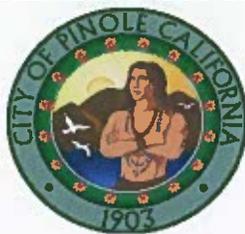


AGENDA FOR THE



CITY OF PINOLE PLANNING COMMISSION SPECIAL MEETING

Monday, September 12, 2016

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 speaker cards (available at the back of the Council Chambers) 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 August 8, 2016**

E. PUBLIC HEARINGS:

1. **Design Review (DR 16-11): Flyer's Gas Station Convenience Store Removal and Replacement**

Request: Consideration of a design review request to modify and existing gas station including removal of an existing approximately 528 square foot convenience store and replacing it with an approximately 1,283 square foot new convenience store.

Applicant: Nasreen Saleem
2467 Hill View Lane
Pinole, CA 94564

Location: 1390 San Pablo Avenue, APN: 402-023-012

Project Staff: Winston Rhodes

2. **Conditional Use Permit 16-04: CVS Off-Premises Alcohol Sales**

This item has been continued to the September 26, 2016 regular meeting.

Request: Consideration of a conditional use permit request to sell beer, wine, and distilled spirits within an approved approximately 14,806 square foot CVS

pharmacy retail store located at the southeast corner of the intersection of Appian Way and Canyon Drive.

Applicant: Armstrong Development
2400 Del Paso Road, Suite 140
Sacramento, CA 95834

Location: 1617 Canyon Drive (APN: 401-273-043, -044, -045, and -046)

Project Staff: Winston Rhodes

F. **OLD BUSINESS:** None

G. **NEW BUSINESS:**

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

Request: Review of the Draft 2016/17 – 2020/21 City Capital Improvement Plan for Consistency with the City General Plan

Project Staff: Tamara Miller

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

I. **COMMUNICATIONS:**

J. **NEXT MEETING:**

Planning Commission Regular Meeting, September 26, 2016 at 7:00PM

K. **ADJOURNMENT**

POSTED: SEPTEMBER 8, 2016



Winston Rhodes, AICP
Planning Manager

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DRAFT

**MINUTES OF THE SPECIAL
PINOLE PLANNING COMMISSION**

August 8, 2016

A. CALL TO ORDER: 7:06 P.M.

B. PLEDGE OF ALLEGIANCE AND ROLL CALL:

Commissioners Present: Brooks, Martinez-Rubin, Tave, Thompson, Wong,
Chair Kurrent

Commissioners Absent: Hartley

Staff Present: Winston Rhodes, Planning Manager

C. CITIZENS TO BE HEARD:

DIMITRI MAGGANAS, 2550 Appian Way, Pinole, introduced himself to the Planning Commission; spoke to his family's experience with development and property management; and offered his business card to the Commission.

D. CONSENT CALENDAR:

1. Planning Commission Meeting Minutes from July 11, 2016

MOTION to approve the minutes of the July 11, 2016 meeting, as submitted.

MOTION: Thompson **SECONDED:** Martinez-Rubin **APPROVED:** 6-0-1
ABSENT: Hartley

E. PUBLIC HEARINGS:

1. Design Review (DR 16-11): Flyer's Gas Station Convenience Store Removal and Replacement

This item has been continued until further notice

Request: Consideration of a design review request to modify an existing gas station including removal of an existing approximately 528 square foot convenience store and replacing it with an approximately 1,283 square foot new convenience store

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Applicant: Nasreen Saleem
2467 Hill View Lane
Pinole, CA 94564

Location: 1390 San Pablo Avenue, APN 402-023-012

Project Planner: Winston Rhodes

2. Conditional Use Permit 16-03: Better Cloud Vapor

Request: Consideration of a use permit to operate an approximately 1,461 square foot electronic cigarette retail sales establishment within a vacant portion of an existing commercial building

Applicant: Sonephet Manikhong
2531 Faria Avenue
Pinole, CA 94564

Location: 2564 Appian Way, APN 426-391-001

Project Staff: Winston Rhodes, Planning Manager

Planning Manager Winston Rhodes presented the staff report dated August 8, 2016, and reported that although Commissioner Hartley was not in attendance he had provided written comments via e-mail, the City Attorney had responded to those comments, and the comments and responses had been made available to the Planning Commission and to the public. A revised resolution and conditions of approval had also been provided along with a revision to Condition 5 that had been revised since the distribution of the staff report, to read:

- 5. *The proposed area on the site plan labeled as employment area kitchenette shall function as a break room for employees. No food or beverages shall be prepared, sold, or served by applicant on-site for customer consumption.*

Mr. Rhodes explained that the sale of tobacco was not part of the proposed use and any expansion of use would require Commission approval. A receiving area where a television was located was area where people would come in and purchase the products; sit, relax, and partake in the products. The City Attorney had opined that as long as food and beverages were not served on the premises, the use met the standards for a tobacco smoking lounge allowing the use of the product (vaping) on-site. The kitchenette area could only be used by employees and not by the public nor for the sale of food or beverages on-site.

PUBLIC HEARING OPENED

1 SONEPHET (STEVE) MANIKHONG, 2531 Faria Avenue, Pinole, explained that
2 he had a store in the City of Albany for the past three years and wanted to expand
3 the business to the City of Pinole. He detailed the process for checking
4 identification to ensure customers were 21 years of age similar to the process used
5 for the sale of alcohol. The business would operate as a retail space and not as a
6 lounge.

7
8 DIMITRI MAGGANAS, representing the owner of the 2550 Appian Way property,
9 provided a historical context of what he characterized as the economic
10 depression of the shopping center including ongoing vacancies over the past ten
11 years. He did not see that allowing customers the ability to stay on the premises
12 to vape would be an issue, although he understood the concerns with health and
13 safety; emphasized the time, cost, and effort to upgrade the shopping center;
14 and advised that neighboring tenants supported the proposed business.

15
16 PUBLIC HEARING CLOSED

17
18 The Planning Commission discussed the application and offered comments,
19 recommendations, and revisions to Resolution 16-08:

- 20
21 • Page 1, Paragraph 2 under the last WHEREAS CLAUSE revised to read:

22
23 *The use permit request, as conditioned, is consistent with the Zoning Code,*
24 *in that it furthers the proposed Commercial Mixed Use Zone, by*
25 *strengthening the commercial services in Pinole; and provides local*
26 *employment opportunities; and*

- 27
28 • Suggested the business did not belong in Pinole while recognizing that was
29 not under the purview of the Commission. (Thompson, Wong)
30
31 • Encouraged the continued review of State legislation and if there were any
32 issues would require a return to the Commission. (Tave)
33
34 • Revise Condition 7 to require signage to include information on Proposition
35 65, and add the following statement to any signage:

36
37 *No smoking or vaping shall be allowed within 20 feet of the store entrance.*

38
39 Mr. Rhodes advised the project was not subject to Proposition 65.

- 40
41 • Concerns expressed if information about Proposition 65 was not included
42 on signage given the unknown health effects.

43
44 Mr. Rhodes clarified that Condition 2 required the use to comply with all state and
45 federal regulations now and in the future.

46

1 When asked, Mr. Manikhong stated he could install a filtration system now.

2
3 Mr. Rhodes recommended a modification to the first and last sentences of
4 Condition 10, as follows:

5
6 *The applicant shall install odor and/or air quality control features to the*
7 *satisfaction of the Development Services Department to address odor and*
8 *air quality concerns. Odor or air quality control features shall be approved*
9 *in advance of installation and a building permit shall be secured if required.*

10
11 **MOTION** to adopt Resolution 16-08 (Revised), with Exhibit A; Conditions of
12 Approval, a Resolution of the Planning Commission of the City of Pinole Approving
13 a Conditional Use Permit (CUP 16-03) To Allow the Operation of An Approximately
14 1,461 Square Foot Electronic Cigarette Retail Establishment Within 2564 Appian
15 Way APN 426-391-001, subject to the following revisions:

- 16
17 • Page 1, Paragraph 2 under the last WHEREAS CLAUSE revised to read:

18
19 *The use permit request as conditioned, is consistent with the Zoning Code,*
20 *in that it furthers the proposed Commercial Mixed Use Zone by*
21 *strengthening the commercial services in Pinole, and provides local*
22 *employment opportunities; and*

- 23
24 • Modify Condition 5 to read:

25
26 *The proposed area on the site plan labeled as employment area kitchenette*
27 *shall function as a break room for employees. No food or beverages shall*
28 *be prepared, sold, or served by applicant on-site for customer consumption.*

- 29
30 • Revise Condition 7 to require signage to include the statement:

31
32 *No smoking or vaping shall be allowed within 20 feet of the store entrance.*

- 33
34 • Modify the first and last sentences of Condition of Approval 10, as follows:

35
36 *The applicant shall install odor and/or air quality control features to the*
37 *satisfaction of the Development Services Department to address odor and*
38 *quality concerns. Odor or air quality control features shall be approved in*
39 *advance of installation and a building permit shall be secured if required.*

40
41 **MOTION: Brooks**

SECONDED: Martinez-Rubin APPROVED: 4-1-1-1

NOES: Thompson

ABSTAIN: Wong

ABSENT: Hartley

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43
44
45
46 Commissioner Wong stepped down from the dais due to a potential conflict of

1 interest with the next agenda item and left the meeting at this time.

2
3 **F. OLD BUSINESS:**

4
5 **1. Design Review (DR 16-15): San Francisco Bay Trail: Pinole Shores to**
6 **Bayfront Park**

7
8 **Request:** Review of elevated trail railing and concrete design
9 and color details in conjunction with a previously
10 approved design review request to construct an
11 approximately 0.5 mile segment of the San Francisco
12 Bay Trail extending a non-motorized paved
13 recreational trail along the San Pablo Bay Shoreline in
14 Pinole from a hillside bluff across from Hazel Drive in
15 Pinole Shores east over the Union Pacific Railroad
16 (UPRR) tracks to connect to an existing path in
17 Bayfront Park.

18
19 **Applicant:** East Bay Regional Park District
20 P.O. Box 5381
21 Oakland, CA 94605-0381

22
23 **Location:** East Bay Regional Park District property between
24 Union Pacific Railroad and Burlington Northern Santa
25 Fe Railroad tracks, Union Pacific right of way, and
26 Bayfront Park along the San Pablo Bay Shoreline
27 (APN 402-140-007, 402-140-001, 401-010-009, and
28 401-010-007)

29
30 **Project Staff:** Winston Rhodes, Planning Manager

31
32 Mr. Rhodes described the item as a follow-up from the meeting of July 11, 2016,
33 and at the discretion of the Planning Commission the item could be considered as
34 a Planning Commission Workshop. The Commission considered the item as a
35 workshop.

36
37 Mr. Rhodes presented the staff report dated August 8, 2016, detailed the four
38 design options, and recommended that the Commission take public input, consider
39 the public testimony, and provide direction on the four design topics including
40 railing configuration, railing color, concrete pattern, and concrete color.

41
42 SEAN DOUGAN, Trails Development Program Manager, East Bay Regional Park
43 District (EBPRD), presented the most current iteration of a PowerPoint on the
44 Pinole Bay Trail Extension. He walked through the changes to the project design
45 in response to Planning Commission and public concerns including the removal of
46 the observation platform, which would require a complete recalculation of the

1 bridge structure, Caltrans peer review, and engineering time; the railing still
2 needed to be redesigned to address the Commission's design review concerns;
3 the changes to the bridge color and staining would add to the bridge construction
4 costs; and the changes could delay the project approximately two months.
5 Construction costs had been estimated at over \$10 million, although with the
6 proposed changes including some required by UPRR, the total project cost was
7 currently unknown at this time. Due to the time constraints to meet the process
8 and review schedule from all related agencies, he asked for final approval of the
9 bridge curtain wall color, bridge deck and pier color, bridge railing type, and bridge
10 railing color.

11 PUBLIC COMMENTS OPENED

12
13
14 JOHN MORAN, 2235 Orleans Drive, Pinole, recommended Option 3 minus the top
15 railing as the best option; he liked the use of squares rather than a cyclone fence;
16 suggested a green color for the railing; and preferred the use of the bluish rocks as
17 shown in Option 1.

18 PUBLIC COMMENTS CLOSED

19
20
21 The Planning Commission discussed the design options and offered the following
22 comments and/or recommendations to the applicant and staff:

- 23
24 • Supported the railing to serve a functional purpose, with a place to lean or
25 rest when walking. (Kurrent)
- 26
27 • Option 3 was consistent with the requests from the Commission and the
28 public.
- 29
30 • Expressed concern with the second railing with a recommendation to
31 consider a design element to prevent climbing, or eliminate the railing that
32 was located two feet off the ground; and a recommendation for the top rail
33 tubing to be turned with the sharp edge placed up to deter climbing.
34 (Thompson, Tave, Kurrent)

35
36 SAMI KALANTARI, Senior Engineer, AECOM, Technology Corporation, explained
37 that the lower railing could be eliminated or placed outside the wire mesh, although
38 the hand rail at the top should be preserved due to the horizontal load.

- 39
40 • Supported a green-colored bridge railing as more consistent with the colors
41 of the Bay and based on the views from Bayfront Park and the hillside.
42 (Kurrent)
- 43
44 • Given the stone had blue tones, suggested it would be a benefit to consider
45 a gray color that leaned toward a blue color for the railing, which would be
46 less obtrusive. (Thompson)

1
2 JEFF NOLEEN, 2246 Orleans Drive, Pinole, identified the following for
3 consideration for the railing; Air Superiority Blue #35450 and Light Blue #25550 for
4 Rail #3. He urged some color on the rail to offer some identity and allow it to be
5 part of an art piece.
6

7 In response to the Commission's desire for an art element from Bayfront Park, Mr.
8 Dougan explained he had researched cities' public art policies and programs.
9 Since the EBRPD had no guidelines for public art, he asked the City of Pinole to
10 take the lead on any public art and allow the EBRPD to focus on the design of the
11 bridge structure. He discouraged any art on the bridge structure since it would add
12 to the design complexity, could be a maintenance concern, and could be perceived
13 as protected requiring the artist to be compensated for subsequent changes.
14

15 Mr. Rhodes suggested the schedule for an art feature in Bayfront Park could be
16 considered separately from the subject project and would require City Council
17 approval. The City Council would be provided a copy of the meeting minutes and
18 would be aware of the Commission's desire, or the Chair could attend a future City
19 Council meeting and report on the Commission's input concerning public art.
20

21 PETE MURRAY, speaking as a member of the public, suggested a proposal for
22 public art could be considered by the City Council in that it had discussed a policy
23 for public art in the past. Given the timeline for the project and the need to meet
24 the requirements for grant opportunities, he urged the Commission to approve the
25 project.
26

27 Mr. Rhodes identified the Commission's consensus for Option 3, eliminating
28 climbing features or anything that would attract climbing; consideration for the
29 stamped concrete pattern to be Option 1, a gray beige stacked block pattern; the
30 railing to consist of a green color pursuant to the desires of the community and to
31 the recommendations of the EBRPD; with the specific green color to be
32 determined; and a gray beige curtain wall.
33

34 With repeated suggestions for various colors, Mr. Murray suggested the EBRPD
35 create a mockup of two colors to help the community decide what was preferred.
36 He suggested the lightest green with the lightest beige would allow something that
37 looked weathered with antiquated bronze patina, with a light shade of green, and
38 recommended the blue and green colors be selected to allow a mockup to be
39 created for further public review.
40

41 Mr. Rhodes recommended a meeting on-site to review the final mockup options
42 with two Planning Commissioners assigned to attend that meeting to allow some
43 continuity, with input from the neighbors. He understood Commissioner Hartley
44 would be interested in serving on any Subcommittee and suggested that no action
45 be taken at this time to allow the full Planning Commission to be present to select
46 the Sub-committee members and review the mock-up in the field.

1
2 On the discussion related to graffiti, Mr. Kalantari affirmed that graffiti was a
3 problem for many bridges with anti-graffiti coating to be applied which could be
4 easily washed and cleaned.
5

6 The Planning Commission preferred the Option 3 railing design with the bridge
7 deck color and piers to consist of a sandy beige color as proposed by the EBRPD,
8 but recommended it be included in the mockup of the proposed colors with a
9 sample to be viewed in the field. The Commission also recommended the City
10 Council consider a public art policy for the City of Pinole, with a future agenda item
11 to include the selection of a two-member Planning Commission Subcommittee to
12 review a mockup of the proposed colors in the field once prepared by the EBRPD.
13

14
15 **G. NEW BUSINESS: None**
16

17 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**
18

19 Mr. Rhodes reported that a Special Meeting of the Planning Commission had
20 been scheduled for the second Monday of the month of September and would
21 tentatively include Orange Theory Fitness, alcohol sales for CVS, Flyer's Gas
22 Station, and the annual finding of General Plan consistency of the City's Capital
23 Improvement Program (CIP). Information on the upcoming League of California
24 Cities Planning Commissioners Institute Conference would also be provided to
25 the Commission, and AB 1234 Training had been scheduled for August 29,
26 although on-line training was available. The Planning Commission meeting
27 scheduled for August 22 would be cancelled although cancellation notices had
28 not yet been distributed. The next meeting of the Planning Commission would
29 likely be September 12.
30

31 **I. COMMUNICATIONS: None**
32

33 **J. NEXT MEETING:**
34

35 The next meeting of the Planning Commission will be a Regular Meeting to be
36 held on Monday, August 22, 2016 at 7:00 P.M.
37

38 **K. ADJOURNMENT: 9:58 P.M**
39

40 Transcribed by:
41

42
43 Anita L. Tucci-Smith
44 Transcriber
45



Memorandum

TO: PINOLE PLANNING COMMISSION
FROM: WINSTON RHODES, AICP PLANNING MANAGER
SUBJECT: DR 16-11 Flyers Gas Station Remodel
DATE: September 26, 2016

Property Owner / Applicant:

Ms. Nasreen Saleem
2467 Hill View Lane
Pinole, CA 94564

PROJECT: Flyers Gas Station Remodel Design Review
FILE: DR 16-11
LOCATION: 1390 San Pablo Avenue
APN: 402-023-012
GP DESIGNATION: Mixed Use Sub-Area (MSA)
SPECIFIC PLAN & ZONING: San Pablo Avenue Corridor Commercial Mixed Use (CMU)

REQUEST

The applicant is seeking Design Review approval to allow modifications to the existing Flyers Gas Station.

