

AGENDA FOR THE



CITY OF PINOLE PLANNING COMMISSION REGULAR MEETING

**Monday, February 22, 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 January 25, 2015**

E. PUBLIC HEARINGS:

F. OLD BUSINESS:

1. **Consideration of East Bluff Apartments Physical Rehabilitation Design Review (DR 15-13) Items Requiring Further Planning Commission Review**

Request: Consideration of precise design review features to satisfy prior conditions of project approval relating to bicycle storage, mailbox weather protection, message boards, and design of on-site recreation amenities, and related improvements within an existing 144-unit multi-family development.

Applicant: Eden Housing
22645 Grand Street
Hayward, CA 94541

Location: 1813 Marlesta Court APN: 401-240-032

Project Staff: Winston Rhodes, Planning Manager

2. Consideration of Precise Antenna Structure Design in Conjunction with Design Review (DR 14-20) and Conditional Use Permits (CUP14-10 and 14-15) for Wireless Communication Facility Relocation.

Request: Selection of an antenna structure design for two existing carriers relocating from one portion of the project site to a previously approved wireless communications area south of the previously approved CVS Pharmacy building on the project site.

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

Location: Southeast corner of Appian Way and Canyon Drive, just north of Interstate 80 APNs 401-273-043, -044, -045, and -046 addressed as 1617 Canyon Drive

Project Staff: Winston Rhodes, Planning Manager

G. NEW BUSINESS: None

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

I. COMMUNICATIONS:

J. NEXT MEETING:

Planning Commission Special Meeting, March 14, 2016 at 7:00PM

K. ADJOURNMENT

POSTED: February 18, 2016

**Winston Rhodes, AICP
Planning Manager**

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DRAFT

**MINUTES OF THE
PINOLE PLANNING COMMISSION**

January 25, 2016

A. CALL TO ORDER: 7:05 P.M.

B. PLEDGE OF ALLEGIANCE AND ROLL CALL:

Commissioners Present: Bender, Brooks, Martinez-Rubin, Tave,* Thompson,
Chair Kurrent
*Commissioner Tave arrived at 7:07 P.M.

Commissioners Absent: None

Staff Present: Winston Rhodes, Planning Manager
Neil Gang, Chief of Police
Eric Casher, Meyers Nave, Legal Counsel
Mike Moore, MIG Incorporated
Nick Pappani, Raney Planning and Management

C. CITIZENS TO BE HEARD:

JAMES TILLMAN, Pinole, understood that Pinole Councilmember Long had appealed the CVS Pharmacy development, to be considered by the City Council as a single item apart from the relocation of the wireless communication facility. Given that both developments had been considered as one project, he questioned why both projects were not being heard on appeal.

Planning Manager Winston Rhodes affirmed that an appeal had been received on the action taken by the Planning Commission on December 14, 2015 relative to the CVS Pharmacy building, and that a portion of the project had been continued to this meeting. He affirmed that one environmental document had addressed both the CVS building and the wireless telecommunication facility, although the appeal had not made reference to the portion of the project before the Planning Commission at this time.

SAL SPATARO, 2550 Stokes Avenue, Pinole, asked whether any Planning Commissioner had a conflict of interest when discussing wireless telecommunication facilities or telecomm companies, and was informed by Chair Kurrent that Planning Commissioners must fill out a Form 700 reporting any potential conflicts of interest.

1 Chair Kurrent acknowledged that his wife owned shares in AT&T, although she
2 had no material interest in the company, and pursuant to the City Attorney's Office
3 he did not have a conflict of interest.
4

5 When asked, Mr. Rhodes stated he did currently own stock in AT&T, which he had
6 received after the passing of a relative, and which had been reported on the
7 appropriate disclosure form; however; he had no material substantial financial gain
8 from that investment and it would not affect his ability to represent the City.
9

10 Eric Casher, Meyers Nave, representing the City Attorney's Office, further clarified
11 the potential for a conflict of interest and stated that one could own stock but it
12 must be very significant to rise to the level of a conflict of interest. He was
13 unaware of any conflicts for any Planning Commissioner.
14

15 **D. CONSENT CALENDAR:**

- 16
17 1. Planning Commission Meeting Minutes from December 14, 2015
18

19 **MOTION** to approve the Planning Commission Meeting Minutes for December 14,
20 2015, as shown.
21

22 **MOTION: Martinez-Rubin SECONDED: Thompson APPROVED: 6-0**
23

24 **E. PUBLIC HEARINGS:**

- 25
26 1. **Design Review (DR 14-20) and Conditional Use Permits (CUP14-10 and**
27 **14-15) for Wireless Communication Facility Relocation**
28

29 **Project Requests:**

30 Continued consideration of design review requests to construct a new
31 approximately 70-foot pylon tower structure with wireless communication
32 antennas and ground-based equipment areas and related use permits for
33 the relocation of two existing wireless communication facilities within the
34 project site; and consideration of a lot line adjustment/lot merger request for
35 the approximately 1.9-acre site
36

37 **Environmental Review:**

38 The City prepared a draft Mitigated Negative Declaration (MND) to identify
39 the potential environmental impacts of the project. The Planning
40 Commission will consider the adequacy of the draft MND and the related
41 Mitigation Monitoring and Reporting Program (MMRP).
42

43 **Applicant:** Armstrong Development Properties, Inc.
44 2400 Del Paso Road, Suite 140
45 Sacramento, CA 95834
46

Location: Southwest corner of Appian Way, and Canyon Drive, just

1 north of Interstate 80. APNs 401-273-043, -044, -045, and -
2 046 addressed as 1617 Canyon Drive
3

4 **Project Planner: Mike Moore, Contract Planner**
5

6 Planning Manager Rhodes introduced Contract Planner Mike Moore, with MIG
7 Incorporated; and Nick Pappani, Raney Planning and Management.
8

9 Mike Moore, MIG Incorporated, presented a PowerPoint presentation on the
10 project requests including the continued consideration of design review requests to
11 construct a new now approximately 61-foot pylon tower structure with wireless
12 communication antennas and ground-based equipment areas, and related use
13 permits for the relocation of two existing wireless communication facilities within
14 the project site; and consideration of a lot line adjustment/lot merger request for
15 the approximately 1.9 acre site. The project had been considered by the Planning
16 Commission on December 14, 2015, when the Commission had taken action on
17 the CVS Design Review, Conditional Use Permit, Variance, and the Initial
18 Study/MND; and had continued the public hearing on the two Conditional Use
19 Permit applications and Design Review for the relocation of the Wireless
20 Communication Facilities.
21

22 Nick Pappani, Raney Planning and Management, provided a recap of the
23 California Environmental Quality Act (CEQA) documents that had been prepared
24 for the project including an MND, a MMRP, and Initial Study; the technical
25 analyses that had been prepared as part of the required environmental review; and
26 the mitigation measures contained in the MND and MMRP. No public comment
27 had been received during the public review period. The Initial Study and MND for
28 the new CVS building and wireless telecommunication facility relocation had been
29 approved by the Planning Commission on December 14, 2015.
30

31 Raney Planning and Management had reviewed the proposal for the original
32 approximately 70-foot pylon tower structure and the now revised 61-foot high pylon
33 tower structure and had determined it would not change the conclusions of the
34 approved Initial Study or MND, the mitigation measures identified in the Initial
35 Study and MND, or the MMRP approved in December 2015. An addendum
36 document had been included in the January 25, 2016 staff report, identified as
37 Attachment F, which identified whether any changes had resulted to the
38 environmental document as a result of the revised plans, including any potential
39 visual impacts, and radio frequency (RF) exposure. The analyses in Attachment F
40 had identified the changes as less than significant. Therefore recirculation of the
41 CEQA documents was not required. Also, a potential faux tree alternative would
42 likely not have an impact on the MND, although the height of such a design would
43 have to be verified for confirmation.
44

45 Mr. Moore presented the staff recommendations for the Commission to adopt
46 Planning Commission Resolution 16-01, A Resolution of the Planning Commission

1 of the City of Pinole, Approving by Reference a Mitigated Negative Declaration and
2 Mitigation Monitoring and Reporting Program; to approve Conditional Use Permit
3 Requests (CUP 14-10 and CUP 14-15); and to approve Design Review Request
4 (DR 14-20) For the Relocation of Two Existing Co-Located Wireless
5 Communications Facilities to a 61-Foot Pylon Structure Located on Property South
6 of a New CVS Pharmacy Southeast of the Intersection of Appian Way and Canyon
7 Drive, subject to the conditions of approval.
8

9 Julie Ann Martin, Armstrong Development, 2400 Del Paso Road #140,
10 Sacramento, representing CVS Pharmacy, reported that both Verizon and T-
11 Mobile had agreed to the tower design. She presented slides of the initial 70-foot
12 high tower option which had a "Welcome to Appian Way" message at the top, and
13 which included options for the message to be either higher or lower on the tower
14 structure; and another option for a 61-foot high tower structure reading "Welcome
15 to Pinole" with options for the message to be higher or lower on the sign. Efforts
16 related to the creation of the design were to avoid shadow effects for the carriers
17 that needed to preserve existing network coverage.
18

19 Ms. Martin described a neighbor's request for additional landscaping, and CVS
20 had discussed the planting of trees and landscaping in an opening to camouflage
21 the tower structure or a faux tree design from view. Numerous vantage points of
22 the tower structures views were presented. Mapping from Verizon was also
23 provided, although T-Mobile had been unable to provide coverage maps for the
24 current meeting. The Verizon maps had identified the coverage if the approved
25 CVS building was not present, the current coverage area with the proposed 61-foot
26 tower, and the current coverage for T-Mobile.
27

28 Ms. Martin emphasized that CVS was aware of the concerns in the community for
29 the height and bulk of the tower structure and had offered an alternative faux tree
30 design. While CVS was open to build either the tower structure or the faux tree
31 design, the new faux tree option had just been presented to the carriers and
32 Armstrong Development had not yet received approval for the faux tree design. If
33 the carriers disagreed with the faux tree option, CVS could not move forward with
34 the project. CVS was on a month-to-month lease at its current location and all
35 efforts had been made to move the project forward to allow CVS to relocate. If the
36 carriers did not agree to a faux tree, or CVS could not reach a resolution with the
37 City of Pinole for the tower structure, the City could lose CVS in the community.
38

39 Ms. Martin clarified the faux tree design that had been presented had been shown
40 at 65 feet in height although it would actually be 70 feet and could accommodate
41 three carriers. CVS was willing to landscape the area with foliage at 10 feet and
42 up. She provided photo simulations of the faux tree and reiterated that CVS had
43 discussed the planting of trees and providing landscaping near the base of the
44 structure to help camouflage the tower structure or the faux tree from view.
45

46 Responding to the Commission, Ms. Martin referenced the Concrete Masonry Unit

1 (CMU) retaining wall and the willingness of CVS for the wall to be more decorative.
2 It was currently being shown as a CMU wall consisting of cement blocks, which
3 could be screened from view with landscaping.
4

5 Ms. Martin reiterated the height of the tower structure was needed to
6 accommodate the stacked antennas. A smaller monument sign in addition to what
7 had been proposed could also be considered by CVS if desired by the
8 Commission. She stated that only one faux tree had been proposed, although
9 CVS was open to the possibility for more.
10

11 Mr. Rhodes clarified that concerns with truck egress/ingress to the project site was
12 a component of the appeal to be before the City Council, and that CVS building
13 and related circulation was part of the portion of the project that had been reviewed
14 and approved by the Planning Commission in December 2015.
15

16 Mr. Rhodes clarified the recommendation for a reciprocal access agreement was
17 intended to address two issues; to share the three parking spaces that straddled
18 the proposed property line, and to provide access to the CVS parking spaces for a
19 future user in the event the cellular sites may not be in place whereby a future use
20 that may be allowed in the subject zoning district could share parking with CVS.
21 Regardless of the camouflage design for the wireless communication facilities, he
22 recommended that the additional condition for reciprocal parking and a reciprocal
23 access agreement be part of any approval. He added that branches on the faux
24 tree would go no lower than 10 feet from grade, and trees at the base of the faux
25 tree, or in the vicinity, could be planted to provide screening.
26

27 Ms. Martin clarified the intent to place the faux tree where one of the legs of the
28 pylon closest to the freeway was located to offer the best coverage for the carriers.
29 She understood such placement in the same general vicinity and height would
30 involve the same RF exposure. If the faux tree was placed, as proposed, the faux
31 tree with a 15-foot diameter would not extend beyond the property line.
32

33 TOM McIVER, On-Air LLC, representing Verizon Wireless, 465 First Street, West,
34 Sonoma, stated he had transposed the 70-foot with the 61-foot high tower on the
35 signal coverage maps provided to the Planning Commission. He acknowledged a
36 request from the current Chair during the December 2015 meeting as to whether
37 he could reduce the tower height and still make it work for Verizon. He reported
38 that Verizon's RF Engineer was willing to do the modeling and acknowledged they
39 could go down nine feet, although anything lower would be affected by the CVS
40 building on the project site. He suggested a reduction in height of nine feet would
41 work and Verizon could work that out with T-Mobile.
42

43 Mr. McIver stated that Verizon Wireless could accept a 61-foot high tower. He
44 requested that the Planning Commission take the action recommended by staff.
45 When asked by the Chair, he reiterated that the antennas could not be reduced by
46 ten feet although nine feet would be acceptable. Verizon could accept the 61-foot

1 high pylon structure based on 6-foot high antennas.
2

3 Mr. McIver also clarified the signal coverage maps the Planning Commission had
4 been provided to identify what would be viable for the site. He affirmed that
5 accommodating another stack of antennas below what existed would not be viable
6 for Verizon Wireless, although he could not speak for the other carriers. Based on
7 the Planning Commission's direction in December 2015, he had gone back to
8 Verizon and assuming the pylon structure would be nearest to the freeway, both
9 primary carriers on the property wanted that geographic location. Verizon had
10 been informed of the location of T-Mobile's 8-foot high antennas and the
11 community's resistance to a 70-foot high pylon structure; Verizon desired to be on
12 the pylon structure closest to the freeway, had signed off on a secondary location
13 below T-Mobile's antennas, and would use a shorter antenna. He stated that was
14 the best that could be done before the site did not work.
15

16 Responding to the option for the faux tree design, Mr. McIver cautioned that option
17 was not a panacea since faux trees faded, degraded, and branches may fall out,
18 although they could be effective in a well-designed, planned out application. He
19 suggested the lower branches of the faux tree would actually be 15 feet off the
20 ground, rather than 10 feet because otherwise they could be reached, with tapered
21 tree poles. He could not confirm that Verizon would accept a faux tree design and
22 stated that a reduction of the pylon tower by 10 feet was not a feasible option due
23 to CVS building shadowing conflicts. He supported co-location where possible; and
24 again requested that the Planning Commission follow the staff recommendation for
25 approval.
26

27 PUBLIC HEARING OPENED 28

29 JAMES TILLMAN, Pinole, spoke to the cell on wheels (COW) facility to be located
30 on the property line near residences, questioned why an Environmental Impact
31 Report (EIR) had not been prepared to address the proximity to residences, and
32 expressed concern the project had not been well defined noting that two
33 ownerships were involved raising concerns as to who would be responsible in the
34 event the project failed. In addition, CVS had an area for prescription pickup near
35 the tower; there was no information on the potential RF exposure to small children;
36 the wireless communication facility would be a new co-location facility; and there
37 was a lack of mockups for the project, a lack of property descriptions, and the
38 project had been presented in pieces. He asked that the project be continued to
39 allow the preparation of an EIR, and to allow a review of the faux tree design.
40

41 JENNIFER SCHICK, 1679 El Toro Way, Pinole, had views of the building site from
42 her front yard; commented on her understanding that the soil of the property
43 located on the other side of Appian Way was contaminated; questioned whether
44 the soil on the site had been tested; and inquired about what dust mitigation
45 measures would be utilized during construction.
46

1 Mr. Rhodes clarified the contamination issues on property located at the Appian
2 80 shopping center south Tara Hills Drive were currently being remediated. As
3 part of its due diligence, the applicant had conducted a Phase 1 Environmental
4 Assessment to determine whether there had been a high risk use on the subject
5 site. Given the age of the structure which had been built at a time when asbestos
6 and lead paint had been used, any asbestos would have to be appropriately
7 removed prior to demolition and the applicant would have to comply with the City's
8 Grading Permit requirements and applicable Bay Area Air Quality Management
9 District requirements.

