic resulting from the project;
- Proposed Sprouts Market Truck Delivery Schedule, site access from Henry Avenue and the proposed project's affect on Collins Elementary School activities;
- Parking adequacy;
- Changes along Pinole Creek;
- Starbuck's land use and drive through; and

- Pylon sign size and brightness;

**SITE LOCATION**

The proposed Gateway Shopping Center is located on the east and west sides of Pinole Valley Road north of Interstate Highway 80 and south of Henry Avenue (APN: 401-211-032 and 034, and 401-410-017).



**Figure 1. Site Location**

Direction from Project Site	Land Use
North	Henry Avenue, Office, and Collins Elementary School
West	Pinole Creek
South	Pinole Lanes and Interstate 80
East	Kaiser Medical Clinic and Interstate 80

**PROJECT DESCRIPTION**

The project involves the proposed construction of four new commercial buildings. The two buildings proposed west of Pinole Valley Road include a market and a retail shop space building. The two buildings proposed east of Pinole Valley Road include a coffee shop with a drive through and one medical services building with underground parking. The three proposed retail buildings total approximately 40,558 square feet. The one proposed medical services building totals approximately 9,886 square feet with approximately 11,782 square feet of underground parking. The applicant is also proposing an approximately 75-foot high pylon sign east of Pinole Valley Road adjacent to the existing I-80 westbound off-ramp. The four buildings and pylon sign are proposed on three existing parcels totaling 5.5 acres. The proposed project also includes enhancements to an approximately 0.16-acre portion of the Contra Costa County Flood Control District Pinole Creek property immediately west of the proposed shopping center.

**Proposed Buildings Summary**

<b>Building</b>	<b>Building Size (sq. ft.)</b>	<b>Dining / Outdoor Seating Area Size (sq. ft.)</b>	<b>Location</b>
<b>Market</b>	<b>27,014</b>	<b>420</b>	<b>Southwest of the intersection of Henry Avenue &amp; Pinole Valley Road</b>
<b>Retail Shops</b>	<b>11,328</b>	<b>4,200</b>	<b>West of Pinole Valley and north of the existing AMF Pinole Valley Lanes site.</b>
<b>Coffee Shop (Suite E1-A)</b>	<b>2,216</b>	<b>420</b>	<b>East of Pinole Valley Road and southwest of Kaiser Medical Clinic</b>
<b>Medical Services (Suite E2-A)</b>	<b>9,886</b>	<b>N/A</b>	<b>Northeast of the intersection of I-80 &amp; Pinole Valley Road</b>
	<b>50,444</b>	<b>5,040</b>	

**Required Land Use Approvals**

The project will require the following land use approvals:

- A design review request to construct the shopping center and accompanying improvements;
- A use permit for a sign program for the shopping center including a 75' high pylon sign;
- A use permit for a drive through and outdoor dining area at the coffee shop;
- A use permit for alcohol sales, outdoor dining and outdoor merchandise display at the market;

- A parcel map; and
- A Development Agreement

The City's Municipal Code authorizes the Planning Commission to take final action on all the land use approvals except the Development Agreement. The Development Agreement will require Planning Commission review for consistency with the General Plan.

### **BACKGROUND**

The applicant desires to develop the proposed shopping center on property currently owned by the City of Pinole and enter into a ground lease with the City until such time that the property can be sold to the applicant. The sale of the property requires State approval since the property was originally purchased by the City's Redevelopment Agency.

A portion of the current project site now proposed for the coffee house (Suite E1-A) was previously reviewed for development in 2005 in conjunction with the Kaiser Medical Center project and was planned for a proposed bank building. In 2009, the City's Redevelopment Agency purchased the portion of the project site now proposed for a medical office building Suite (E2-A). A use permit was approved by the Planning Commission to reconfigure the previously approved site plan and add a future pylon sign subject to further future design review. The approved use permit from 2009 has expired. In 2010, the City updated the General Plan, adopted the Three Corridor Specific Plan and updated the Zoning Code. The project site is within the Pinole Valley Road corridor included within the Three Corridors Specific Plan. The General Plan land use designation is Service Sub-area (SSA) and the Zoning for the property Office Professional Mixed Use (OPMU).

In July 2014, the applicant submitted a development application for the Gateway Shopping Center to the City. The Planning Commission Development Review Subcommittee has met five times including August 13, September 22, October 1 and October 27, 2014 and most recently on January 26, 2015 to discuss the project site plan and landscape plan, the project architecture, the project signage, and the draft Development Agreement. The major issues and recommendations that have been identified by the Subcommittee are summarized below.

### **Site Plan**

- Outdoor dining area for proposed market building added along Pinole Valley Road at southeast building corner.
- Drive thru Pharmacy removed and replaced with a smaller retail shop space building that allows for more efficient through access between bowling alley property and western portion of the project site.
- Alternate pylon sign location shown west of Pinole Valley Road eliminated from site plan.
- Two outdoor plazas added at retail shop space building (at northeast and southeast corners) to accommodate outdoor seating and/or dining.

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- Main Pinole Valley Road driveway location for west side of the project site has been widened to accommodate two dedicated exit lanes.
  - Parking lot serving the market modified to improve ingress to the site by providing one way circulation for the parking drive aisle north of the main Pinole Valley Road driveway entrance.
  - Drive through entrance for coffee shop modified to allow for improved turning radius for large vehicles accessing the main Pinole Valley Road access.
  - Coffee house parking lot and trash enclosure location reconfigured to improve access.

### **Architecture**

The Subcommittee suggested that the applicant:

- focus on compatibility with Kaiser's design for the two proposed buildings east of Pinole Valley Road; and
- Utilize more traditional architecture for the two buildings on the west of Pinole Valley Road.

### **Signage**

- Project monument sign on Henry Avenue was changed to a directional sign.
- Two of five proposed monument signs located at northeast corner of I-80 and Pinole Valley Road and southwest corner of Henry Avenue and Pinole Valley Road changed to proposed shopping center identification signs.

### **Development Agreement**

- Text should be added to clarify that any potential alternate location for a pylon sign on Gateway West requires subsequent Planning Commission and/or City Council approval.
- Prohibited land use definitions to be added within the Development Agreement to provide clarification to guide future tenant use decisions.

### **DISCUSSION**

The proposed shopping center includes a variety of land use and design issues. Below is framework of the major physical site and project characteristics to help organize workshop discussion. A PowerPoint presentation will be provided at the meeting to include additional workshop information.

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## **Site Plan**

The site plan has evolved over several months of discussions between the applicant and staff. The configuration of the project site especially the area west of Pinole Valley Road and the existing site conditions has directly influenced the currently proposed design.

- **Pinole Creek**

The project site includes one of the largest parcels in the City abutting Pinole Creek. The applicant has included a 30 foot building line buffer along the eastern edge of the Pinole Creek Contra Costa County Flood Control shared property line. A pedestrian connection point to the existing Pinole Creek trail is included in the site plan. The applicant has also included proposed creek area trail enhancements to encourage walking and bicycling along the creek west of the project site as well additional native landscaping to benefit wildlife as well as the public over time. The applicant has also agreed to repave the portion of the trail adjacent to the project site and pay for ongoing maintenance of offsite creek property improvements.

*Feedback from the Planning Commission is requested on the adequacy and scope of the proposed enhancements along the portion of the project site immediately adjacent to Pinole Creek as well as the degree to which Pinole Creek has been integrated into the site plan.*

- **PG&E Easement / Kinder Morgan Pipeline**

The northern portion of the project site, in the vicinity of the proposed market, includes several 10-16 foot PG&E easements and a separate 30 foot easement for an existing active 8 inch high pressure Kinder Morgan petroleum product distribution pipeline. The pipeline easement limits project features that can be included within this area (see Attachment E). At this time, it is not clear if all the proposed improvements within the pipeline easement will be permitted by Kinder Morgan.