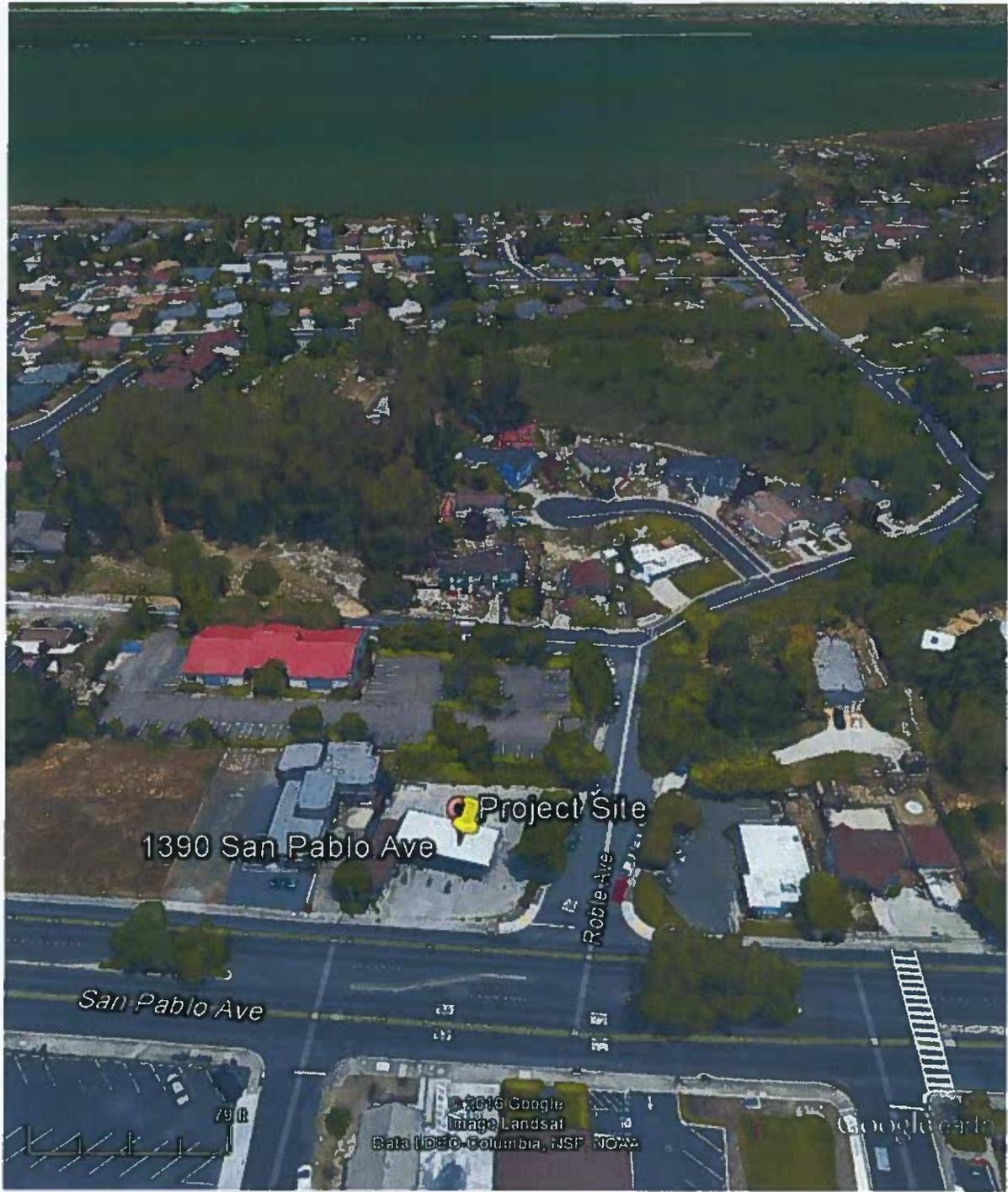
STAFF RECOMMENDATION

Adopt Resolution 16-09 for Design Review request DR 16-11 conditionally approving modifications to the existing Flyers Gas Station at 1390 Fitzgerald Drive.

SITE LOCATION

The existing Flyers Gas Station site is located on the northwest corner of the intersection of San Pablo Avenue and Roble Avenue in a previously urbanized portion of the San Pablo Avenue corridor.

Figure 1. Site Location



Direction from Project Site	Land Use
North	Vacant Commercial Building and Parking Lot
West	Mixed Use Building Including a Hair Salon and Residential Unit
South	San Pablo Avenue and Retail and Service Commercial Uses
East	Roble Avenue and Veterinary Clinic

PROJECT DESCRIPTION

The applicant is seeking Design Review approval to remove the existing approximately 528 square foot gas station convenience store and replace it with an approximately 1,283 new convenience store on the project site. The project also includes adding landscaping, the construction of a trash enclosure, and replacement of the northern property boundary fence. The project is part of an effort by the owner to modernize, expand, and upgrade the convenience store.

BACKGROUND

The gas station including the existing convenience store was constructed in 1984 and is approximately 528 square feet in area and sits on the southwest portion of the approximately 0.24 acre project site. The property was purchased last year and the relocation and expansion of the convenience center is proposed to provide greater customer convenience and improve the functionality of the gas station by providing more office space, storage space, and more merchandise shelf space. The gasoline pump configuration and canopy is not proposed to change.

The Planning Commission Development Review Subcommittee met on June 9, 2016 to discuss the project. The Subcommittee was supportive of the convenience store modernization effort and the reconfiguration of the site. The Subcommittee was concerned about circulation and wanted to confirm adequate gasoline delivery truck turning radius for the reconfigured site. The Subcommittee also requested that the parapet design above the new store entrance be modified to match the roof parapet design proposed along the new store roof line. Sheet 5 of 11 of the project plans provide a delivery truck turning template to confirm that the new configuration will accommodate gasoline delivery trucks. The applicant has also modified the proposed parapet to provide a consistent parapet design for the front, right, and left elevations (see sheet 10 of 11 of the project plans).

ANALYSIS

Land Use and Circulation

The project site has a Mixed Use Sub-Area (MUSA) General Plan Designation. This designation encourages a mix of residential and commercial development united by transit and pedestrian improvements. The designation allows many types of commercial development including neighborhood convenience stores. The proposed project would result in a larger more modern convenience store on the project site to support and complement existing residential and commercial development nearby as well as serve future residential development planned north and west of the project site. Retail sales are a permitted use within Three Corridors Specific Plan, San Pablo Avenue Mixed Use Sub-Area Zoning District. The project includes the removal of the existing

convenience store and the construction of a new convenience store that would be approximately 755 square feet larger. The Zoning Code requires a comprehensive design review for new commercial development and additions to non-residential development greater than 500 square feet. The Zoning Code requires that the Planning Commission review all comprehensive design review requests. According to the Three Corridors Specific Plan, the new convenience store must be setback at least 15 feet from any existing residential development. West of the project site is a mixed use building that includes one residential unit. The proposed site plan reflects the required 15 foot setback distance from the western property line. The Specific Plan allows a 0' foot rear or side area setback when not abutting existing residential development.

Auto circulation to the site is provided from San Pablo Avenue on the south with right turn in and out movements. Roble Avenue provides access on the east side of the project site. Fuel delivery trucks are proposed to utilize Roble Avenue to access the project site. The West Contra Costa Transit Authority (WestCAT) provides bus service on San Pablo Avenue and there is a C3 bus route stop located less than 50 feet west of the project site. Curb cuts will be modified to improve access to the site but will be located in the approximate locations as the current driveways. Sidewalk improvements are present along both street frontages. The applicant will be required to provide an accessible path of travel from the convenience store to the public right-of way to facilitate access for physically disabled customers. The applicant is proposing a future pedestrian gate along the northern boundary of the property. While a future pedestrian gate would facilitate improved pedestrian access between the project site and residentially zoned property to the north, it may be more desirable and inviting to provide this future pedestrian connection northwest of the convenience store rather than adjacent to the proposed trash enclosure east of the convenience store. A draft condition of approval has been added making this change.

Parking

The project includes a total of 11 auto spaces south of the proposed convenience store (see sheet 4 of 11 of the project plans) including 1 accessible parking space for physically disabled drivers southwest of the proposed store. Based on the size of the proposed convenience store (approximately 1,283 square feet), 6 spaces are required applying the 1 space / 250 square foot parking rate specified in the Zoning Code for a grocery store or food market use. Consequently, there is a surplus of 5 spaces. As noted above the convenience store is also in close proximity to an existing bus stop on San Pablo Avenue.

The site currently includes no bicycle parking. The applicant is proposing to add a new 5-space bicycle rack southwest of the convenience store. The Three Corridors Specific Plan requires bicycle parking for all commercial projects and specifies that retail projects provide no fewer than four bicycle spaces per project site. The proposed project satisfies applicable parking requirements.

Convenience Store Building

The applicant is proposing to relocate and expand the convenience store. The existing store is perpendicular to San Pablo Avenue and adjacent to the San Pablo Avenue frontage and within 15 feet of the mixed use building with the residential unit west of the site. The proposed larger convenience store is parallel to San Pablo Avenue and placed on the north side of the property furthest from San Pablo Avenue. The proposed building is approximately 14' 9". The new stucco building includes foam pop-out molding along the roof line and brick veneer along the lower third of the building shell on all elevations. Windows are included on the front elevation left side elevation and the rear elevation. The applicant is proposing a very light beige or salmon color for the body of the building with white vinyl windows and blue trim color at the windows and to accent the top of the

proposed parapets. The proposed red brick veneer would also be utilized at the proposed trash enclosure and at the base of the existing gasoline monument price sign. The Commission may want the brick veneer to be added to base of the canopy columns to help tie together the structural design features on the project site. A color / material board will be available at the meeting for review.

Signage

The applicant is proposing one additional two line wall sign centered vertically and horizontally above the convenience store main entrance. A draft condition of approval has been added to require a detailed sign submittal for review prior to the issuance of the building permit with a minimum of 6 inch space above and below the proposed sign lettering. The site already includes existing canopy signage and a monument sign along San Pablo Avenue. Based on the size of the convenience store and canopy and two roadway frontages, the gas station may have up to 300 square feet of total sign area.

Lighting

The applicant is proposing two new pole mounted light fixtures in conjunction with the remodeling of the site (see sheet 8 of 11). One pole mounted light fixture is proposed near the parking space southwest of the convenience store. The other pole mounted fixture is proposed to illuminate the two parking spaces east of the gas pump canopy. Three new wall-mounted light fixtures are proposed for the convenience store. Two wall-mounted light fixtures are proposed on each side of the front entrance of the convenience store sconce. The Three Corridors Specific Plan requires lighting to provide security and visual interest. The Specific Plan requires that light fixtures used to provide lighting for pedestrians and vehicles direct illumination downward and prohibits exposed bulbs. Staff has included a proposed condition of approval to provide a photometric plan to confirm adequate light levels of the modified areas of the project and recessed bulbs with shields as needed to prevent offsite glare.

Landscaping and Fencing

The applicant is proposing landscape areas west of the pump canopy and near the existing monument gas price sign on San Pablo Avenue; east of the proposed convenience center; and at the southeast corner of the site (see sheet 6 of 11 of the project plans). The site currently includes several mature Liquidambar trees along the Roble Avenue frontage and in the vicinity of the existing monument sign. The preliminary landscape plan does not include these trees or their sizes and appears to propose removal of all trees on site and planting one new Crepe Myrtle tree. A condition of approval has been added to provide an arborist report prior to the issuance of building permits to evaluate the health of the existing trees and determine whether some of the trees can be retained or help determine the size of replacement trees should any protected trees need to be removed. Given the addition of a new landscape area west of the pump canopy, a draft condition has been added that includes the addition of three 24" box trees to the project site in addition to existing trees that can be retained or replaced on site.

Fencing for the site includes an existing 5 foot high wood fence over a 3 foot high CMU wall along the western property boundary and an existing chain-link fence along the northern property boundary. The applicant proposes to replace the chain-link fence and add a 5 foot tubular steel fence over a 3 foot CMU wall to match the height of the fencing along the western property boundary. The applicant is also proposing to add climbing vines to help screen and soften a portion of the western boundary fence and wall.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt per Section 15303, Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines in that the project consists of the construction of a new retail building less than 10,000 square feet in area within an urbanized location zoned for retail service use. The proposed convenience store would not involve use of significant amounts of hazardous waste substances; the surrounding area is not environmentally sensitive, and all necessary public services and facilities are available. Consequently, the proposed project satisfies the criteria for a Class 3 categorical exemption with no potential for a significant environmental impact.

CONCLUSION

The proposed project is consistent with the General Plan MUSA land use designation. The project helps implement General Plan goals and policies that call for added development along San Pablo Avenue that supports the local economy and expands the range of products and services provided locally. The project, as conditioned, improves circulation for multiple transportation modes. The project, as conditioned, satisfies the applicable requirements of the Three Corridors Specific Plan and pertinent sections of the Zoning Code. While the proposed project architecture is more modern than some of the surrounding buildings, it is compatible with the range of building styles present nearby and is appropriately sized for the project site. The proposed project, as conditioned, also replaces a commercial building that is over 30 years old and helps to revitalize a visible commercial corner site along the San Pablo Avenue corridor.

ATTACHMENTS

- A. Draft Resolution 16-09 with Exhibit A: Conditions of Approval
- B. Correspondence from Edgar Tilghman date stamped received July 7, 2016
- C. Project Plans date stamped received August 22, 2016
- D. Project Color and Materials Information date stamped received August 22, 2016 (to be provided at the meeting)

**PLANNING COMMISSION RESOLUTION 16-09
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING A DESIGN REVIEW REQUEST TO MODIFY AN EXISTING GAS STATION INCLUDING REMOVAL OF AN EXISTING CONVENIENCE STORE AND REPLACING IT WITH A NEW APPROXIMATELY 1,283 SQUARE FOOT NEW CONVENIENCE STORE FOR A FLYERS GAS STATION AT 1390 SAN PABLO AVENUE (APN: 402-023-012)

WHEREAS, Nasreen Saleem (hereinafter referred to as applicant) filed an application with the City of Pinole (hereinafter referred to as City) for a design review request (DR16-11) in order to make modifications to an existing gas station at 1390 (APN: 402-023-012) including the removal of an existing convenience store and construction of a new approximately 1,283 square foot convenience store in accordance with Title 17 of the Pinole Municipal Code; and

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

WHEREAS, the Planning Commission of the City of Pinole finds that in accordance with the California Environmental Quality Act, the project is Categorically Exempt per Section 15303 of the California Environmental Quality Act, in that it meets the criteria of New Construction of Small Structures because it entails the demolition of an existing retail building and replacement with a new gas retail building less than 10,000 square feet in an urbanized area zoned for retail services as permitted use; and

WHEREAS, the Planning Commission has conducted a duly noticed public hearing to consider DR 16-11 on September 12, 2016, and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Pinole hereby finds, determines, and resolves as follows:

1. The Planning Commission has considered the full record before it, which may include but is not limited to such information as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are true and correct and are incorporated herein by reference.
2. The applicant has proposed to remove an existing convenience store and build a replacement convenience store, add new landscaping, add a trash enclosure, and replace existing fencing along the northern property boundary at 1390 San Pablo Avenue. All proposed new signage, as conditioned, complies with the Zoning Code.
3. The proposed modifications are consistent with the objectives of the General Plan; comply with applicable zoning regulations and applicable provisions of the Three Corridors Specific Plan.
4. The proposed project will not create conflicts with automobile, bicycle, or pedestrian transportation modes.
5. The site layout including building orientation, parking areas, landscaping, and lighting are

compatible with an complement the existing surrounding environment and ultimate character of the area under the General Plan and Three Corridors Specific Plan.

6. Based upon the depth and variety of architectural components and colors, the remodeled Flyers Gas Station at 1390 San Pablo Avenue will not be unsightly, obnoxious or undesirable in appearance, and will not hinder the harmonious development of the area, impair the desirability of the area for the uses permitted, nor limit the opportunity to attain optimum use and value of the land and improvements, or otherwise adversely affect the general property and community welfare.
7. The proposed development creates a well-composed urban design, harmoniously related to the other existing development within the immediate area.
8. The project is, or has been conditioned to be, in conformance with all City standards and specifications to ensure a well-designed site composed of a visually-appealing structure and provision of adequate on-site landscaping areas.
9. Special consideration has been given to those elements of the design that have a significant relationship to the exterior appearance of the building including height, bulk, and scale, layout on the site, and building material selection.
10. Approves Design Review request 16-11 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
11. The approval of the Design Review 16-11 shall terminate on September 12, 2017, 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 12th day of September 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Dave Kurrent, Chair, 2016-2017

ATTEST:

Winston Rhodes, AICP, Planning Manager



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Monitoring Department/ Division</u>	<u>Verification (date and Signature)</u>
1.	On-Going	Planning	
2.	On-Going	Planning	
3.	On-Going	Planning Division	

The project shall be constructed in substantial compliance with the approved Design Review Package for the Flyers Gas Station Remodel, Design Review (DR) 16-11, approved by the Planning Commission and plans date stamped received September 7, 2016 and color and material board stamped received August 22, 2016, unless otherwise conditioned.

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.

All building permit drawings and subsequent construction shall substantially conform with the approved planning application drawings. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission or City Council.



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
4.	On-Going	Planning Division	
5.	Ongoing	Development Services, Police, and Fire Departments	
6.	Ongoing	Development Services	

Failure to obtain prior approval to modify the approved plans may result in having to pay double the original planning application permit fee and/or withholding of the certificate of occupancy until such time as the modification(s) to the plans has been reviewed by the Planning Manager and approved by the Planning Commission.

The proposed project shall be built and operate in a manner consistent with all applicable federal, State, and local regulations.

All exterior materials and colors are to be consistent with approved project color / material boards. Once installed, all improvements are to be maintained in accordance with the approved plans. Any changes which materially affect the exterior character shall be resubmitted to the Development Services Department for review and approval. Minor changes may be approved by the Planning Manager. Any changes determined by the Development Services Department to be non-minor may be referred to the Planning Commission after conferring with the Chair of the Planning Commission.