10
11 Mr. Pappani further detailed the Phase 1 Environmental Assessment and Phase 2
12 analysis performed. Based on the analyses, there was no need for detailed soils
13 sampling of the site based on its previous history. He clarified the potential
14 hazards that had been identified with respect to the existing structure in terms of
15 lead based paint, asbestos materials, and RF exposure, which would be mitigated
16 pursuant to the mitigation measures contained in the environmental documents.

17
18 Ms. Schick also clarified with the Planning Commission the proposed text copy on
19 the pylon structure reading *Welcome to Pinole* would not be illuminated.

20
21 VICTOR BERUMEN, 1658 El Toro Way, Pinole, inquired of the percentage of RF
22 exposure based on a 50- or 70-foot high pylon structure, the RF exposure from the
23 COW facility, and the potential impacts of RF exposure on property values. He
24 had spoken with his neighbors about the faux tree design and noted that many
25 were pleased, although having heard some of the negatives during this meeting he
26 suggested there should be more research into that option. Having seen the plans
27 for the retaining walls, he suggested the neighbors would be pleased with the
28 retaining walls as long as their privacy was retained. He sought a wall to obstruct
29 views of the site to ensure privacy, to include landscaping, and when asked was
30 willing to allow access on his property to allow that to occur.

31
32 LURINA TURNAI, Pinole, understood the pylon tower structure had been lowered
33 to 61 feet, but recommended the flat top portion, which was unattractive, be
34 designed with a faux roof with possibly red tiles to improve the aesthetics. She
35 agreed the faux tree design could degrade over time and be unattractive.

36
37 **PUBLIC HEARING CLOSED**

38
39 The Planning Commission discussed the application and offered the following
40 comments, concerns, and/or direction to staff:

- 41
42
 - 43 • Recommended other design options for cellular towers other than trees or
44 signs, with a recommendation for a more artistic option, like an obelisk,
45 which could accommodate the antennas and still be attractive. (Tave,
46 Thompson)

- 1 • Expressed concern with the pylon tower structure as compared to the faux
2 tree design option, with concerns that delaying the project to allow more
3 time to consider more options may still not allow a consensus on a design.
4 (Martinez-Rubin)
5
- 6 • Expressed concern the gateway design approach may have derailed the
7 project in some way given the large bulky pylon structure, whether at 61 or
8 70 feet; whether the removal of the roof to lower the height would actually
9 help the design of the structure; the orientation of the tower did not match
10 the site plan; the photo simulations that had been provided during the
11 course of the application may be misleading; questioned the long-term
12 viability and potential negatives for the faux tree design. (Bender)
13
- 14 • Urged research on the best opportunity; more research on the COW facility;
15 and requested a mockup. (Brooks)
16
- 17 • Expressed concern the antennas would be stacked and not be parallel;
18 preferred not to hold up the project but sought a way to proceed while
19 recognizing the intent for the relocation of the cell tower; opposed to holding
20 up CVS and making it difficult for CVS to meet its commitments; suggested
21 more time spent on the design of the pylon or faux tree design;
22 recommended the formation of a Planning Commission subcommittee to
23 discuss alternatives; recommended consideration of an additional condition
24 that the project be approved but the final design be resolved in the next
25 month or so; and a willingness to accept a height of 61 feet for the pylon
26 tower structure based on the applicant's testimony. (Kurrent)
27

28 Mr. Rhodes agreed an additional condition could be considered whereby the final
29 design for screening the antennas could come back and be considered by a
30 Planning Commission subcommittee, although the Planning Commission needed
31 to provide guidance. He acknowledged the new information that the antennas
32 would be stacked offered more potential design options, although based on the
33 applicant's testimony there was little flexibility with the height of the pylon tower
34 structure. He suggested the Planning Commission could approve the project with
35 the design for the camouflage to return to the Planning Commission.
36

37 Chair Kurrent acknowledged the Commission's consensus for a relocation of the
38 existing carriers, a narrowing of the width of the structure, and design alternatives.
39

40 Mr. Rhodes acknowledged the applicant had made it clear that for the cell site to
41 be viable it must be located on the project site. He acknowledged a request for a
42 comparison of other comparable gateway pylon sign structures along I-80 in the
43 City of Pinole given the perception that the pylon structure was massive. There
44 were three recently built pylon signs in Pinole along I-80; two at Pinole Vista
45 Crossings at 75 feet in height but with a different thickness, and Pinole Valley
46 Shopping Center pylon sign that was visible from I-80. Another sign had been

1 approved for the Gateway Shopping Center near Kaiser but had yet to be built.

2
3 Mr. Rhodes commented that one of the techniques used for a narrower sign was a
4 wide diameter flag pole, with an example at the interchange of I-680 and State
5 Route 4, and along I-80, which method offered another way to address cell sites
6 that had been stacked. He was uncertain how the neighborhood or the Planning
7 Commission would react to that technique. Given more time, other alternatives
8 could be considered with input from the applicant and the affected carriers.

9
10 Mr. McIver stated that he may have some suggestions to mitigate the massive
11 columns, but was not privy to an arrangement with the current landowner. He
12 asked that the applicant be allowed to address the Planning Commission to
13 respond to the Commission's concerns.

14
15 KEVIN PARKER, Vice President, Armstrong Development, 2400 Del Paso Road
16 #140, Sacramento, explained that this project had been ongoing for the past two
17 years and the applicant had been directed during the course of the project to
18 consider a gateway sign, when several different examples had been offered. The
19 two-year effort involved contracts with CVS which would expire quickly. The
20 relocation of the cell towers would be required prior to any other work on the
21 project. CVS would not close on the property until it had approval to do something
22 similar to what had been proposed. He reported that modeling had been done to
23 show the lowest possible height of the tower while still meeting the needs of the
24 carriers. He added that AT&T had been issued a lease for the third piece on the
25 tower and was eager to proceed given a gap in its coverage area.

26
27 Mr. Parker explained that the blocking on the tower had been done for aesthetic
28 reasons with input from different architects; suggested the faux tree design had
29 initially been a good idea; the blocking on the legs of the tower could be removed;
30 he sought approval of the general two-legged appearance of the pylon tower with
31 the 61-foot height, and four carriers. He asked that the item not be continued and
32 affirmed that different colors, materials, and sizes of the legs of the tower could be
33 considered to make it as unobtrusive as possible.

34
35 Responding to concerns from the Planning Commission that new information was
36 being presented, particularly based on his comments about AT&T, Mr. Parker
37 clarified there had always been four carriers. The COW had always been intended
38 as an interim measure while the site was graded. While he sought guidance from
39 the Planning Commission on the design of the pylon structure, he reiterated the
40 applicant's desire for something like what had been proposed, while also
41 recognizing there was an ability to modify the design to make it more appealing.
42 The COWs would not be placed on the site until a grading permit had been issued,
43 or was about to be issued.

44
45 The Planning Commission discussed its concerns with the design of the pylon
46 structure at length; expressed concern with the amount of redirection during the

1 course of the meeting making it difficult to focus on the design that satisfied all
2 needs; the formation of a subcommittee was again recommended to review the
3 available design options; with a recommendation for an architect to be on the
4 subcommittee if one were formed; and concerns expressed about further
5 prolonging this portion of the application.
6

7 Mr. Rhodes understood there were no concerns about the use permit and
8 suggested a motion could be made to approve the use permits at this time. The
9 design of the antennas could be approved based on a maximum height of 61 feet,
10 with a requirement that the final design of the pylon tower structure return for
11 Planning Commission review and approval. He stated a workshop could be
12 considered prior to final Planning Commission action with more input from the
13 public and with more design options, although he was uncertain whether that level
14 of approval would address some of the time constraints the applicant had
15 identified. He recognized the Planning Commission as a whole did not want to
16 lose CVS in the community.
17

18 Mr. Parker stated that CVS was poised to close on the property once approval was
19 provided, and CVS was willing to work with staff or a subcommittee of the Planning
20 Commission to address alternatives. With respect to the testing of the COWs, he
21 commented that the project environmental review document required an RF
22 emissions test on the COWs prior to their placement and activation. He reiterated
23 that CVS could not proceed absent an approval or an agreement on the tower
24 structure.
25

26 Mr. Rhodes pointed out there was an environmental analysis that had been
27 prepared for the cell towers based on a specific height which must be taken into
28 consideration for any design in terms of the RF levels. The construction drawings
29 would require plan check, and the key was how to keep the process moving
30 forward while providing the entitlements and sufficient control of the final design.
31

32 The Planning Commission discussed the fact that with four carriers massing may
33 be unavoidable, and expressed concern that some of the information related to the
34 project had changed during the course of the meeting.
35

36 Chair Kurrent declared a recess at 10:06 P.M. to allow staff the opportunity to craft
37 a condition that may address the concerns discussed. The Planning Commission
38 meeting reconvened at 10:16 P.M. with all Commissioners present.
39

40 Mr. Rhodes recommended the following direction to the Planning Commission:
41 Approval of the two use permits for two carriers; the design for the wireless
42 telecommunication facility for the two carriers; and a third carrier or more would
43 require separate design review or use permit approval, which would address some
44 of the massiveness when the future carriers proposed to co-locate to ensure they
45 fit on the site. Such direction would provide certainty for the applicant to move
46 forward to allow something that could be reviewed and approved at the staff level.

1
2 Given the potential visual impacts, Mr. Rhodes stated he would recommend not
3 making a decision without input from at least two Planning Commissioners, which
4 could include the appointment of a Planning Commission subcommittee. He also
5 recommended an identified timeframe in terms of a design that would be
6 submitted to ensure that component of the project did not linger.
7

8 Chair Kurrent recommended an additional condition for the design review process
9 to be allowed one month to submit a redesign, to be submitted to staff, with the
10 final design to be returned to the full Planning Commission.
11

12 Mr. Moore recommended the following additional condition for consideration.
13

14 *The Planning Commission supports the relocation of the existing wireless*
15 *facilities, subject to the two Conditional Use Permits CUP 14-10 and CUP*
16 *14-15 and the related conditions of approval, and the Planning Commission*
17 *supports a structure for two carriers not lower than 61 feet in height, and*
18 *subject to further design review. Said design review process shall be a*
19 *combination of a Planning Commission appointed subcommittee and staff,*
20 *and shall be completed within 30 days with final approval by the full*
21 *Planning Commission.*
22

23 Chair Kurrent expressed the willingness and desire to serve on a Planning
24 Commission Subcommittee; Planning Commissioners Tave and Thompson also
25 expressed the willingness to serve.
26

27 Mr. Rhodes clarified that a motion for approval would include approval of the two
28 Conditional Use Permits CUP 14-10 and CUP 14-15; approval of the Mitigated
29 Negative Declaration and Mitigation Monitoring and Reporting Program; with a
30 condition that the final design allow antennas not lower than 61 feet; with the
31 design to be reviewed by staff and a Planning Commission Subcommittee, with the
32 final design to come back to the Planning Commission within 30 days.
33

34 The following revision was made to Resolution 16-01, as follows:
35

- 36 • *Revise Condition 13 to read: The applicant and property owner shall*
37 *ensure that the landscape material located in the vicinity of the pylon*
38 *structure and equipment area is well maintained. A site inspection to verify*
39 *the condition of the landscaping shall be conducted within one year of*
40 *installation. Any landscape planting material that dies shall be promptly*
41 *replaced;*
42

43 By consensus, the Planning Commission added the following new condition, as
44 prepared by staff and further modified, as follows:
45

46 *The final design for the mounting of the antennas for two carriers shall be*

1 *submitted for review by staff and a two-member subcommittee of the*
2 *Planning Commission and brought forward for consideration by the full*
3 *Planning Commission within 30 days.*
4

5 **MOTION** to adopt Planning Commission Resolution 16-01, A Resolution of the
6 Planning Commission of the City of Pinole, Approving by reference a Mitigated
7 Negative Declaration and Mitigation Monitoring and Reporting Program, and
8 Approving Conditional Use Permit Requests (CUP 14-10 and CUP 14-15) and a
9 Design Review Request (DR 14-20) For the Relocation of Two Existing Co-
10 Located Wireless Communications Facilities to a minimum 61-Foot Pylon
11 Structure Located on Property South of a New CVS Pharmacy Southeast of the
12 Intersection of Appian Way and Canyon Drive (APNs 401-273-043, -044, -045,
13 and -046), subject to the conditions of approval; and subject to the following
14 conditions, as modified:
15

16 Revise Condition 13 to read:

17
18 The applicant and property owner shall ensure that the landscape material
19 located in the vicinity of the pylon structure and equipment area is well
20 maintained. A site inspection to verify the condition of the landscaping shall
21 be conducted within one year of installation. Any landscape planting
22 material that dies shall be promptly replaced
23

24 Add a new condition to read:

25
26 The final design for the mounting of the antennas for two carriers shall be
27 submitted for review by staff and a two-member subcommittee of the
28 Planning Commission and brought forward for consideration by the full
29 Planning Commission within 30 days.
30

31 **MOTION: Brooks SECONDED: Martinez-Rubin APPROVED: 6-0**

32
33 Chair Kurrent identified the 10-day appeal process in writing to the City Clerk
34 subject to the applicable appeal fee.
35

36 **2. Zoning Code Amendment 16-01: Medical Marijuana Cultivation**
37

38 **Request:**

39 Consideration of a Zoning Code Text Amendment modifying Chapters
40 17.20 and Chapter 17.98 in order to disallow Medical Marijuana cultivation
41 and delivery within the City of Pinole.
42

43 **Applicant:** City of Pinole
44 2131 Pear Street
45 Pinole, CA 94564
46

1 **Location:** Citywide
2

3 **Project Planner:** Eric Casher, Legal Counsel
4

5 Eric Casher, Meyers Nave, representing the City Attorney's Office along with
6 Chief of Police Neil Gang, presented a PowerPoint presentation on the
7 consideration of a Zoning Code Text Amendment modifying Chapters 17.20 and
8 Chapter 17.98 in order to disallow Medical Marijuana cultivation and delivery within
9 the City of Pinole. On January 19, 2016, the Pinole City Council adopted an
10 Urgency Ordinance prohibiting the cultivation and delivery of medical marijuana
11 anywhere in the City of Pinole. The Planning Commission Subcommittee met on
12 January 14, 2016 and recommended the text amendments be forwarded to the full
13 Planning Commission for consideration. Mr. Casher recommended the Planning
14 Commission adopt Resolution 16-02, recommending the City Council amend Title
15 17 of the Pinole Municipal Code (PMC) to prohibit both medical marijuana
16 cultivation and delivery anywhere in the City of Pinole. He added that the State
17 Legislature had imposed a March 1, 2016 deadline for cities to adopt some form of
18 regulation.
19

20 Police Chief Gang outlined the reasons why the Pinole Police Department
21 supported the resolution, as proposed, related to public health, safety, and welfare.
22 When asked, Chief Gang was unaware of the specific number of grow houses in
23 the City of Pinole at this time but could return at a later date with that information.
24

25 **PUBLIC HEARING OPENED**

26
27 There were no comments from the public.
28

29 **PUBLIC HEARING CLOSED**

30
31 Responding to the Commission as to whether this action would allow the City to
32 regulate other forms of medicine, Mr. Casher suggested this situation was
33 unique given that the State Legislature had adopted legislation specifically
34 related to medical marijuana cultivation.
35

36 Mr. Rhodes reported that the Planning Commission Subcommittee had
37 discussed the fact the State had adopted the legislation with a timeline that
38 offered little time for the jurisdictions to consider the complex policy issues
39 involved. He stated if the City did not act with a complete ban by the March 1
40 deadline, the City would lose its ability to consider more refined regulations later
41 based on the current State legislation.
42

43 Chair Kurrent added that the Planning Commission Subcommittee had also
44 discussed the legitimate use of medical marijuana and the recommended action
45 would make it more difficult for one to grow their product. He recognized the City
46 was faced with the March 1, 2016 deadline and if the City did not take action it

1 would default to the State. The Planning Commission Subcommittee had not
2 discussed banning the delivery of medical marijuana. He suggested it would be
3 Draconian to eliminate the delivery of marijuana, and was informed by Mr.
4 Casher the State would allow delivery in any form and capacity unless a City
5 specifically and explicitly prohibited it. The City Council had taken up that issue
6 and had prohibited the delivery of medical marijuana as well.

7
8 Mr. Casher clarified the definition of "delivery" of medical marijuana for any type
9 of delivery including use by a dispensary; acknowledged the Chair's opposition to
10 the prohibition on the delivery of medical marijuana; reiterated the City Council's
11 recent passage of an Urgency Ordinance which included the prohibition and
12 delivery of medical marijuana; and stated once the second reading of the
13 ordinance was passed by the City Council, a prohibition on the delivery of
14 medical marijuana would go into effect within the City.