- **Circulation and Shared Access Between Neighboring Private Properties**

The project site abuts the Pinole Valley Lanes property as well as the Kaiser Property. The site plan now includes a two-way auto access route between the bowling alley property, the retail shop space building and the proposed market. This access route provides an off-street alternative way to travel between Henry Avenue and Pinole Lanes. Ensuring ongoing access and cooperation between the private properties west of Pinole Valley Road will be important for efficient circulation, adequate maintenance over time, and public safety.

The proposed medical office parcel includes direct access between the existing Kaiser Property and a proposed parking area. The proposed configuration also eliminates some existing Kaiser Parking. The proposed coffee shop and drive through includes a reconfiguration of existing parking on the coffee shop property site as well as on Kaiser Property. City staff and the applicant are in communication with Kaiser Representatives regarding the current proposed site plan. As mentioned above safe access between parcels is important and ongoing cooperation is necessary to provide for public safety and convenience. It should be noted that the site plan reflects an accessible path of

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travel connecting the proposed medical service building parcel and the coffee shop parcel to Kaiser Property. Ongoing communication with Kaiser Representatives, the City, and the applicant will be needed to ensure optimal design of the portion of the project site east of Pinole Valley Road.

- **Shared Parking with Bowling Alley property**

The proposed retail shop space building parcel includes a shared parking area with bowling alley property south of the proposed building.

*Feedback on how best to count shared parking towards the available total parking needed is requested since this will affect future development potential of the bowling alley property.*

- **Relocation of WestCat Bus Stop**

The applicant is proposing to relocate the existing southbound bus stop from frontage along Collins Elementary School to a location adjacent to the proposed market. The applicant has also agreed to provide power to the bus stop to enable real time bus arrival information. The relocation of the bus stop provides for more efficient transit access within the area and will provide added convenience for individuals traveling to and from the project site by bus.

- **Caltrans I-80 Right-of-Way**

The proposed project includes a medical services building immediately abutting the I-80 off ramp. The proposed building placement necessitates Caltrans right-of-way access for any routine maintenance and makes landscape installation and ongoing maintenance very challenging. The Commission may wish to consider ways to enhance the southern elevation of this building such as including trellises with climbing vines on the project site. The proposed landscape plans currently include offsite landscaping within the Caltrans right-of-way. The City has not received confirmation from Caltrans that the conceptual landscaping as depicted would be allowable.

The project also includes the proposed pylon sign adjacent to Caltrans property to maximize visibility from I-80 including the existing westbound off-ramp south of the project site. Attachment C includes correspondence from a consultant hired by the applicant to discuss Caltrans review criteria for pylon signs proposed along State highways.

### **Landscape Plan**

The landscape plan includes the removal and replacement of most of the existing trees on the project site. A conceptual landscape plan is provided with potential tree, shrub and ground cover choices that are drought tolerant and well-suited to Pinole's climate. Much of the proposed new landscape material is proposed along edges of existing public right-of-ways (e.g. Pinole Valley Road and Henry Avenue. Native plant material is proposed along the Pinole Creek Trail to provide for a canopy along the existing Pinole Creek Trail.

The applicant is proposing decorative stamped concrete paving at Henry Avenue near the Pinole Creek Trail and at the Pinole Valley Road driveway access point between the retail shop space

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building and the market along the path of travel connecting the Pinole Creek Trail to the entrance to the proposed market entrance.

Two pergolas are proposed near the main Pinole Valley Road access point west of Pinole Valley Road. The pergolas and trellis structures at the market outdoor eating area and at Pinole Creek trail entrance to the project site include a stone veneer and wood beams to help define these walkways and add character to project site.

*The Commission may wish to consider increasing the size of the pergolas to provide a more dramatic focal point near the main access to the western portion of the project site if other site constraints such as the stormwater treatment requirements allow.*

The applicant is also proposing to add black steel seat benches along the Pinole Creek Trail with interpretive signage and trash receptacles. Tubular steel fencing is also proposed along the creek, near outdoor seating areas and at the southwest corner of Henry Avenue and Pinole Valley Road.

Silver-colored bicycle racks and black light pole fixture designs are proposed. Permeable surface system pavers were previously proposed and would enhance the appearance of the parking field as well as calm traffic.

### **Building Architecture**

The architecture for the project includes a mix of materials and warm earth tone colors including shades of white, cream, tan, brown, rust and green echoing the materials and colors utilized on the Kaiser Medical Building. Color and material boards for the four buildings and the pylon sign will be provided at the meeting.

- **Sprouts Farmers Market Building**

The building is approximately 45 feet at its highest point. The building includes a parapet roof and two pitched roof tower elements with standing seam grey metal roofing and storefront awnings, Hardiplank lap siding and Eldorado stone veneer to match the existing adjacent Henry Avenue Bridge over Pinole Creek. All elevations include wall plane changes, projecting anchored metal awnings with matching wall mounted sconce lighting, as well as extensive color and material changes to break up building massing. Clear anodized silver aluminum is proposed for the storefront window system and loading dock screening is proposed.

*Planning Commission feedback is requested on the proposed design.*

- **Retail Shops Building**

This building includes similar colors and materials as the proposed Sprouts Market building. It is approximately 34 feet at its highest point and includes three corner tower elements with two decorative grill vents included on the north and south towers to demarcate the corner storefront entrances as well as provide for future on-building signage locations. This building also includes color and material changes on all four sides to break up the building massing. However, the material change locations could be improved or simplified. For example, the Commission may prefer to see

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more rock veneer on the elevations visible from Pinole Valley Road to further enhance the buildings appearance.

- **Starbucks Coffee Shop Building**

This building is approximately 20 feet at its highest point and has a sleek appearance and includes design elements similar to Kaiser Medical Building including parapet roof and a steel channel canopy on all four elevations. The elevations include stucco, horizontal wood siding, and natural stone veneer on all building elevations. Storefront doors and windows include an anodized aluminum finish. The west elevation includes exposed roof drainage downspouts.

- **Medical Office Building**

The proposed medical office building would be approximately 21 feet at its highest point. The building includes stucco, wood veneer and stone veneer tiles similar to those found at the nearby Kaiser Medical Building entrance on all four elevations. The applicant is proposing a 27-space subterranean parking lot in addition to at grade parking north and east of the building. Metal bars to vent the underground parking area are proposed on the north, west and south elevations.

*The Commission may want to consider other architectural options as this will be a very prominent corner and could benefit from decorative trellis elements with climbing vines.*

The south elevation of the proposed building appears to immediately abut Caltrans property and include large expanses of stucco that may be especially susceptible to graffiti tagging based on the current placement of the building and isolated nature of this building façade immediately adjacent to Caltrans property..

### **Signage**

Due to the number of new businesses and the inclusion of a 75-foot pylon sign, a sign program is required for the proposed development. The sign program provides site-specific signage requirements intended to provide for integrated signage design throughout the site and clarify sign expectations for future tenants.

*The Commission should carefully consider the number, type and location of allowable signage types as well as the maximum allowable sign area to balance the need for business identification with the creation of a harmonious and attractive streetscape.*

Additionally, the proposed pylon sign will be heavily viewed by I-80 travelers and will provide a new landmark visible from the highway. The size of the proposed sign spaces needs to be carefully considered to prevent a cluttered appearance and reflect the mix of potential shopping center tenants.

*The Commission may decide to re-evaluate the number of sign spaces. Feedback is requested on the sign program based on the businesses that are currently proposed as well as businesses that may be added to the shopping center over time. For example, the current sign program treats the proposed medical services building the same way as the market. Medical service buildings typically do not require or desire the same degree of signage as retail buildings.*

### **Development Agreement**

The Development Agreement serves to memorialize current land use regulations, contains negotiated project development terms and includes more restrictive land use requirements than the current zoning. It is intended to provide enhanced certainty about potential future development of the project site which requires a leasing agreement until a property sale may occur. Planning Commission review of the Development Agreement is required to assess consistency with the General Plan and to evaluate consistency with proposed project development plans. The Commission's review is a limited advisory review for future Council consideration prior to action on the development agreement

### **STAFF RECOMMENDATION**

Consider the submitted project information, staff information and public input and provide feedback to the applicant and staff about the proposed project design and uses to help facilitate desired changes and help ensure adequate information is available prior to the next scheduled public hearing.