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
7.	Ongoing	Police	
	<p>BUSINESS EMERGENCY INFORMATION FORM – The property owner shall complete a Police Department “Business Emergency Information Form” and shall deliver it to the Police Department for review and approval prior to project completion and update the emergency information form as needed when contact information changes.</p>		
8.	Ongoing	Development Services	
	<p>Any proposed future outdoor merchandise sales shall require a separate development request is not currently proposed.</p>		
9.	Ongoing	Development Services	
	<p>GRAFFITI AND VANDALISM CONTROL The property owner and operator shall keep the site clear of graffiti and repair any vandalism or auto accident damage on a regular and continuous basis. Graffiti-resistant materials shall be used when feasible. All graffiti shall be removed within 72 hours.</p>		
10.	Prior to Issuance of Building Permits	Planning Division	
	<p>Prior to Issuance of Building Permits The applicant shall ensure that the roof parapets are designed to fully screen all roof equipment from public view.</p>		



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Monitoring Department/ Division</u>	<u>Verification (date and Signature)</u>
11.	<p>The applicant shall provide a detailed sign application for the wall-mounted convenience store including a summary of the total project signage including the existing canopy and monument signage area not to exceed 300 square feet. The convenience store sign shall be centered vertically as well as horizontally with a minimum of 6" of space above and 6" below the proposed sign lettering.</p>	Planning Division	
12.	<p>The applicant shall modify the project plans to provide a future pedestrian gate west of the proposed convenience store rather than near the proposed trash enclosure.</p>	Planning Division	
13.	<p>The applicant shall add motion sensitive security lighting within the proposed trash enclosure.</p>	Development Services Department	
14.	<p>The applicant shall prepare and submit a Security Plan for review and approval by the Police Department</p>	Police	



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
<p>15. TREE REPORT The applicant shall submit a detailed arborist report prepared by a certified arborist. The report shall inventory all trees and identify trees designated to remain on site or determined to be affected by the development. The report shall contain an evaluation of each tree's condition and include recommendations necessary to ensure the health, vitality and public safety regarding each tree, and also include the effects of the proposed development on the trees. The arborist shall perform or supervise performance of all tree protection measures stated in the approved tree report.</p>	<p>Prior to Issuance of Any Construction Permit</p>	<p>Development Services Department</p>	
<p>16. TREE REMOVAL The applicant shall note the location of trees 4 inches in diameter at breast height (measured 4.5 feet above natural grade) or greater in size to be removed from the project site prior to issuance of a building permit.</p>	<p>Prior to Issuance of Any Construction Permit</p>	<p>Development Services Department</p>	
<p>17. The applicant shall provide a detailed landscape plan noting existing trees to be retained, removed, or replaced. Three new 24" box trees shall be placed in the new landscape area west of the gasoline pump canopy.</p>	<p>Prior to Issuance of Building Permits</p>	<p>Planning Division</p>	



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
18.	<p>The applicant shall provide precise design information for the decorative concrete masonry unit (CMU) proposed for the new boundary fence and trash enclosure. The material and color of the decorative CMU material shall be visually compatible with the proposed new convenience store exterior materials and colors.</p>	Development Services Department	
19.	<p>The applicant shall provide a lighting plan that includes photometric information to ensure adequate illumination of the project site for review and approval by the Development Services Department and Police Department. The plan shall include design specifications of all pole mounted and building mounted light fixtures. All light fixtures shall be designed to direct light downward and illuminate and provide adequate visibility and security at night consistent with City standards within Chapter 17.46 of the Municipal Code. Light bulbs shall be recessed and shields shall be added to all light fixtures as needed to prevent off-site glare.</p>	Development Services and Police Departments	
20.	<p>All Design Review Conditions shall appear on the project building plans.</p>	Development Services Department	



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
21.	PERMITS, BONDS, AND INSURANCE - The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for any work to be done in the City's right-of-way. This encroachment permit shall be obtained prior to the issuance of a building permit and prior to any work being done in the City's right-of-way.	Prior to Issuance of Building Permits	Development Services Department	
22.	MATERIAL HAULING - The applicant shall submit a proposed material hauling route and schedule. The City Engineer prior to issuance of a building or site development permit shall approve said submittal. All material hauling activities including but not limited to, adherence to approved route, hours of operation, dust control and street maintenance shall be the responsibility of the applicant (as per Section 15.36.080 of the Municipal Code). Violation of such may be cause for suspension of work.	Prior to Issuance of Building Permits	Development Services Department	
23.	WATER SUPPLY SYSTEM - Prior to issuance of a building permit there shall be an approved and tested water supply system capable of supplying the required fire flow as determined by the Fire Chief or Fire Marshal. Water supply system for staged construction shall provide required fire flows at all stages.	Prior to Issuance of Building Permit	Fire Department	
24.	CONSTRUCTION PLANS FOR FIRE PREVENTION - Prior to issuance of a building permit, building construction plans and plans for fire extinguishing system shall be submitted to the Fire Prevention Bureau for review and approval.	Prior to Issuance of Building Permit	Fire Department	



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Monitoring Department/ Division</u>	<u>Verification (date and Signature)</u>
During Construction and Prior to Occupancy			
25.	<p>INSPECTIONS - The applicant shall notify the Development Services Department at least forty-eight (48) hours prior to starting any work pertaining to on-site drainage facilities, grading, or paving, as well as all any work in the City's right-of-way as per Section 15.36.230 of the Municipal Code.</p> <p>The applicant shall arrange all inspections with the Building Division, Fire Department, and Public Works Division. All Building Division inspection requests shall be made at least 24 hours in advance.</p>	Development Services	
26.	<p>The following provisions to control noise, dust, and construction debris nuisance construction:</p> <p>A. Building construction activities shall occur between 7:00A.M. and 5:00 P.M., Monday through Friday. Interior construction work only may also occur between 9:00A.M. and 6:00P.M. on Saturday unless a modification of construction hours is requested and granted by the City as allowed under Chapter 15.02 of the City Municipal Code.</p>	Building Division	



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>																
<p align="center"><u>STANDARD REPLACEMENT TABLE FOR EXISTING TREES</u></p> <table border="1" data-bbox="649 840 893 1680"> <tr> <td>Size of Tree to be removed (Trunk Diameter)</td> <td>36 Inch Box</td> <td>24 Inch Box</td> <td>15 Gallon</td> </tr> <tr> <td>2" or less</td> <td></td> <td></td> <td>1</td> </tr> <tr> <td>4"</td> <td></td> <td></td> <td>1</td> </tr> <tr> <td>6" or greater</td> <td>1</td> <td></td> <td></td> </tr> </table> <p>Numbers in replacement table refers to quantities to be used to replace each tree. Each tree container size number in the vertical column represents a 100% replacement value for an existing tree removed (size as noted). These numbers (columns) may be mixed as long as proportionate totals will equal 100%. For example: one 24" DBH tree may be replaced with twelve 15 gallon trees or six 24" box trees or three 24" box trees plus six 15-gallon trees or four 36" box trees, etc.</p>	Size of Tree to be removed (Trunk Diameter)	36 Inch Box	24 Inch Box	15 Gallon	2" or less			1	4"			1	6" or greater	1					
Size of Tree to be removed (Trunk Diameter)	36 Inch Box	24 Inch Box	15 Gallon																
2" or less			1																
4"			1																
6" or greater	1																		
29.	Prior to Occupancy	Planning Division																	



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Monitoring Department/ Division</u>	<u>Verification (date and Signature)</u>
	Permits		
30.	Prior to Occupancy Permits	Planning Division	
	building.		
	The exterior building elevations, landscaping, and fencing shall be reviewed for consistency with the approved plans by the Planning Manager or his/her designee.		
31.	Prior to Occupancy Permit	Fire Department	
	FIRE EXTINGUISHERS - Prior to issuance of a "Certificate of Occupancy" or final building inspection, an approved fire extinguisher shall be installed as required by the Fire Prevention Bureau as per Section 1002 of the Uniform Fire Code.		
32.	Prior to Occupancy Permit	Fire Department	
	FIRE PREVENTION FEES AND INSPECTION - Prior to issuance of a "Certificate of Occupancy" or final building inspection, the applicant shall pay all applicable fees in accordance with the Master Fee Schedule adopted by the City of Pinole and obtain all required inspections from the Fire Prevention Bureau.		
33.	Prior to Occupancy Permit	Building Division	
	ADDRESSING - Prior to issuance of a "Certificate of Occupancy" or final building inspection approved illuminated numbers and addresses shall be installed on the new convenience store building in compliance with Section 15.02.050 of the Municipal Code.		



**Exhibit A
Planning Commission Resolution 16-09 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
34.	SIDEWALK, CURB AND GUTTER REPAIR - The applicant shall repair and replace to existing City standards, any sidewalk, curb and gutter abutting the project site that is damaged now or during construction of this project.	Development Services Department	
35.	The applicant shall ensure that the proposed bicycle rack is installed at the project site.	Planning Division	

ATTACHMENT B

**Edgar Tilghman
1300 San Pablo Avenue
Pinole, CA 94564
(510) 724-8343**

June 30, 2016

To Whom It May Concern:

I, Edgar Tilghman, am the owner of the apartments right beside the Pinole Flyers gas station. I understand and know of the plan to demolish the current store and to build a new, updated convenience store. I have no problems with this plan and I stand by the owners and their project.

Thank you,

Edgar Tilghman
Edgar Tilghman



I. PROJECT SCOPE

1. THE SCOPE OF THE WORK IS TO DEMOLISH AN EXISTING CONVENIENCE STORE AND BUILD A REPLACEMENT AT FLYERS GAS STATION LOCATED AT 1390 SAN PABLO AVE IN PINOLE.
2. NO WORK IS TO BE DONE AT THE EXISTING UNDERGROUND TANK AS WELL AS THE EXISTING CANOPY.

PROPERTY ADDRESS

1390 SAN PABLO AVE
PINOLE, CA 94657

BUILDING CODES

CBC 2013, CPC 2013, CEC 2013, CMC 2013
CALIFORNIA ENERGY CODE 2013
CALIFORNIA GREEN BUILDING 2013
CALIFORNIA FIRE CODE

BUILDING DATA:

TYPE OF CONSTRUCTION : VB
NUMBER OF STORIES : 1
AUTOMATIC SPRINKLER SYSTEM : N/A
PORTABLE FIRE SPRINKLER : 1 (PER CBC 2013, TABLE 908.3)
TENANT OCCUPANCY : M

OCCUPANT LOAD FACTOR

MERCANTILE : 30 GROSS
OFFICE : 100 GROSS

BUILDING FLOOR AREA:

OFFICE : 35 SQ.FT
TOILET : 60 SQ.FT
STORAGE AREA : 234 SQ.FT
MERCANTILE AREA : 964 SQ.FT

TOTAL FLOOR AREA

: 1283 SQ.FT (GROSS)

OCCUPANT LOAD:

GRADE FLOOR AREA : 964/30 = 32
STORAGE : 234/300 = 1
OFFICE : 35/100 = 1

EGRESS REQUIREMENTS:

NO OF EXITS REQUIRED : 1 (CBC 2013 TABLE 1015.1)
NO. OF EXITS PROVIDED : 1
EXIT SIGNS : NONE REQUIRED (CBC 2013, SECTION 1101, EXCEPTION 1)

MINIMUM REQUIRED EGRESS WIDTH

: 0.2' X 34 = 6.8 IN
EGRESS WIDTH PROVIDED : 72" IN FRONT.

PLUMBING FACILITIES REQUIRED

OCCUPANT LOAD FACTOR PER CPC 2013 TABLE A. 200/SQ.FT
OCCUPANT LOAD FOR PLUMBING : 1283/200 = 7

WATER CLOSET REQUIRED : 1
LAVATORIES : 1

PROJECT DIRECTORY

OWNERS REPRESENTATIVE:

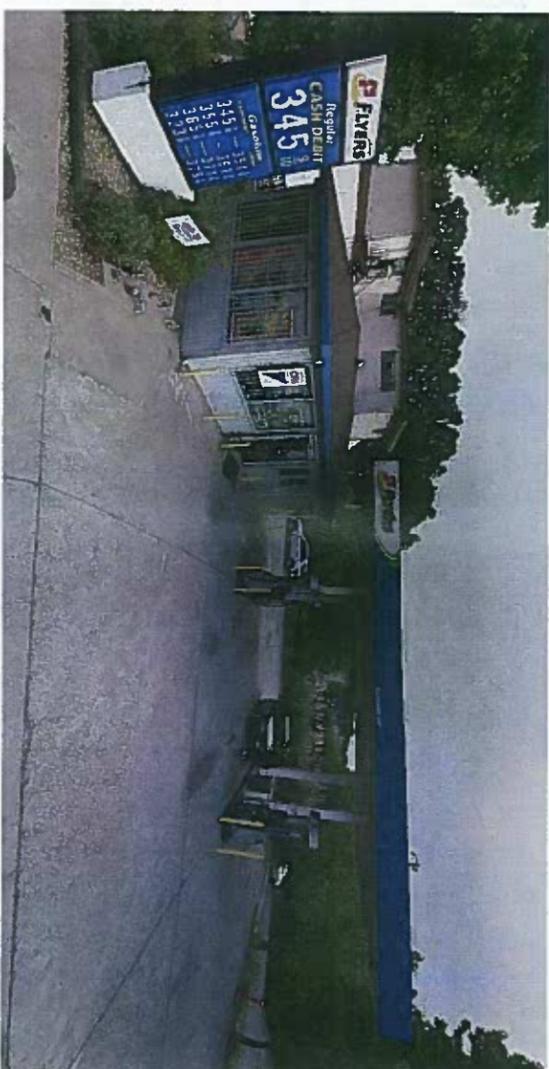
MASREEN SALEEM
1390 SAN PABLO AVE
PINOLE, CA 94657
PHONE: (818) 881-0022
EMAIL: saleem@masreen.com

ENGINEER OF RECORD:

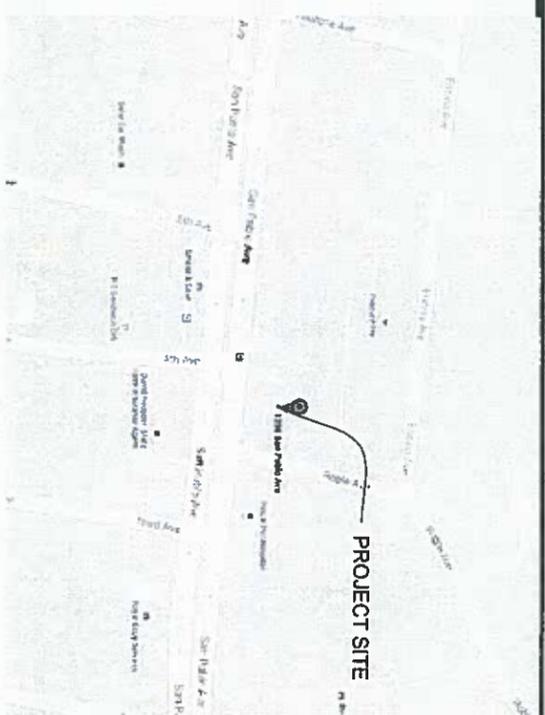
GAUTAM RAJ MANANDHAR
5205 GORDON AVE
EL CERRILLO, CA 94530
PHONE: (510) 508-9410
EMAIL: gautamrajmanandhar@gmail.com

SURVEYOR:

VIRGIL CHAVEZ LAND SURVEYING
721 TUOLUMNE STREET
VALLEJO, CA 94590
PHONE: (707) 933-2478
EMAIL: virgil@virgilchavez.com



