

## AGENDA FOR THE



### CITY OF PINOLE PLANNING COMMISSION REGULAR MEETING

**Monday, August 24, 2015  
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 \$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:**

1. Planning Commission Meeting Minutes from June 22, 2015

**E. PUBLIC HEARINGS:**

1. Conditional Use Permit 15-01: Pinole Express Truck Rental Use Permit

**Request:** Consideration of a use permit request to operate an approximately 1,440 square foot truck rental business in conjunction with an existing gasoline fueling station and convenience store.

**Applicant:** Mr. Ray Bananzadeh  
2298 Applan Way  
Pinole, CA 94564

**Location:** 2298 Applan Way APN: 402-281-001

**Project Planner:** Winston Rhodes

**F. OLD BUSINESS: None**

G. **NEW BUSINESS:** None

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

I. **COMMUNICATIONS:**

J. **NEXT MEETING:**

Planning Commission Regular Meeting, Monday September 28, 2015 at 7:00PM

K. **ADJOURNMENT**

POSTED: August 18, 2015



---

Winston Rhodes, AICP  
Planning Manager

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**DRAFT  
MINUTES OF THE  
PINOLE PLANNING COMMISSION  
MEETING**

**June 22, 2015**

**A. CALL TO ORDER: 7:07 P.M.**

**B. PLEDGE OF ALLEGIANCE AND ROLL CALL:**

Commissioners Present: Bender, Kurrent, Martinez-Rubin, Tave, Thompson,  
and Chair Toms

Commissioners Absent: Brooks

Staff Present: Winston Rhodes, Planning Manager

**C. CITIZENS TO BE HEARD:**

There were no citizens to be heard.

**D. CONSENT CALENDAR:**

**1. Planning Commission Meeting Minutes from April 27, 2015**

**MOTION** to adopt the Consent Calendar, as shown.

**MOTION: Martinez-Rubin    SECONDED: Kurrent    APPROVED: 4-0-2-1**  
**ABSTENTION: Tave, Thompson**  
**ABSENT: Brooks**

**E. PUBLIC HEARINGS: None**

**F. OLD BUSINESS: None**

**G. NEW BUSINESS:**

**1. Review of Draft Five-Year Capital Improvement Plan for Consistency  
with the General Plan**

Planning Manager Winston Rhodes presented the staff report for the review of  
the Draft Five-Year Capital Improvement Plan for Consistency with the General  
Plan dated June 22, 2015, and recommended the adoption of Resolution 15-11  
finding that the Proposed Capital Improvement Plan (CIP) for Fiscal Year 2015-

1 2016 through 2019-2020 is consistent with the General Plan.  
2 The Commission reviewed the Draft CIP and Mr. Rhodes clarified questions  
3 related to specific projects in the CIP.  
4

5 Chair Toms summarized the items the Commission wished to clarify related to  
6 the typo errors in Project Nos. 36 and 37; requested a budget or a balance for  
7 Project No. 44 prior to action by the City Council; and requested correction of  
8 references to General Plan Policy GM.4.1 throughout the document where  
9 Policy G.4.1 had been shown.  
10

11 Mr. Rhodes clarified as part of the discussion that any further questions related  
12 to any of the projects could be explained by Public Works Director/City Engineer  
13 Dean Allison.  
14

15 **MOTION** to adopt Resolution 15-11 finding that the Proposed Capital  
16 Improvement Plan (CIP) for Fiscal Year 2015-2016 through 2019-2020 is  
17 consistent with the General Plan; with the correction of the typos to make it clear  
18 how the document related to the Growth Management Element.  
19

20 **MOTION: Kurrent                      SECONDED: Martinez-Rubin      APPROVED: 6-0-1**  
21 **ABSENT: Brooks**  
22

23 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**  
24

25 Mr. Rhodes updated the Commission on the Housing Element which had been  
26 approved by the City Council last month as recommended by the Planning  
27 Commission, and which had also been approved by the State Housing and  
28 Community Development (HCD) Department as being consistent with State law.  
29 He also reported that the City's Measure J Growth Management Compliance  
30 Checklist has been prepared for submittal to the Contra Costa Transportation  
31 Authority (CCTA) to allow the release of return to source funds roadway  
32 maintenance funds.  
33

34 Commissioner Kurrent asked if there were any plans to produce recycled water at  
35 the Wastewater Treatment Plant, and Mr. Rhodes reported that the City was  
36 exploring whether it could utilize any of the water that came out of the plant for  
37 plant use or in medians and the like. At this point there was no formal program for  
38 wastewater recycling and no plan for a program.  
39

40 Commissioner Kurrent asked that Commissioners be advised more timely of  
41 invitations to events of interest.  
42

43 Chair Toms commented that recycled wastewater was being used for dust control  
44 at the high school reconstruction project in Pinole and urged the use of recycled  
45 water for dust mitigation in the future at other construction sites.  
46

1 Commissioner Martinez-Rubin mentioned that 1431 Nob Hill, a vacant piece of  
2 land, was full of weeds and debris that needed to be cleaned up. Commissioner  
3 Martinez-Rubin requested that the owners of that property be contacted to remove  
4 the unsightly debris and eliminate the fire hazard posed by the dry grass.  
5

6 **I. COMMUNICATIONS:** None  
7

8 **J. NEXT MEETING:**  
9

10 The next meeting of the Planning Commission will be held on Monday, July 27,  
11 2015 at 7:00 P.M.  
12

13 **K. ADJOURNMENT:** The meeting adjourned at 7:54 P.M.  
14

15 Transcribed by:  
16

17  
18  
19 Anita L. Tucci-Smith  
20 Transcriber



# Memorandum

**TO:** PINOLE PLANNING COMMISSION  
**FROM:** WINSTON RHODES, AICP PLANNING MANAGER  
**SUBJECT:** Pinole Express Truck Rental Conditional Use Permit  
**DATE:** August 24, 2015

|   |   |
|---|---|
| <b>Property Owner:</b><br>Bananzadeh Gholamreza Trust<br>2483 Trevino Way<br>Fairfield, CA 94534-7527 | <b>Applicant/Representative:</b><br>Ray Bananzadeh<br>Pinole Express<br>2298 Appian Way<br>Pinole, CA 94564 |
|---|---|

|                                    |  |
|------------------------------------|--|
| <b>PROJECT:</b>                    | Truck Rental Conditional Use Permit                      |
| <b>FILE:</b>                       | CUP 15-01  |
| <b>LOCATION:</b>                   | 2298 Appian Way  |
| <b>APN:</b>                        | 402-281-001  |
| <b>GP DESIGNATION:</b>             | Service Sub-Area (SSA)                                   |
| <b>SPECIFIC PLAN &amp; ZONING:</b> | Appian Way Corridor Office Professional Mixed Use (OPMU) |

## REQUEST

The applicant is seeking conditional use permit approval to legally operate an approximately 1,440 square foot truck rental service use at the existing auto fueling station at 2298 Appian Way. The proposed use includes the storage of up to eight rental truck vehicles at the existing fueling station with rental vehicle transactions occurring within the existing approximately 1,500 square foot retail convenience store on the project site (see attached Project Description and Site Plan).