### **ATTACHMENTS**

Attachments A-F listed below were previously provided prior to the February 9, 2015 workshop and are available on the City's web site at the following link:

<http://www.ci.pinole.ca.us/admin/docs/plancom/2015/02-09-2015%20Gateway%20Project.pdf>

Attachment H was presented at the February 9 workshop.

- Attachment A Draft Project Plans
- Attachment B Draft Project Design Book
- Attachment C Teresa K.Q. Bowen Pylon Sign Letter dated September 2, 2014
- Attachment D Draft Project Sign Program
- Attachment E Pipeline Information
- Attachment F Draft Development Agreement
- Attachment G Proposed Color and Material Boards (to be provided at the meeting)
- Attachment H Gateway Shopping Center February 9, 2015 PowerPoint Presentation

# Gateway Shopping Center

**Planning Commission Workshop  
February 9, 2015**



# Meeting Objectives

- ▶ Provide Overview of the Project
- ▶ Discuss Major Project Components
- ▶ Open Public Hearing
- ▶ Provide Feedback To Staff and Applicant on Current Proposal
- ▶ Set Next Meeting Date As Needed



# Project Overview

- ▶ For Proposed Commercial Buildings
  - Sprouts Market .....27,014 sq. ft.
  - Retail Shop Space .....11, 328 sq. ft.
  - Medical Services ..... 9,886 sq. ft.
  - Coffee Shop ..... 2,216 sq. ft.
- ▶ 75-Foot Pylon Sign
- ▶ Pinole Creek Enhancements
- ▶ Bus Stop Relocation



# Major Project Components

- ▶ Site Plan
- ▶ Building Architecture
- ▶ Project Signage
- ▶ Landscape Plan
- ▶ Development Agreement





**PROJECT DATA**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1.00	LAND ACQUISITION	SQ. FT.	100,000	1.00	100,000.00
2.00	CONSTRUCTION	SQ. FT.	100,000	2.00	200,000.00
3.00	LANDSCAPING	SQ. FT.	100,000	0.50	50,000.00
4.00	UTILITIES	SQ. FT.	100,000	0.25	25,000.00
5.00	PERMITS	PERMIT	1	10,000.00	10,000.00
6.00	PROFESSIONAL FEES	PER HOUR	10,000	100.00	1,000,000.00
7.00	MARKETING	PER HOUR	10,000	100.00	1,000,000.00
8.00	CONTINGENCY	PERCENT	10	100,000.00	10,000,000.00
9.00	TOTAL				12,000,000.00

**EAST SITE**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1.00	LAND ACQUISITION	SQ. FT.	100,000	1.00	100,000.00
2.00	CONSTRUCTION	SQ. FT.	100,000	2.00	200,000.00
3.00	LANDSCAPING	SQ. FT.	100,000	0.50	50,000.00
4.00	UTILITIES	SQ. FT.	100,000	0.25	25,000.00
5.00	PERMITS	PERMIT	1	10,000.00	10,000.00
6.00	PROFESSIONAL FEES	PER HOUR	10,000	100.00	1,000,000.00
7.00	MARKETING	PER HOUR	10,000	100.00	1,000,000.00
8.00	CONTINGENCY	PERCENT	10	100,000.00	10,000,000.00
9.00	TOTAL				12,000,000.00

**WEST SITE**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1.00	LAND ACQUISITION	SQ. FT.	100,000	1.00	100,000.00
2.00	CONSTRUCTION	SQ. FT.	100,000	2.00	200,000.00
3.00	LANDSCAPING	SQ. FT.	100,000	0.50	50,000.00
4.00	UTILITIES	SQ. FT.	100,000	0.25	25,000.00
5.00	PERMITS	PERMIT	1	10,000.00	10,000.00
6.00	PROFESSIONAL FEES	PER HOUR	10,000	100.00	1,000,000.00
7.00	MARKETING	PER HOUR	10,000	100.00	1,000,000.00
8.00	CONTINGENCY	PERCENT	10	100,000.00	10,000,000.00
9.00	TOTAL				12,000,000.00

**NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO SPECIFICATIONS FOR CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO SPECIFICATIONS FOR UTILITIES.
- ALL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- ALL PROFESSIONAL FEES SHALL BE PAID PRIOR TO CONSTRUCTION.
- ALL MARKETING COSTS SHALL BE PAID PRIOR TO CONSTRUCTION.
- ALL CONTINGENCY COSTS SHALL BE PAID PRIOR TO CONSTRUCTION.

**SCHEMATIC SITE PLAN**  
SCALE: 1" = 50'



GEORGE M  
ASSOCIAT  
PLANNING

DATE: 08/14/2014  
DRAWN BY: J. A.  
CHECKED BY: J. A.  
PROJECT: GATEWAY SHOPPING CENTER  
SHEET: 010 OF 010

PROPOSED NEW COMMERCIAL DEVELOPMENT  
FOR THOMAS GATEWAY, LLC  
GATEWAY SHOPPING CENTER

PROPOSED NEW COMMERCIAL DEVELOPMENT  
FOR THOMAS GATEWAY, LLC  
GATEWAY SHOPPING CENTER

APPLICANT:  
THOMAS GATEWAY, LLC  
200 THOMAS PROPERTY  
200 OAK ROAD, SUITE 4  
WALNUT CREEK, CA 94598

SITE  
PLAN

AS101

DATE: 08/14/2014  
DRAWN BY: J. A.  
CHECKED BY: J. A.  
PROJECT: GATEWAY SHOPPING CENTER  
SHEET: 010 OF 010



- Circulation
- Pipeline Easement
- Bus Turnout
- Pinole Creek Trail
- Parking

SCHEMATIC SITE PLAN



# Site Plan Topics

- ▶ Circulation
- ▶ Parking
- ▶ Pipeline Easement north of Market
- ▶ Bus Pullout
- ▶ Pinole Creek Trail Treatment



# Site Plan Discussion West of PVR

- Three points of auto access (2 on PVR and one on Henry Ave.)
- Pinole Creek Trail Access
- Reciprocal access with Pinole Lanes
- Bus Stop relocation from Collins School
- Sprouts Market (outside Kinder Morgan easement)
- Three outdoor dining locations



# Parking Analysis West of PVR

- City Requirements: 178 Parking Spaces
- Parking Spaces Provided:
  - 191 on site
  - 58 shared
  - 249 Total (if given 100% credit for shared spaces)
- Parking Spaces Provided
  - 191 on site
  - 58 shared (50% credit = 29 spaces)
  - 220 Total (if given 50 % credit for shared)



# Parking Comparison

## 100% credit for shared

Shopping Center	Total SF	Total Parking Space	Parking Spaces per 1000sf
Pinole Valley Shopping	65,781	309	4.7
Proposed Gateway West	38,342	249	6.5

# Parking Comparison

## 50% credit for shared

Shopping Center	Total SF	Total Parking Space	Parking Spaces per 1000sf
Pinole Valley Shopping	65,781	309	4.7
Proposed Gateway West	38,342	220	5.7



# Site Plan Discussion East of PVR

- Two points of auto access from PVR
- Pedestrian access from Kaiser employee parking lot and bus stop
- Drive thru proposed for coffee shop
- Underground parking proposed for new medical services building
- Reciprocal access with Kaiser in place
- Reciprocal parking a work in progress