1390 SAN PABLO - EXISTING VIEW FROM SAN PABLO AVE



SHEET INDEX

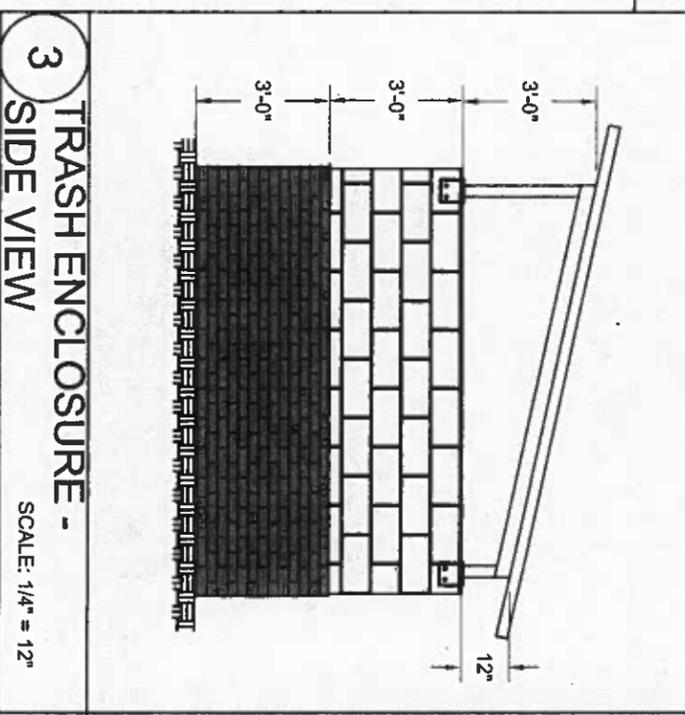
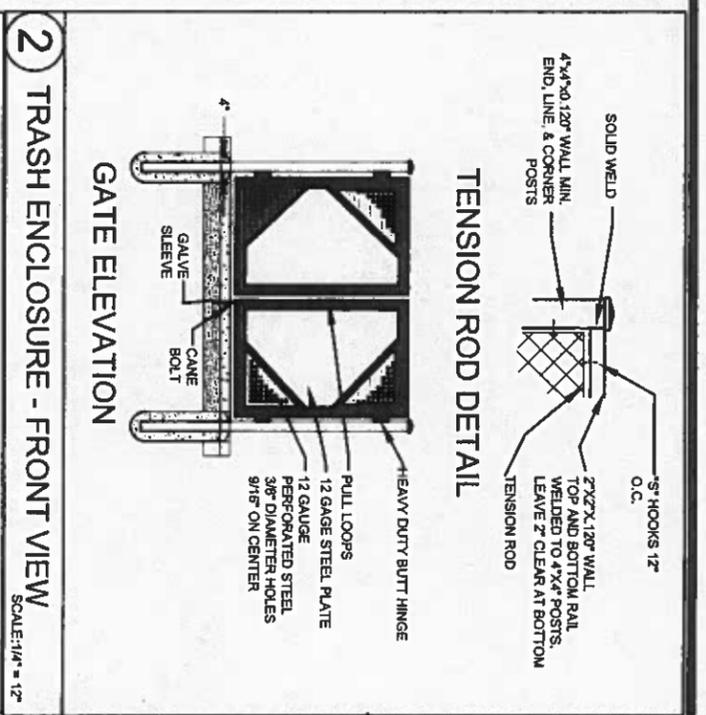
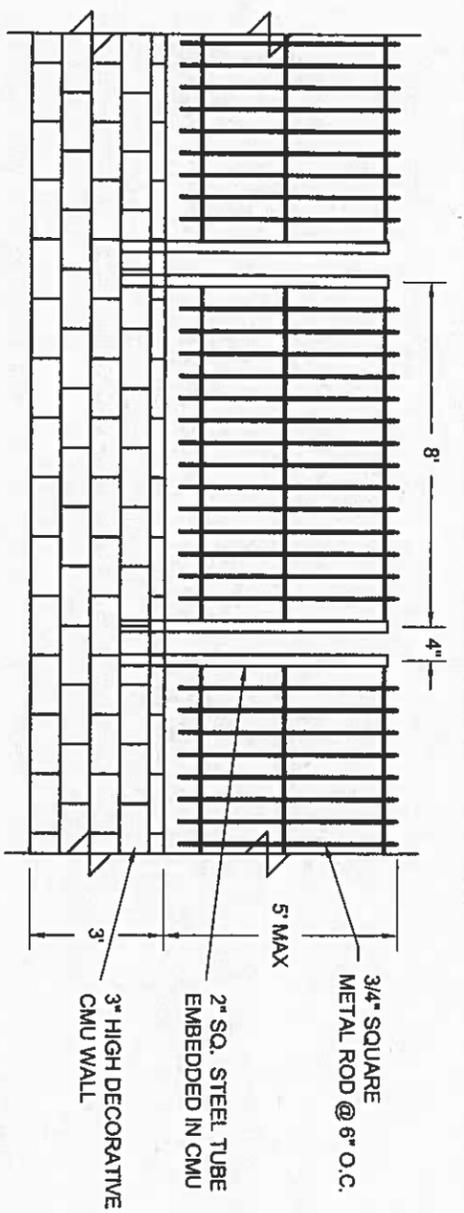
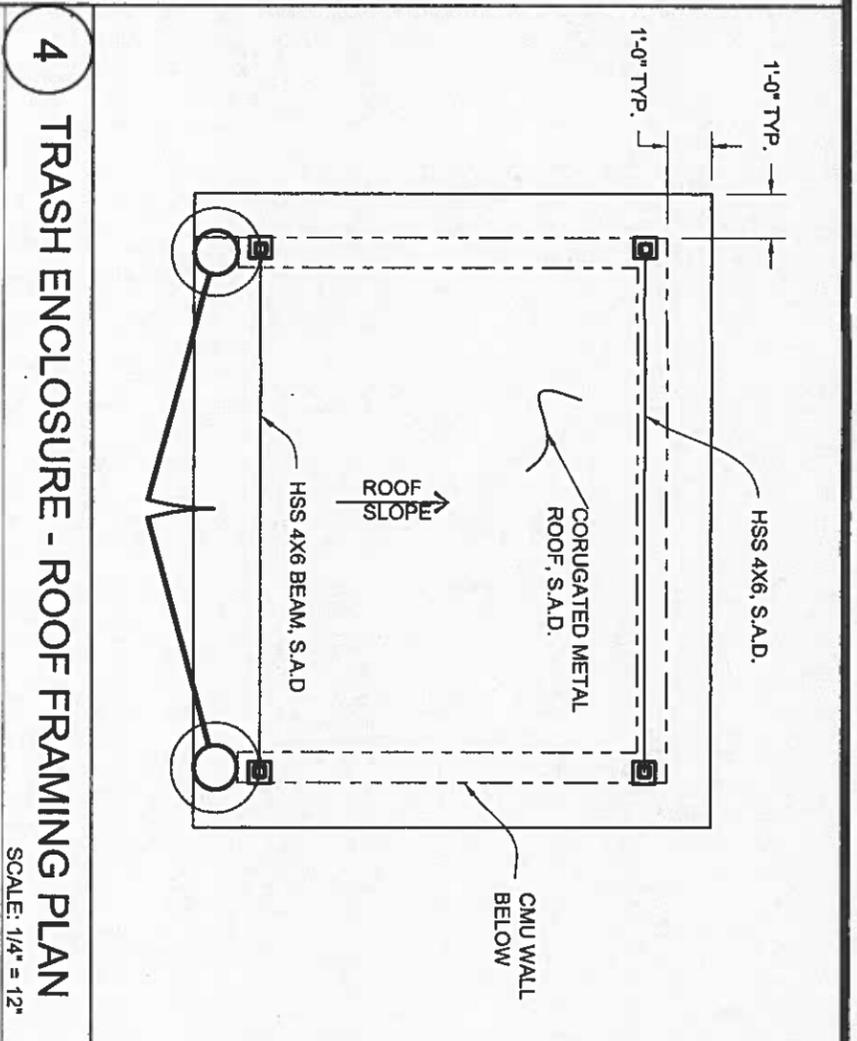
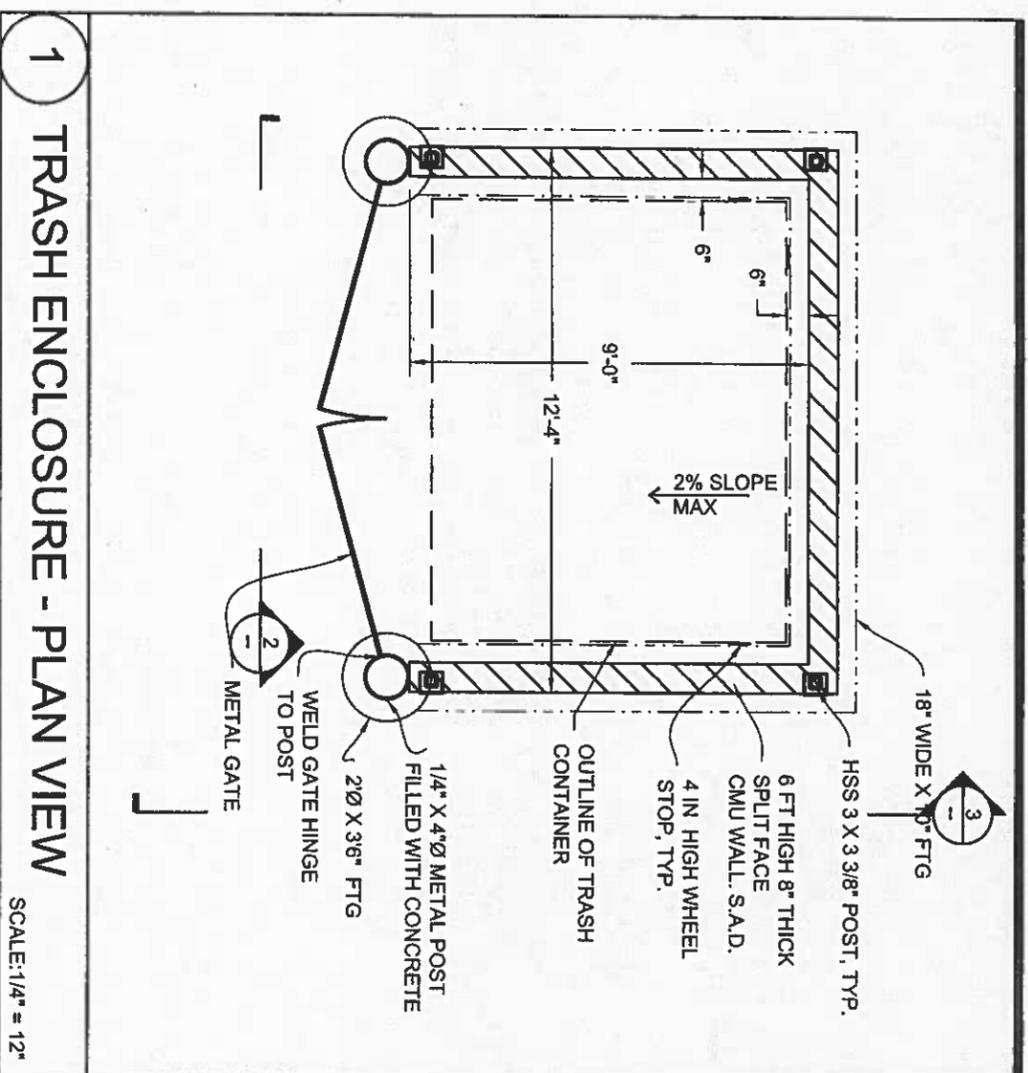
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|----------------|--------------------------------|
| 1) SHEET T-0 | TITLE SHEET |
| 2) SURVEY | SURVEY SHEET |
| 3) SHEET D-1 | DEMOLITION |
| 4) SHEET CIV-1 | PROPOSED SITE PLAN |
| 5) SHEET CIV-2 | TURNING RADIUS |
| 6) SHEET US-1 | LANDSCAPE |
| 7) SHEET C3-1 | C3 DRAWING |
| 8) SHEET LT-1 | LIGHTING PLAN |
| 9) SHEET A1-1 | BUILDING PLANS |
| 10) SHEET A2-1 | BUILDING ELEVATION |
| 11) SHEET A3-1 | FENCE & TRASH ENCLOSURE DETAIL |

RECEIVED
AUG 22 2016
CITY OF PINOLE
DEVELOPMENT SERVICES DEPT.

GAUTAM RAJ MANANDHAR REGISTERED PROFESSIONAL ENGINEER 5205 GORDON AVE EL CERRILLO, CA 94530 TEL: (510) 735-4545 email: gautamrajmanandhar@gmail.com	FLYERS GAS STATION	DEMOLITION PLAN	4-04-2016	FOR DESIGN REVIEW	4	SHEET NO. 1 OF 11 SHEETS SHEET : T-0 THIS DRAWING IS INVALID WITHOUT THE ENGINEER'S SIGNATURE IN RED INK
	1390 SAN PABLO AVE		7-26-2016	FOR DESIGN REVIEW	5	
	PINOLE, CA 94654		8-22-2016	FOR DESIGN REVIEW	6	
PROJECT NO. :		DRAWN BY/CHKD BY : GRM				

ALL IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND PROPERTY OF GAUTAM RAJ MANANDHAR, S.E. AND WERE CREATED, EVOLVED AND DEVELOPED WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING, AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GAUTAM RAJ MANANDHAR, S.E.





GAUTAM R. MANANDHAR REGISTERED PROFESSIONAL ENGINEER No. 3695 Exp. 3/31/2017 STATE OF CALIFORNIA		FLYERS GAS STATION 1390 SAN PABLO AVE PINOLE, CA 94564 PROJECT NO.:		FENCE & TRASH ENCLOSURE DETAILS	
4-04-2016	FOR DESIGN REVIEW	A	A	4-04-2016	FOR DESIGN REVIEW
7-26-2016	FOR DESIGN REVIEW	A	A	7-26-2016	FOR DESIGN REVIEW
8-22-2016	FOR DESIGN REVIEW	A	A	8-22-2016	FOR DESIGN REVIEW
THIS DRAWING IS INVALID WITHOUT THE ENGINEERS SIGNATURE IN RED INK			SHEET : A3-1 SHEET NO. 11 OF 11 SHEETS		

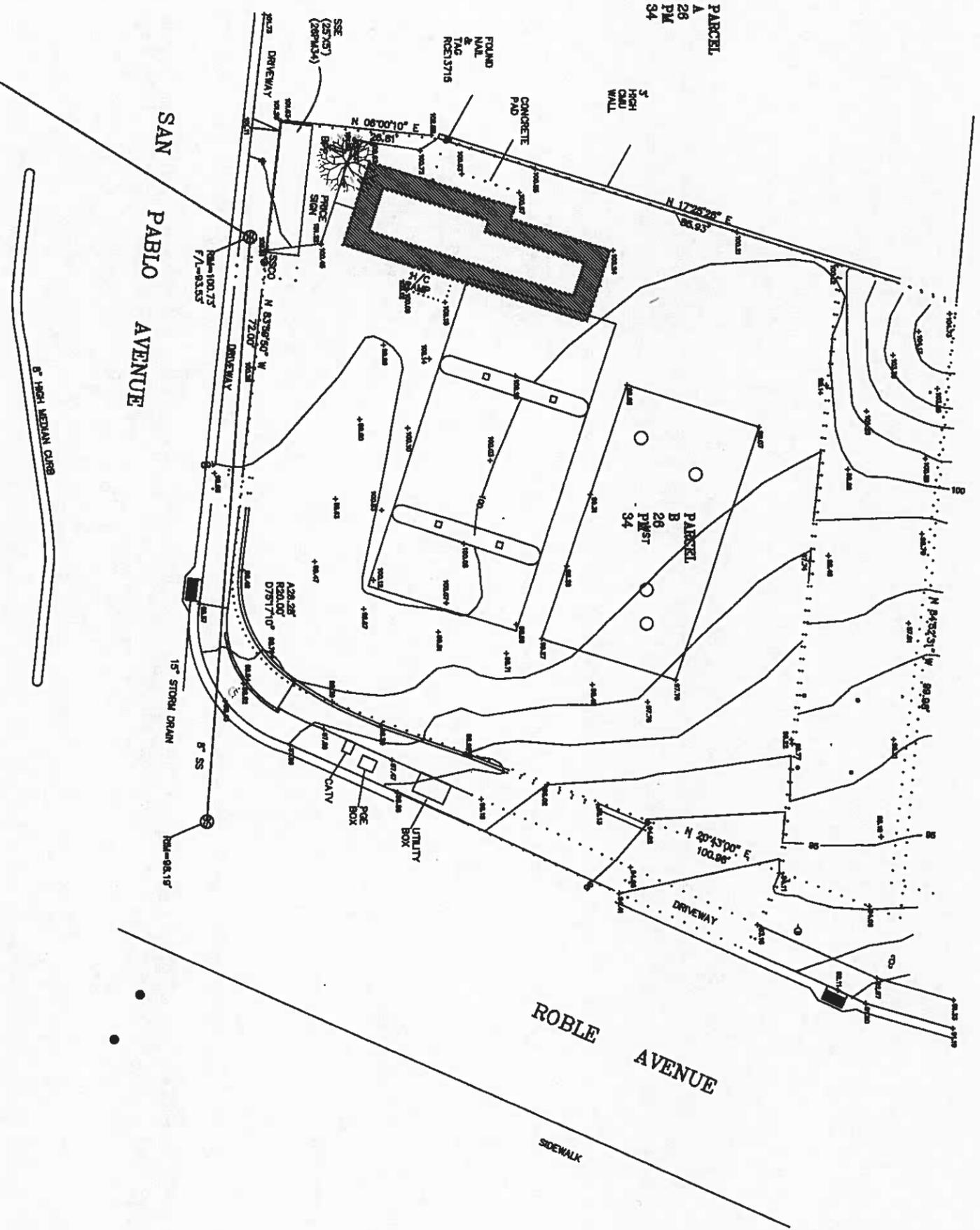
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- LEGEND/ABBREVIATIONS**
- - SANITARY SEWER MANHOLE
 - - SANITARY SEWER CLEANOUT
 - - BOLLARD
 - - CATCH BASIN
 - - POLE
 - - GUY ANCHOR
 - - WATER METER
 - - FIRE HYDRANT
 - - FOUND WELL MONUMENT
 - ☆ - LIGHT POLE
 - - COLUMN
 - ▲ - FOUND NAIL & TAG
 - F/C - FACE OF CURB
 - BRP - BLACK FLOW PREVENTER
 - SD - STORM DRAIN
 - EV - ELECTRIC VAULT

BENCHMARK
 THE BENCHMARK FOR THIS SURVEY WAS A BRASS DISK IN THE MEDIUM STRIP ON PINOLE SHOES STAMPED "RECEIVED" AT THE NORTH END OF THE ATHERSON, TORPDA & SANTA FE RAILROAD CROSSING.
 BENCHMARK ELEVATION = 97.28' (NAVD 88)

BASES OF BEARINGS
 THE BASES OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE MAP RECORDED AS 28 PM 34, CONTRA COSTA COUNTY RECORDS.



BOUNDARY & TOPOGRAPHIC SURVEY

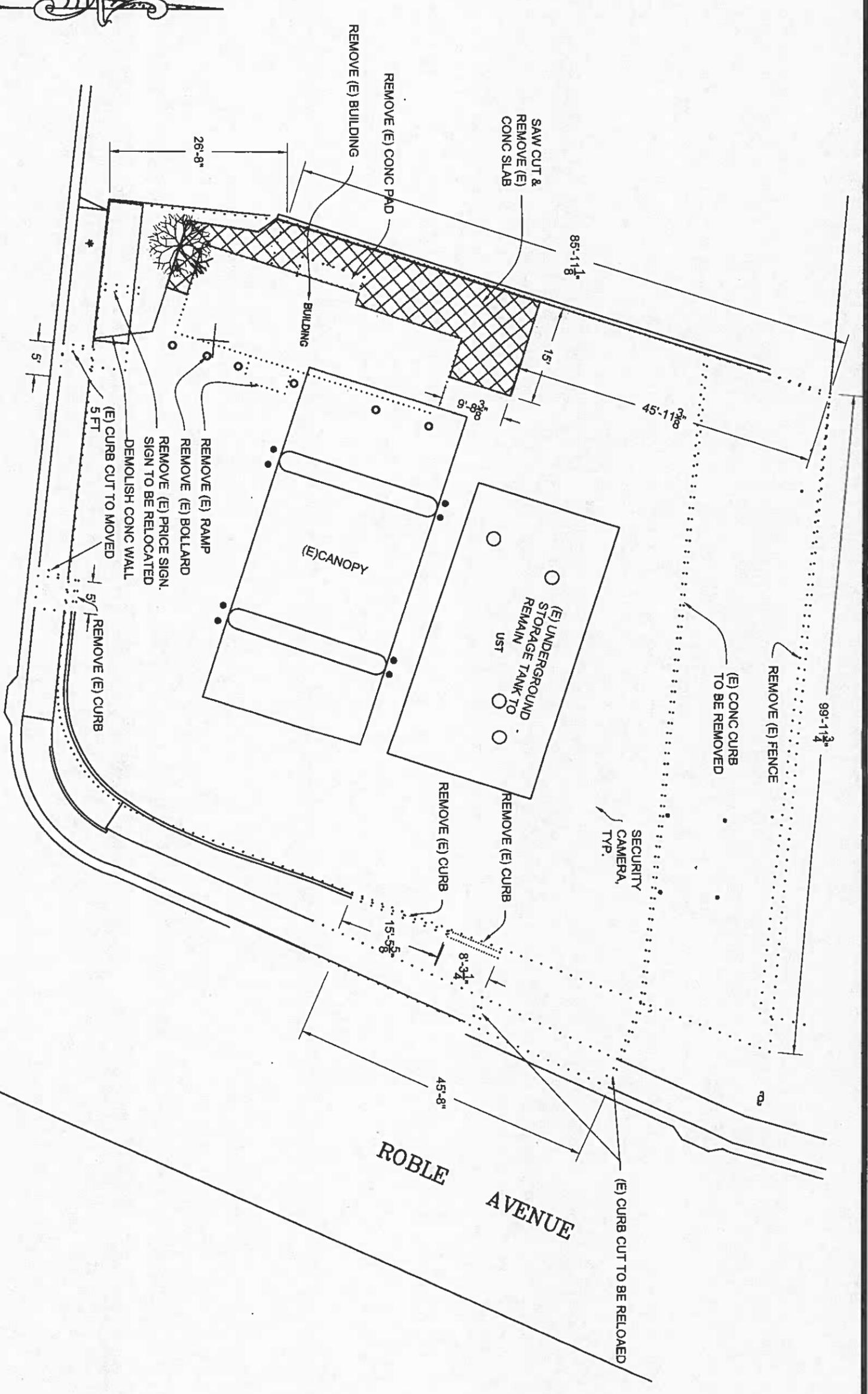
1800 SAN PABLO AVENUE
 LOCATED IN THE CITY OF PINOLE
 COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