15
16 Responding to the Chair's recommendation to strike any references to delivery
17 from the action under consideration by the Commission, Mr. Casher stated that
18 some public entities had passed similar zoning code amendments including
19 prohibition for both cultivation and delivery given the State legislation related to
20 both, although some allowed dispensaries and regulated the issue differently.

21
22 Given the March 1 deadline, the majority of the Planning Commission supported
23 the staff recommendation. Chair Kurrent again objected to the inclusion of
24 delivery, and as such stated he would vote no on any motion for approval.

25
26 **MOTION** to adopt Resolution 16-02, A Resolution of the City of Pinole Planning
27 Commission Recommending that the City Council Approve a Zoning Code
28 Amendment Modifying Chapter 17.20 and Chapter 17.98 to prohibit the
29 Cultivation and Delivery of Medical Marijuana in the City of Pinole (ZCA 16-01).

30
31 **MOTION: Martinez-Rubin SECONDED: Brooks APPROVED: 5-1-0**
32 **NOES: Kurrent**

33
34 Chair Kurrent identified the 10-day appeal process in writing to the City Clerk
35 subject to the applicable appeal fee.

36
37 **MOTION** to continue the Planning Commission meeting beyond 11:00 P.M. in
38 order to complete the remaining agenda items.

39
40 **MOTION: Tave SECONDED: Brooks APPROVED: 6-0**

41
42 **F. OLD BUSINESS: None**

43
44 **G. NEW BUSINESS:**

45
46 1. Selection of Planning Commission Vice Chair

1
2 Mr. Rhodes described the rotation for Planning Commission Chair and Vice
3 Chair, with the Chair and Vice Chair routinely selected at the last Planning
4 Commission meeting in March, although since former Chair Toms had been
5 appointed to the City Council, Vice Chair Kurrent was now the Commission
6 Chair. The terms of Chair and Vice Chair would run through March 2017.
7

8 **MOTION** to appoint Commissioner Thompson as the Vice Chair of the Planning
9 Commission through March 2017.

10
11 **MOTION: Martinez-Rubin SECONDED: Brooks APPROVED: 6-0**

12
13 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**

14
15 Mr. Rhodes reported that no new applications requiring Planning Commission
16 review had been received. Development Review Subcommittee meetings had
17 been held on the proposed eye surgery center proposed at the southeast corner
18 of Henry Avenue and Pinole Valley Road, with a Planning Commission workshop
19 to be scheduled soon. A workshop would be scheduled with the Commission to
20 consider text amendments to help implement actions in the Housing Element,
21 and the Housing Element Subcommittee would review the actions to ensure
22 consistency with State law. Commissioner Tave had expressed the willingness
23 to serve on the Housing Element Subcommittee due to the vacancy left by
24 Maureen Toms.
25

26 Commissioner Brooks suggested there was a need for the full Planning
27 Commission to meet jointly with the City Council for direction given a number of
28 recent applications that had raised issues in the public.
29

30 Mr. Rhodes expressed the willingness to work with the City Manager and City
31 Clerk on a potential agenda for a joint Planning Commission/City Council
32 meeting later this year.
33

34 Chair Kurrent requested that when the Commission reviewed options for the
35 wireless communication tower for the CVS project that staff provide information
36 as to how other jurisdictions had addressed the camouflage issue.
37

38 **I. COMMUNICATIONS: None**

39
40 **J. NEXT MEETING:**

41
42 The next meeting of the Planning Commission will be held on Monday, February
43 22, 2016 at 7:00 P.M.
44

45 **K. ADJOURNMENT: 11:33 P.M.**
46

1
2
3
4
5
6

Transcribed by:

**Anita L. Tucci-Smith
Transcriber**



Memorandum

TO: PINOLE PLANNING COMMISSION

FROM: WINSTON RHODES, PLANNING MANAGER

SUBJECT: EAST BLUFF APARTMENTS PHYSICAL REHABILITATION FOLLOW-UP DESIGN REVIEW FEATURES

DATE: FEBRUARY 22, 2016

Property Owner /Applicant:

Eden Housing
22645 Grand Street
Hayward, CA 94541

FILE: DR 15-13
LOCATION: 1813 Marlesta Court
APN: 401-240-032
ZONING: Medium Density Residential (R-2)
GP LU: Medium Density Residential (MDR)

BACKGROUND

On November 9, 2015 the Planning Commission conditionally approved a design review request by Eden Housing to rehabilitate the 144-unit East Bluff Apartment complex. The project conditions of approval (see Attachment B) required several design features to come back for further review and approval by the full Planning Commission prior to issuance of building permits. The design items conditioned to come back for Commission review included: 1) the bicycle parking design, 2) the landscape plan, 3) the mailbox area shade structure; and 4) the community notification area.

STAFF RECOMMENDATION

Review the proposed plan information and provide direction to staff and the applicant on each of the proposed design features to address prior Planning Commission concerns.

SITE LOCATION

The project site is located on Marlesta Court and east of Marionola Way. The site is surrounded by single family homes on the west and east sides, with multifamily housing north of the project site. South of the project is vacant land.

Figure 1. Site Location



Direction from Project Site	Land Use
North	Multifamily
West	Single Family
South	Vacant
East	Single Family

Discussion

Bicycle Parking – The Planning Commission expressed concern regarding bicycle storage onsite with the removal of the existing balconies. While not an allowable use, many individuals are currently storing bicycles on balconies which are being removed. Therefore, Eden Housing and the

Project Architect were asked to develop a plan for bicycle storage. It is being proposed to add five scattered locations for covered bike rack parking, totaling approximately 40-60 spaces for bicycles. The Commission should consider whether the proposed design meets resident needs or whether a more secure alternative is needed to encourage bicycle storage.

Final Landscape Plan – The original proposed design added two tot lots in two separate locations on the site — one for younger children (ages 2-5) and another for older children (ages 5-12).

Concern was raised that the public recreation spaces should include features to address all age groups onsite. Therefore, at both areas, the applicant has added picnic tables and/or benches, as well as barbeque pits in Court B in order to enhance the outdoor community space for older age groups. Court A has play equipment designed for children aged 2- 5 years old and Court B includes play equipment design for children aged 5-12 years old. Additionally, the apartment complex includes a community room and swimming pool area to help address resident recreation needs.

Mailbox Area Shade Structure – The applicant originally proposed to replace the existing mailboxes for a cohesive look in a visible area. Concern was raised that the mailboxes should be shaded for weather protection, and it was mentioned that this area could be a good opportunity to enhance resident communication by including a message board. Therefore, the proposed project now includes a shade structure which will be similar to the adjacent carports, painted to match the building color scheme palette. Included with the structure will be a community message board with three distinct areas - one for communication between property management and residents, one between residents, and one for connection with the local community. The structure will include down-lighting to improve safety, make the area more visible, and enhance the area appearance at night.

Community Notification Area – The applicant was asked to add a community notification area at the main entrance of the site. Due to space constraints and the limited pedestrian traffic through this area, the Project Architect has worked to find a reasonable and effective solution. The applicant has proposed a redesigned monument sign with changeable message letters adjacent to the existing traffic circle closest to Marlesta Road.

Heating and Air Conditioning Units - The applicant has also proposed packaged terminal heat pumps (PTHPs) to be added to units in place of the balconies to provide improved climate control and enhanced energy efficiency. This feature includes the addition of grill vents beneath windows on the exterior of existing buildings. The new windows will remain the same width, but would accommodate the PTHP unit underneath the window sill. After consultation with Chair Kurrent, staff thought this exterior change should be reviewed by the Planning Commission along with the items above.

ATTACHMENTS

- A. Project Plans Relating Design Review Commission Follow-up Items
- B. Resolution 15-14 Exhibit A: Conditions of Approval

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EAST BLUFF APARTMENTS PHYSICAL REHABILITATION MARLESTA COURT PINOLE, CALIFORNIA



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS

PROJECT DESCRIPTION

THIS HILLSIDE SITE HOSTS ELEVEN RESIDENTIAL BUILDINGS, ONE COMMUNITY ROOM WITH A POOL AND TWO COMMON LAUNDRY FACILITIES. ALL BUILDINGS DATE TO THE EARLY 1970'S. THE RESIDENTIAL BUILDINGS ARE HOME TO 144 FAMILY UNITS INCLUDING STUDIOS, ONE BEDROOMS, AND TWO-BEDROOMS.

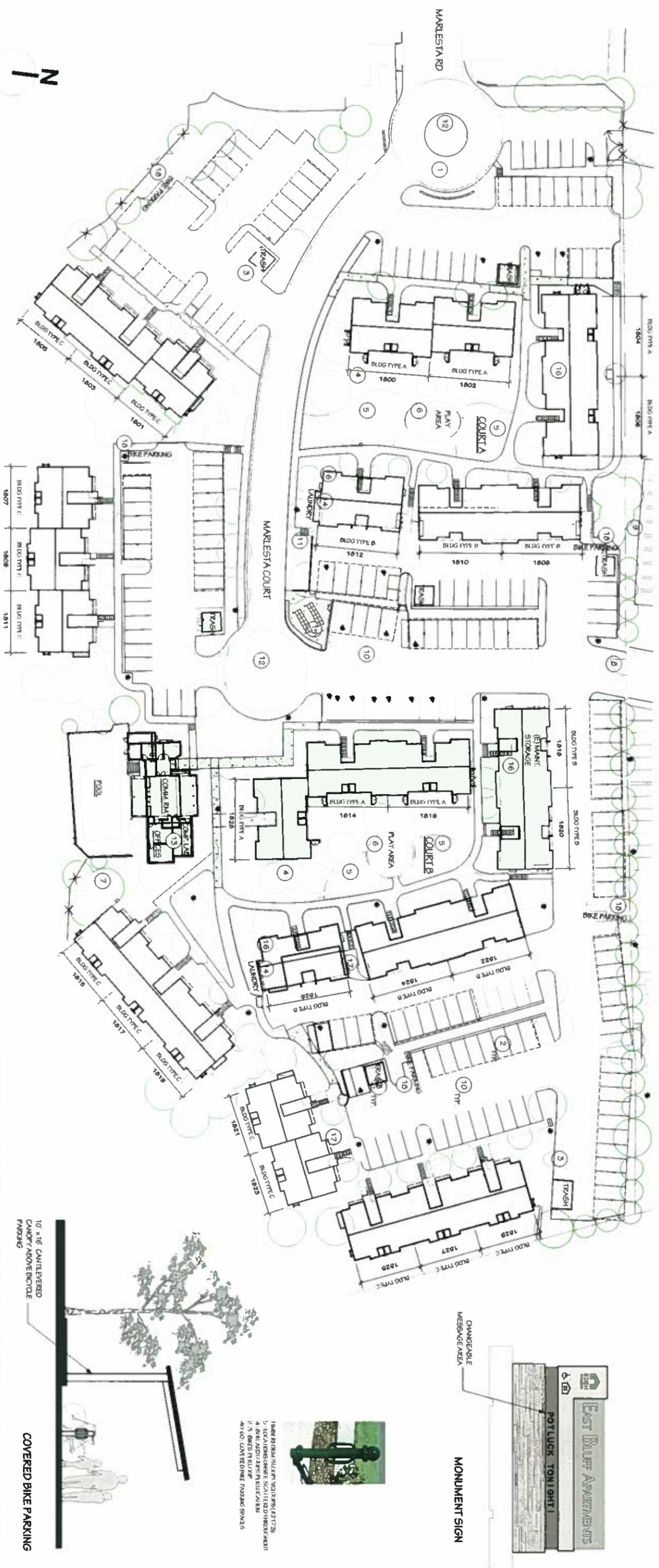
EACH UNIT HAS AN EXISTING PRIVATE OUTDOOR BALCONY OR PATIO. GIVEN THE EXTENT OF DAMAGE FOUND ON-SITE, THE PROJECT WILL BE REMOVING THE CANTILEVERED BALCONIES. IN LIEU OF THIS AMMENITY, NEW PTHPS ARE PROPOSED TO PROVIDE THE UNITS MUCH-DESIRED AIR CONDITIONING. IN LIEU OF THIS PRIVATE SPACE, THE PROJECT WILL CREATE TWO LARGE CENTRAL PUBLIC LANDSCAPED AREAS. ADDITIONALLY, THE PROJECT WILL EXPAND THE EXISTING COMMON BUILDING BY UP TO 750 SQUARE FEET TO ACCOMMODATE A COMMUNITY ROOM AND COMPUTER LAB. ADDITIONAL LANDSCAPING IMPROVEMENTS THROUGHOUT THE SITE WILL INCLUDE REPLACING TURF WITH DROUGHT-TOLERANT SPECIES, IRRIGATION IMPROVEMENTS, AND INSTALLATION OF TWO LAUNDRY GREYWATER IRRIGATION SYSTEMS.

THE PROJECT IS PROVIDING ADDITIONAL REQUESTED ITEMS INCLUDING A MAILBOX SHADE STRUCTURE, COVERED BIKE PARKING, AND DESIGN FOR COMMUNITY NOTIFICATION

INCLUDED IN THIS PACKAGE IS A SITE PLAN WITH WIGNETTES, BUILDING ELEVATIONS SHOWING THE PTHP IMPACTS, AND LANDSCAPING PLANS.

VICINITY MAP





1 SITE PLAN
SCALE: 1" = 30'

KEYNOTES:

- 1 EXISTING MONUMENT SIGN REPLACEMENT PROPOSED
- 2 EXISTING CARPORTS TO REMAIN TYP
- 3 EXISTING TRASH AND RECYCLING STRUCTURES TO REMAIN TYP
- 4 NEW DROUGHT TOLERANT LANDSCAPING THROUGHOUT
- 5 NEW DRAINAGE IRRIGATION
- 6 NEW GRASS FOR ACTIVITY AREA
- 7 NEW PLAY STRUCTURE AND BOUNCY SURFACE
- 8 MOST TREES TO REMAIN FOR TREES PROPOSED TO BE REMOVED SEE REPORT
- 9 EXISTING LOCKED EMERGENCY VEHICLE ACCESS GATE TO REMAIN
- 10 EXISTING FENCE TO REMAIN
- 11 REPLACE SITE CONCRETE AS NEEDED FOR ACCESSIBILITY TYP ALONG PATH OF TRAVEL
- 12 REPAIR ASPHALT PARKING AND RE-STRIPPE NUMBER ALL STALLS
- 13 EXISTING CORBELLED STONE CIRCLE TO REMAIN
- 14 EXPAND COMMUNITY CENTER
- 15 RENOVATE EXISTING LAUNDRY ROOMS AND ADD GREY WATER IRRIGATION SYSTEM
- 16 EXISTING MAILBOXES TO BE UPDATED
- 17 SOLAR PHOTOVOLTAIC AND THERMAL PANELS (NOT SHOWN) TO BE FLUSH MOUNTED TO ROOF
- 18 REPLACE ALL EXISTING SITE STAIRCASES
- 19 COVERED BIKE PARKING

GENERAL NOTES:

- 1. UPDATE FIRE/EMERGENCY INTERIORS FOR IMPROVED ACCESSIBILITY TO INCLUDE:
 - SEVEN ONE-BEDROOM TO MEET ICC CH 11B
 - TWO TWO-BEDROOM UNITS TO MEET ICC CH 11B
 - SIX UNIT TWO-BEDROOM UNITS TO IMPROVE ACCESSIBILITY WITHOUT MOVING WALLS
- 2. PROVIDE ACCESS TO AMENITIES (OFFICE, COMMUNITY CENTER, COMPUTER LAB, POOL, LAUNDRY, PLAY AREA) PER ICC CH. 11B.
- 3. PROVIDE FIFTEEN ACCESSIBLE PARKING SPACES PER CCS CH 11B (INCLUDING 3 VAN SPACES).

EXTERIOR LIGHTING



WHERE ADDITIONAL LIGHT IS NEEDED, NEW WALL PACKS SIMILAR TO IMAGE ABOVE WILL BE INSTALLED ON BUILDINGS.