## STAFF RECOMMENDATION

Adopt Resolution 15-12 approving the conditional use permit request to legalize the operation of a truck rental business at 2298 Appian Way with project conditions.

**SITE LOCATION**



The project site is located at the northwest corner of the intersection of Appian Way and Tara Hills Drive. Adjacent land uses are summarized below.

| <b>Direction from Project Site</b> | <b>Existing Land Use</b>                              |
|------------------------------------|---|
| North                              | Medical Office  |
| West                               | Medical Office  |
| South                              | Medical Office  |
| East                               | Medical Office<br>(Former Doctor's Hospital Facility) |

---

## **PROJECT DESCRIPTION**

The applicant is seeking a Conditional Use Permit to operate an approximately 1,140 square foot truck rental use in conjunction within an existing auto fueling station. No structural exterior changes are proposed at this time.

### *Background*

The Pinole Express gas station has been operating for many years at the current location and was in place prior to the 2010 General Plan Update which included the adoption of the Three Corridors Specific Plan as well as a Zoning Code update. The truck rental use has been operating illegally since February 2014. After ongoing communication between City staff and the owner, the owner was advised that a conditional use permit is required to operate the truck rental business and the owner agreed to submit a conditional use permit request to legalize the unauthorized use and limit the number of truck rental vehicles parked on the project site to eight. The Pinole Express gas station owner has entered into an agreement with U-Haul to make trucks available to rent to customers in Pinole and return U-Haul vehicles in Pinole after rental periods are completed.

Proposed hours of operation are Monday through Friday 9:00AM - 3:00PM and Saturday-Sunday 8:00AM - 2:00PM. The Planning Commission Subcommittee met on July 20, 2015 to discuss the project. Issues discussed included on site circulation and improving the pavement marking to denote the location of designated parking spaces on the project site. The Subcommittee was also concerned about the condition of vehicles stored on the project site and expressed a concern about the need to prohibit rental truck vehicle maintenance and truck washing on the project site. The applicant has agreed to improve the parking space striping and not have any vehicle maintenance and repair included as part of the proposed truck rental use.

## **ANALYSIS**

### *Land Use*

The project site is on the highly visible corner Appian Way at Tara Hills Drive. The site is currently surrounding by active and inactive medical office uses and has been developed as a gas station for several decades. The major improvements include an approximately 1,512 retail convenience store building and a fueling area canopy over four gasoline fuel pumps with eight gasoline fueling locations. The project site is located within the Appian Way corridor of the Three Corridors Specific Plan and is zoned Office Professional Mixed Use (OPMU) and is intended to accommodate a wide range of uses. The service station land use category within the Specific Plan includes retail business selling gasoline or other motor vehicle fuels as a conditionally permitted use. The Specific Plan is silent on the truck rental use. In such cases, we refer to the Zoning Code, for further information. The Zoning Code allows auto and vehicle rental as a conditionally permitted use in the OPMU zone. The Planning Commission is the approving authority for Conditional Use Permit requests.

### General Plan Consistency

The project site is designated SSA in the General Plan. The General Plan SSA land use designation description that applies to the site is provided below. The SSA General Plan designation on Appian Way includes most of the properties that front on Appian Way both north and south of Interstate Highway 80 (I-80).

---

*SSA - Service Sub-Area (10.1 to 50.0 dwelling units per acre).* The Service Sub-Area is intended to maintain and enhance existing land uses while providing land use flexibility and incentives to encourage new private investment and additional development. Each service sub-area has a different emphasis. The Appian Way corridor is intended to maintain and enhance the regional gateway area into Pinole and capitalize on freeway access to upgrade existing development and attract a desirable mix of commercial services and residential uses.

The proposed truck rental use in conjunction with the established gas service station is consistent with several General Plan policies that support economic development and job creation. Below are General Plan goals and policies that support the proposed use

#### Community Character Element

**GOAL CC.3** Support the development and retention of local-oriented services in Old Town Pinole and other commercial areas, and encourage and support the local economy.

**POLICY CC.3.2** Support locally owned businesses with the goals of promoting a strong business base, encouraging joint marketing and improving the City's business climate. Encourage residents and employees to obtain their goods and services locally.

#### Land Use and Economic Development Element

**GOAL LU.7** Balance housing and employment opportunities to reduce trips in and out of the region and encourage commercial development which maintains and enhances the quality of the city's commercial areas, provides services for residents and broadens the tax base of the community to provide needed revenues for public services.

**POLICY LU.7.1** Provide sufficient land for commercial and industrial uses to allow for development that provides basic goods and services to Pinole residents.

**POLICY LU.7.2** Provide for economic development which (1) maintains the City's ability to finance services and the construction and maintenance of public improvements; (2) offers local employment opportunities for Pinole residents to reduce inter-city commuting; and (3) assures the availability and diversity of resident-serving goods and services.

**GOAL LU.8** Concentrate commercial development and mixed-use activity areas within the Fitzgerald Drive, San Pablo Avenue, Pinole Valley Road, and Appian Way corridors.

#### Circulation Element

**GOAL CE.5** Provide adequate parking and loading facilities while encouraging alternative means of transportation.

The proposed project helps implement the General Plan by expanding vehicle services within Pinole and adjacent areas by having truck available to meet short-term hauling needs.