VIRGIL CHAVEZ LAND SURVEYING
 721 TOLLANDER STREET, VALLEJO, CALIF. 94590
 PHONE (707) 663-2478
 FAX (707) 663-8888

DATE	JANUARY 2014
DRAWN BY	HBS
SCALE	1" = 10'
CHECKED	VC
PROJ. MGR.	VC/DC/TML
PROJ. NO.	3616-00 CAD FILE 361500

SHEET NO. 1 OF 1
 1 SHEETS

SAN PABLO AVENUE

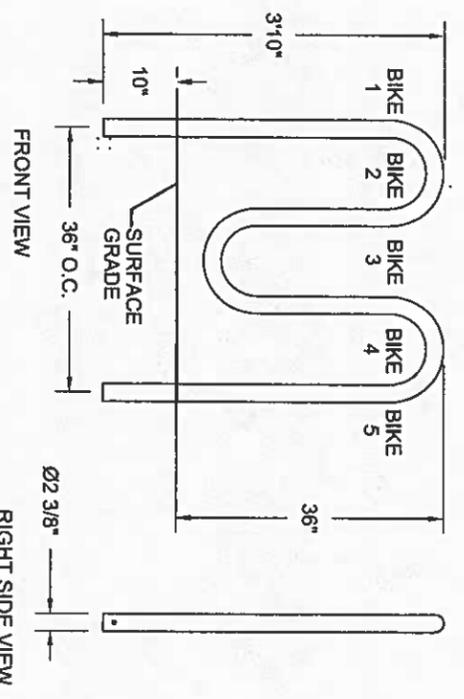


GAUTAM R. MANANDHAR REGISTERED PROFESSIONAL ENGINEER 5205 GOODYEN AVE EL CERRILLO, CA 94530 TEL: (510) 385-4545 email: gautamrmanandhar@gmail.com		FLYERS GAS STATION 1390 SAN PABLO AVE PINOLE, CA 94564 PROJECT NO.:	
DEMOLITION PLAN		4-04-2016 FOR DESIGN REVIEW	
1 7-26-2016 FOR DESIGN REVIEW		3	
2 8-22-2016 FOR DESIGN REVIEW		4	
3		5	
DRAWN BY: CHKD BY: GRM		6	
SHEET NO. 3 OF 11 SHEETS		SHEET : D-1	
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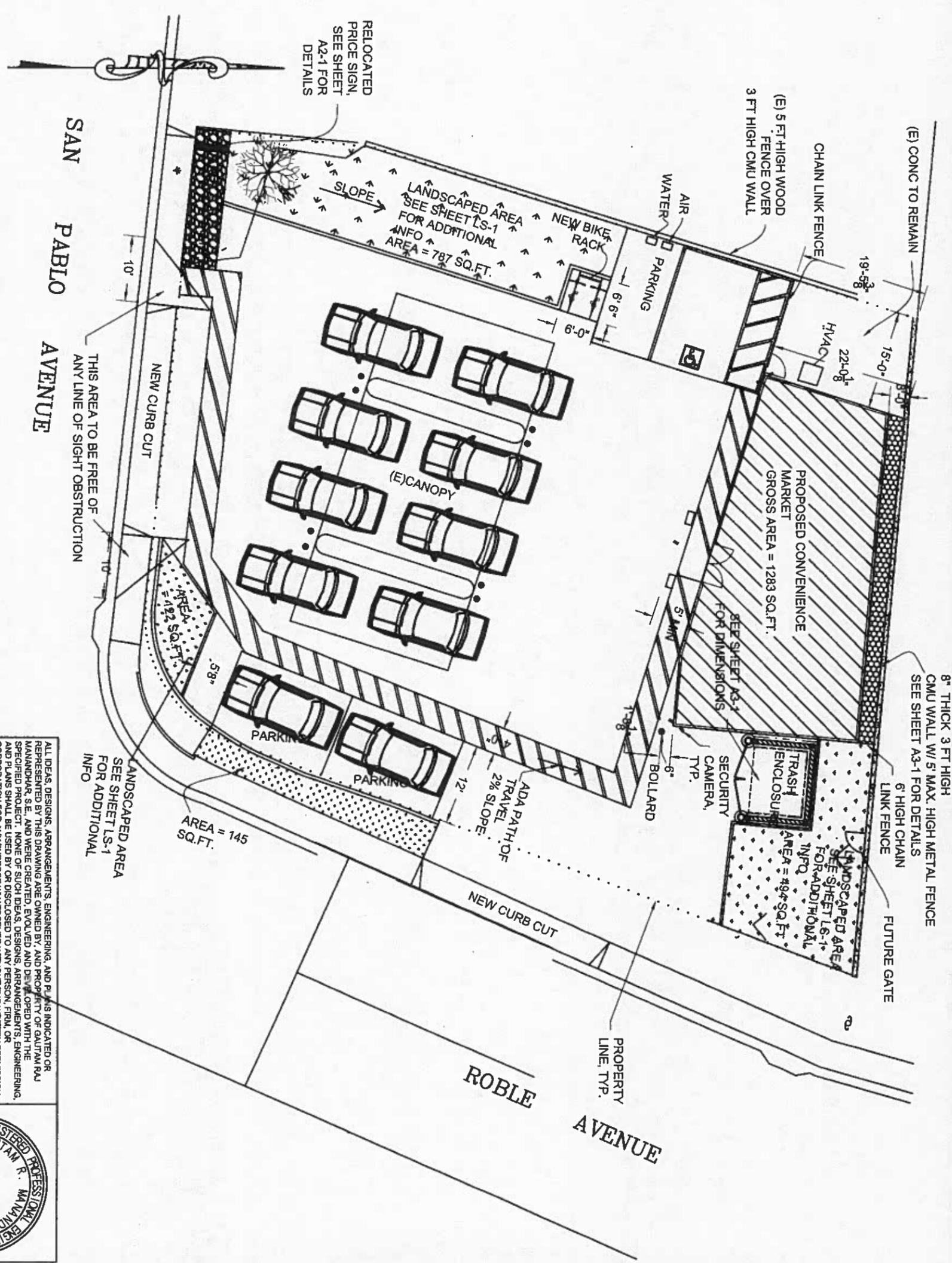
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- LOT AREA: 10571 SQ FT
- SET BACK: EAST SIDE: 15'0"R
- NORTH FACE: 3'0"
- LANDSCAPE AREA REQUIRED:
- APPLICABLE SECTION OF THE MUNI CODE SECTION 17.44.060
- 20% OF LOT AREA TO BE LANDSCAPED
- THEREFORE, REQUIRED AREA = 10571 * 0.2 = 2114 SQ.FT.
- LIVE LANDSCAPE AREA = 70% OF 2114 = 1480 SQ.FT
- IMPERVIOUS SURFACE = 30% OF 2114 = 634 SQ.FT
- LANDSCAPED AREA PROVIDED: 787+484+93+122 = 1486 SQ.FT
- > 1480 SQ.FT
- NUMBER OF PARKING REQUIRED:
- APPLICABLE SECTION OF THE MUNI CODE SECTION 17.48.050
- NO. OF PARKING REQUIRED: 1 PER 250 SQ FT OF GROSS FLOOR AREA
- GROSS FLOOR AREA OF PROPOSED CONVENIENCE STORE: 1283 SQ.FT
- NO OF PARKING REQUIRED: 1283/250 = 5.13 = 6 PARKING SPACE
- NO. OF ADA PARKING: 1 SPACE
- NO OF PARKING PROVIDED: ADA VAN ACCESSIBLE = 1
- NEW REGULAR PARKING = 3
- (E) PARKING UNDER EXISTING CANOPY = 6
- TOTAL PARKING PROVIDED = 12 > 6 REQUIRED



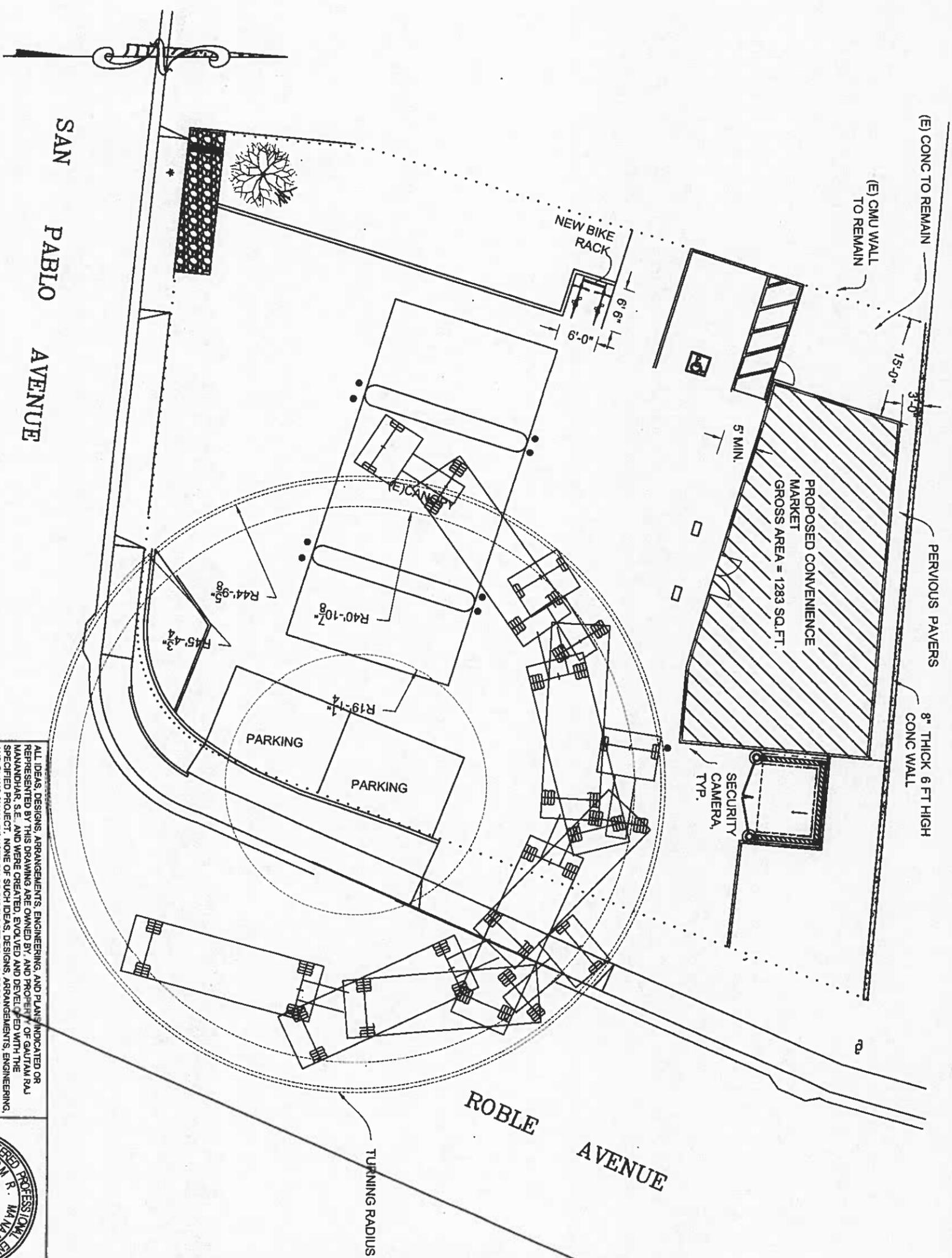
BIKE RACK DETAIL



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THIS DRAWING IS INVALID WITHOUT THE ENGINEER'S SIGNATURE IN RED INK

GAUTAM RAJ MANANDHAR REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEER 5206 GOVERNMENT AVENUE EL CERRILLO, CA 94530 TEL: (510) 354-4545 email: gautamrajmanandhar@gmail.com		PROPOSED PLAN 4-04-2016 FOR DESIGN REVIEW 1 7-26-2016 FOR DESIGN REVIEW 2 8-22-2016 FOR DESIGN REVIEW 3 4 5 6	
1390 SAN PABLO AVE PINOLE, CA 94564 PROJECT NO.:		SHEET NO. 4 OF 11 SHEETS SHEET: CIV-1	
DRAWN BY: CHKO BY: GRM		REGISTERED PROFESSIONAL ENGINEER GAUTAM R. MANANDHAR No. 3695 Exp. 3/31/2017 STATE OF CALIFORNIA	



SAN PABLO AVENUE

ROBLE AVENUE

(E) CONC TO REMAIN
 (E) CMU WALL TO REMAIN
 PERVIOUS PAVERS
 8" THICK 6 FT HIGH CONC WALL
 PROPOSED CONVENIENCE MARKET
 GROSS AREA = 1283 SQ.FT.
 SECURITY CAMERA TYP.
 5 MIN.
 NEW BIKE RACK
 6'-0" 6'-0"

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 email: gautamrajumanandhar@gmail.com

FLYERS GAS STATION
 1390 SAN PABLO AVE
 PINOLE, CA 94564
 PROJECT NO. :

TURNING RADIUS
 4-04-2016 FOR DESIGN REVIEW
 7-26-2016 FOR DESIGN REVIEW
 8-22-2016 FOR DESIGN REVIEW

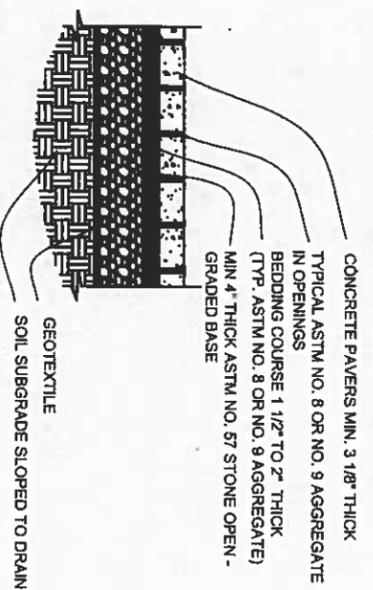
SHEET NO. 5 OF 11 SHEETS

SHEET : CIV-2

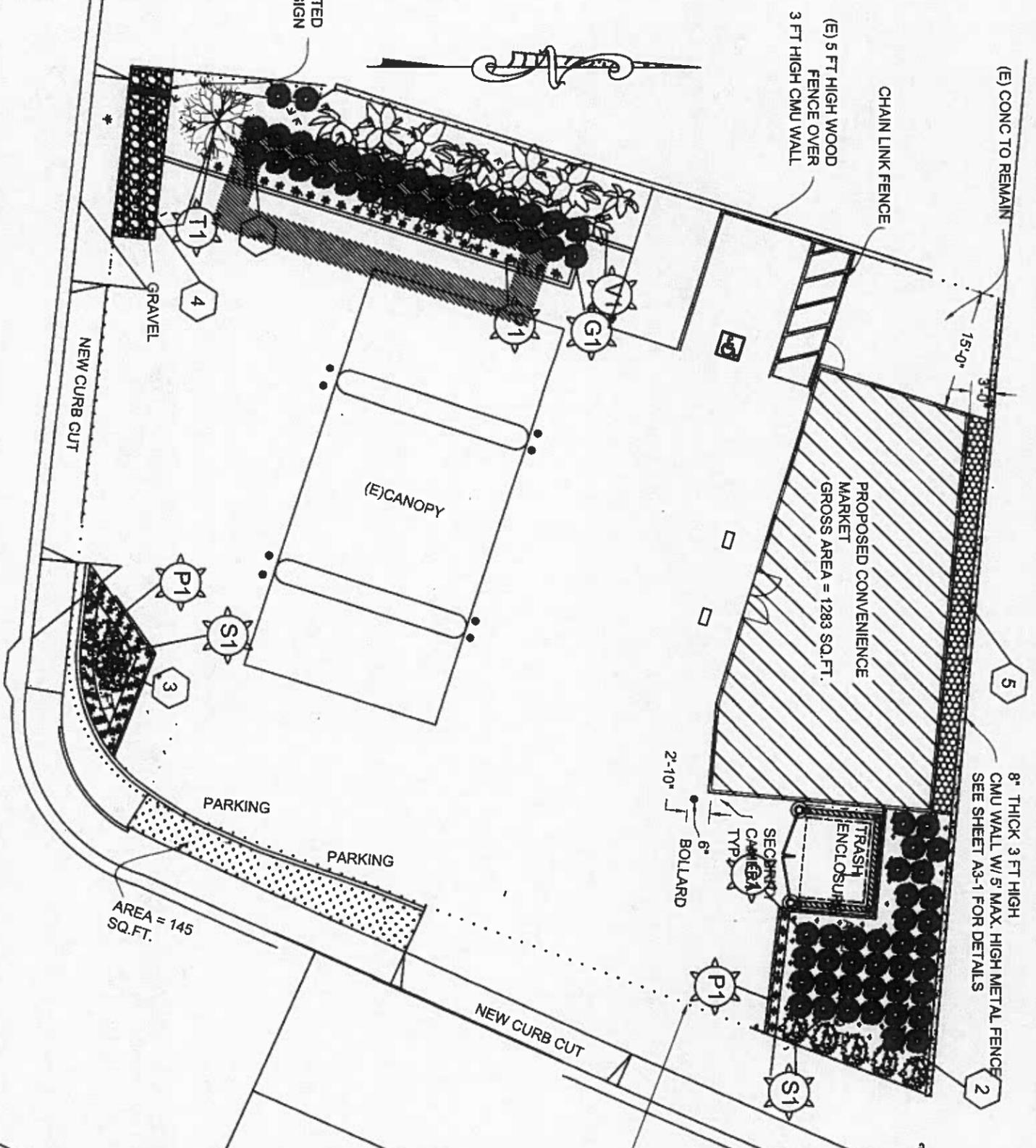


- LOT AREA: 10571 SQ.FT
- SET BACK: EAST SIDE: 15'0GR
- NORTH FACE: 3'0"
- LANDSCAPE AREA REQUIRED:
- APPLICABLE SECTION OF THE MUNI CODE SECTION 17.44.080
- 20% OF LOT AREA TO BE LANDSCAPED
- THEREFORE, REQUIRED AREA = 10571*0.2 = 2114 SQ.FT.
- LIVE LANDSCAPE AREA = 70% OF 2114 = 1480 SQ.FT
- IMPERVIOUS SURFACE = 30% OF 2114 = 634 SQ.FT
- LANDSCAPED AREA PROVIDED: 787+494+93+122 = 1496 SQ.FT
- > 1480 SQ.FT
- NUMBER OF PARKING REQUIRED:
- APPLICABLE SECTION OF THE MUNI CODE SECTION 17.48.090
- NO. OF PARKING REQUIRED: 1 PER 250 SQ.FT OF GROSS FLOOR AREA
- GROSS FLOOR AREA OF PROPOSED CONVENIENCE STORE: 1283 SQ.FT
- NO OF PARKING REQUIRED : 1283/250 = 5.13 = 6 PARKING SPACE
- NO. OF ADA PARKING : 1 SPACE
- NO OF PARKING PROVIDED: ADA VAN ACCESSIBLE = 1
- NEW REGULAR PARKING = 3
- (E) PARKING UNDER EXISTING CANOPY = 8
- TOTAL PARKING PROVIDED = 12 > 6 REQUIRED

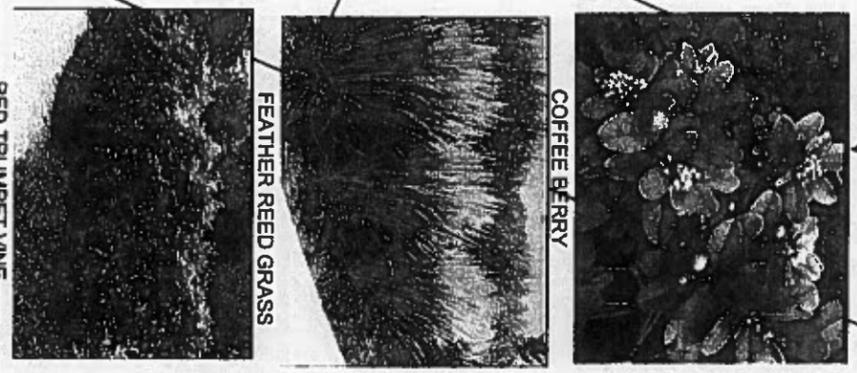
SYMBOL:		PLANT ID
		LANDSCAPED AREA ID



SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QUANTITY	WATER USE
G1	CALAMAGROTIS 'KARL FOERSTER'	FEATHER REED GRASS	GRASS	68 - 1 GALLON	LOW
P1		MIX OF PERENNIAL FLOWERS	PERENNIAL	73 - 1 GALLON	LOW
S1	FRANGULA CALIFORNICA 'CAJON LUND SAN BRUNO'	COFFEE BERRY SHRUB	SHRUB	8 - 5 GALLON	LOW
V1	DISTICTUS BUCCINATORIA	RED TRUMPET VINE	VINE	2 - 5 GALLON	LOW
T1	LAERSTROEIMA 'COMANCHE'	CREPE MYRTLE	TREE	15 GALLON	LOW



LANDSCAPE AREA	
SYMBOL	AREA
1	787 SQ.FT.
2	494 SQ.FT.
3	122 SQ.FT.
4	93 SQ.FT.
5	150 SQ.FT.