STRUCTURE SIMILAR TO ADJACENT CARPORTS

COMMUNITY NOTIFICATION BOARD



NOTIFICATION BOARD TO HAVE THREE SEPARATE AREAS, ONE FOR RESIDENTS, ONE FOR PROPERTY MANAGEMENT, AND ONE FOR LOCAL POSTS

PROVIDE 24 MODULES, ALL BOIES TO BE ACCESSIBLE



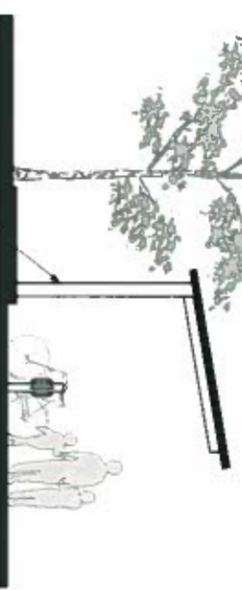
PAVING SIDE PARKING/SHADE HAVE CHANGEABLE MESSAGE BOARD THAT IS VISIBLE FROM THE DRIVE ANGLE



MONUMENT SIGN



10' x 16' CANTILEVERED CANOPY ABOVE BICYCLE PARKING



COVERED BIKE PARKING



MAILBOX SHADE STRUCTURE

BUILDING TYPE A

SCALE: 1/8" = 1'-0"



REPLACE (B) STAIRS, WALKWAYS AND GUARDRAILS, TYPICAL ALL LOCATIONS



- REPLACE EXISTING SLIDING GLASS DOORS WITH NEW VENT. WINDOWS, INSTALL NEW PINE BELOW, TYPICAL ALL LOCATIONS
- REPLACE EXISTING ROOF GUTTER DOWNSPOUTS AND FLASHING TRIM WITH NEW "COOL" ROOF, TYPICAL ALL LOCATIONS
- REPLACE EXISTING WINDOWS WITH NEW VENT. WINDOWS, TYPICAL ALL LOCATIONS
- (N) CEILING BOARD TRIM, TYPICAL ALL LOCATIONS
- REPLACE EXISTING SILLING WITH NEW CEMENT BOARD, LAY SPONGE SEALS, COLOR FINISHES, TYPICAL ALL LOCATIONS
- REMOVE EXISTING CANTILEVERED BALCONY & GUARDRAIL, TP*
- INSTALL NEW TP** WHERE BALCONY IS REMOVED, TYPICAL ALL LOCATIONS
- REMOVE EXISTING PA (N) ENCLOSURES, TP*

BUILDING TYPE B

SCALE: 1/8" = 1'-0"

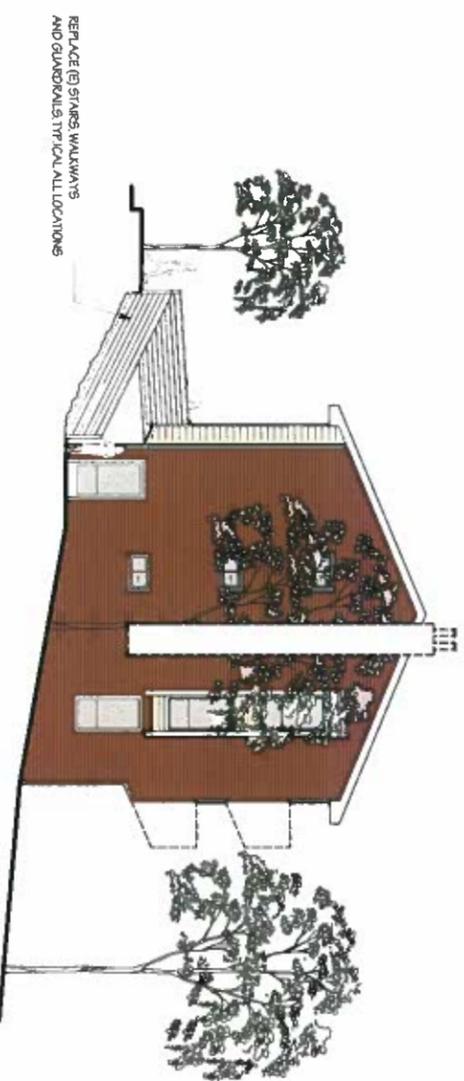


BUILDING TYPE C

SCALE 1/8" = 1'-0"



- REPLACE EXISTING ROOF-GUTTER DOWNSPOUTS AND FLASHING WITH NEW 2000' ROOF-TYPICAL ALL LOCATIONS
- REPLACE EXISTING STUCCO WITH NEW CEMENT BOARD LVP SIDING, SIZE & COLOR VARIES, TYPICAL ALL LOCATIONS
- REPLACE EXISTING SLIDING GLASS DOORS WITH NEW VENTL WINDOWS, INSTALL NEW PTHP BELOW, TYPICAL ALL LOCATIONS
- REMOVE EXISTING CANTILEVERED BALCONY & GUARDRAIL, TYP
- INSTALL NEW PTHP WHERE BALCONY AND PATIOS REMOVED, TYPICAL ALL LOCATIONS
- REPLACE EXISTING WINDOWS WITH NEW VENTL WINDOWS, TYPICAL ALL LOCATIONS
- REMOVE EXISTING PATIO ENCLOSURES, TYP



REPLACE (E) STAIRS, WALKWAYS AND GUARDRAILS, TYPICAL ALL LOCATIONS

REPAIRED LAWN REEK WITH
SOD & DRIP LINE IRRIGATION
SYSTEM (TYP.)

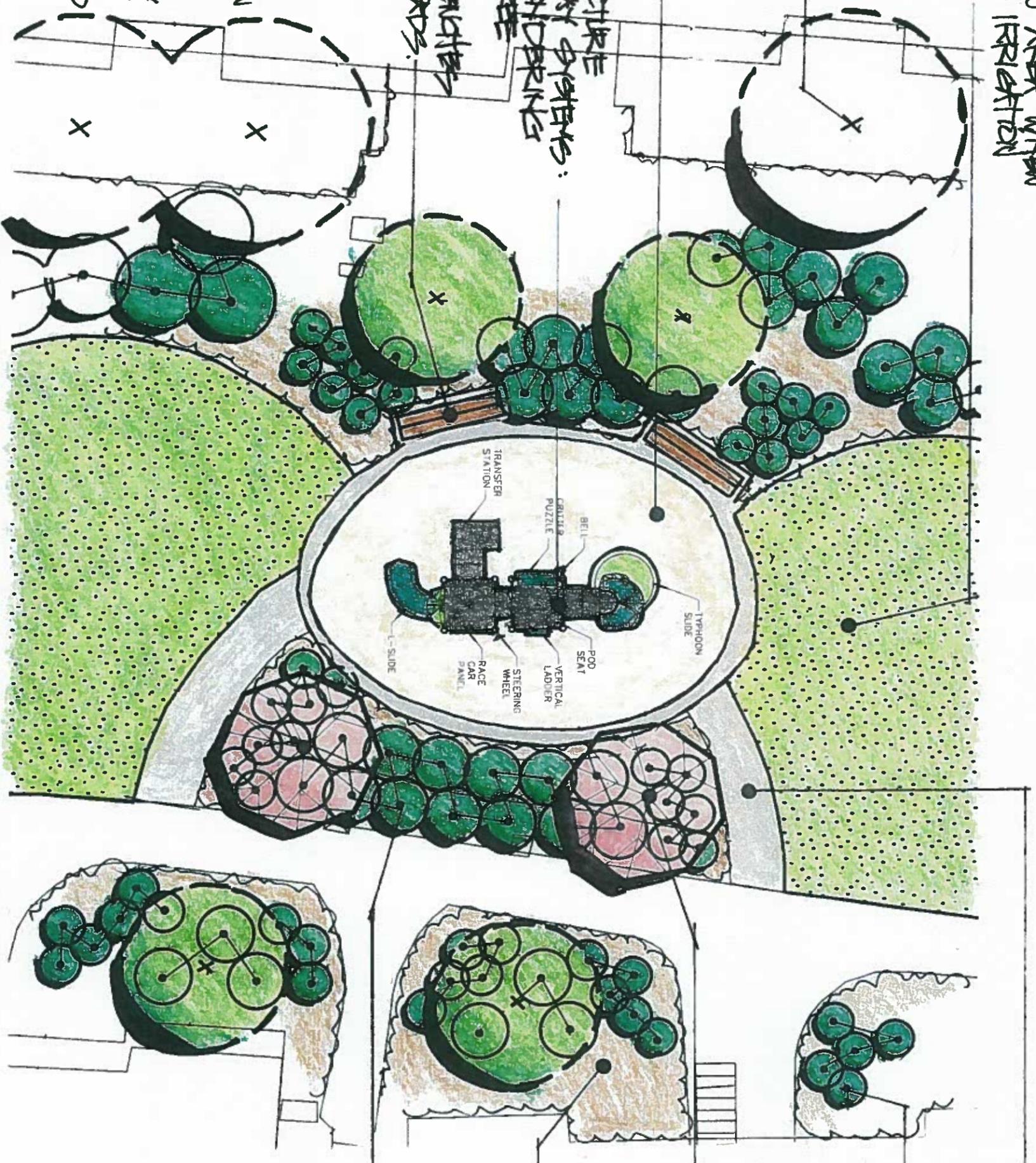
EXPOSED
PIPE TO
REPAIR (TYP.)

NEW SKETCH
SILVERACE IN
FLY ASKED

NEW FLY SKULPTURE
BY MICHAEL FLY SYSTEMS:
SHEE FLAY & REYNOLDS
SKETCHES TWO & THREE

NEW 8' LAKE BRACKLES
OF CONCRETE FIDS.
(2)

NOTE:
ENTIRE PROJECT
WILL RECEIVE NEW
DRIP IRRIGATION
SYSTEM WHICH
WILL HAVE ABILITY
TO USE "GRAY"
WATER SUPPLIED
BY LAUNDRY
ROOMS (2).



NEW CONCRETE
CONNECTING
FRTH (2)

SMALL FLOWERING
ACCENT SHRUBS
SUCH AS: PORTULACA
LILY, LAVENDER &
SHRUB TRAY (TYP.)

FLOWERING ACCENT
FRTH: CRAB
MYRTLE (TYP.)

NEW DUNE
MULCH 3"
DEPTH (TYP.)

MEDIUM SIZE
ACCENT SHRUBS
SUCH AS: SAGE &
ROCKROSE (TYP.)

REPAIRED PLAYGROUND: 2-5 AGE GROUP
BEST PLAYS APPOINTMENTS, PAVILION, etc.

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ONE

REWORKED LAWN TREE WITH
SOD & DRIP LINE IRRIGATION
SYSTEM (TRP)

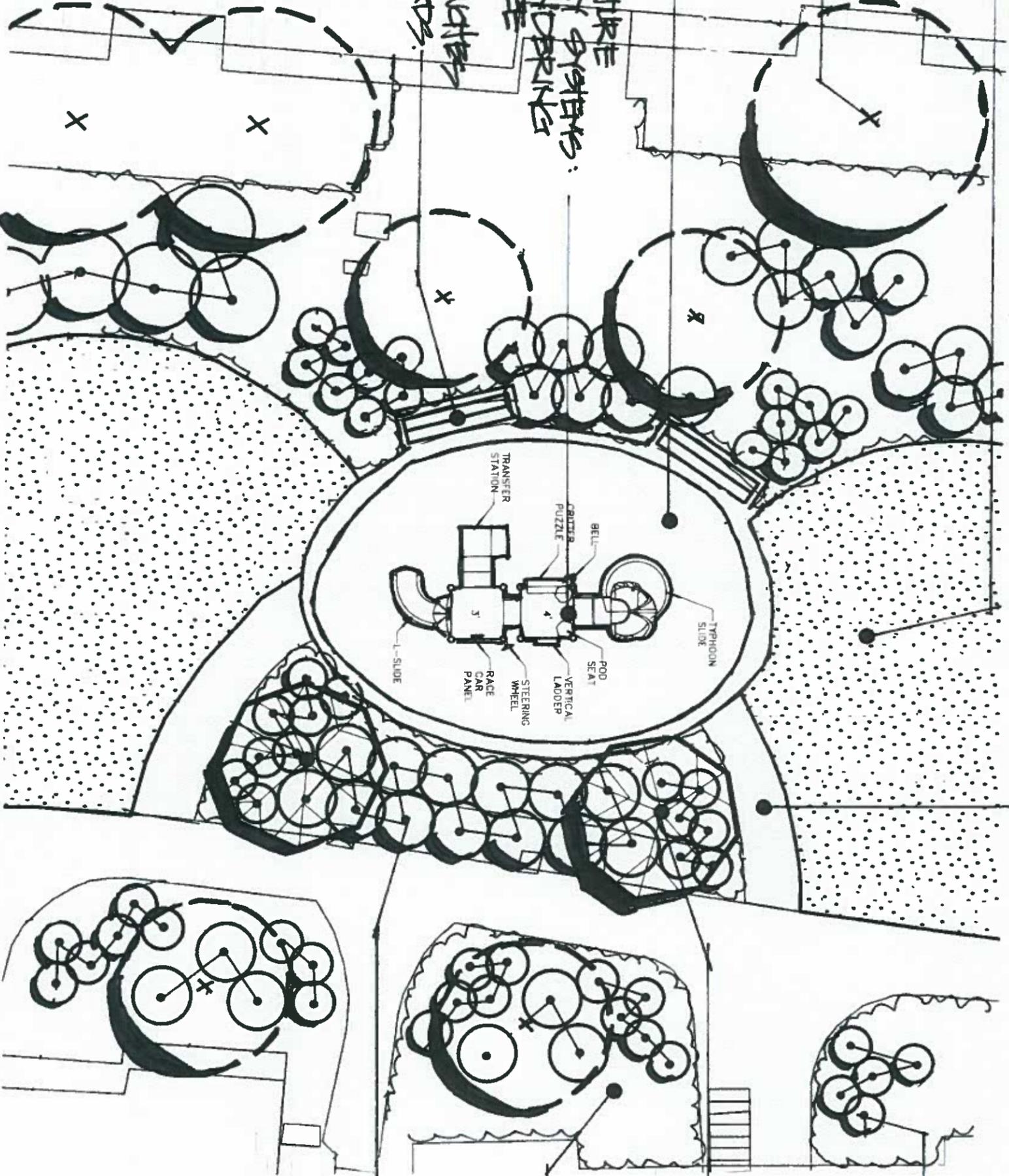
EXOTIC
TREES
REWORK (TRP)

NEW SKETCH
SURROUNDING
FLY ROCK

NEW FLOR SKULCHURE
BY MISCLE FLOR SYSTEMS:
SEE PLAN & RENDERS
SKETCHES TWO & THREE

NEW 2' LAKE BRACKISH
ON CONCRETE PADS
(2)

NOTE:
ENTIRE PROJECT
WILL RECEIVE NEW
DRIP IRRIGATION
SYSTEM WHICH
WILL HAVE ABILITY
TO USE "GRAY"
WATER SUPPLIED
BY LAUNDRY
ROOMS (2).



