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**MINUTES OF THE
PINOLE PLANNING COMMISSION
MEETING**

August 24, 2015

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

B. PLEDGE OF ALLEGIANCE AND ROLL CALL:

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

Commissioners Absent: None

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 June 22, 2015

Chair Toms requested a correction in the last paragraph on Page 2:

Chair Toms commented that recycled water was not being used for dust control mitigation with respect to the high school project in Pinole and urged the use of recycled water for dust mitigation in the future.

MOTION to adopt the Consent Calendar, as amended.

**MOTION: Martinez-Rubin SECONDED: Thompson APPROVED: 6-0-1
ABSTENTION: Brooks**

E. PUBLIC HEARINGS:

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

Request: 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.

1
2 **Applicant: Mr. Ray Bananzadeh**
3 **2298 Appian Way**
4 **Pinole, CA 94564**

5
6 **Location: 2298 Appian Way; APN 402-281-001**

7
8 **Project Planner: Winston Rhodes**
9

10 Planning Manager Rhodes presented the staff report dated August 24, 2015 for a
11 Conditional Use Permit (CUP) for a truck rental business in conjunction with an
12 existing gasoline fueling station and convenience store located across the street
13 from the former Doctors Medical Center. He reported that the Planning
14 Commission Development Review Subcommittee had met on July 20, 2015 to
15 discuss the project and had discussed on-site circulation and improvements for
16 pavement markings for parking, the condition of vehicles stored on the project site,
17 and the need to prohibit rental vehicle maintenance and vehicle washing on the
18 site. The applicant had agreed to improve the parking lot striping and not have any
19 vehicle maintenance and repair as part of the use.
20

21 Mr. Rhodes responded to questions from the Commission and advised that the
22 one existing pole-mounted signage would remain and no new permanent signage
23 had been proposed for the use; the CUP request was in lieu of paying a penalty for
24 the non-permitted operation; and the operating hours referenced by staff had been
25 submitted by the applicant and related to the truck rental business only.
26

27 **PUBLIC HEARING OPENED**

28
29 RAY BANANZADEH, the owner/operator of Pinole Express Truck Rental, 2298
30 Appian Way, Pinole, for almost 30 years, explained that he had included U-Haul
31 service for the convenience of Pinole residents. When asked about the hours of
32 operation of the truck rental business, and after a discussion with the Commission,
33 he requested a 6:00 A.M. to 6:00 P.M. operation for the truck rental.
34

35 DAVID GRAHAM, 2160 Appian Way, Pinole, spoke in support of the application
36 and explained that the trucks offered were always clean and well maintained.
37

38 ERWING ARANA, 1440 Brett Court, Pinole, stated that he had utilized the U-Haul
39 service and he supported the service for the convenience it offered.
40

41 The Commission reviewed the revised Conditions of Approval attached to the draft
42 Resolution and recommended additional revisions, as follows:
43

- 44 5. The regular operating hours shall be 6:00 A.M. to 6:00 P.M. and relate to
45 the truck rental only.
46

1 6. The Applicant shall limit the maximum number of rental trucks and vans
2 stored on the site to eight vehicles at any given time. The cargo size
3 distribution of the eight vehicles shall be as follows: [as shown in the draft
4 conditions.]
5

6 To the last sentence in Condition 6:
7

8 In the event that more than eight U-Haul vehicles and/or accessories
9 appear on the site, the number shall be reduced to eight vehicles and/or
10 accessories within 24 hours upon notification by the City.
11

12 **MOTION** to adopt Resolution 15-12 approving the Conditional Use Permit request
13 to legalize the operation of a truck rental business at 2298 Appian Way with project
14 conditions, subject to the conditions of approval and the amendments as shown.
15

16 **MOTION: Kurrent**

SECONDED: Brooks

APPROVED: 7-0

17
18 **F. OLD BUSINESS:** None

19
20 **G. NEW BUSINESS:** None

21
22 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**

23
24 Mr. Rhodes provided an update on the CVS project and a proposed cell site on
25 Pfeiffer Lane, both in the environmental review process, both anticipated to be
26 considered by the Commission later this year.
27

28 Commissioner Kurrent advised that he would not be available for a September
29 meeting; Commissioner Bender advised that he would not be present for meetings
30 in October or November.
31

32 **I. COMMUNICATIONS:** None

33
34 **J. NEXT MEETING:**

35
36 The next meeting of the Planning Commission will be held on Monday,
37 September 28, 2015 at 7:00 P.M.
38

39 **K. ADJOURNMENT:** The meeting adjourned at 8:15 P.M.
40

41 Transcribed by:

42
43
44
45 Anita L. Tucci-Smith
46 Transcriber