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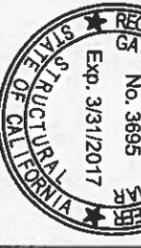
FLYERS GAS STATION
 1390 SAN PABLO AVE
 PINOLE, CA 94664
 PROJECT NO. :
 DRAWN BY/CHKD BY : GRM

4-04-2016 FOR DESIGN REVIEW
 7-26-2016 FOR DESIGN REVIEW
 8-22-2016 FOR DESIGN REVIEW

SHEET NO. 6 OF 11 SHEETS
 SHEET : LS-1

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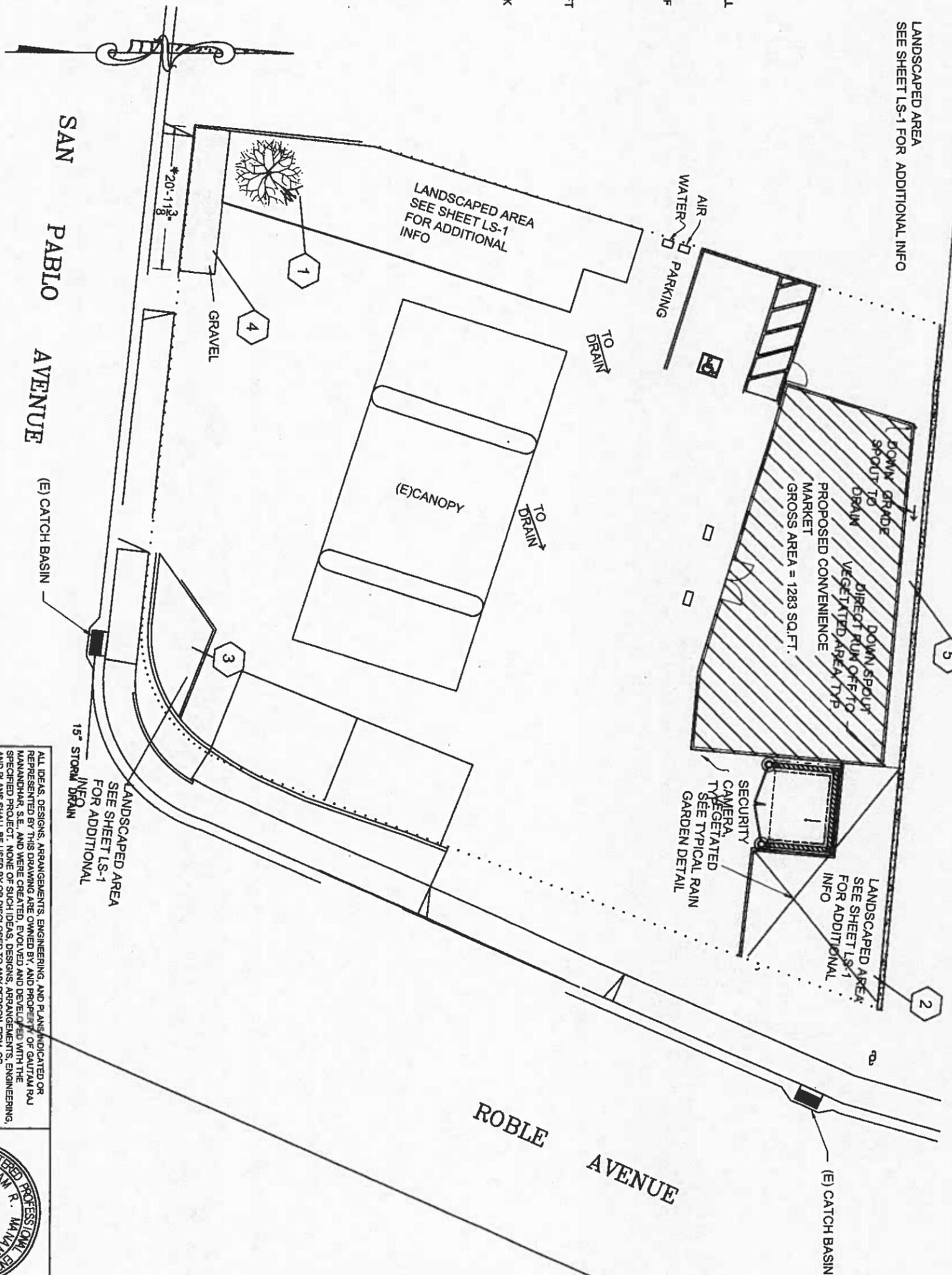
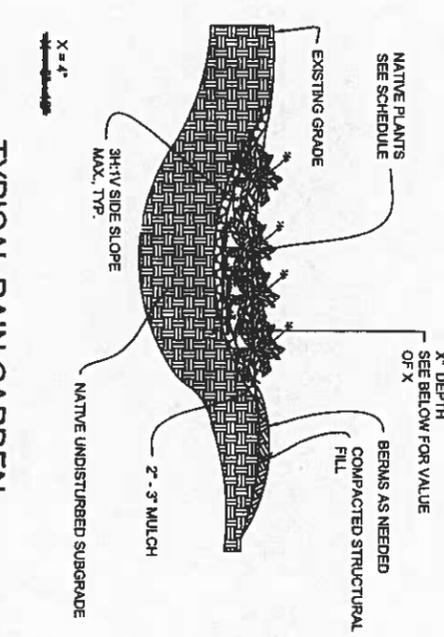
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C3 REQUIREMENT:

1. EXISTING AREA:
TOTAL AREA INCLUDING EASEMENT: 10571 SQ. FT
AREA OF EASEMENT: 125 SQ. FT
AREA OF PERVIOUS SURFACE: 2238 SQ. FT (INCLUDES EASEMENT)
AREA OF IMPERVIOUS SURFACE: 8332 SQ. FT
2. AREA OF EXISTING IMPERVIOUS AREA THAT IS BEING ALTERED:
a. EXISTING BUILDING TO BE DEMOLISHED: 548 SQ. FT
b. EXISTING IMPERVIOUS AREA UNDER PROPOSED BUILDING: 487 SQ. FT
c. EXISTING IMPERVIOUS AREA TO BE CONVERTED TO PERVIOUS AREA (WEST OF (E) BUILDING): 466 SQ. FT
TOTAL IMPERVIOUS AREA BEING ALTERED = 548+487+466 = 1501 SQ. FT
548+487+466 = 1501 SQ. FT
548+487+466 = 1501 SQ. FT
THEREFORE, ONLY REPLACED IMPERVIOUS SURFACE MUST BE INCLUDED IN TREATMENT MEASURE.
THE EXISTING IMPERVIOUS AREA UNDER THE PROPOSED BUILDING (487 SQ. FT) WILL BE CONSIDERED IN BULLET 3
THEREFORE, NET IMPERVIOUS AREA ALTERED REMAINS PERVIOUS = (548 + 487) = 81 SQ. FT.
THIS IS A SMALL AREA COMPARED TO THE EXISTING EXISTING IMPERVIOUS AREA OF 8332 SQ. FT. ALLOW SURFACE DRAIN.
3. AREA OF IMPERVIOUS CREATED BY PROPOSED BUILDING:
a. FLOOR AREA OF PROPOSED BUILDING: 1283 SQ. FT
PER TABLE 1-1, STORMWATER C.3 GUIDELINE, DIRECT ROOF RUNOFF ONTO VEGETATED AREA IS ALLOWED
VEGETATED AREA REQUIRED = 1283/2 = 640 SQ. FT
AREA PROVIDED:
PAVED AREA BEHIND BUILDING: 150 SQ. FT
VEGETATED AREA NEXT TO TRASH ENCLOSURE: 484 SQ. FT
TOTAL: 644 SQ. FT > 640 OK
4. RUNOFF METHOD
BUILDING ROOF:
RUNOFF WILL BE ROUTED TO LANDSCAPED AREA THROUGH THE DOWN SPOUTS
SURFACE AND CANOPY:
THE IMPERVIOUS SURFACE AND THE CANOPY ARE EXISTING. RUNOFF FROM THE SURFACE AND THE CANOPY WILL BE DIRECTED TO STORM-DRAIN ONTO THE RIGHT OF WAY

TYPICAL RAIN GARDEN



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GAUTAM RAJ MANANDHAR REGISTERED PROFESSIONAL ENGINEER 5205 GARDEN AVENUE EL CERRILLO, CA 94530 TEL: (910) 735-4545 email: gautamrajmanandhar@gmail.com		FLYERS GAS STATION 1390 SAN PABLO AVE PINOLE, CA 94564 PROJECT NO.:	C3 FOR DESIGN REVIEW FOR DESIGN REVIEW FOR DESIGN REVIEW DRAWN BY/CHKD BY: GRM	4-04-2016 7-28-2016 8-22-2016	4 5 6	SHEET NO. 7 OF 11 SHEETS SHEET: C3-1	THIS DRAWING IS INVALID WITHOUT THE ENGINEER'S SIGNATURE IN RED INK	
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• ALL LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT AND SHALL BE FITTED WITH LED LIGHTS

• LIGHTING REQUIRED:

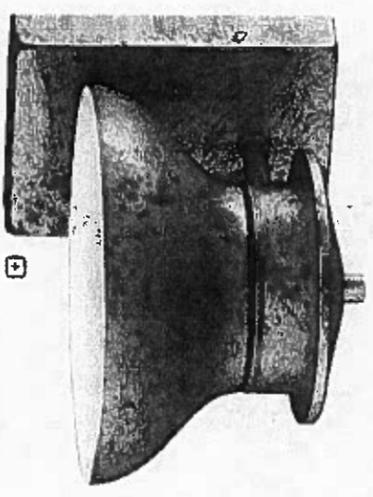
- APPLICABLE SECTION OF THE MUNI CODE SECTION 17.46.050
- MINIMUM LEVEL OF ILLUMINATION:
 - 1 TO 4 FT CANDLE GENERAL AREA
 - 1.5 FT CANDLE ACROSS PARKING LOT
- MAXIMUM HEIGHT OF OUTDOOR LIGHT FIXTURE = 18' WHEN ABUTTING RESIDENTIAL DEVELOPMENT, 24 FT OTHERWISE

• BULB SIZE REQUIRED:

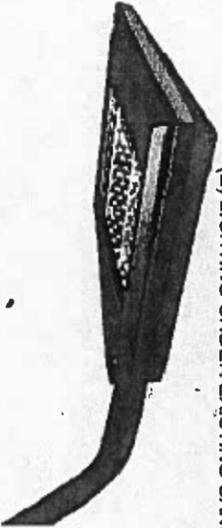
- TRASH AREA:
 - AREA = 111 SQ.FT. REQUIRED LIGHT = 111 TO 444 LUMEN
 - LIGHT REQUIRED - 4 - 5 WATT LED LIGHT = 450 LUMEN
- HVAC AREA ON LEFT SIDE OF BUILDING:
 - AREA = 300 SQ.FT. REQUIRED LIGHT = 300 - 1200 LUMEN
 - LIGHT REQUIRED - 9 - 13 WATT LED LIGHT = 1100 LUMEN
- HANDICAP PARKING AREA:
 - AREA = 380 SQ.FT
 - POLE HEIGHT = 11' - REQUIRED LUMEN = 1.5*11*380=6270 LUMEN
 - LIGHT PROVIDED: LSI INDUSTRIES XRSU LED 64 UE AEROMAX SMALL LED ROADWAY STREET COBRA HEAD LIGHT WITH 150 - 175 WATT LED LIGHT. LUMEN = 6000 - 7000 LUMEN
- PARKING ON ROBLE AVENUE
 - AREA = 432 SQ.FT. LUMEN REQUIRED = 1.5*11*432 = 7128 LUMEN
 - USE SAME LIGHT AS IN THE HANDICAP AREA. EXISTING LIGHT FROM THE CANOPY WILL ALSO ILLUMINATE THIS AREA

LIGHT FIXTURES

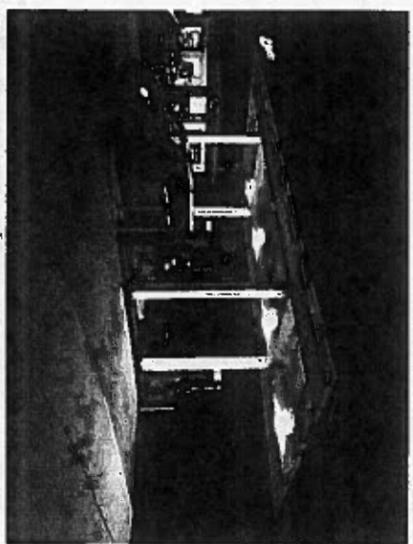
SYMBOL	LIGHT TYPE	WATTAGE	MOUNTING HEIGHT
1	LAMP PLUS LED ENERGY EFFICIENT GALVANIZED 5' HIGH OUTDOOR WALL LIGHT OR EQUIVALENT	9W LED	8 FT
2	LAMP PLUS LED ENERGY EFFICIENT GALVANIZED 5' HIGH OUTDOOR WALL LIGHT OR EQUIVALENT	10 WATT LED	8 FT
3	LSI INDUSTRIES XRSU LED 64 UE AEROMAX SMALL LED ROADWAY STREET COBRA HEAD LIGHT WITH 150 - 175	150 WATT LED	11 FT



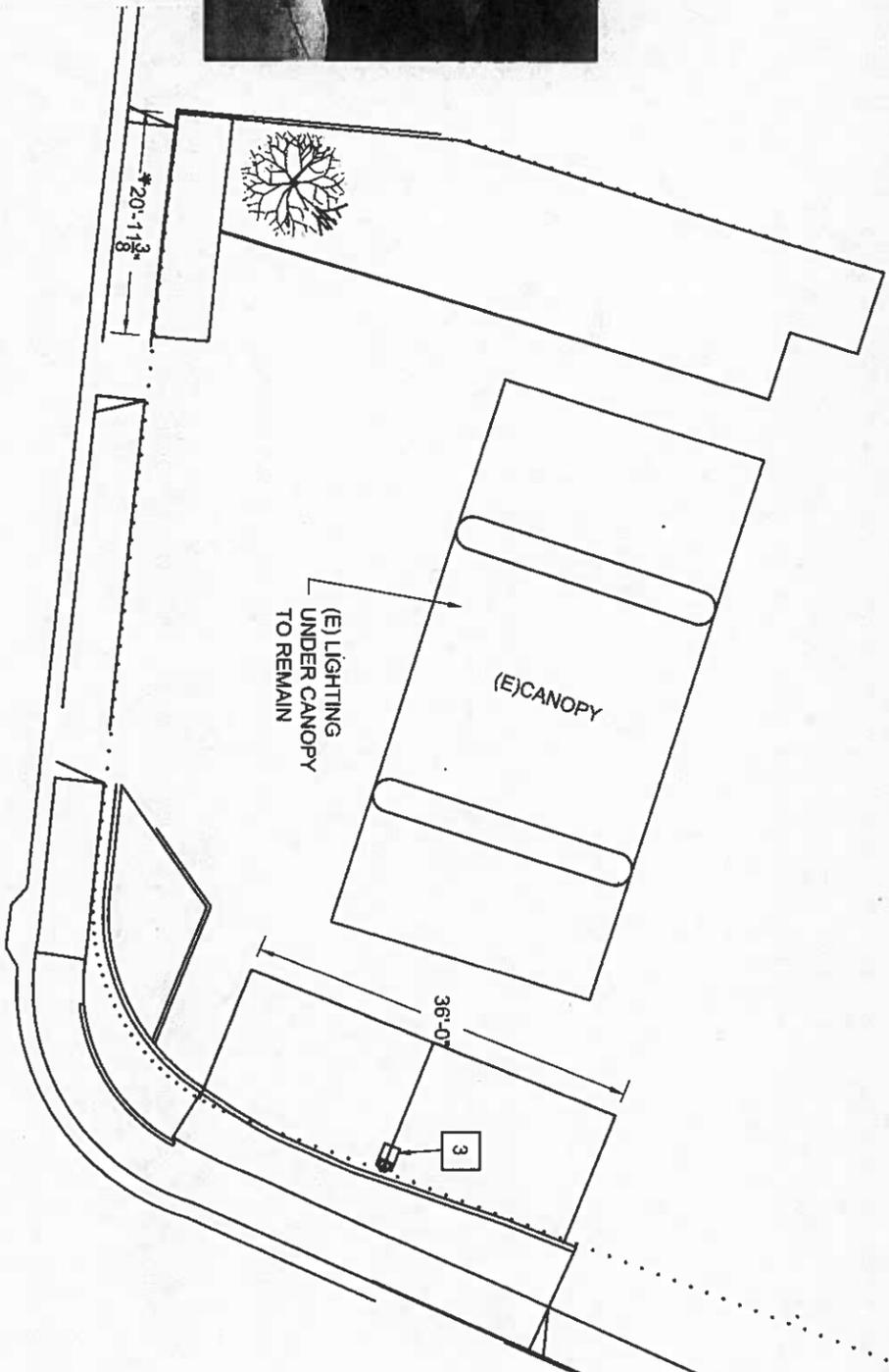
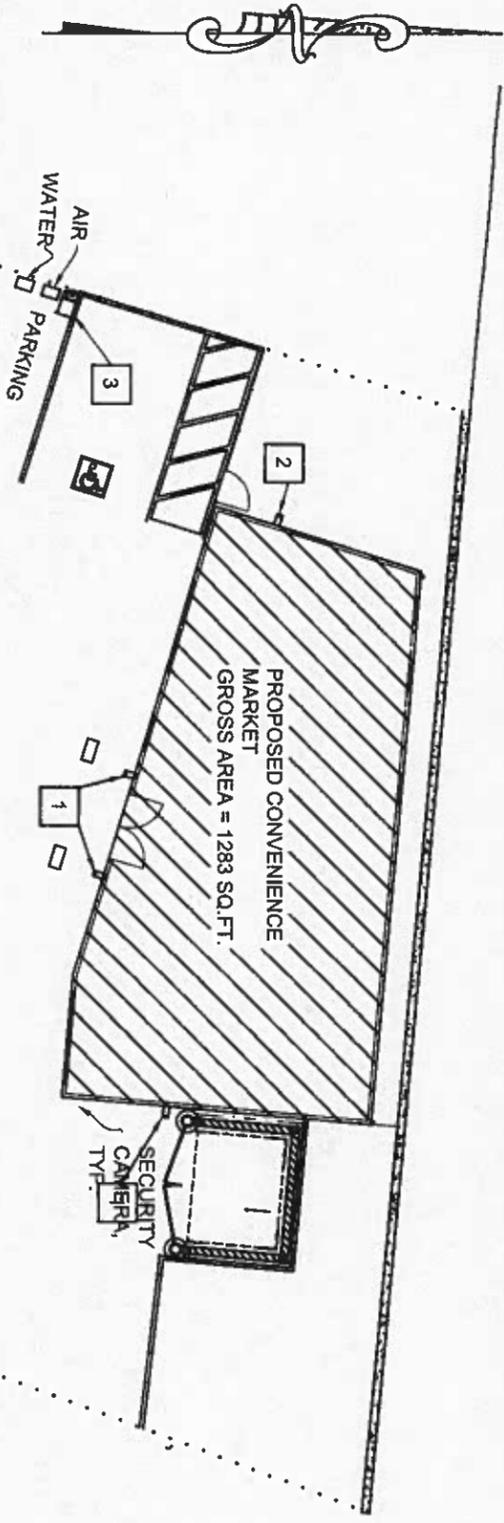
WALL MOUNTED LIGHT FIXTURE TYPE 1 & 2
BLACK FINISH