NEW CONCRETE
CONCRETE
PATH (2)

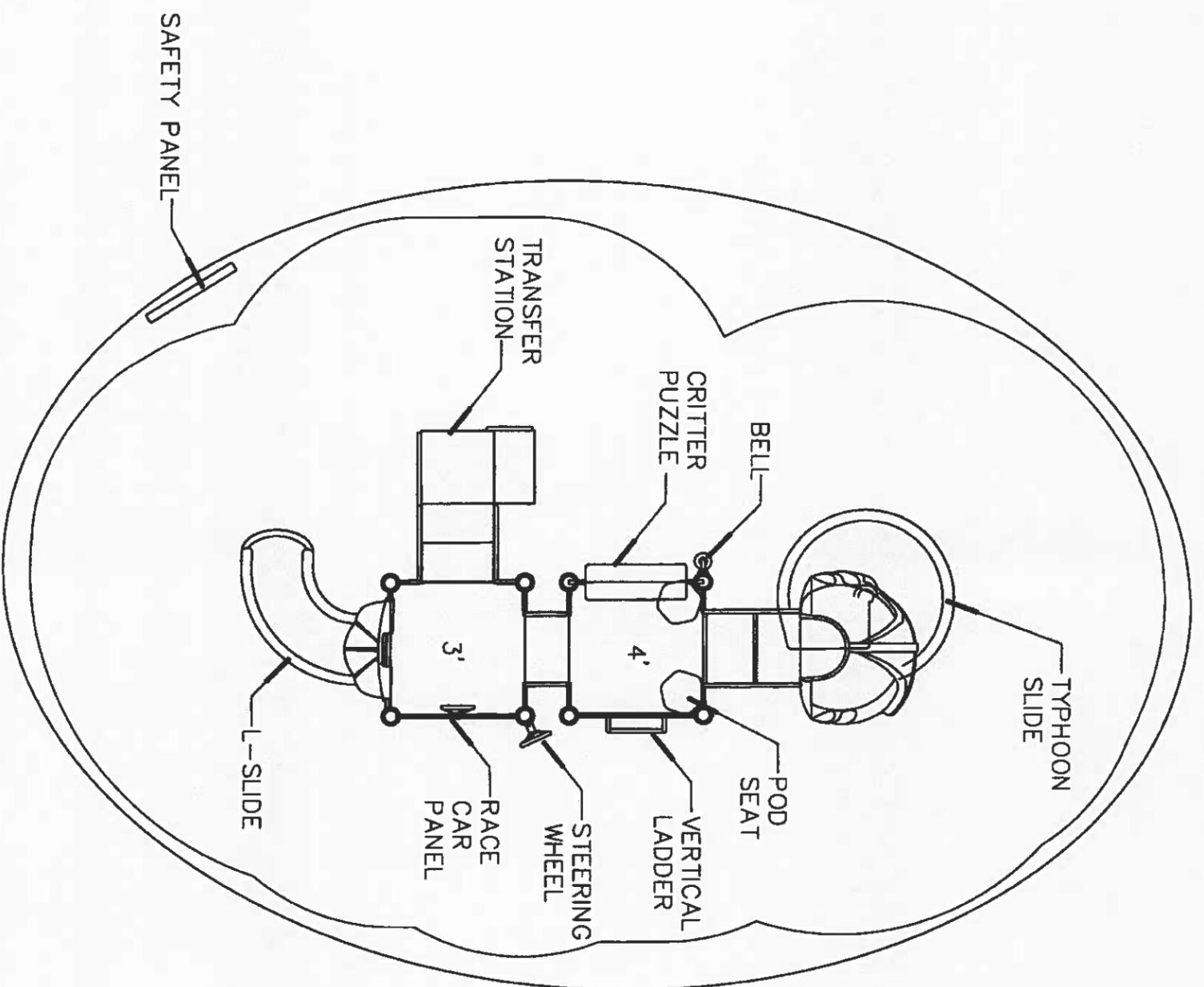
SMALL FLOWERS
ACROSS STRIPS
SUBS: FORTNIGHT
LILY, LAVENDER &
STRIPS TRAY (TRP)

FLOWERS ACROSS
TREE: CRANE
MYRTLE (TRP)

NEW BRICK
MULCH 3"
DEPTH (TRP)

MEDIUM SIZE
ACROSS STRIPS
SLASH AS: SAGE &
ROCKROSE (TRP)

REWORKED FLOR GROUND: 2.5 ACRE GOLF
FLOR PLANTS APPRIMENTS, FIDDLE
(NTS) 2/9/16





 NOTES:

 ALL DRAWINGS ARE SUBJECT TO CHANGE AND SHOULD BE REVIEWED BEFORE FINAL SALE. ALL SITE DIMENSIONS WILL NEED TO BE VERIFIED PRIOR TO SALE AND INSTALLATION.

LINEAR FEET:	N/A	SITE AREA:	N/A
CRITICAL FALL HEIGHT:	N/A	SCALE:	3/16"=1'-0"
		DRAWN BY:	DT/JAF
		DATE:	7-6-15

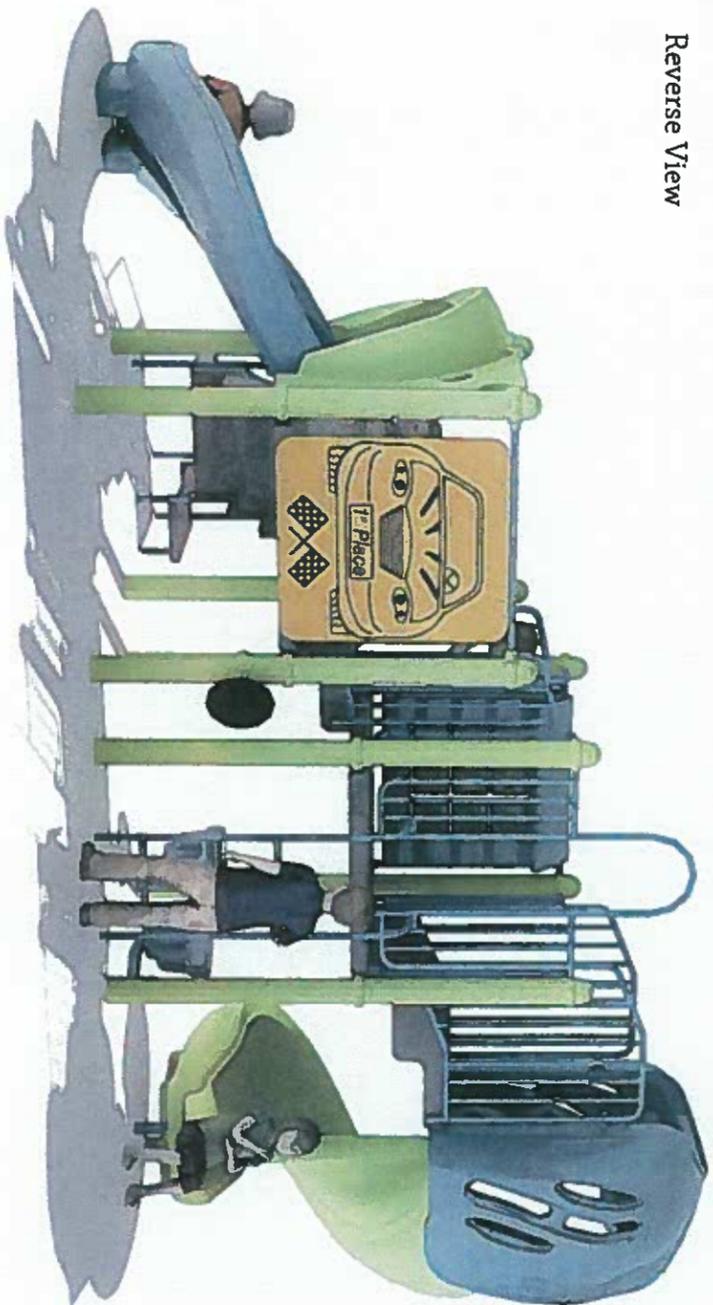
15_0285_EastBluff_003

East Bluff Apartments: Area 1

Pinole, CA

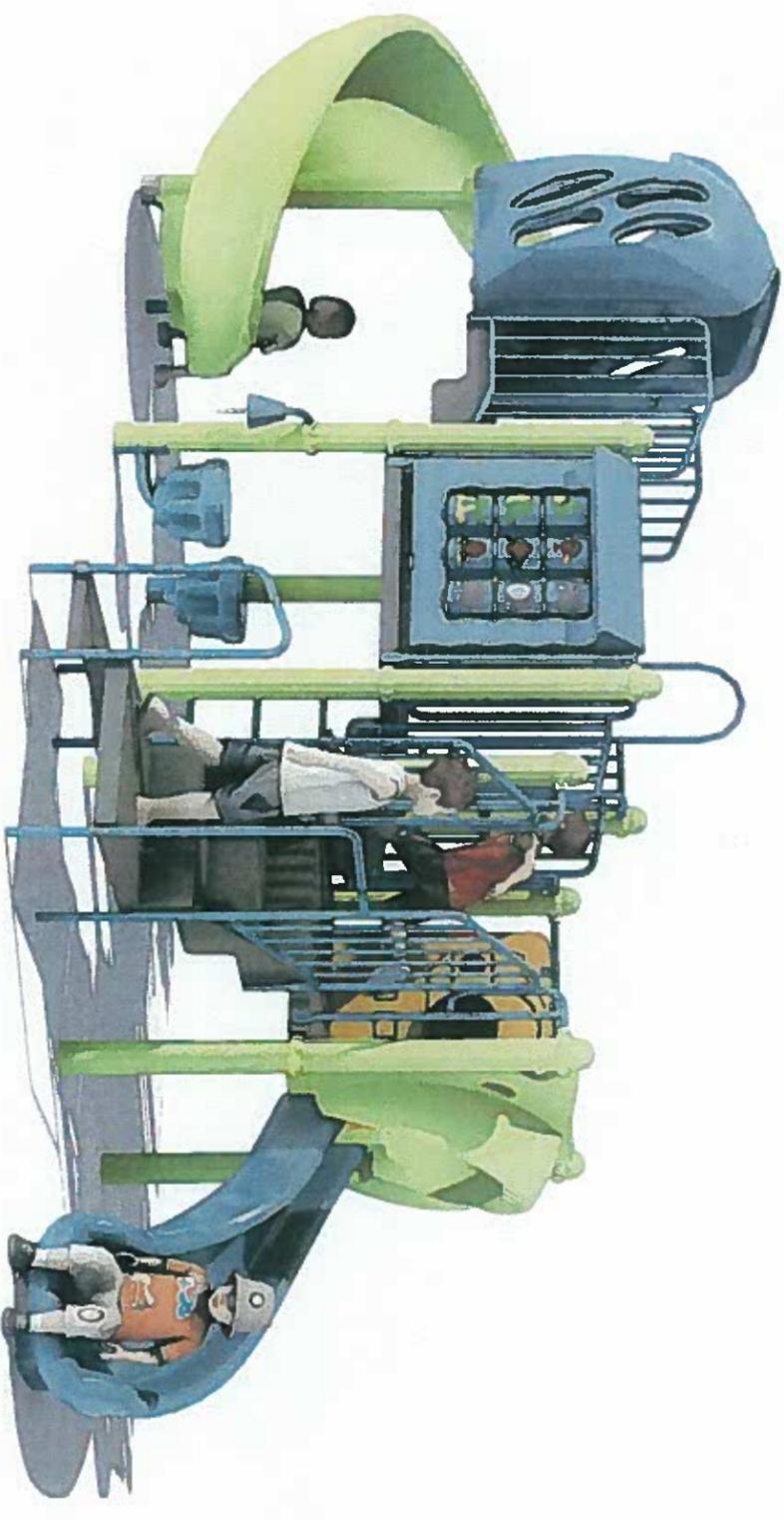
TJD
 8/6

Reverse View



Colors Used In Rendering

- Teal
- Chartreuse
- Dark Grey



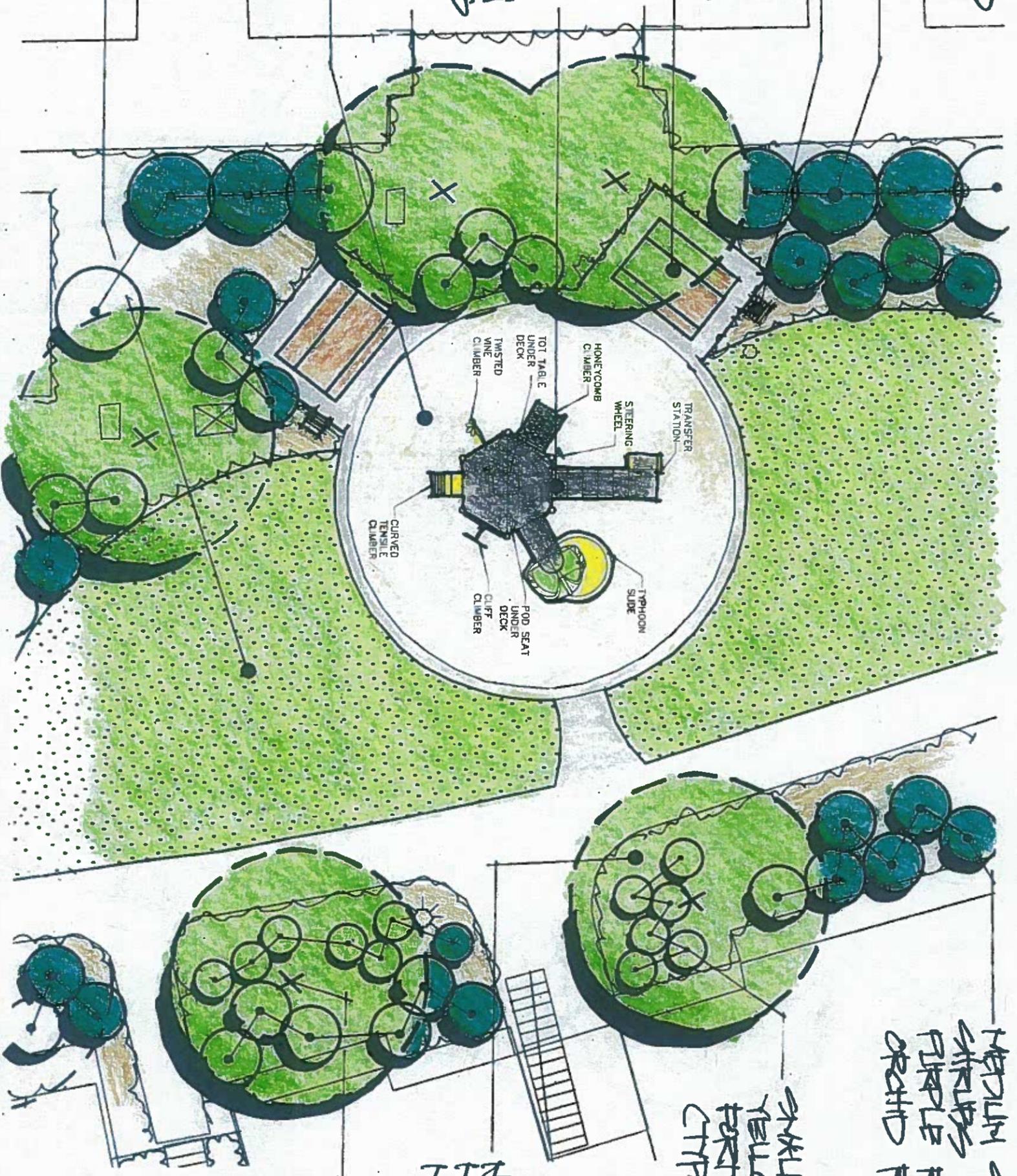
East Bluff Apartments Option 1: Area 1

Pinole, CA.

7/21/15

15 0785 Rendering 003

LARGE BACKGROUND
 SHRUBS SUCH AS:
 TOYON & OREGON
 GRAPE (TRP)
 BACKGROUND LIGHTS
 (TRP, 2)
 NEW PAVIC TABLES
 OF CASCATE SLABS
 (TRP)
 NEW PLAY STRUCTURE
 BY MURKIN PLAY
 SYSTEMS. SEE PLAN
 & RENTRANKS, SEES
 FIVE & SIX.
 NEW STREET
 SURFACES IN
 PLAY AREA
 RENOVATED LIGHT
 FIXTURE WHEN SAD
 AND TRIP LINE
 RE-SIGNAL SYSTEM
 (TRP)



RENOVATED PLAYGROUND: 5-12 AGE GRAB
 EXIST BUILDS APARTMENTS, PUNBLE, CA.
 N/A

LARGE BACKGROUND
SATELLES SUT KS:
TODAY & OREGON
GRASS (CTP)

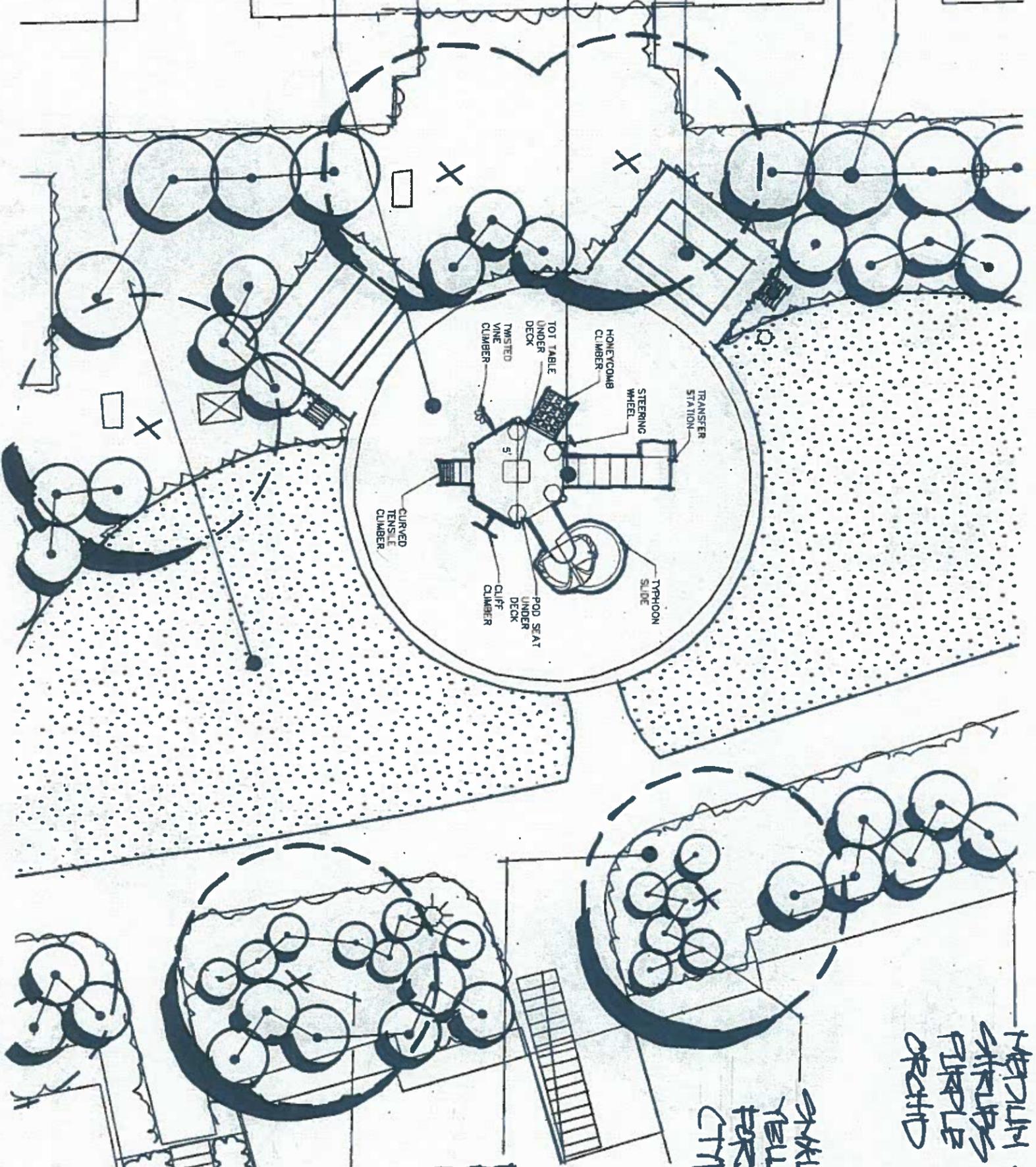
PARADE LIGHTS
(CTP, 2)

NEW PALE WALLS
ON CONCRETE SLABS
(CTP)

NEW PLAY STRUCTURE
BY MIRAIDE PLAY
SYSTEMS. SEE PLAN
& RENDERINGS, SITS
FIVE & SIX.