#### Zoning

---

The Zoning District for the site is OPMU. Below is a description of the CMU Zoning District:

***Commercial Mixed Use Zoning District.*** *The predominant use of this zoning district is office, but commercial uses may be integrated into office buildings or located horizontally in freestanding buildings.*

The proposed use is consistent with the intent of the CMU zone in that it includes a commercial use that is integrated into an area that is largely developed with office uses. The gasoline service station provides convenience for office workers and visitors as well as travelers along I-80 needing auto fuel or convenience retail items. The proposed truck rental use complements existing fueling station and adjacent office uses and nearby residential uses by making rental trucks available to handle short-term hauling needs. This is the only truck rental use currently operating within the City of Pinole.

According to the applicant, the truck rental use has been well received since it was established last year. The applicant has submitted a petition with over 100 names of Pinole and surrounding area residents in support of this use permit request. The accessory truck rental use at this location provides truck rental services in close proximity to I-80 so it provides added convenience for Pinole and surrounding communities.

#### ***Circulation***

Access to the project site is provided by both Appian Way and Tara Hills Drive. The project site is in close proximity to three West Contra Costa Transit Authority (WestCAT) bus stops that are served by the #16 and #17 bus routes along Appian Way and Canyon Drive as well as Ridgecrest Road. The bus routes serve nearby Pinole Middle School, Appian 80 shopping center, and the former Doctor's Hospital facility that has ceased operations.

#### **Parking**

There are approximately 22 off-street parking spaces located within the paved portion of the project site. There are eight spaces under the fueling area canopy, three spaces west of the existing convenience store, and eleven spaces east of the convenience store along Appian Way. Most of the spaces are currently poorly marked. Several of the spaces are tandem spaces. A draft condition of approval has been added to the attached resolution requiring signage and striping improvements to clarify how the existing parking areas on site are organized.

#### **Signage**

The applicant is not proposing signage in conjunction with the use permit request. Signage for the new truck rental use is accomplished largely with marked vehicles and removable window-shield prices signs. A proposed condition of approval has been added to the attached draft resolution to require that the applicant provide any permanent signage changes for review and approval by staff prior to installation on the site.

### **ENVIRONMENTAL REVIEW**

The project is Categorically Exempt per Section 15301, Existing Facilities of the California

Environmental Quality Act (CEQA) Guidelines in that the project consists of the operation of a truck rental use in conjunction with an existing established auto fueling station involving no commercial building expansion.

### **CONCLUSION**

The proposed use would legally allow a new service along the Appian Way corridor to help strengthen the economic vitality of the existing business and add greater convenience for members of the public in need of short-term truck use to transport belongings, merchandise, or equipment in and around Pinole. The proposed project provides a useful service in close proximity to nearby office buildings within the Appian Way corridor in close proximity to I-80 and, as conditioned, is consistent with General Plan policies, the Three Corridors Specific Plan and applicable Zoning Code requirements.

### **ATTACHMENTS**

- A. Resolution 15-12 with Exhibit A: Conditions of Approval
- B. Project Description and site plan date stamped received June 25, 2015
- C. Petition in support of the request
- D. Project Site Photos

---

**ATTACHMENT A**

**PLANNING COMMISSION RESOLUTION 15-12  
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 15-01) TO ALLOW THE OPERATION OF AN APPROXIMATELY 1,440 SQUARE FOOT TRUCK RENTAL USE IN CONJUNCTION WITH AN EXISTING AUTO FUELING STATION AT 2298 APPIAN WAY, APN: 402-281-001**

**WHEREAS**, Ray Bananzadeh has filed an application for a Conditional Use Permit (CUP 15-01) with the City of Pinole to allow the operation of an accessory truck rental business in conjunction with the existing Pinole Express auto fueling station at 2298 Appian Way; and

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

**WHEREAS**, Said property is designated Service Sub-Area (SSA) in the Pinole General Plan and is intended to encourage new private investment and capitalize on freeway access and attract a desirable mix of commercial services along the Appian Way corridor; and

**WHEREAS**, The property is located within the Appian Way corridor of the Three Corridors Specific Plan and is zoned Office Professional Mixed Use (OPMU) that allows vehicle services including truck rental uses subject to securing a Conditional Use Permit; and

**WHEREAS**, The project meets the criteria for a Categorical Exemption as a Existing Facility pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines;

**WHEREAS**, The Planning Commission of the City of Pinole has conducted a duly noticed public hearing to consider CUP 15-01 on August 24, 2015;

**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**, the Planning Commission hereby finds that:

1. The use permit request is consistent with General Plan in that it encourages commercial development, expands the range of services for residents, and as conditioned encourages alternatives to single occupancy auto travel by providing new bicycle parking and supports General Plan Goals and Policies found in the Community Character, Land Use and Economic Development, and Circulation Elements.
2. The use permit request, as conditioned, is consistent with the Three Corridors Specific Plan and Zoning Code, in that it furthers the purpose of the Office Professional Mixed Use Zone,

and will help ensure the protection and preservation of public health, safety, and welfare by safely expanding the range of commercial services in Pinole, providing local employment opportunities and will provide convenience for residents and visitors in need of vehicles to transport belongings or merchandise.

3. The operation of the truck rental use will not, as conditioned, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or to the general welfare of the City.
4. The site of the truck rental use, as conditioned, is physically suitable for the type and intensity of use and related structures being proposed.
5. The truck rental use will not be contrary to the specific intent clauses, development regulations, or performance standards established for the Office Professional Mixed Use Zoning District. The proposed use and related structures are compatible with other land uses, transportation and service facilities in the vicinity.
6. The use permit request is Categorically Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines because it involves minor physical changes and no expansion to an existing building in an area that is not environmentally sensitive.

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

- A. Hereby approves CUP 15-01 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
- B. The approval of CUP 15-01 shall expire on August 24, 2016, unless exercised and actual construction or alteration 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 Ordinance.