# Parking Analysis East of PVR

- **Coffee Shop:**
  - **City Requirement: 16 spaces**
  - **Provided: 15 + 8 in drive through = 23 Spaces**
- **Medical Building**
  - **City Requirement: 40 spaces**
  - **Applicant requesting 4-space reduction due to no operational sf**
  - **Provided: 38 Spaces**



# Major Project Components

- ▶ Site Plan ✓
- ▶ Building Architecture
- ▶ Project Signage
- ▶ Landscape Plan
- ▶ Development Agreement



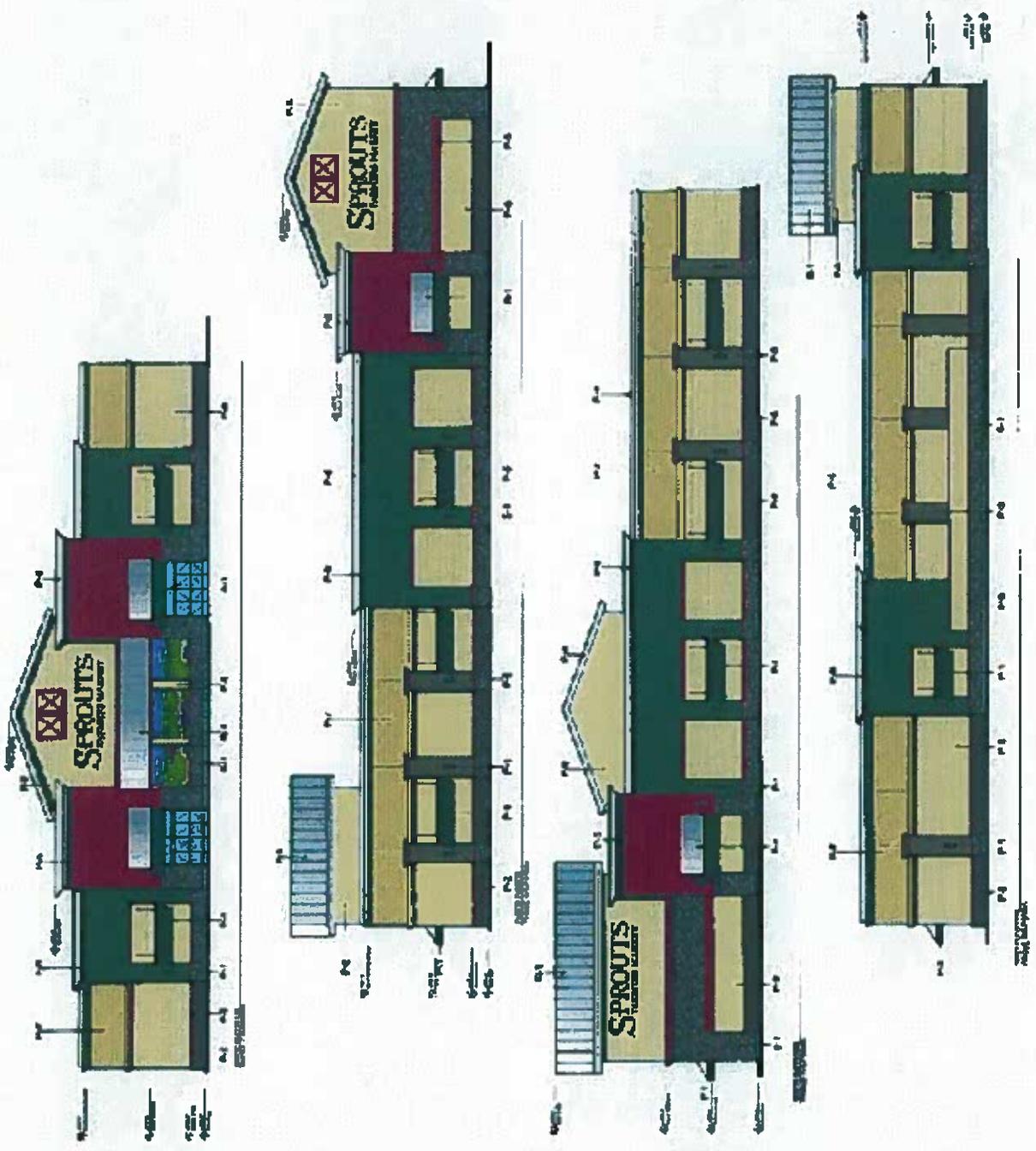
# Building Architecture

- West of Pinole Valley Road
- East of Pinole Valley Road



PRELIMINARY EXTERIOR ELEVATIONS  
 PINOLE, CALIFORNIA

June 16th, 2014  
 FITCH









# Major Project Components

- ▶ Site Plan ✓
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- ▶ Development Agreement