NEW STREET
CURBS IN
PLAY AREA

REMOVED LIGHT
TREE WHEN SO
AND TRAP LINE
IRIGATION SYSTEM
(CTP)



MEDIUM SIZE ACERT
SATELLES SUT KS:
PURPLE ROCKROSE &
ORCHID ROCKROSE (CTP)

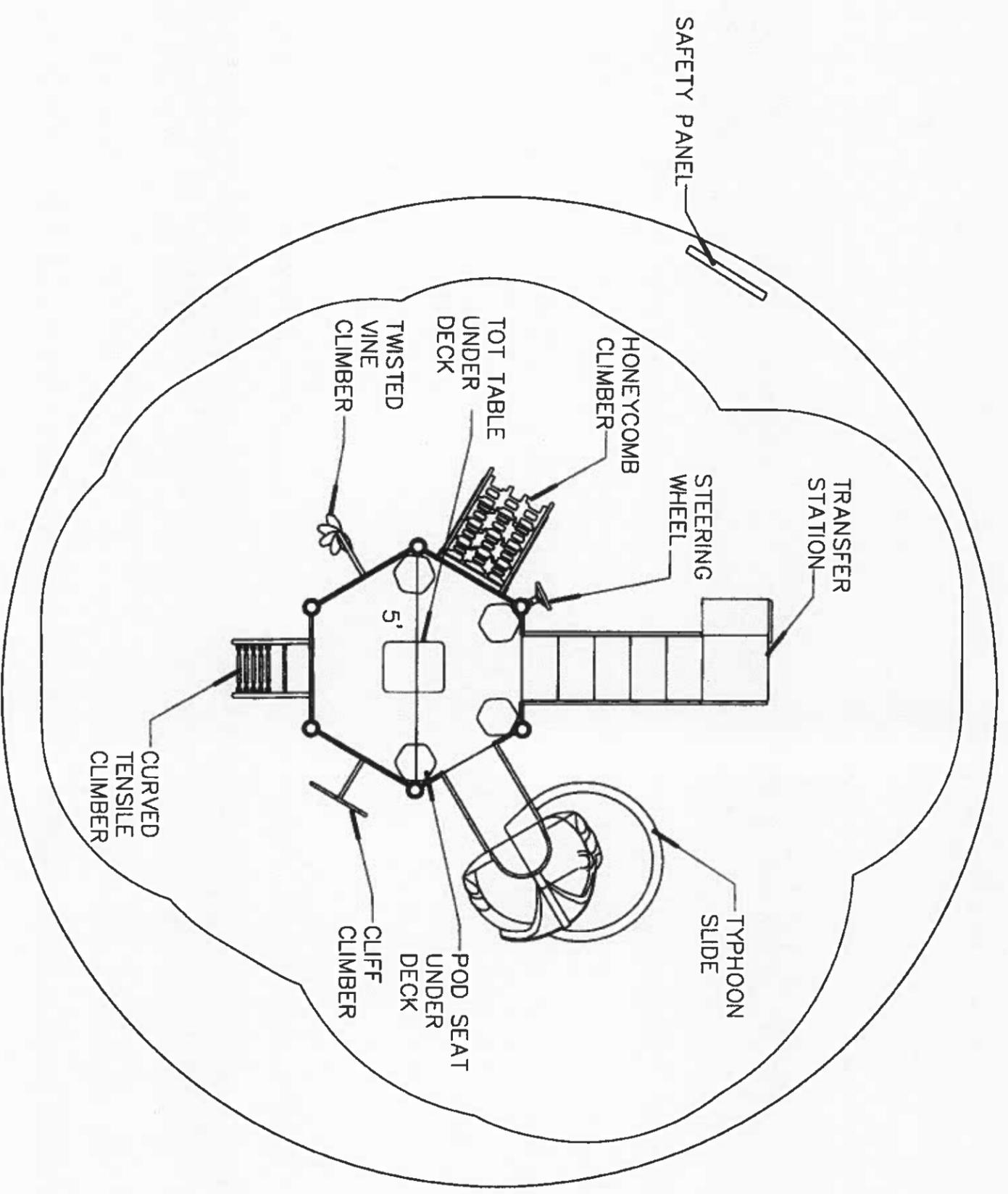
SMALL ACERT SATELLES
YELLOW & WHITE
PORTULAC LILIES
(CTP)

NEW DARK
MILL: 3"
MAY. DEATH (CTP)

EXPANSE TREE
TO REMAIN
(CTP)

REMOVED PLAYGROUND: 5-12 AGE GRAB
BOX BUILDS APARTMENTS, PUPPLE, CA.
(NTS)
2/9/16

FOUR
OR 6

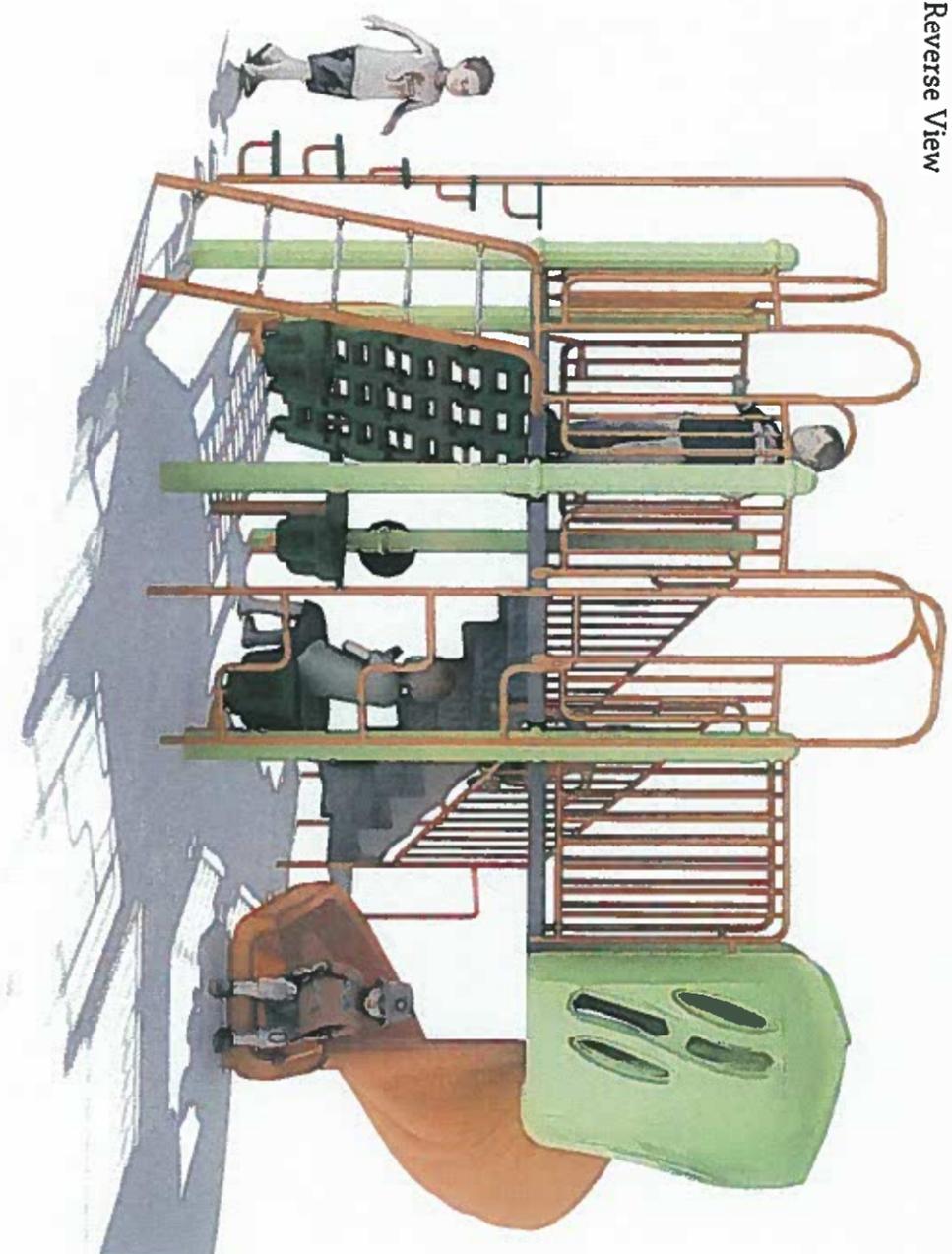


	NOTES:	
	LINEAR FEET: N/A	SITE AREA: N/A
CRITICAL FALL HEIGHT: N/A		SCALE: 3/16"=1'-0"
DRAWN BY: DT/AE		DATE: 7-6-15
15_0285_EastBluff_003		East Bluff Apartments: Area 2 Pinole, CA

ALL DRAWINGS ARE SUBJECT TO CHANGE AND SHOULD BE REVIEWED BEFORE FINAL SALE. ALL SITE DIMENSIONS WILL NEED TO BE VERIFIED PRIOR TO SALE AND INSTALLATION.

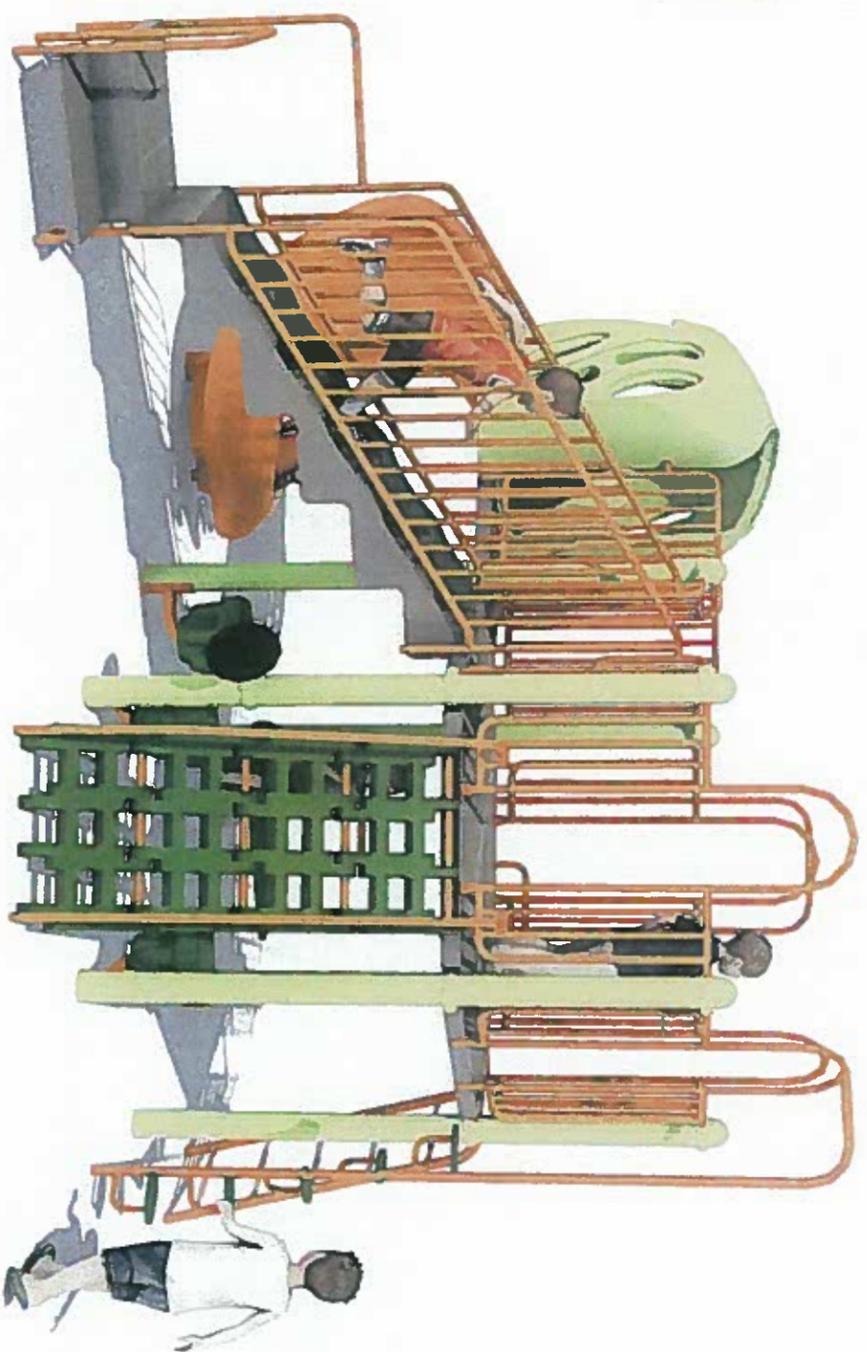
THE
OF 6

Reverse View



Colors Used In Rendering

- Forest Green
- Chartreuse
- Dark Grey
- Orange



East Bluff Apartments Option 1: Area 2

Pinole, CA
7/21/15

15.10265. Revit.rvt 003



**Exhibit A
Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
1. The project shall be constructed in substantial compliance with the Design Review Package for the 1813 Marlesta Court rehabilitation project, DR 15-13, approved by the Planning Commission and date stamped received October 29, 2015, unless otherwise conditioned.	Ongoing	Planning Division	
2. 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.	Ongoing	Development Services Department	
3. All building permit drawings and subsequent construction shall substantially conform to the approved planning application drawings submitted for Planning Commission review and as conditionally approved. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission.	Ongoing	Planning Division	



**Exhibit A
Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

4.	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 occupancy permit/final building inspection approval until such time as the modification(s) to the plans has been reviewed by the Planning Manager and approved by the Planning Manager and /or the Planning Commission.	Ongoing	Planning Division	
5.	The project shall be built in a manner consistent with all applicable Federal, State, and local regulations.	On-Going	Development Services Department	
6.	The owner shall continue to keep the site clear of litter, graffiti and signs of vandalism at all times. Graffiti-resistant materials shall be used where feasible. Any graffiti shall be removed within 72 hours upon notification by the City.	Ongoing	Development Services and Police Departments	
7.	Parking shall not be allowed to block Fire Department access gates connecting Alvarez Avenue and Jones Avenue to Marlesta Court.	Ongoing	Police and Fire Departments	
	Prior to Issuance of Building Permits			
8.	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.	Prior to Issuance of Building Permits	Police Department	
9.	These conditions of approval shall be included on the front of the building permit construction plans.	Prior to Issuance of Building Permits	Development Services Department	