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 24<sup>th</sup> day of August 2015, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

Maureen Toms, Chair, 2015-2016

ATTEST:

Winston Rhodes, AICP, Planning Manager

**PLANNING COMMISSION RESOLUTION 15-12**  
**EXHIBIT A**  
**CONDITIONS OF APPROVAL PINOLE EXPRESS TRUCK RENTAL USE**  
**CONDITIONAL USE PERMIT 15-01**

|    |   | <u>Timing/<br/>Implementation</u> | <u>Enforcement/<br/>Monitoring</u>                          | <u>Verification<br/>(date<br/>and<br/>Signature)</u> |
|----|---|-----------------------------------|---|--|
| 1. | If any of these conditions are found to be disregarded, the use permit for the truck rental use may be subject to revocation. If necessary, the Planning Commission may modify the use permit or may revoke the use permit after holding a noticed public hearing and making applicable findings.   | On-Going                          | Development<br>Services<br>Department                       |  |
| 2. | The proposed use shall be operated in a manner consistent with the project description and site plans provided by the applicant date-stamped received June 25, 2015 unless otherwise specified in these conditions of approval and shall be conducted in a manner which is consistent with all federal, state & local laws.   | On-Going                          | Police and<br>Development<br>Services<br>Departments        |  |
| 3. | 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                          | Development<br>Services<br>Department                       |  |
| 4. | The proposed use shall operate in a manner consistent with all applicable federal, State, and local regulations.  | On-Going                          | Development<br>Services,<br>Police, and Fire<br>Departments |  |
| 5. | The regular operating hours of the use shall be 9:00AM – 3:00PM Monday through Friday and 8:00AM – 2:00PM Saturday through Sunday.  | Ongoing                           | Development<br>Services                                     |  |

**PLANNING COMMISSION RESOLUTION 15-12  
EXHIBIT A  
CONDITIONS OF APPROVAL PINOLE EXPRESS TRUCK RENTAL USE  
CONDITIONAL USE PERMIT 15-01**

|    |  | <u>Timing/<br/>Implementation</u> | <u>Enforcement/<br/>Monitoring</u> | <u>Verification<br/>(date<br/>and<br/>Signature)</u> |
|----|--|-----------------------------------|------------------------------------|--|
| 6. | <p>The Applicant shall limit the maximum number of rental trucks stored on the site to eight vehicles at any given time. The size distribution of the eight vehicles shall be as follows:</p> <p>1 eight foot pick-up truck; 2 nine foot cargo vans; 3 ten foot moving trucks; and 2 fourteen foot moving trucks.</p> <p>The applicant/operator shall ensure that no trucks beyond the eight vehicles listed are stored on site. In the event, that more than eight U-Haul vehicles appear on the site, the number shall be reduced to eight vehicles within 24 hours upon notification by the City.</p> | Ongoing                           | Development Services Department    |  |
| 7. | <p>The applicant shall prepare a signage and striping plan for review and approval by the Development Services Department staff. The signage and striping plan shall illustrate how the parking area shall be organized and include a description of all signage utilized in conjunction with the truck rental business to provide safe circulation on the project site.</p>   | Within 60 days                    | Development Services Department    |  |
| 8. | <p>All truck rental and long-term vehicle parking spaces with the exception of spaces at the fuel pumping area shall be clearly marked.</p>  | Ongoing                           | Development Services Department    |  |
| 9. | <p>All rental vehicles stored on site shall be maintained in proper working condition and shall include the latest safety features required by law. Vehicles that are in disrepair shall be removed from the project by the</p>  | Ongoing                           | Development Services / Police      |  |

**PLANNING COMMISSION RESOLUTION 15-12**  
**EXHIBIT A**  
**CONDITIONS OF APPROVAL PINOLE EXPRESS TRUCK RENTAL USE**  
**CONDITIONAL USE PERMIT 15-01**

|     |  | <u>Timing/<br/>Implementation</u> | <u>Enforcement/<br/>Monitoring</u>           | <u>Verification<br/>(date<br/>and<br/>Signature)</u> |
|-----|--|-----------------------------------|--|--|
|     | truck rental operator. No vehicle repair, maintenance, or washing shall be allowed on the project site.  |                                   | Department                                   |  |
| 10. | A copy of the use permit conditions of approval shall be kept on premises and available upon request.  | Ongoing                           | Development<br>Services/Police<br>Department |  |
| 11. | Proposed modification of the operating hours or other aspects of the business shall be submitted for review and approval by staff prior to implementation of the modification. Staff will determine if changes are substantial and require further review by the Planning Commission.  | On-Going                          | Development<br>Services<br>Department        |  |
| 12. | The project site and surrounding area shall be maintained in a clean and orderly manner at all times. Landscaping material shall be regularly maintained around the site so that it cannot be used as a hiding place. On-site lighting shall be maintained in good working condition at all times. Any auto-related hazardous materials found to be leaking shall be contained and properly handled prior to entering any storm drain. | On-Going                          | Development<br>Services<br>Department        |  |
| 13. | If the operation of the use results in conflicts pertaining to parking, noise, hazardous materials, nuisance, traffic or other impacts, at the discretion of staff, the use permit may be referred to the Planning Commission for subsequent review and potential revocation at a public hearing.  | On-Going                          | Development<br>Services<br>Department        |  |
| 14. | All facility employees shall be required to park in the least convenient available spaces to maximize efficient available parking for customers.   | On-Going                          | Development<br>Services<br>Department        |  |

**PLANNING COMMISSION RESOLUTION 15-12**  
**EXHIBIT A**  
**CONDITIONS OF APPROVAL PINOLE EXPRESS TRUCK RENTAL USE**  
**CONDITIONAL USE PERMIT 15-01**

|  | Timing/<br><u>Implementation</u> | Enforcement/<br><u>Monitoring</u> | <u>Verification</u><br>(date and<br>Signature) |
|--|----------------------------------|-----------------------------------|--|
| 15. The applicant shall provide at least two secure bicycle parking spaces on the project site within 50 feet of the convenience store entrance. | Prior to Building Occupancy      | Development Services Department   |  |

To: City of Pinole Development Services Department

**2. Project Description**

- 1440 square feet for truck rental use
- 300 square feet convenience store
- Total number of employees 3
- 8 rental trucks
- (1) 8 ft Pick-Up truck, (2) 9 ft Cargo-Vans, (3) 10 ft Moving Trucks, (2) 14 ft Moving Trucks
- Monday-Friday: 9AM-3PM Saturday-Sunday 8AM-2PM
- All maintenance and cleaning is done by U-Haul corporation at their own lot.
- U-Haul corporation gives us an online dealer network in which we reserve, rent, and return U-Haul equipment.