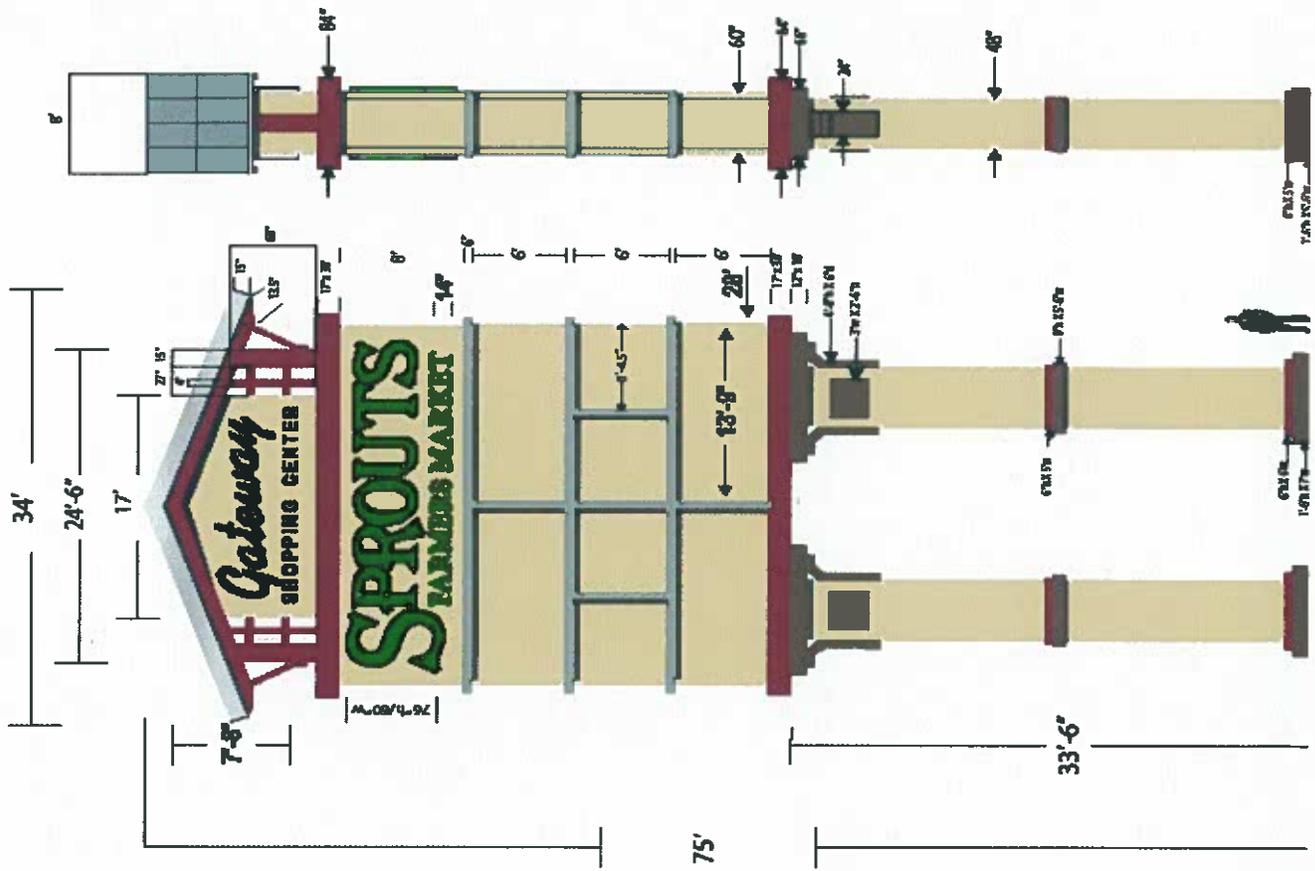
# Project Sign Types

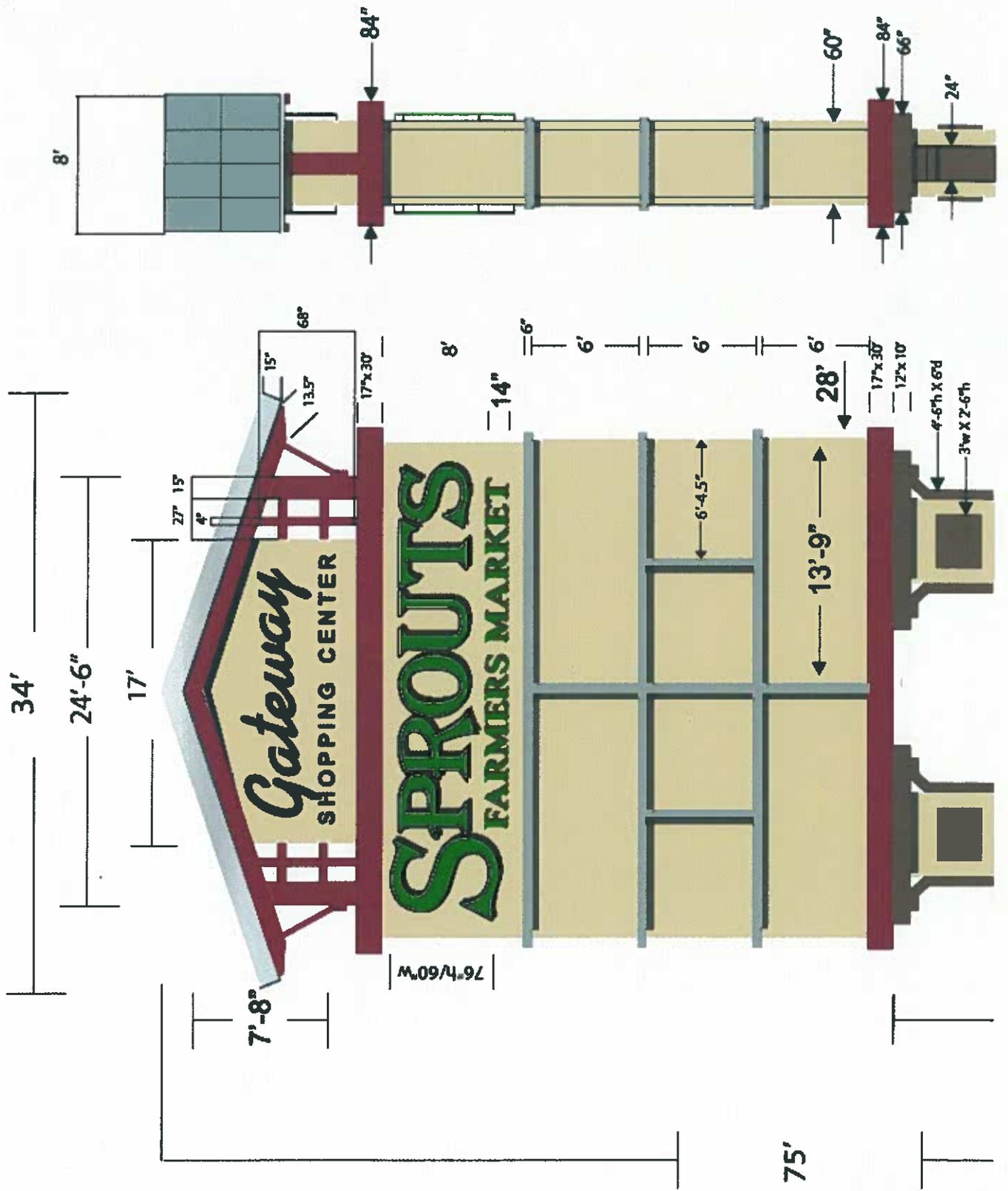
- ▶ **Pylon Sign**
- ▶ **Monument Signage**
- ▶ **On-Building Signage**