LIGHT POLE MOUNTED LIGHT FIXTURE TYPE 3
BLACK FINISH



(E) LIGHTING UNDER EXISTING CANOPY



SAN PABLO AVENUE

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PINOLE, CA 94564
PROJECT NO.:

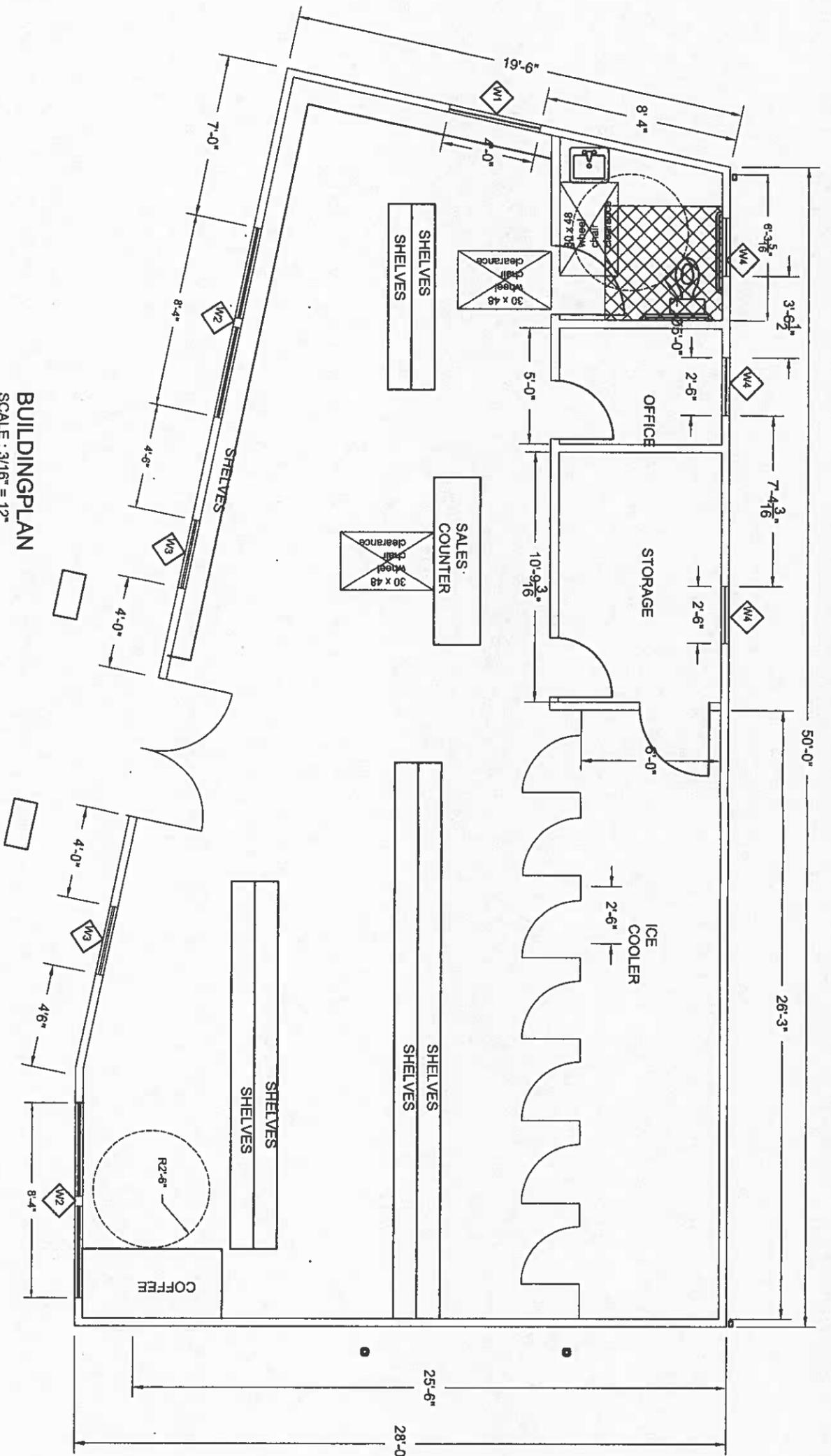
LIGHTING PLAN
DRAWN BY: CHKD BY: GRM

4-04-2018 FOR DESIGN REVIEW
7-26-2018 FOR DESIGN REVIEW
8-22-2018 FOR DESIGN REVIEW

SHEET NO. 8 OF 11 SHEETS

SHEET : LTG-1





BUILDING PLAN
SCALE : 3/16" = 12"

WINDOW SIZE

SYMBOL	SIZE (WIDTH X HEIGHT)	SILL HEIGHT	TYPE	U VALUE
W1	4'0" X 3'10"	3'2"	FIXED - VINYL DOUBLE PANE	0.36
W2	8'4" X 3'10"	3'2"	FIXED - VINYL DOUBLE PANE	0.36
W3	3'0" X 3'10"	3'2"	FIXED - VINYL DOUBLE PANE	0.36
W4	2'6" X 1'6"	5'6"	SLIDING - VINYL DOUBLE PANE	0.36

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SHEET NO. 9 OF 11 SHEETS

SHEET : A1-1

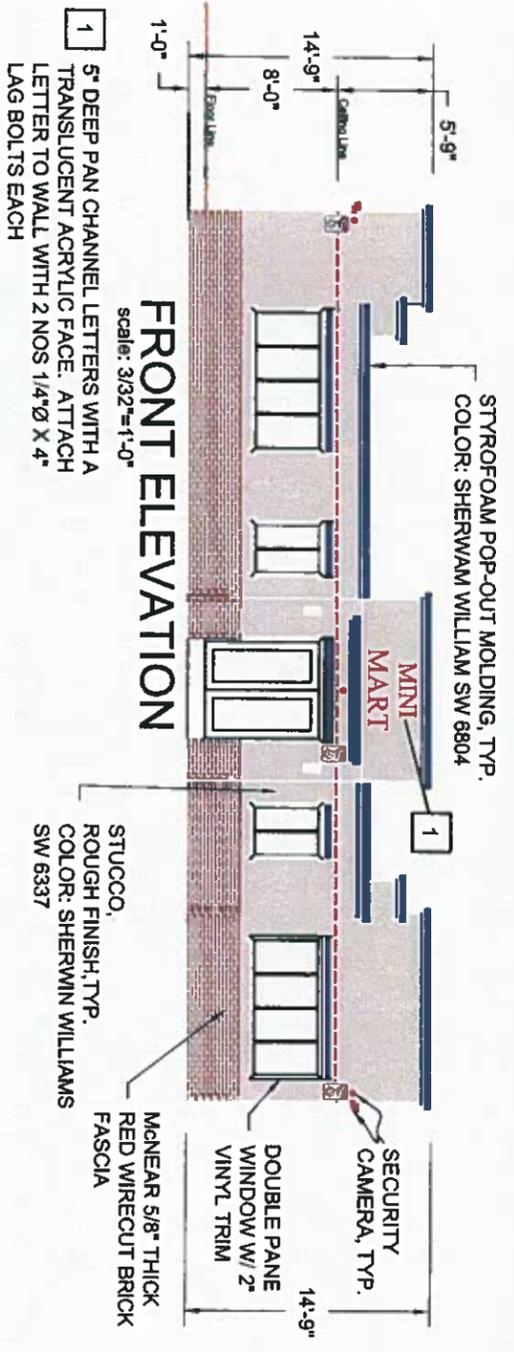


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FLYERS GAS STATION
1390 SAN PABLO AVE
PINOLE, CA 94564
PROJECT NO. :

BUILDING PLANS
DRAWN BY: CHKD BY: GRM

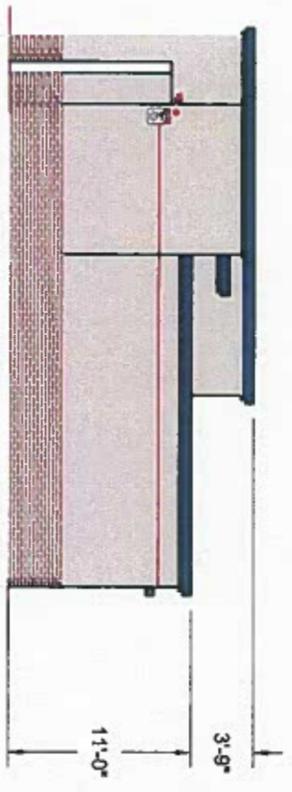
4-04-2016 FOR DESIGN REVIEW
7-26-2016 FOR DESIGN REVIEW
8-22-2016 FOR DESIGN REVIEW



FRONT ELEVATION

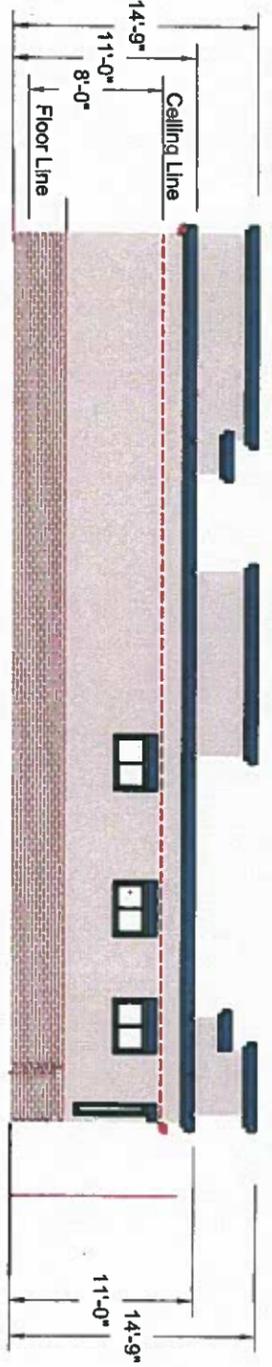
scale: 3/32"=1'-0"

1 5" DEEP PAN CHANNEL LETTERS WITH A TRANSLUCENT ACRYLIC FACE. ATTACH LETTER TO WALL WITH 2 NOS 1/4"Ø X 4" LAG BOLTS EACH



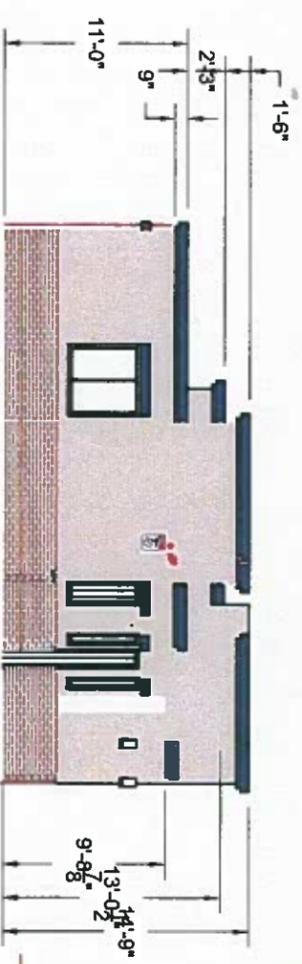
RIGHT SIDE ELEVATION

scale: 3/32"=1'-0"



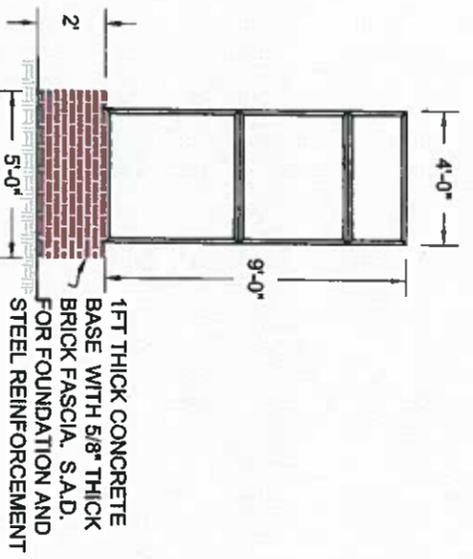
REAR ELEVATION

scale: 3/32"=1'-0"



LEFT SIDE ELEVATION

scale: 3/32"=1'-0"



PRICE SIGNAGE ELEVATION

SCALE: 3/16" = 12"

1FT THICK CONCRETE BASE WITH 5/8" THICK BRICK FASCIA, S.A.D. FOR FOUNDATION AND STEEL REINFORCEMENT

GAUTAM R. MANANDHAR LICENSED PROFESSIONAL ENGINEER 5205 GORDON AVE EL CERRILLO, CA 94530 TEL: (510) 235-4545 email: gautamrmanandhar@gmail.com		FLYERS GAS STATION 1380 SAN PABLO AVE PINOLE, CA 94664 PROJECT NO.:		4-04-2016 FOR DESIGN REVIEW 7-26-2016 FOR DESIGN REVIEW 8-22-2016 FOR DESIGN REVIEW		SHEET NO. 10 OF 11 SHEETS SHEET : A2-1	
DRAWN BY: CHKD BY: GRM		1 2 3		4 5 6		THIS DRAWING IS INVALID WITHOUT THE ENGINEER'S SIGNATURE IN RED INK	

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Memorandum

TO: PINOLE PLANNING COMMISSION

FROM: TAMARA MILLER, DEVELOPMENT SERVICES DIRECTOR / CITY ENGINEER
WINSTON RHODES, PLANNING MAMANGER

SUBJECT: CAPITAL IMPROVEMENT PLAN CONSISTENCY WITH PINOLE GENERAL PLAN

DATE: SEPTEMBER 12, 2016

REQUEST

That the Planning Commission review the proposed Five Year Capital Improvement Plan for consistency with the General Plan and adopt a resolution reflecting the Commission's findings.

STAFF RECOMMENDATION

Approve Resolution 16-10, finding that the proposed Capital Improvement Plan for Fiscal Years 2016 -2017 through 2020 - 2021 is consistent with the General Plan.

BACKGROUND

Section 65401 of the California Government Code, requires Planning Commission "Review of Public Works Projects for Conformity with the General Plan." The Commission is required to review the proposed Draft Capital Improvement Plan for consistency with goals and policies of the Pinole General Plan and advise the City Council.

The proposed Capital Improvement Plan lists forty four (44) planned citywide public improvement projects for Fiscal Years 2016/17 – 2020/21. Capital projects are usually "brick and mortar" improvements, such as street or utility projects, but also include projects that achieve economic development, blight alleviation, housing goals, or further other policy objectives of the City. The draft improvement projects include funding of Public Works projects involving the construction of and maintenance of the city's infrastructure and public facilities. The proposed Capital Improvement Plan projects are summarized below and described in more detail within the Draft Capital Improvement Plan (see Attachment B).

The projects include:

- Building projects;
- Park and recreation facility projects;
- Sewer collection and storm drain projects;
- Street and sidewalk projects; and
- Undergrounding of overhead electrical lines.

ANALYSIS: CAPITAL IMPROVEMENT PLAN CONSISTENCY WITH PINOLE GENERAL PLAN

Funding is estimated for specific projects or programs in the proposed Capital Improvement Plan that support the goals and policies within the Community Character, Growth Management, Land Use & Economic Development, Housing, Circulation, Community Services and Facilities, Health and Safety, Natural Resources and Open Space, and the Sustainability Elements of the Pinole General Plan. The proposed Capital Improvement Plan includes funding for projects over the next five (5) fiscal years that support General Plan policies and enhance public infrastructure, amenities, and services in Pinole. The Capital Improvement Plan will also involve actively seeking out grants funds to supplement local funding sources to complete projects. The Capital Improvement Plan is consistent with and helps implement the following General Plan goals and policies:

Community Character Element

GOAL CC.1 Maintain Pinole's unique qualities and sense of place to preserve the established historic and small-town character of the city.

POLICY CC.1.2 Require all new development to incorporate high-quality site design, architecture and planning to enhance the overall quality of the built environment in Pinole and create a visually interesting and aesthetically pleasing town environment.

POLICY CC.1.3 To enhance a sense of arrival and create a strong appealing image that promotes community identity, the City shall develop community entry features at key gateways or city entries along Interstate 80. Entryways shall incorporate landscaping, trees, structural architectural elements, signage and public art.

POLICY CC.1.5 Encourage project compatibility, interdependence and support with neighboring uses, especially between commercial and mixed-use centers and the surrounding residential neighborhoods. Uses should relate to one another with pedestrian connections, transit options, shared parking, landscaping, public spaces, and the orientation and design of buildings.

GOAL CC.2 Emphasize and enhance the visual and physical connection between the city's natural environment and the community's quality of life.

POLICY CC.2.1 Provide visual and physical connections between the natural environment and the built environment through careful site design, building placement, architectural features that allow views of Pinole's unique environment such as ridgelines or the San Pablo Bay shoreline, public access to open space such as via the Bay Trail, and the use of native vegetation in the urban environment such as for landscape buffers for sidewalk areas and street trees.

POLICY CC.2.2 Preserve natural resources within the built environment, including trees, marshes, creeks and hillsides.

GOAL CC.5 Enhance the quality of life in Pinole by acknowledging the cultural diversity and by promoting, preserving and sustaining the cultural and performing arts.

POLICY CC.5.1 Celebrate the city's cultural diversity through public art, cultural centers and community events for the benefit and enjoyment of all residents.

POLICY CC.5.2 Develop programs and facilities that promote the cultural and performing arts in Pinole.