**5. Two signs**

**6. Customers who are renting a U-Haul require a valid driver's license in which they should be 18 years old. We collect customers name, address, credit card number, phone number, email address, and driver's license number to prevent theft and insure equipment is returned.**



**ATTACHMENT B**

85.75  
F7

88.59 F7

Light

Light

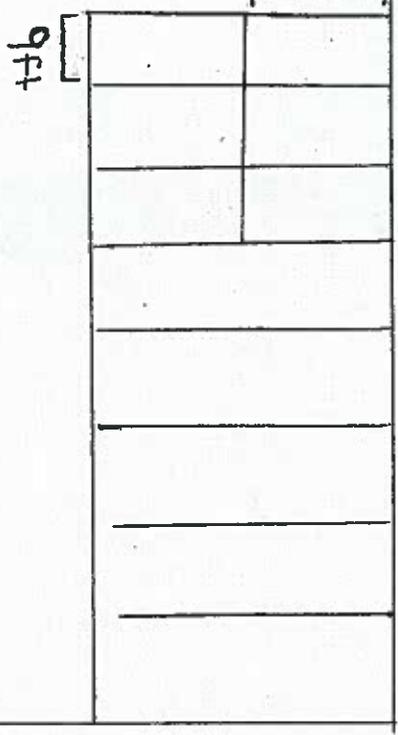
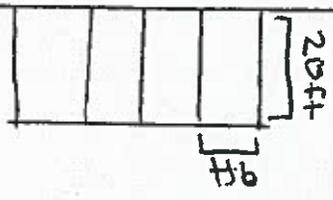
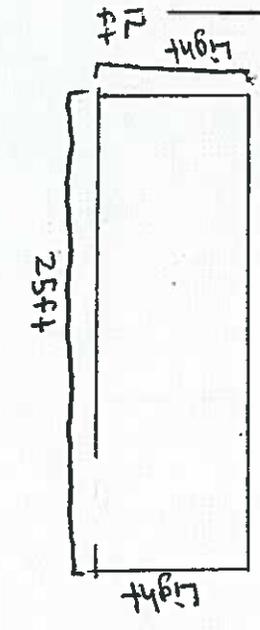
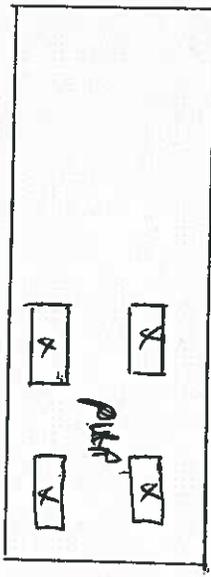
Light

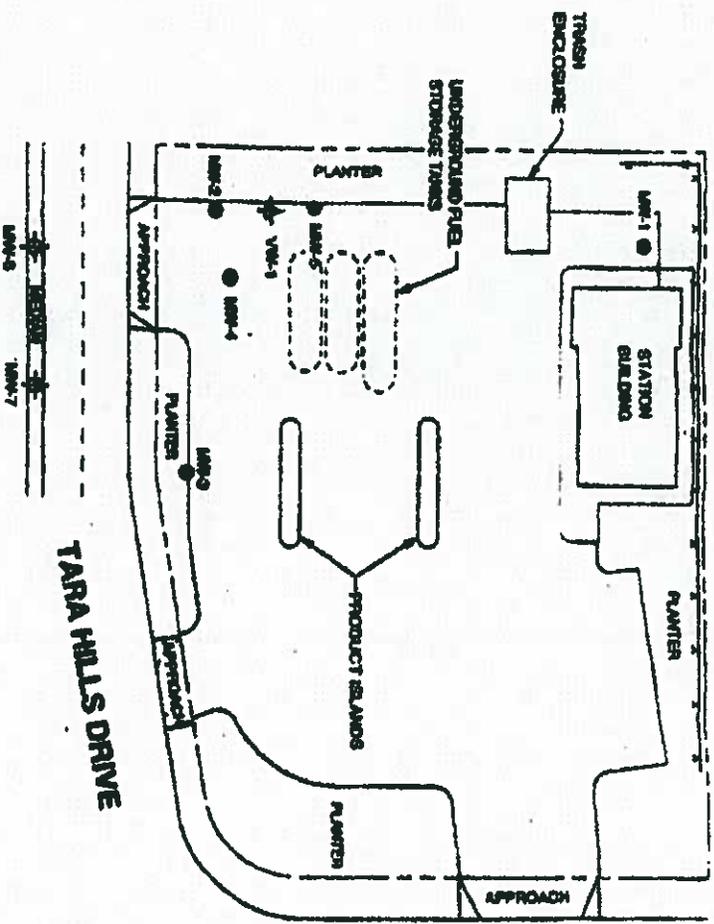
RECEIVED  
JUN 25 2015  
CITY OF PINOLE

Light

Light

88.59





APPIAN WAY

RECEIVED  
 JUN 25 2015  
 CITY OF PINOLE

- LEGEND**
- MW-1 ● GROUNDWATER MONITORING WELL LOCATION AND OBSERVATION
  - VW-1 ◆ PROPOSED SOIL VAPOR EXTRACTION WELL LOCATION AND DESIGNATION
  - MW-6 ◆ PROPOSED GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION

SOURCE: MAP BY ALSTO ENGINEERING GROUP, DATED: 8-8-94



BP OR SERVICE STATION TITUS  
 2250 Apian Way at Tara Hills Drive  
 Pinole, California  
 SITE MAP

FIGURE 1  
 PROJECT: 500400.01

7/29/15





We, the undersigned, are in support of the U-Haul use permit at 2298 Appian Way Pinole, Ca 94564

| <u>Name</u>        | <u>Address</u>                        | <u>Phone #</u>     |
|--------------------|---------------------------------------|--------------------|
| Catherine<br>Vine  | 1721 Canyon Dr<br>Pinole Ca           | (510) 334-<br>2151 |
| Jimmy Strinett     | 1701 Canyon Dr<br>Pinole              | (510) 223-<br>5216 |
| Charles Mills AP   | 125. BAWOOD E<br>SAN PABLO CR         | 510<br>685-6300    |
| Dave James.        | Belmont Way, Pinole                   | 510<br>813-1730    |
| Oliver Zavoda      | 1165 Nob Hill Ave<br>Pinole Ca        | 510<br>724-8483    |
| Kim Jefferson      | 223 Obisidiano<br>Hercules            | 415 205-<br>1004   |
| Katie Rose         | 708 58th St<br>Oakland                | 601. 333<br>4614   |
| Alma Garcia        | 832 2nd Ave<br>Pinole                 | (510)<br>724-0117  |
| Stephania Snyfford | 949<br>Tara Hills DR                  | 724<br>510 1032    |
| Jamie Holstein     | 2882 Tara Hills DR<br>San Pablo 94806 | (510) 417-6652     |
| Jedden Lindsey     | 1802 Mendota Ct<br>Pinole Ca 94564    | (510) 619-4298     |