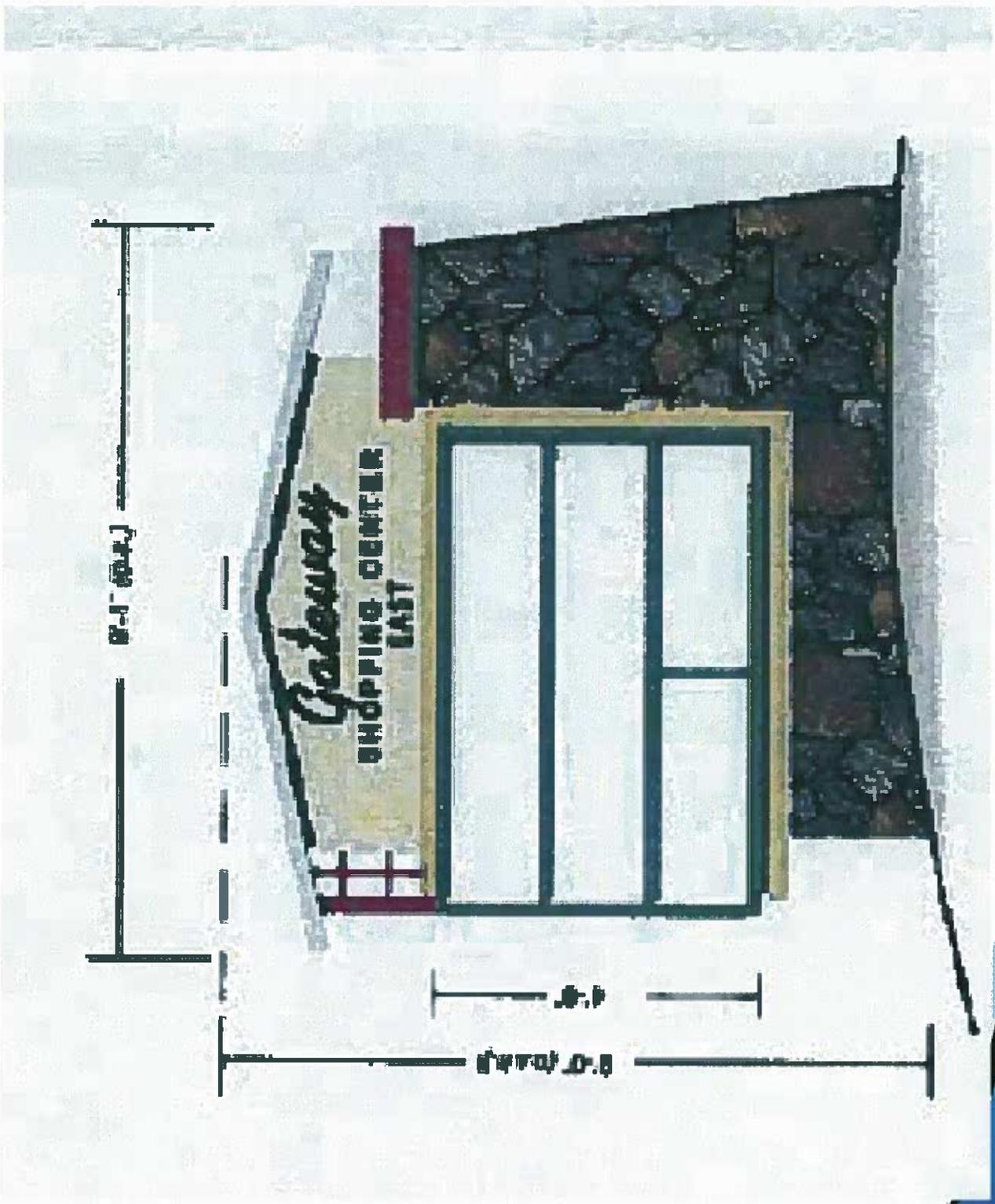


# Aerial View East of Pinole Rd. (looking southeast )









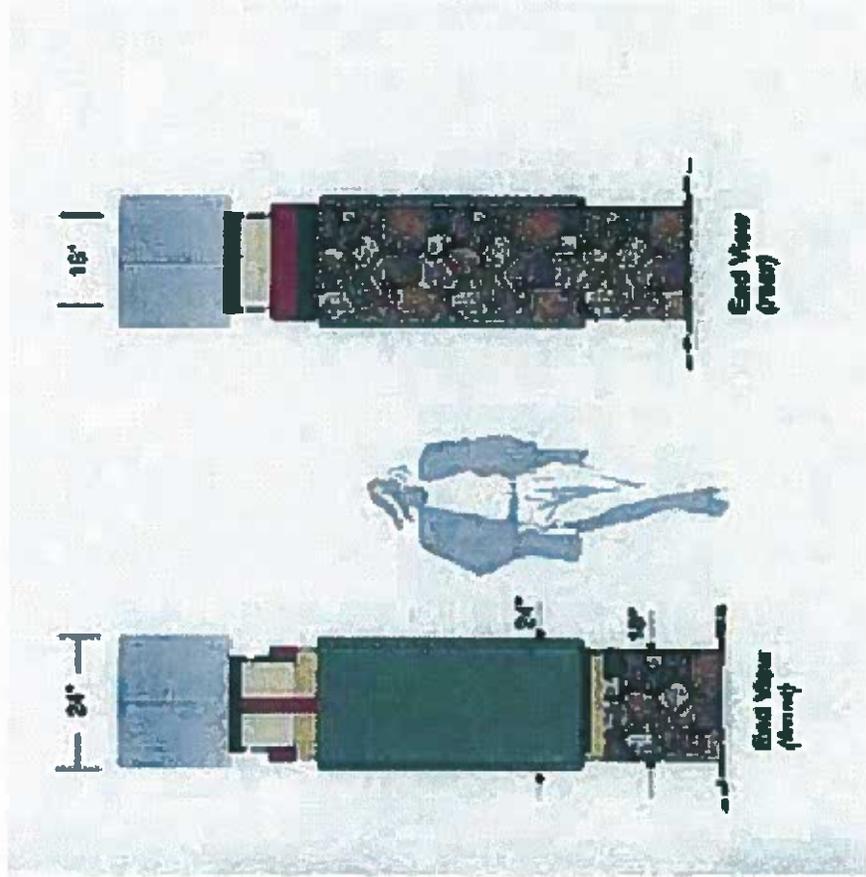
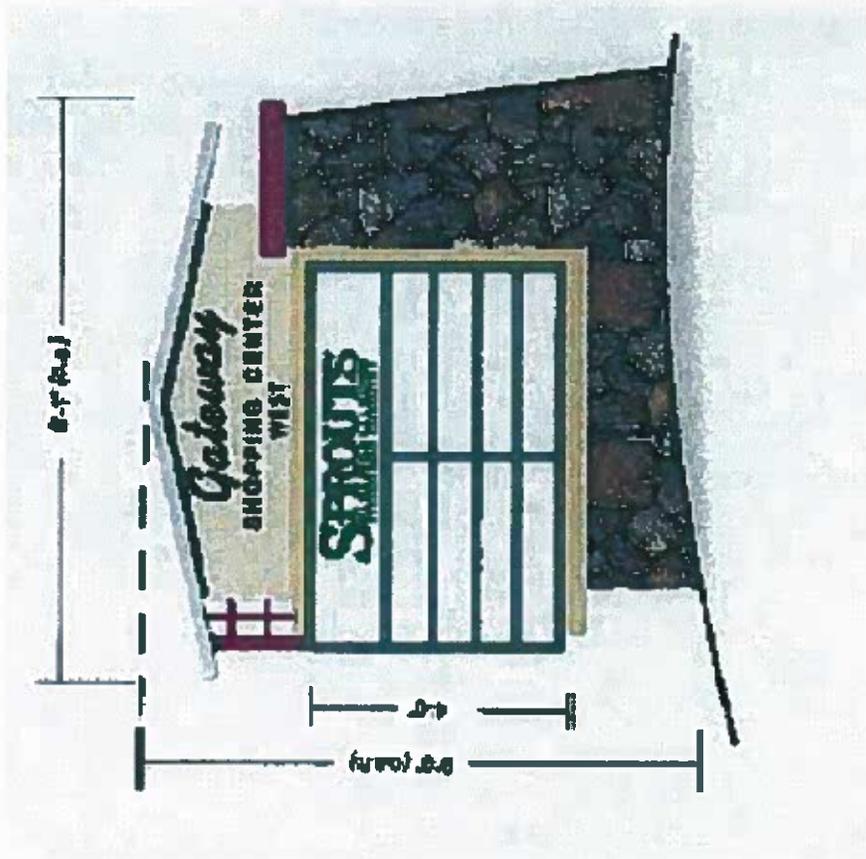


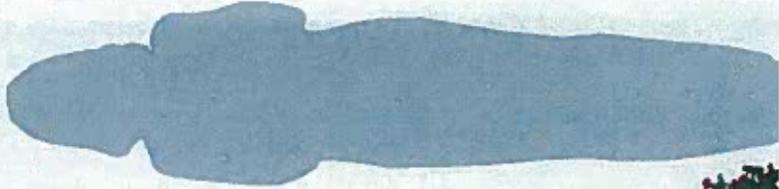
EXHIBIT A-2  
Directional Sign

5'

4'