**Exhibit A
Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

10.	<p>Prior to the issuance of any construction permit, construction plans shall include a requirement (via notation) indicating that if historic and/or cultural resources or human remains are encountered during construction or other site work, all such work shall be halted immediately within the area of discovery and the contractor shall immediately notify the City of the discovery. In such case, the applicant shall retain, at their own cost, the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the City for review and approval a report of the findings and method of curation or protection of the resources. Further construction work within the vicinity of the discovery, as identified by the qualified archaeologist, shall not be allowed until the preceding steps have been taken.</p>	Prior to Issuance of Building Permits	Development Services Department	
11.	<p>The following measures to control noise, dust, construction debris and prevent nuisances shall be conducted during the duration of the construction work:</p> <ul style="list-style-type: none"> A. Building construction activities shall occur between 7:00A.M. and 5:00 P.M., Monday through Friday, excluding Federal Holidays, unless a modification of construction hours is requested and granted by the City as allowed under Chapter 15.02 of the City Municipal Code. B. All construction vehicles should be properly maintained and equipped with exhaust mufflers and meet State and Federal standards. C. All construction debris shall be covered with a tarp during transit to and from the site. The site shall be cleaned on a daily basis and any construction material shall be screened from view. D. Active construction sites shall be fenced and all equipment and 	During Construction	Development Services Department and Police Department	



**Exhibit A
Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

	<p>materials shall be secured consistent with an approved Police Department Security Plan.</p> <p>E. The construction site shall maintained in a clean and orderly fashion with any construction waste material consolidated and prepared for proper disposal and/or recycling each day for the duration of the construction activity.</p> <p>F. Construction equipment and contractor's personal vehicles shall be parked in a manner that does not block Marlesta Court or existing driveways.</p>		
12.	<p>Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Contra Costa County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. Additional work is not to take place in the immediate vicinity of the find, which shall be identified, at a cost to the applicant, by the qualified archaeologist, until the identified appropriate actions have been implemented.</p>	<p>During Construction</p>	<p>Development Services Department, Contra Costa County Coroner, and Native American Heritage Commission</p>
13.	<p>PERMITS REQUIRED BY OTHER AGENCIES - The applicant shall obtain all permits and pay all applicable fees that may be required by one or more of the public service or utility providers including WCCUSD, EBMUD, PG&E, and West County Wastewater District as applicable. If project is within jurisdiction of any of these agencies, verification of permit</p>	<p>Prior to Issuance of Building Permits</p>	<p>Development Services Department</p>



Exhibit A
Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL

	or waiver of permit must be given to the Development Services Department prior to issuance of any City permits. If the City is required to be party to the permit and an application and fee is required, the applicant shall reimburse the City for its cost.			
14.	SECURITY PLANS – The applicant shall provide a construction security plan including planned site mobilization, temporary fencing, and equipment staging information. The applicant shall also provide a long-term site security plan that includes crime prevention measures to the satisfaction of the Police Department. The long-term site security plan shall include installation and usage of security cameras and the operating hours of the new play areas and the community room with accompanying copies of posted community rules of conduct to clarify property management behavioral expectations for individuals using these community facilities.	Prior to Issuance of a Building Permit	Development Services and Police Department	
15.	BUSINESS SITE EMERGENCY RESPONSE FORM – The applicant shall require building contractors to complete a Police Department “Business Site Emergency Response Form” and shall ensure delivery to the Police Department prior to issuance of a building permit.	Prior to Issuance of Any Permit	Police Department and Development Services Department	
16.	LIGHTING PLAN – The applicant shall prepare a final lighting plan for the project. The lighting plan shall include photometric details, light fixture specifications and cut sheets and shall be submitted for review and approval to the Planning Manager and Police Department. Light fixtures shall include features to ensure that illumination is limited to the project site and prevents off-site glare affecting adjacent properties. The lighting plan shall fully describe how on-site lighting shall comply with the City’s	Prior to Issuance of Any Permit	Police Department and Development Services Department	



**Exhibit A
Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

	lighting requirements for parking areas, walkways, and common areas.			
17.	BICYCLE PARKING - The applicant shall submit bicycle parking details including design specifications and cut sheets for the proposed bicycle rack for review and approval by the Planning Commission. The bicycle racks shall be durable and vandalism resistant. To the extent feasible, the bicycle parking shall accommodate a minimum of 36 bicycles.	Prior to Issuance of Any Building Permit	Development Services Department	
18.	SOLAR ELECTRICITY CONTROL PLAN - The applicant shall prepare and shall submit a solar electricity control plan to be used in the case of a fire where rooftop operations are needed. The plan shall ensure that the Fire Department can secure the solar power electrical current and isolate any electrical hazard.	Prior to Issuance of Any Building Permit	Building Division and Fire Department	
19.	FINAL LANDSCAPE PLAN - The applicant shall provide a detailed final landscape plan prepared by California Licensed Landscape Architect for review and approval by the Planning Commission. The landscape plan shall include barbeque and picnic areas. The landscape plan shall include a detailed planting palette with drought tolerant landscape choices suited to the Pinole climate and compatible with the existing landscaping, proposed lighting and architecture. The landscape plan shall include proposed play structure specifications including proposed height, area, and materials. The landscape plan shall include irrigation information, including grey water, and precise specifications and cut sheets for all planting areas depicted on project plans. The landscape plan shall include plantings consistent with principles of Crime Prevention Through Environmental Design (CPTED).	Prior to Issuance of Any Building Permit	Development Services Department and Police Department Division	



**Exhibit A
Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

		Prior to Issuance of Any Building Permit	Fire Department	
20.	FIRE FLOW – The applicant shall provide fire flow calculations for the additional community room square footage from the existing hydrant supply in order to ensure compliance with Code requirements.			
21.	MATERIAL HAULING - The applicant shall submit a proposed material hauling route and schedule as required by the City Engineer. 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	
22.	SATELLITE DISH PLAN – The applicant shall develop a plan for consolidated installation of television satellite dishes and cabling for each unit for review and approval by the Development Services Department prior to issuance of any building permit.	Prior to Issuance of Any Building Permit	Development Services Department	
23.	MAILBOX AREA SHADE STRUCTURE – The applicant shall design a shade structure at the mail boxes with a weather protected bulletin board, for review and approval by the Planning Commission, prior to the issuance of any building permit.	Prior to Issuance of Any Building Permit	Development Services Department	
24.	COMMUNITY NOTIFICATION AREA – The applicant shall submit a design for a new permanent community notification area at the main entrance prior to the issuance of any building permit, to be reviewed and approved by the Planning Commission.	Prior to Issuance of Any Building Permit	Development Services Department	



**Exhibit A
Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

Prior to Final Inspection Approval /Occupancy			
		Prior to Final Inspection	Fire Department
25.	Fire alarm panels for each unit shall be labeled to the satisfaction of the Fire Department.	Prior to Final Inspection	Fire Department
26.	Property Manager Contact information and other necessary contact information shall be provided to the Police dispatch.	Prior to Final Inspection	Police Department
27.	The applicant shall ensure that all applicable Building and Fire Code requirements are satisfied.	Prior to Final Inspection	Development Services Department and Fire Department
28.	The building rehabilitation project shall be reviewed for consistency with the approved plans by the Planning Manager or his/her designee.	Prior to Final Inspection	Planning Division
29.	ADDRESSING - Prior to final building inspection, permanent illuminated site address shall be installed in compliance with Title 15 of the Municipal Code. Exterior building numbers shall be at high visibility locations on each building with the ability to see from the roadway at night.	Prior to Final Inspection	Building Division and Fire Department
27.	ACCESS - The applicant shall ensure that a KNOX key vault, with master keys to the office, complex, alarm panels, utility rooms, laundry and pool areas is installed. The applicant shall also ensure that current alarm systems are updated according to requirements by the Pinole Fire Department.	Prior to Final Inspection	Fire Department



Memorandum

TO: PINOLE PLANNING COMMISSION
FROM: WINSTON RHODES, AICP PLANNING MANAGER
SUBJECT: PINOLE WIRELESS COMMUNICATION FACILITY RELOCATION
DATE: FEBRUARY 22, 2016

Property Owner: Mahmoud Namakina 1617 Canyon Drive, Suite 203 Pinole, CA 94564	Applicant/Representative: Armstrong Development Properties, Inc. 1375 Exposition Boulevard, Suite 101 Sacramento, CA 95815
--	--

FILE: CUP 14-10 and 14-15; DR 14-20 LOCATION: Southeast corner of Appian Way and Canyon Drive, north of Interstate 80 APN: 401-273-043, -044, -045, and -046 ZONING: Commercial Mixed Use (CMU) GP LU: Service Sub Area (SSA)
--

BACKGROUND

On January 25, 2016 the Planning Commission conditionally approved the two use permit requests and design review request to allow the relocation of two existing wireless communication carriers at the project site. This approval included a condition of approval that the design for the proposed antenna structure to accommodate two carriers needed to be considered further by staff, a two-member Planning Commission Subcommittee and return back for review by the Planning Commission within 30 days. A Planning Commission Subcommittee comprised of Commissioners Thompson and Tave met on February 5 and February 11 to review various options for an antenna structure. The Subcommittee identified two options for more detailed consideration by the full Planning Commission (see Attachment A). The options reflected an effort to camouflage antenna equipment and reduce bulk by stacking required antennas vertically using a smaller and narrower design to minimize the visibility of wireless communication antennas from surrounding vantage points.

STAFF RECOMMENDATION

Review the two proposed options, compare it to the previous submittals and provide direction to staff and the applicant for a finalized antenna structure design.

ANTENNA STRUCTURE SITE LOCATION

The approximately 1.9-acre site is comprised of four separate parcels located at the southeast corner of Appian Way and Canyon Drive, north of Interstate 80 (I-80). Currently, there is an existing 12,000 square foot, three-story multi-tenant space office building and related parking on the site. The building and site contain wireless communication antennas (12 building mounted and 4 rooftop) and related facilities (equipment storage and emergency power) leased by Verizon and T-Mobile. A portion of the site was also leased to a landscape business, but the remaining separate building on the site that housed the landscape business is now unoccupied. The location of the unoccupied business is in the vicinity of the proposed antenna structure at the southwest corner of the site immediately adjacent to Appian Way but considerably elevated relative to Appian Way and I-80.

Figure 1 - Vicinity Map



Figure 2 - Site Location Map



Direction from Project Site	Land Use
North	School, Vacant Medical Facility
West	Commercial
South	I-80 Corridor
East	Single-Family Residential

DISCUSSION

The Planning Commission Subcommittee applied several criterion to narrow the range of options for an antenna structure. The considerations included reducing massing from the prior tower designs; ease of maintenance; discouraging graffiti and climbing, a height that could accommodate two carriers and not exceed 70 feet; selecting options that are similar enough to the prior proposal to ensure applicability of prior environmental analysis; a design that is distinctive yet disguises the true purpose of the structure and camouflages antennas. Due to the prominence of the antenna structure location along and above I-80, the Subcommittee thought the structure would need to create a favorable aesthetic impression. The design options in

Attachment A were prepared in reaction to the Subcommittee feedback. However as of the writing of this report, the Subcommittee was not provided with sufficient time to provide further feedback on the latest submitted design.

Option 1 – Three poles with Metal Ribbon Screen

This approximately 70' structure includes three steel poles spaced in a triangular pattern approximately 13.5' from each other with a metal screen wrapped twice around the poles to screen two sets of 12 approximately 8' high antennas centered vertically at RAD centers of approximately 63' and 51' for two wireless communication providers. The design also includes three horizontal steel cross members for support spaced evenly below the antenna arrays. "Welcome To Pinole" text is proposed.

Option 2 – Faux Clock Tower

This approximately 68' four-sided structure includes four steel legs spread 15' apart with a pitched tile roof cap and five horizontal steel cross members for support spaced evenly between the faux clock face and the 10' high concrete masonry wall at the base of the structure. Proposed antennas are exposed but would be painted to appear like part of the faux clock design. This option also includes two sets of 12 approximately 8' high antennas centered vertically at RAD centers of approximately 58' and 47' for two wireless communications providers. "Welcome To Pinole" text is proposed.

Issues that were previously discussed at the Subcommittee meetings that warrant further consideration by the full Planning Commission are listed below for each of the two proposed options.

Option 1 – Three Poles with Metal Ribbon Screen

- The width of the metal ribbon screen based on the size of proposed antennas.
- The color of the tower and the metal ribbon.
- The size of the ribbon relative to the overall structure and how far the metal ribbon screen should extend below the antennas.
- The desirability of any text on the structure.
- The orientation of the three poles relative to I-80 and whether two of the three polls should be closer or further from I-80.
- Landscaping near the base of the tower and use of trees, shrubs, and climbing vines for screening from drive through area.

Option 2 – Faux Clock Tower

- Roof tile to match CVS building
- Roof pitch to match CVS building
- The design of the tile roof cap at the top of the tower. Specifically, whether the roof cap should be larger and slightly higher to provide a more proportional or desirable appearance.
- The color of the tower of the metal portions of the tower
- Brick veneer to match CVS at the base of the structure.
- The desirability of any text on the structure.

-
- Landscaping near the base of the tower and use of trees, shrubs, and climbing vines for screening from drive through area.
 - Number of clock faces and clock maintenance

Attachments B and C are provided for comparison with the currently proposed options. The Commission may wish to explore why RAD center heights vary and evaluate the information provided to determine minimum functional height for the two proposed wireless communications providers. Antenna sizes should also be evaluated. Careful consideration should be given to the scale of the structure options proposed. No colors are currently proposed and no landscape plan for the base of the structure options has been proposed.

ATTACHMENTS

- A. Proposed Antenna Structure Information Received February 17, 2016
- B. Previous Antenna Structure Information Received January 19, 2016
- C. Previous Antenna Structure Information Received December 7, 2015
- D. Photo-simulation information (to be provided at the meeting).