We, the undersigned, are in support of the U-Haul use permit at 2298 Appian Way Pinole, Ca 94564

| <u>Name</u>     | <u>Address</u>                                    | <u>Phone #</u> |
|-----------------|---|----------------|
| Leora Williams  | 555 Sumview Dr<br>Pinole, ca 94564 <sup>306</sup> | 916-216-6968   |
| Lydia Pederosas | 2906 Flamingo Rd.                                 | 570-691-4813   |
| Rudolph         | Hendler<br>2690 Hendler St                        | 510-8197       |
| Ryan Dorr       | Fitzpatrick<br>San Pinole                         | 510-224-7272   |
| Terri Perkins   | 1141 San Pablo Ave<br>Pinole, CA 94564            | (510)672-9741  |
| Dave Crouch     | 2720 Flamingo Rd<br>San Pablo, CA 94806           | 510 303-4047   |
| RITLAND AQUINO  | 121 ARMSTRONG ST.<br>HERCULES, CA 94549           | 510-375-7505   |
| AMIL AAHIA      | 326 Hawk Ridge Dr                                 | 510-964-7064   |
| GREG DEVERA     | 2422 HIGHLANDS RD<br>SAN PABLO CA 94806           | 510-221-8101   |
| LISA AQUINO     | 140 CAPRICE CIRCLE<br>HERCULES CA 94547           | 510-725-8580   |
| Al Harris       | 2506 Admore Dr<br>Pinol                           | 510-724-8238   |

We, the undersigned, are in support of the U-Haul use permit at 2298 Appian Way Pinole, Ca 94564

Name

Address

Phone #

|                 |   |                |
|-----------------|---|----------------|
| HAKEEM Love     | 2424 Shane Dr<br>Pinole, CA                 | 415-687-5599   |
| Michelle Sam    | 2568 DOWNER<br>pinole                       | 510 978-6081   |
| MARIA TUVAR     | 2806 Killarney Dr<br>Pinole, CA             | 510 374-0690   |
| Monica Reggi    | 5313 Ridgewood Cir<br>El Sobrante, Ca       | (510) 717-9182 |
| Se Osh          | 1778 Canyon Dr<br>Pinole CA 94564           | 510 721-5197   |
| Roy Garcia      | 2864 Draper St<br>San Pablo CA, 94564       | (510) 714-3793 |
| Francisco Arroy | 449 SAN PABLO AVE<br>APT<br>PINOLE CA 94564 | 510 325-3073   |
| Tom Everfield   | 716 MAELSTRA RD<br>Pinole, CA 94564         | 510-724-1697   |
| Renee J         | 1124 Rising Glen<br>Pinole, CA 94564        | 510 412-9795   |
| Rochelle Roe    | 336 - Hunter Ave<br>Oakland, CA 94603       | 90-394-8313    |
| Judy Lyons      | 1151 Albetdan Cir<br>Pinole, CA             | 510 703 8455   |

We, the undersigned, are in support of the U-Haul use permit at 2298 Appian Way Pinole, Ca 94564

| <u>Name</u>        | <u>Address</u>                                  | <u>Phone #</u> |
|--------------------|---|----------------|
| Lester E.          | Washington                                      | (510) 724-0686 |
| Deborah Jones      | 5 Appian  | (415) 822-4049 |
| KIM DALEY          | 2764 CORNELL<br>PINOLE CA 94801                 | 949.279.7690   |
| Debbie Brown       | 2327 Galway Rd<br>San Pablo Ca 94806            | 510 815-4972   |
| Ernie Brown        | 2324 galway<br>Pinole Ca.                       | 510 691-1778   |
| MONIQUE FROST      | 2319 Shawn Dr.<br>San Pablo                     | 510-253-5005   |
| Mark Thompson      | 2034 Flannery Rd<br>San Pablo, Ca               | 510 965-5996   |
| Nick<br>Bhachu     | 3113 Avis way<br>Pinole CA                      | 510-672-4161   |
| Dennis<br>Bhachu   |   | 510-758-3906   |
| AVE TOLENTINO      | 2615 TARA HIKES<br>DRIVE<br>SAN PABLO, CA 94806 | 510 724-0694   |
| ELIZABETH<br>LEWIS | 400 HARRIS<br>AVE RODEO                         | 510-799-4449   |

We, the undersigned, are in support of the U-Haul use permit at 2298 Appian Way Pinole, Ca 94564

| <u>Name</u>     | <u>Address</u>                        | <u>Phone #</u>    |
|-----------------|---------------------------------------|-------------------|
| Wilmer Santos   | 2524 Admore Dr.                       | 415 571 1176.     |
| Ranjit Bhatti   | 382 Wildrose Circ<br>Pinole, CA       | 510-477-2347      |
| Seanna Dalton   | 1120 McDonald Dr<br>Pinole            | 510-724-3135      |
| Arthur Lanwan   | 2388 Dolan Way<br>Pinole, CA          | 510 334-0276      |
| Michelle Hopson | 1822 Marlesta                         | 510-455-0978      |
| Robert Vennis   | 1016 Kilkenny way                     | 724-3572          |
| SAU WILSON      | 1522 MADON DR                         | 510<br>691-3776   |
| Gina Parle      | 935 7th<br>Crockett Ca                | 510 -<br>301-3069 |
| ALFONSO BARBAS  | 1120 Castro St<br>Pinole CA 94833     | (510) 672-1600    |
| Annie Giannini  | 630 Garden Hwy #107                   | (415) 377-9341    |
| KRISHA QULMORIO | 2431 OHATCH DR.<br>SAN PABLO CA 94866 | (510) 778-3498    |