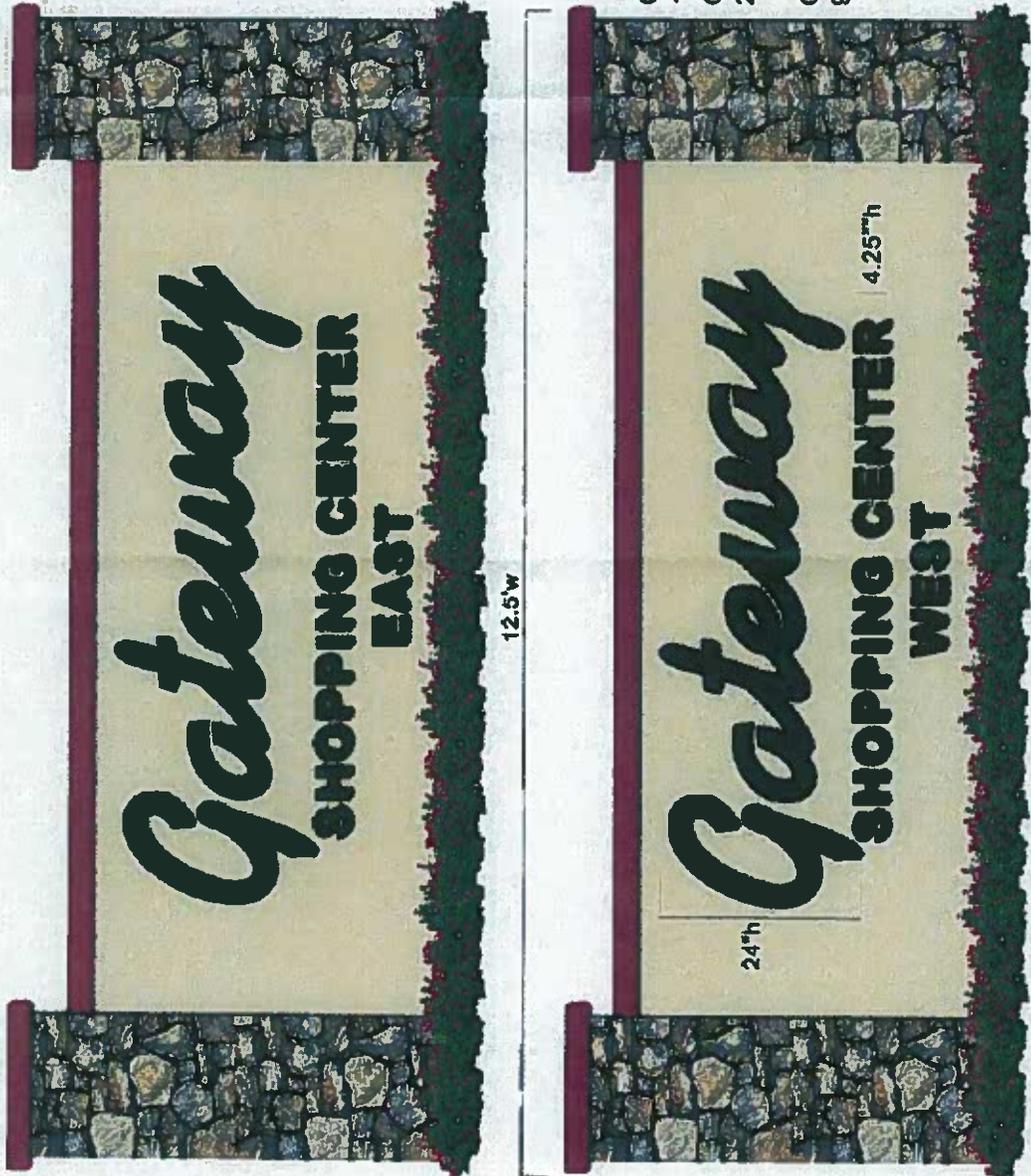


6'



5'-5

Exhibit A-3



Columns:  
1.5'w X 4.5'h X 16"d  
Caps:  
21" X 21" X 2.75" h  
Center Wall:  
9'w X 4'h X 10"d

12.5'w

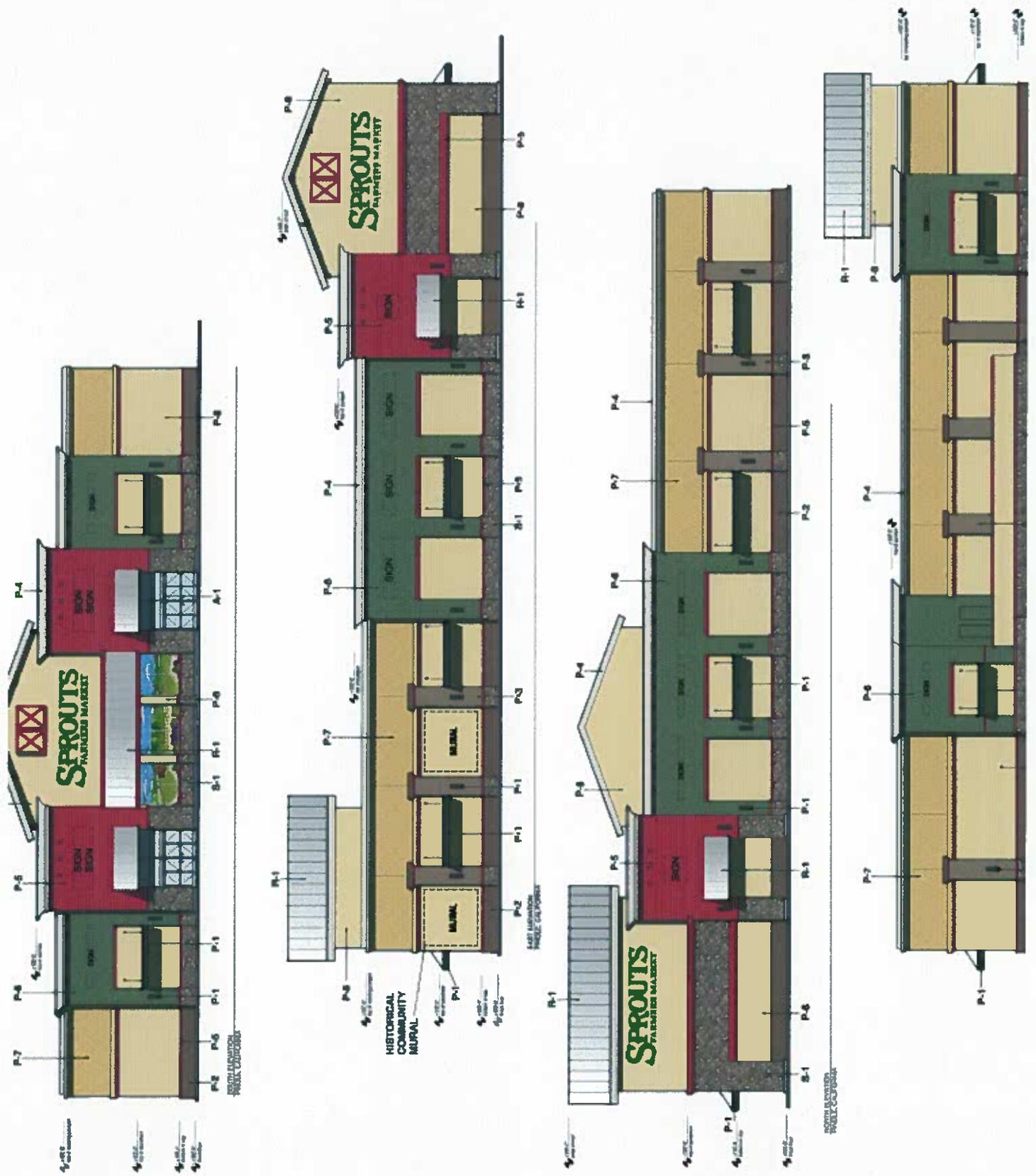
24'h

4.5'h 4'h

4.25" h

PRELIMINARY EXTERIOR ELEVATIONS  
 PINOLE, CALIFORNIA

June 18th, 201  
 FITC



NORTH ELEVATION  
 NORTH COULONAS

SOUTH ELEVATION  
 SOUTH COULONAS

HISTORICAL  
 COMMUNITY  
 MURAL

FAST LAMINATION  
 FIBER CEMENT BOARD

- 1/2" Gypsum Board
- 1/2" Gypsum Board
- 1/2" Gypsum Board
- 1/2" Gypsum Board

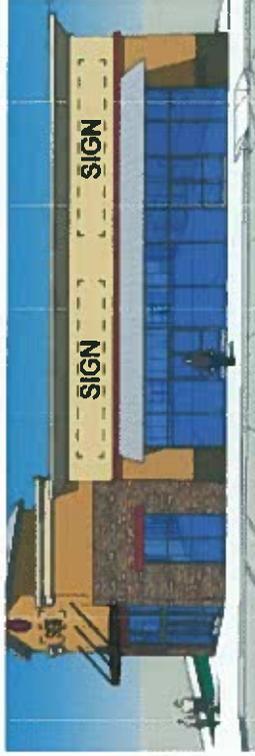


VIEW TO THE SOUTHWEST

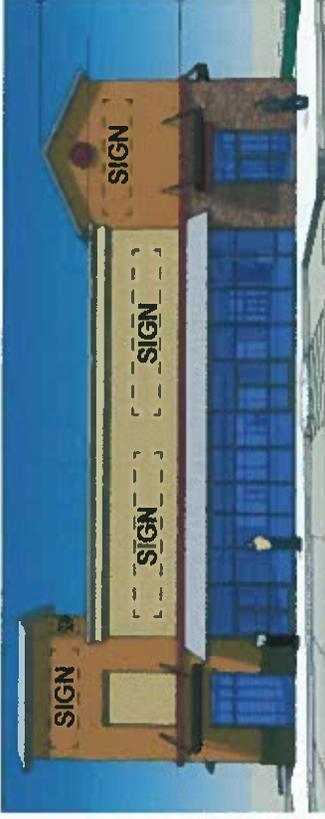


VIEW TO THE NORTHWEST FROM PINOLE VALLEY ROAD

PERSPECTIVE VIEWS (WITH TYPICAL FINISHES)  
SCALE: W - 1/4" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION  
SCALE: W - 1/4" = 1'-0"