Growth Management Element

GOAL GM.1 Regional Planning. Support cooperative transportation, land use and public service planning in Contra Costa County.

POLICY GM.1.1 West Contra Costa County Planning Activities. Achieve efficient public service delivery by coordinating with affected jurisdictions and agencies concerning public and private developments.

POLICY GM.3.1 Transportation Management. Make more efficient use of the regional and subregional transportation system.

POLICY GM.3.3 Provide Adequate Transportation Facilities and Services. Provide adequate transportation facilities while maintaining neighborhood integrity.

POLICY GM.3.7 Mobility-Impaired. Support efforts to provide safe and convenient transportation systems for all citizens of Pinole, particularly mobility-impaired individuals.

GOAL GM.4 Compact Development and Service Areas. Encourage infill and redevelopment in areas that are already served by utilities, infrastructure and public services.

POLICY GM.4.1 Planning for Present and Future Community Needs. Plan for, provide and maintain a level of public infrastructure facilities and services that adequately serves the present and future needs of the community.

Land Use & Economic Development Element

GOAL LU.1 Preserve and enhance the natural resources, high-quality residential neighborhoods and commercial areas, and small-town (semi-rural) character of Pinole.

POLICY LU.1.3 Establish and implement a continuing program of civic beautification, gateway or entryway enhancement, tree planting, maintenance of homes and streets, and other measures which will promote an aesthetically desirable environment and attractive neighborhood areas.

GOAL LU.4 Preserve and strengthen the identity and quality of life of Pinole's residential neighborhoods.

POLICY LU.4.1 Ensure all new development, renovation or remodeling preserves and strengthens Pinole's residential neighborhoods by requiring projects to be harmoniously designed and integrated with the existing neighborhood.

POLICY LU.6.3 Provide waterfront parks, pedestrian pathways and recreation areas that are safe, accessible, and attractive for public use.

Housing Element

GOAL H.2 Protect Existing Character and Heritage. Protect and enhance the integrity and distinctive character and heritage of Pinole encouraging the development of high quality, well-designed housing and conserving existing housing.

POLICY H.2.4 Maintain Existing Housing and Neighborhood Amenities. Maintain Pinole's lifestyle characteristics by encouraging the maintenance of existing housing stock, and in particular housing with historic value, and preserving the amenities of existing neighborhoods.

POLICY H.3.1 Plan For Public Facility and Services Needs. Future development shall be planned based on public facility and service capacity, community-wide needs, sound citywide and neighborhood planning and public improvement programming.

POLICY H.3.4 Encourage new pedestrian-oriented development. Encourage new development and redevelopment that places residences in close proximity to a variety of services and facilities.

Circulation Element

GOAL CE.1 Reduce vehicle miles traveled and encourage the use of public transit.

POLICY CE.1.1 Encourage strategic growth that concentrates future development along Pinole's three primary transit corridors (San Pablo Avenue, Appian Way and Pinole Valley Road).

POLICY CE.1.3 Encourage development that is sensitive to both local and regional transit measures and that promotes the use of alternative modes of transportation.

POLICY CE.1.4 Encourage maximum utilization of the existing public transit system and alternate modes of transportation in Pinole.

POLICY CE.7.1 Enhance the City's Bikeway network through the use of Class I, II, and III bikeways.

GOAL CE.3 Provide timely input and effective means (as appropriate) of programming street and highway improvements to maintain the objective peak hour level of service without detrimentally impacting community character or commercial activity.

GOAL CE.4 Establish programs to support sidewalk, trail and street enhancements, where feasible.

POLICY CE.4.5 Inventory sidewalk conditions to identify opportunities for enhancements to the circulation system and to help prioritize repair and maintenance activities as funding becomes available.

Community Services and Facilities Element

GOAL CS.1 Provide safe, attractive and efficiently designed infrastructure and sustainable facilities to serve the public.

POLICY CS.1.1 The City will strive to provide safe, attractive and efficiently designed facilities for public and quasi-public organizations.

POLICY CS.1.3 The City will endeavor to provide convenient access to community facilities and services to all areas of the community.

GOAL CS.2 Ensure and maintain a high level of public safety in the community.

POLICY CS.2.6 The City will continue to fund the repair, maintenance and expansion of facilities to respond to evolving service needs.

GOAL CS.3 Provide adequate and high quality recreational opportunities and programs for the community.

POLICY CS.3.1 Continue to provide a variety of recreational opportunities that serve and represent all aspects of the community.

POLICY CS.3.3 Expand and organize a multi-use trail system.

GOAL CS.6 Provide adequate, economical and dependable wastewater collection service and treatment.

POLICY CS.6.1 The City shall continue to make capital improvements to the wastewater collection and treatment system to maintain system capability and reliability.

GOAL CS.7 Minimize flooding.

POLICY CS.7.1 The City will ensure that the storm drain system has adequate capacity to minimize street flooding and, where feasible, shall expand the capacity of the system to control storm flows.

GOAL CS.9 Provide economical and dependable community services while conserving energy resources.

POLICY CS.9.1 The City will seek opportunities to improve the energy efficiency of facilities and operations.

GOAL CS.10 Provide safe, efficient roadway infrastructure to support multiple modes of transportation and to meet existing and future circulation needs.

POLICY CS.10.2 The City will update, where possible, the existing roadway network to enhance pedestrian, bicycle and transit circulation while maintaining safe vehicular circulation.

Health and Safety Element

GOAL HS.1 Minimize the potential for loss of life, injury, damage to property, economic and social dislocation, and unusual public expense due to natural and man-made hazards.

GOAL HS.2 Protect the community from the risk of flood damage and improve surface water quality.

POLICY HS.2.4 Continue to monitor studies that identify anticipated changes in sea level and create appropriate standards and improvements to minimize flood risks.

POLICY HS.2.5 Establish appropriate capital improvements and management programs to reduce wet weather sewer treatment demand and avoid discharge to the shallow water outfall.

POLICY HS.4.1 Continue to provide essential emergency public services during natural catastrophes

POLICY HS.4.3 Incorporate technological enhancements in new and substantially remodeled structures and facilities to support and improve emergency services.

GOAL HS.6 Support multiple forms of transportation and a circulation system design that reduces vehicle trips and emissions.

POLICY HS.6.1 Promote and encourage walking and bicycling as viable forms of transportation to services, shopping and employment.

POLICY HS.7.1 Support Regional, state and federal clean water programs.

POLICY HS.7.3 Reduce the transport of runoff and surface pollutants.

Natural Resources and Open Space Element

POLICY OS.1.2 Agency Cooperation. Work with Federal, State and local regulatory and trustee agencies to promote the long-term sustainability of local natural resources.

Sustainability Element

POLICY SE.1.3 Enhance the energy efficiency of all City facilities.

POLICY SE.8.7 Work to improve Pinole's pedestrian and bicycle infrastructure and to meet the needs of all pedestrians bicyclists.

ENVIRONMENTAL REVIEW

The Capital Improvement Plan's General Plan consistency review is exempt from the California Environmental Quality Act (CEQA), as this review is not considered a project pursuant to the definition of a project in Section 15378 contained in the CEQA Guidelines in that the consistency review will not result in potentially significant physical changes in the environment. Specific projects within the plan will include project-specific environmental review as part of future review and authorization to proceed.

ATTACHMENTS

- A. Resolution 16-10
- B. Draft Capital Improvement Plan for Fiscal Year 2016-2017 through 2020-2021
- C. General Plan - Capital Improvement Plan Consistency Matrix

PLANNING COMMISSION RESOLUTION 16-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE RECOMMENDING THE CITY COUNCIL OF THE CITY OF PINOLE FIND THAT THE PROPOSED CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2016-2017 THROUGH 2020-2021 IS IN CONFORMANCE WITH THE CITY OF PINOLE GENERAL PLAN

WHEREAS, the Planning Commission of the City of Pinole reviewed the proposed Fiscal Year 2016-2017 through 2020 - 2021 Capital Improvement Plan, for consistency with the goals and policies of the City of Pinole General Plan; and

WHEREAS, the Capital Improvement Plan includes designated funding for planned public improvement projects so that the City may continue to maintain public infrastructure, enhance public facilities, work towards satisfying community needs, and help fulfill existing General Plan goals; and

WHEREAS, the Planning Commission has determined that the Capital Improvements Plan specifically supports the goals and policies of the following General Plan Elements: Community Character, Growth Management, Land Use & Economic Development, Housing Element, Circulation, Community Services and Facilities, Health and Safety, Natural Resources and Open Space, and Sustainability; and

WHEREAS, the Planning Commission of the City of Pinole is the appropriate authority to review the Capital Improvement Plan for consistency with the General Plan and advise the City Council; and

WHEREAS, the Planning Commission of the City of Pinole finds that the project is exempt from the California Environmental Quality Act (CEQA), as the General Plan consistency review of the Capital Improvement Plan is not considered a project pursuant to the definition of a project in Section 15378b(4) and (5) contained in the CEQA Guidelines in that the Capital Improvement Plan's General Plan consistency review does not include an action which may result in a potentially significant physical impact on the environment and does not include an action that will result in direct or indirect physical changes in the environment; and

WHEREAS, the Planning Commission considered all public comments, the presentation by City staff, the staff report, and all other pertinent documents regarding the Capital Improvement Plan; and

WHEREAS, the Planning Commission finds, after due study and deliberation that the proposed Fiscal Year 2016-2017 through 2020-2021 Capital Improvement Plan is in conformance with the goals and policies of the City of Pinole General Plan;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Pinole hereby recommends that the City Council of the City of Pinole find the proposed Fiscal Year 2016-2017 through 2020-2021 Capital Improvement Plan is consistent with the City of Pinole General Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 12nd day of September 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Kurrent, Chair, 2016-2017

ATTEST:

Winston Rhodes, AICP, Planning Manager

**FY 2016/17 – FY 2020/21 CAPITAL IMPROVEMENT PLAN
GENERAL PLAN CONSISTENCY MATRIX**

CIP Project Number	Project Name	General Plan Goals / Polices*
Facility Type: Building		
1	Annual Building Rehabilitation/Major Repair Projects	Policy G.4.1, Goal CS.9, Policy CS.9.1, Policy SE.8.7
2	Citywide Roof repairs and replacement	Policy G.4.1, Goal CS.1, Goal CS.9, Policy CS.9.1
3	Paint City Hall (Inside and Outside)	Policy CS.2.6, Goal CS.1, Policy CS.1.1
4	Paint Tiny Tots Building	Policy G.4.1, Goal CS.1, Policy CS.1.1
5	Replace Carpeting with Tile in the Council Break Room	Policy CS.1.1
6	Replace HVAC at Senior Center	Policy G.4.1, Goal CS.9, Policy CS.9.1, Policy HS.4.3, Policy SE.8.7
7	Replace Roof at Senior Center	Policy G.4.1, Goal CS.9, Policy CS.9.1, Policy SE.8.7
8	Senior Center - Misc Minor flooring improvements	Policy CS.2.6
9	Senior Center - Keyless Entry System and Alarm	Policy CS.2.6
10	Swim Center - Minor improvements to shower	Policy CS.2.6
11	Tiny Tots Building Slab Displacement - Engineering Only	Goal CS.1, Policy CS.1.1
12	Fowler House - Demolish	Policy CC.3.1, Goal CS.3, Policy CS.3.1, Policy LU.6.3
Facility Type: Park		
11	Annual Soccer Field Maintenance	Policy G.4.1, Goal CS.3, Policy CS.3.1
12	Maintenance Caretaker Structure	Policy CS.2.6
13	Park Funding for Benches and Picnic tables	Policy G.4.1, Policy H.2.4, Goal CS.3, Policy CS.3.1
14	Prepare a Park Master Plan	Goal CS.3, Policy CS.3.1
15	Rehabilitation of Play Fields at Fernandez Park	Policy G.4.1, Goal CS.3, Policy CS.3.1

CIP Project Number	Project Name	General Plan Goals / Polices*
16	Replace Chips with Rubber Matting at select park locations	Policy GM.4.1, Goal CS.3, Policy CS.3.1
17	Replace Lighting at Louis Francis Park	Policy GM.4.1, Goal CS.3, Policy CS.3.1, Goal CS.9, Policy CS.9.1
18	Restrooms in Fernandez Park	Goal CS. 1, Policy CS1.1
19	Resurface Parking Lot at Senior Center	Goal CS.1, Policy CS.1.1
20	Uniform Park Signage	Policy CS.2.6
Facility Type: Sewer Collection		
21	Inflow and Infiltration Monitoring Program	Goal GM.4, Policy GM.4.1, Goal CS.6
22	Inflow and Infiltration Rehabilitation Program: Basin 3.1	Policy GM.4.1, Goal CS.6, Policy HS. 4.3
23	Inflow and Infiltration Rehabilitation Program: Basin 5.2 and 6.5	Policy GM.4.1, Goal CS.6, Policy HS. 4.3
24	Hazel Street Sewer Pump Station Rehabilitation	Policy GM.4.1, Goal CS.6
Facility Type: Sewer Treatment		
25	Replacement Storage Building and Improvements at Former Animal Shelter Property	Policy HS. 4.1
26	Upgrades to Wastewater Treatment Plant	Policy GM.4.1; Goal CS.1, Policy CS.2.6, Goal CS.6, Policy CS.6.1, Goal HS.2, Policy HS.2.5, Policy OS.1.2
27	Evaluation of Land Outfall – Engineering Only	Policy HS.2.4

**FY 2016/17 – FY 2020/21 CAPITAL IMPROVEMENT PLAN
GENERAL PLAN CONSISTENCY MATRIX**

CIP Project Number	Project Name	General Plan Goals / Polices*
Facility Type: Storm Drainage		
28	Install Trash Capture Device	Policy CS.2.6, Policy HS.7.1, Policy HS.7.3
29	Storm Drainage Annual Rehabilitation	Policy G.4.1, Goal CS.7.0, Policy CS.7.1
30	Storm Drainage Master Plan	Policy G.4.1, Policy CS.7.1
Facility Type: Street		
31	Annual Miscellaneous Roadway Repair	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
32	Annual Pothole Repair Program	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
33	Annual Roadway Striping Program	Goal CS.10, Goal HS.6, Policy HS.6.1
34	Annual Sidewalk Maintenance Program	Policy GM.3.3, GM.4.1, Policy H.3.1, Goal CE.3, Goal CE.4, Policy CE.4.5, Goal CS.1, Policy CS.2.6, Goal CS.10, Policy CS 10.2, Goal HS.6, Policy HS.6.1
35	Annual Sign Replacement Program	Policy LU.1.3, Goal CC.1, Goal CS.1,
36	Annual Tree Trimming Program	Goal LU.1, Policy CC.2.1, Policy CC.2.2
37	Pavement Maintenance and Rehabilitation Program	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
38	Pinole Valley Road Improvements	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
39	Pinole Valley Road Underground District	Goal HS.1, HS.4, H.S.4.1, Goal LU.4, Policy LU4
40	San Pablo Avenue Bridge over BNSF Railroad	Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1

CIP Project Number	Project Name	General Plan Goals / Polices*
41	San Pablo Avenue Pedestrian Bridge at BNSF Railroad - Engineering Only	Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1
42	Shale Hill Engineering	Goal CE.1, Policy CE.1.1, Policy CE.1.4, Policy CE.1.5, Goal CE.3 Policy CS.2.6, Goal HS.1, Goal HS.3, Policy HS 3.4, Goal HS.6
43	Sharrow Pavement Markings	Goal CE.7, Policy CE.7.1
44	San Pablo Avenue Pedestrian Bridge at BNSF Railroad – Engineering Only	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

*Note: The General Plan Element acronyms are as follows: CC = Community Character Element, GM = Growth Management Element, LU = Land Use and Economic Development Element, H = Housing Element, CE = Circulation Element, CS = Community Services and Facilities, HS= Health and Safety, OS = Natural Resources and Open Space Element, and SE = Sustainability Element.

FY 2016-17 FY 2017-18 FY 2018-19 FY 2019-20 FY 2020-21 Budget Unit Fund # Funding Source

	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	Budget Unit	Fund #	Funding Source
F1	\$22,500	\$60,000	\$60,000	\$60,000	\$60,000	Facilities	324	Facilities Fund
F2			\$164,000	\$108,000	\$140,000	Facilities	106	Measure S
F3		\$35,000	\$35,000			Facilities	106	Measure S
F4	\$8,000					Facilities	106	Measure S
F5		\$5,000				Facilities	106	Measure S
F6	\$60,000					Facilities	106	Measure S
F7	\$50,000					Facilities	106	Measure S
F8	\$5,000					Facilities	106	Measure S
F9	\$25,000					Facilities	0	Unfunded
F10	\$7,500					Facilities	0	Unfunded
F11	\$5,000					Facilities	106	Measure S
F12	\$30,000					Facilities		
P1	\$50,000	\$10,000	\$10,000	\$10,000	\$10,000	Park	106	Measure S
P2		\$21,715				Park	316	Pine Valley Park Fund
P3	\$8,500	\$5,000	\$5,000			Park	106	Measure S
P4				\$55,000		Park		Unfunded
P5	\$40,000					Park	275/327	Park Impact/Grants
P6	\$50,000				\$50,000	Park		Measure S
P7			\$40,000			Park		Measure S
P8	\$170,000					Park		Measure S
P9		\$30,000				Park		Measure S
P10		\$35,000				Park		No funding source identified
SS1	\$0	\$75,000	\$0	\$0	\$0	Sewer Treatment	500	500

	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	Budget Unit	Fund #	Funding Source
SS2	\$0	\$0	\$229,000	\$1,000,000	\$0	Sewer Collection	500	500
SS3	\$60,000	\$0	\$0	\$0	\$0	Sewer Collection	500	500
SS4	\$0	\$350,000	\$0	\$0	\$0	Sewer Collection	500	500
SS5	\$0	\$0	\$350,000	\$0	\$0	Sewer Collection	500	500
SS6	\$150,000	\$0	\$0	\$0	\$0	Sewer Treatment	503	503
SS7	\$12,711,987	\$10,119,509	\$2,529,878	\$0	\$0	Sewer Treatment	503	503
SW1	\$100,000	\$100,000				Stormwater	213	Fund 213
SW2		\$150,000	\$150,000	\$150,000		Stormwater	106	Measure S
SW3	\$75,000					Stormwater	106	Measure S
R1	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	Road	215	Measure J
R2	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	Road	200	Gas Tax
R3	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	Road	200	Gas Tax
R4	\$22,000	\$35,000	\$35,000	\$35,000	\$35,000	Road	106/215	Measure S and Measure J
R5	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000	Road	106/215	Measure S and Measure J
R6	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	Road	106	Measure S
R7	\$850,000	\$475,000	\$400,000	\$500,000	\$500,000	Road	106	Measure S
R8			\$100,000			Road	200	Gas Tax
R9	\$11,500	\$8,500				Road	200/215	Gas Tax/ Measure J
R10	\$102,427	\$11,470				Road	215	Measure J
R11	\$0	\$0	\$0	\$0	\$0	Road	215	Measure J
R12								
R13					\$19,000	Road	0	Unfunded