We, the undersigned, are in support of the U-Haul use permit at 2298 Appian Way Pinole, Ca 94564

| <u>Name</u>                             | <u>Address</u>                            | <u>Phone #</u> |
|---|---|----------------|
| JAMES NGUYEN                            | 2637 KEVIN RD<br>PINOLE                   | (415) 202-3528 |
| MARLENE WENGER                          | Pinole CA. 94806<br>2401 SHAWN DR.        | (510) 290-6652 |
| RENIA ALCORN                            | 2101 PEAR ST<br>PINOLE. CA 94564          | 510 741 3052   |
| Ashley Oatman                           | 1500<br>Toro Hills<br>Suite 102           | (510) 621-4685 |
| Danielle Bakson                         | 1816<br>Tesoro Ct                         | 510-724-6744   |
| Apayani & Ade<br><del>Her</del> Leaside | 1828 Marlester Court.<br>Pinole. CA 94564 | (510) 730-5025 |
| Sunny Pinder                            | 801 - ALVEREZ<br>AVE PINOLE               | (510) 730-6670 |
| ROBERT RODRIGUEZ                        | 2906 FLANNERY<br>RD SAN PABLO             | 650 235-0186   |
| Leslie Wilder                           | 2425 mahanwy<br>San Pablo<br>Pinole       | 510 724-1644   |
| TIM JENKINS                             | 843 MARLESTER RD                          | 510-815-1327   |
| Ferry Carpenter                         | 860 Sunnyview Pr                          | 510-375-5993   |

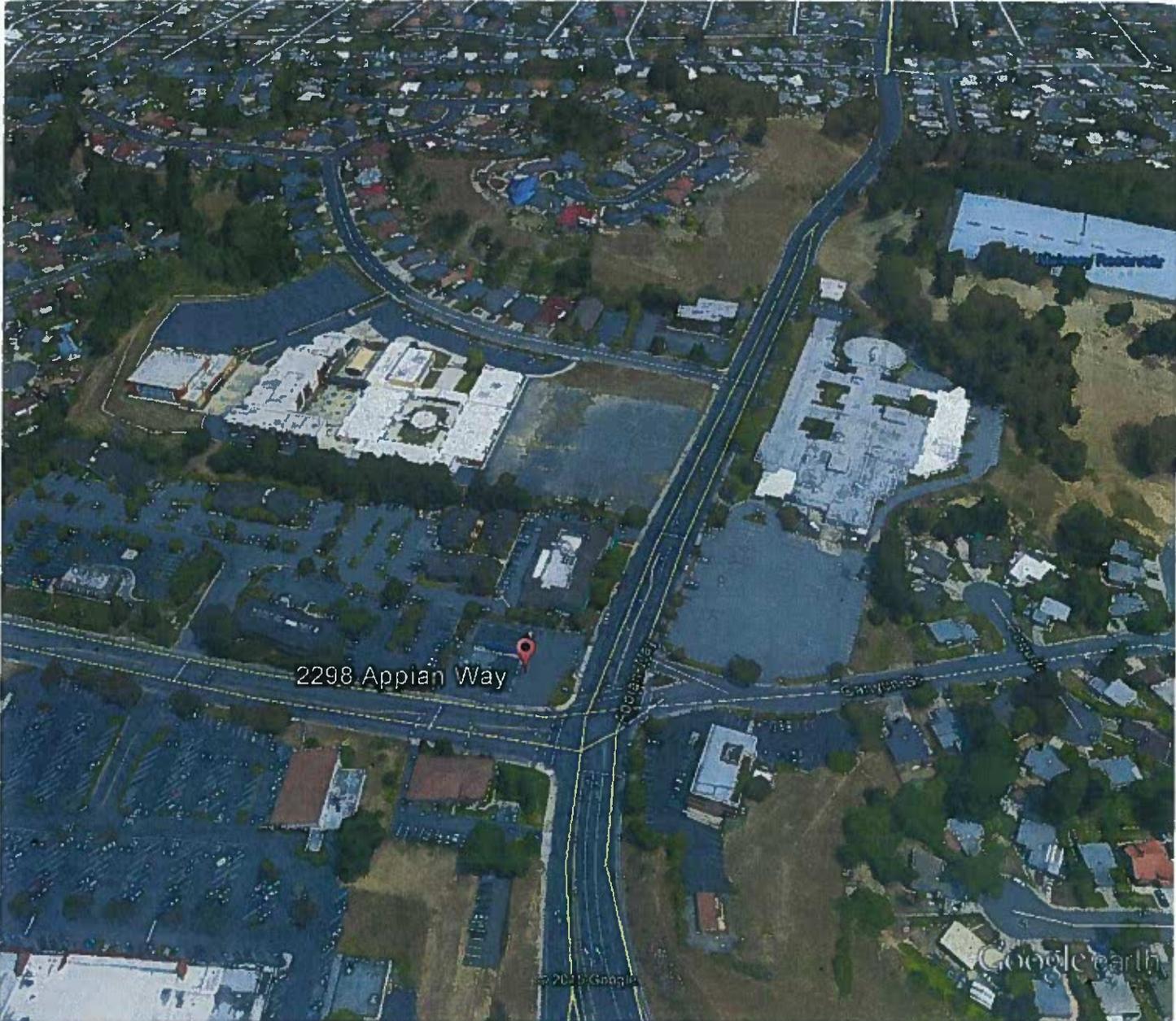
We, the undersigned, are in support of the U-Haul use permit at 2298 Appian Way Pinole, Ca 94564

| <u>Name</u>        | <u>Address</u>                               | <u>Phone #</u>                   |
|--------------------|--|----------------------------------|
| Karin Farrow       | 494 Limerick Rd<br>Pinole CA 94564           | 925-812-0765                     |
| Brian Garner       | San Pablo, Ca 94806<br>2864 Draper St Pinole | 510-724-2480                     |
| ROBYN EDWARDS      | 336 FELICE CIR<br>PINOLE CA 94564            | 415-519-4068                     |
| Daniello Rodriguez | 14 O'Neil Court<br>Pinole CA 94564           | 415 812 7734.                    |
| DHELIA LAVISTE     | PINOLE CA 94564<br>469 LIMERICK RD           | (510) 710-0554                   |
| Jorge Perez        | 2179 Kenney Dr<br>San Pablo, 94806           | 510-573-7614                     |
| Nelson E. Valle    | 2565 S Puccio Rd<br>San Pablo CA             | 510-741-7013                     |
| Frank Giam         | 1271 - TARA HILLS<br>Pinole                  | 510-724-8072<br>Pinole Ca. 94564 |
| Tashi Tshering     | 647 Laurel Ave<br>Pinole CA 94564            | 415-748-6790                     |
| Tia Harrison       | 1799 LeFebvre Way<br>Pinole CA 94564         | 415-956-9324                     |
| WILLIAM HORTON     | 3100 ESTATES AVENUE PINOLE                   | 510-758-0136                     |