PROPOSED SOUTH EXTERIOR ELEVATION  
SCALE: W - 1/4" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION  
SCALE: W - 1/4" = 1'-0"

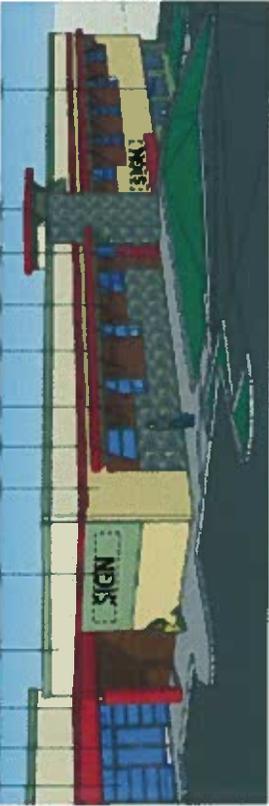


PROPOSED WEST EXTERIOR ELEVATION  
SCALE: W - 1/4" = 1'-0"

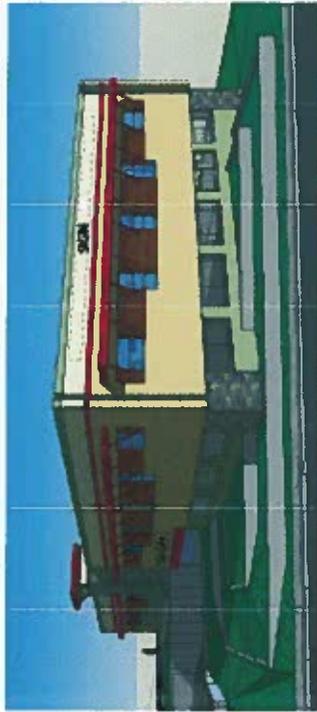
**MATERIAL**

- 1. BRICK
- 2. STUCCO
- 3. METAL ROOFING
- 4. GLASS
- 5. WOOD
- 6. CONCRETE
- 7. ASPHALT
- 8. PAINT
- 9. SIGN
- 10. LIGHTING
- 11. LANDSCAPE
- 12. FURNITURE
- 13. PLANTING
- 14. PAVING
- 15. UTILITIES
- 16. SECURITY
- 17. ACCESSIBILITY
- 18. SUSTAINABILITY
- 19. ENERGY EFFICIENCY
- 20. WATER CONSERVATION





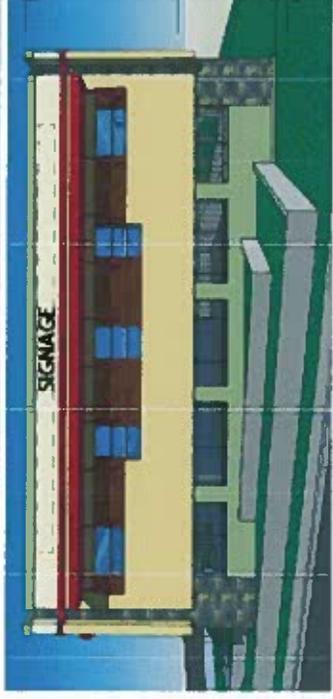
VIEW TO THE SOUTHWEST



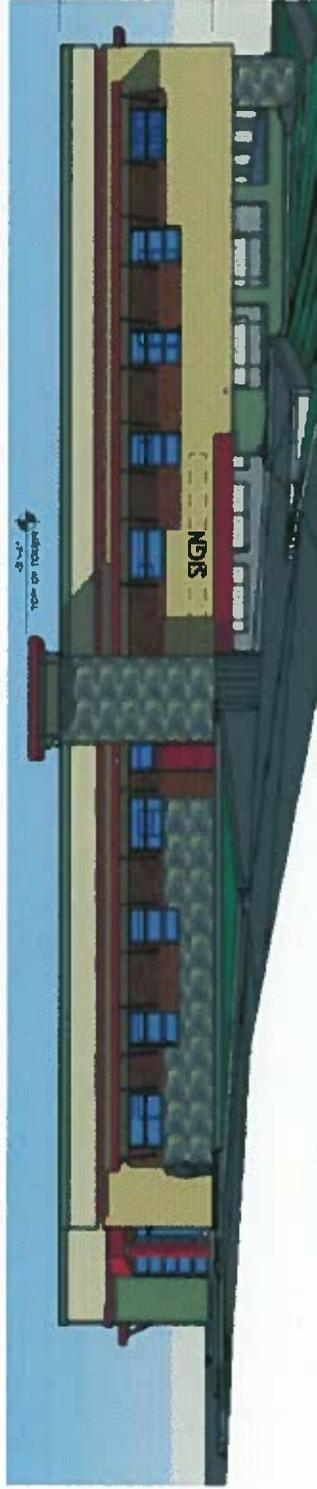
VIEW TO THE SOUTHEAST FROM PINOLE VALLEY ROAD



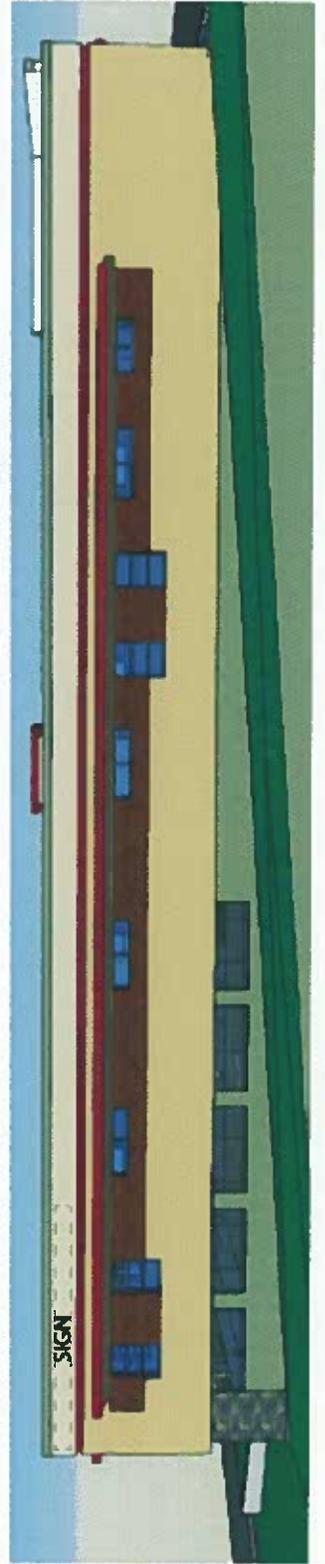
PROPOSED EAST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ASB



PROPOSED WEST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ASB



PROPOSED NORTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ASB



PROPOSED SOUTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"  
ASB

PERSPECTIVE VIEWS (WITH TYPICAL FINISHES)  
SCALE: 1/4" = 1'-0"  
ASB

VERTICAL

1/4" = 1'-0"

ASB

ASB

ASB

ASB

ASB

ASB

ASB

ASB

ASB

# Major Project Components

- ▶ Site Plan ✓
- ▶ Building Architecture ✓
- ▶ Project Signage ✓
- ▶ Landscape Plan
- ▶ Development Agreement