We, the undersigned, are in support of the U-Haul use permit at 2298 Appian Way Pinole, Ca 94564

| <u>Name</u>           | <u>Address</u>                                 | <u>Phone #</u>                     |
|-----------------------|--|------------------------------------|
| SCOTT WILSON          | 2717 PINOLE                                    | 510-223-9468                       |
| Ricky Pio             | 976 Pinole CA<br>Kittory                       | 510 <del>510-815</del><br>815-2368 |
| R Alphonso            | SAN PABLO<br>2327 SHANNON AVE                  | 209<br>834-7877                    |
| C Mayo                | 2713 FLANNERY<br>PINOLE                        | 724-5126                           |
| KEVIN<br>PULIDO       | 825 MOB HILL AVE<br>PINOLE                     | 510-673-6258                       |
| Michael RYAN          | 1460 WALLACE<br>CT Pinole CA                   | 510<br>- 724-2013                  |
| LUKE RAIZENE          | 2479 MAHAN WAY<br>SAN PABLO 94564<br>PINOLE CA | 816-<br>550-0279                   |
| SALVADOR R<br>FIRMEZK | 509 HANLEY CT<br>PINOLE                        | 415-533-8542<br>CELL PH.           |
| William Holmes        | 2418 Mahan Pinole<br>Way Targa Hills           | 510 724-0501                       |
| Cipriano Diaz         | 3135 Flannery RD<br>Pinole<br>San Pablo CA     | 510-932-6638                       |
| FRANK BRUNS           | 2142 SHAWN 94564<br>SAN PABLO PINOLE<br>CA     | 510-724-1763                       |





Google earth



ATTACHMENT D



2298 Appian Way

Tara Hills Dr

Appian Way

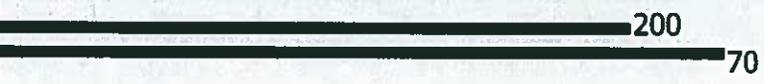
Canyon Dr

©2015 Google

Google earth

Google earth

feet  
meters

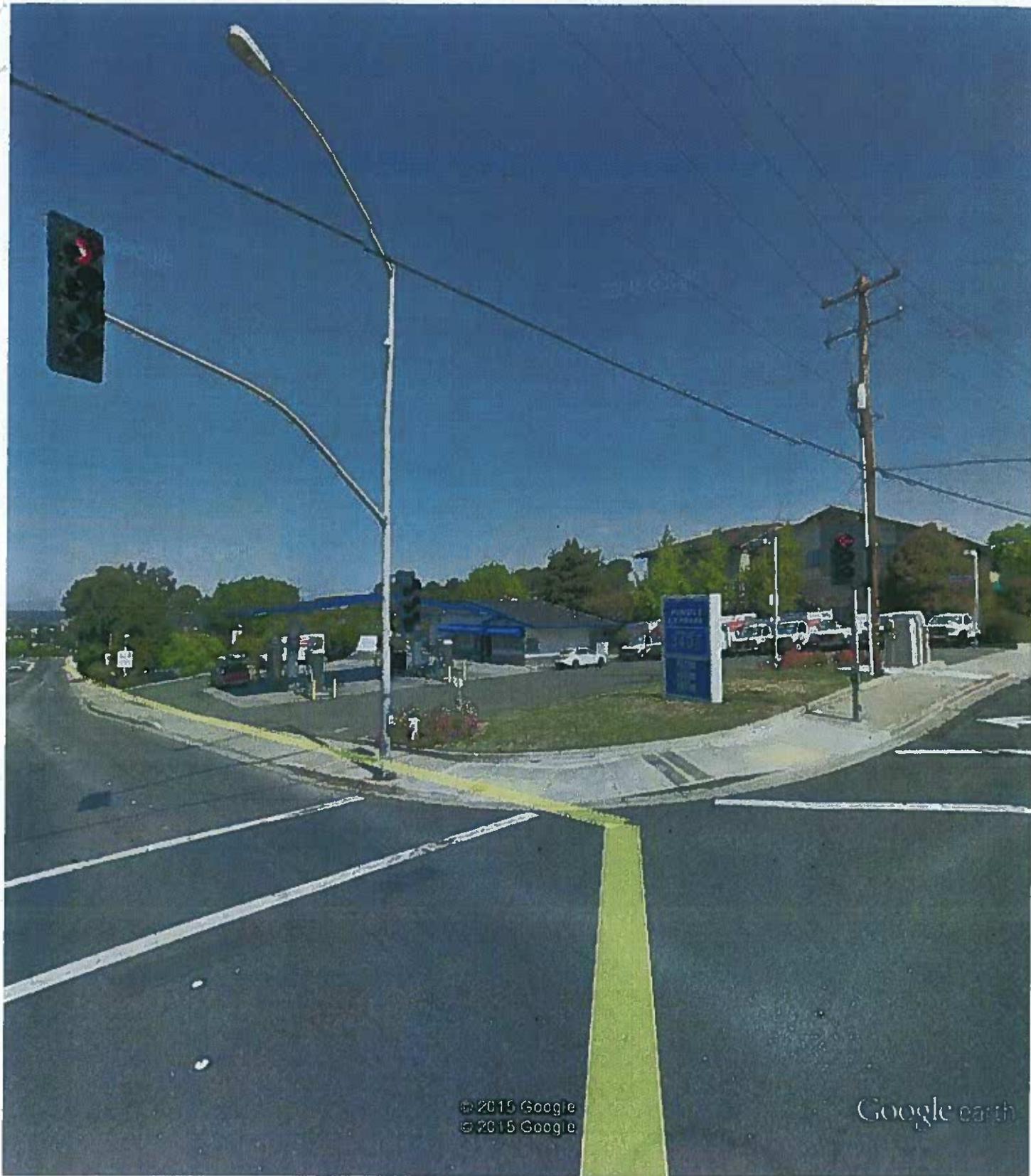




Google earth

feet  
meters





© 2015 Google  
© 2015 Google

Google earth

Google earth





Google earth





© 2015 Google  
© 2015 Google

Google earth