DEVELOPER
ARMSTRONG DEVELOPMENT
 ARMSTRONG DEVELOPMENT PROPERTIES, INC.
 1325 CROSTON BLVD., SUITE 101
 SACRAMENTO, CA 95815
 TEL (916) 643-8810
 FAX (916) 643-8813

PROJECT INFORMATION:
CELL TOWER SIGN
 CANYON DRIVE & APPIAN WAY
 PINOLE, CA 94564

CURRENT ISSUE DATE:
 02/17/2016

ISSUED FOR:
 ZONING

REV. DATE DESCRIPTION BY

06/23/2014	606 20	NS
02/11/2015	606 20	NS
02/18/2015	606 20	NS
05/07/2015	1006 20	NS
06/18/2015	1006 20 CLIENT REV.	NS
06/31/2015	1006 20	NS
12/06/2015	1006 20	NS
01/15/2016	1006 20	NS
02/09/2016	1006 20	NS
02/17/2016	1006 20	NS

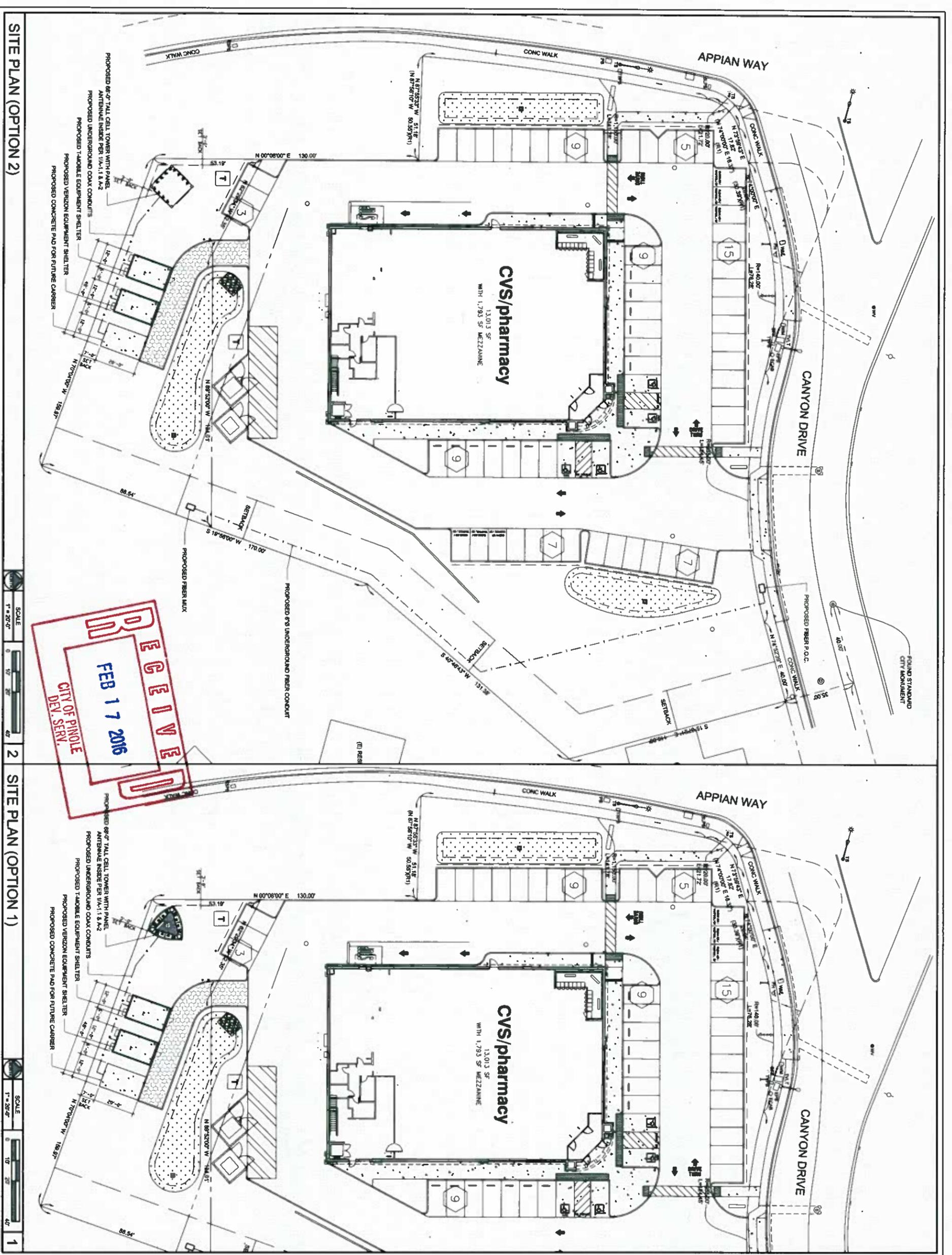
PROJECT ARCHITECT/ENGINEER:
ZON ARCHITECTS
 460 4TH STREET #255
 SAN FRANCISCO, CA 94107
 PHONE (415) 740-9724
 FAX (415) 554-3802

DRAWN BY: _____ **CHK:** APV.
 NS NS DE
LICENSER: _____

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 A-1

SCALE:
 1" = 20'-0"



SITE PLAN (OPTION 2)

SITE PLAN (OPTION 1)

DEVELOPER
ARMSTRONG DEVELOPMENT
 ARMSTRONG DEVELOPMENT PROPERTIES, INC.
 1325 DOWSON BLVD., SUITE 101
 SAN FRANCISCO, CA 94115
 TEL: (415) 643-8610
 FAX: (415) 643-8613

PROJECT INFORMATION:
CELL TOWER SIGN
 CANYON DRIVE & APPIAN WAY
 PINOLE, CA 94564

CURRENT ISSUE DATE:
 02/17/2016

ISSUED FOR:
 ZONING

REV. - DATE DESCRIPTION BY:

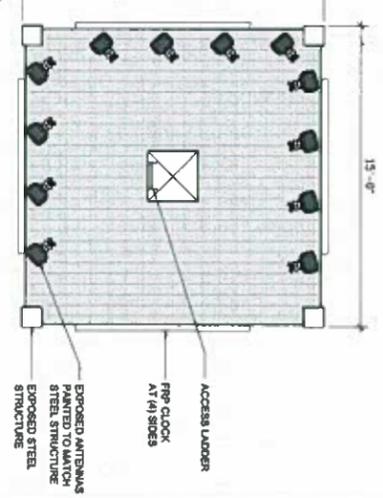
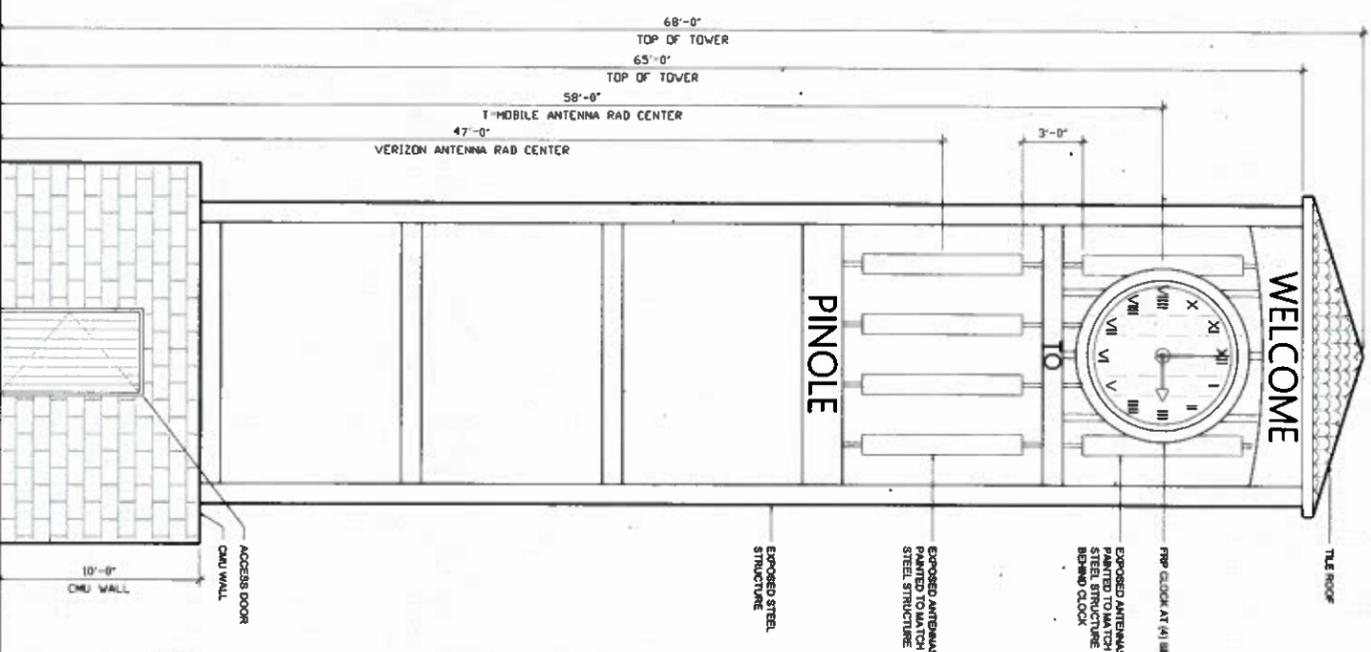
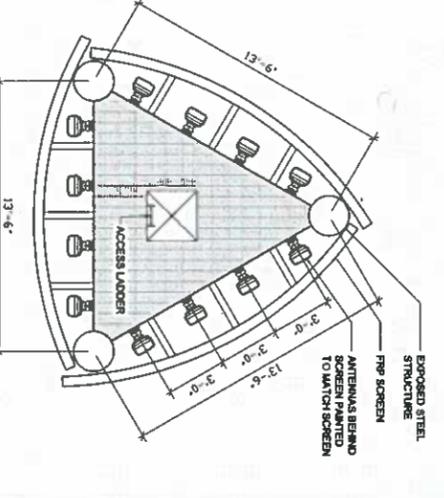
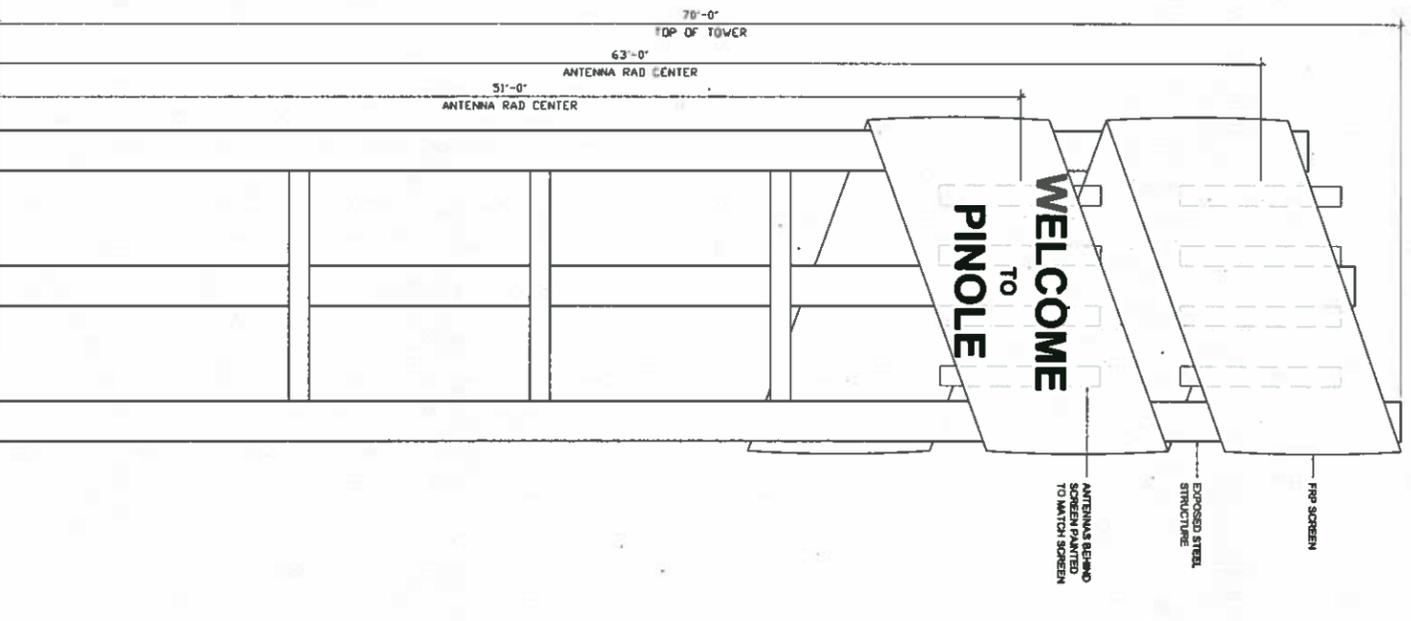
REV.	DATE	DESCRIPTION	BY
03/25/2014	008 20		NS
02/11/2015	906 20		NS
02/18/2015	906 20		NS
05/07/2015	1006 20		NS
06/18/2015	1006 20	CLIENT REV.	NS
06/31/2015	1006 20		NS
12/08/2015	1006 20		NS
01/15/2016	1006 20		NS
02/09/2016	1006 20		NS
02/17/2016	1006 20		NS

PROJECT ARCHITECT/ENGINEER:
ZON ARCHITECTS
 440 4TH STREET #255
 SAN FRANCISCO, CA 94107
 PHONE: (415) 740-9714
 FAX: (415) 354-3392

CONSULTANT:
DRAWN BY: NS **CHK:** APV
LICENSER: NS **DE:** DE

SHEET TITLE:
PROPOSED CELL TOWER SIGN AND ELEVATIONS

SHEET NUMBER:
A-2

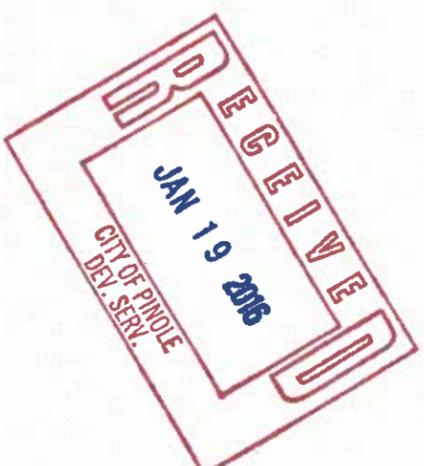


PROPOSED CELL TOWER PLAN & ELEVATIONS (OPTION 2) **2**

SCALE: 1/4" = 1'-0"
 0 2 4 6

PROPOSED CELL TOWER PLAN & ELEVATIONS (OPTION 1) **1**

SCALE: 1/4" = 1'-0"
 0 2 4 6



CELL TOWER SIGN

CANYON DRIVE & APPIAN WAY
PINOLE, CA 94564



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA CODE OF REGULATIONS
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA PLUMBING CODE
4. 2013 CALIFORNIA ELECTRICAL CODE
5. 2013 CALIFORNIA FIRE CODE
6. 2013 CALIFORNIA ENERGY CODE
7. 2010 EDITION OF TITLE 24 ENERGY STANDARDS
8. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
9. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE ESTATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11098.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE ADDITION OF PROPOSED 70'-0" TALL CELL TOWER SIGN WITH TELECOMMUNICATION ANTENNAE INSIDE TOWER AND THE ADDITION OF (3) TELECOMMUNICATIONS EQUIPMENT SHELTER UNITS NEAR BASE OF PROPOSED TOWER.

DRIVING DIRECTIONS

FROM: 1655 GATEWAY BLVD, CONCORD, CA 94520

1. HEAD EAST ON EXPOSITION BLVD
2. TAKE THE LEFT TURN RAMP TO SAN FRANCISCO
3. TAKE THE LEFT TURN RAMP TO SAN FRANCISCO
4. MERGE ONTO I480 BUS
5. TAKE THE LEFT W. EXIT TOWARD LAGUNA SAN FRANCISCO
6. MERGE ONTO I480 BUS W.
7. MERGE ONTO I480 W.
8. TAKE THE APPIAN WAY EXIT TURN RIGHT ONTO APPIAN WAY APPIAN WAY

TOTAL EST TIME: 1 HOURS 6 MINUTES TOTAL EST DISTANCE: 70.3 MILES

PROJECT TEAM

ARCHITECT/ENGINEER:
ZON ARCHITECTS, INC.
660 4TH STREET #255
SAN FRANCISCO, CA 94107
CONTACT: DAVID ELIAS
TEL: (415) 740-9774
EMAIL: david@zonarchitects.com

DEVELOPER:
ARMSTRONG DEVELOPMENT PROPERTIES, INC.
1375 EXPOSITION BOULEVARD, 101
SACRAMENTO, CA 95815
TEL: (916) 943-9810

CIVIL ENGINEER:
TAT & ASSOCIATES, INC.
701 N. PARSONS CENTER DRIVE
SANTA ANA, CA 92705
TEL: (714) 560-6200
EMAIL: www.tat.com

PROJECT INFORMATION

SITE ADDRESS: CANYON DRIVE & APPIAN WAY
PINOLE, CA 94564

APN: 401-273-043, 401-273-045, 401-273-046 & 401-273-044

PROPERTY OWNER: CVS PHARMACY

JURISDICTION: CITY OF PINOLE

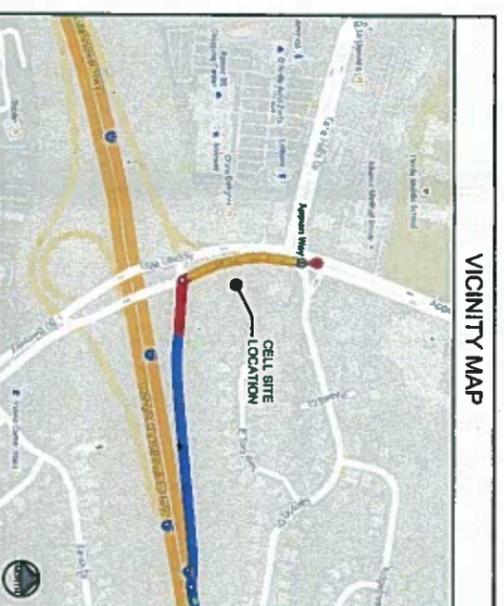
LATITUDE: XXX

LONGITUDE: XXX

TELEPHONE: AT&T

POWER: PG&E

EMERGENCY CONTACT: 1-888-982-4882



GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING.
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP
A-1	SITE PLAN
A-1.1	CELL TOWER PLAN & EQUIPMENT SHELTER PLANS AND ELEVATIONS
A-2	PROPOSED CELL TOWER PLANS AND ELEVATIONS
A-2.1	PROPOSED CELL TOWER COLOR SCHEME
A-3	DETAILS

APPROVALS

LANDLORD: _____

CONSTRUCTION MANAGER: _____

RF ENGINEER: _____

SITE ACQUISITION MANAGER: _____

ZONING MANAGER: _____

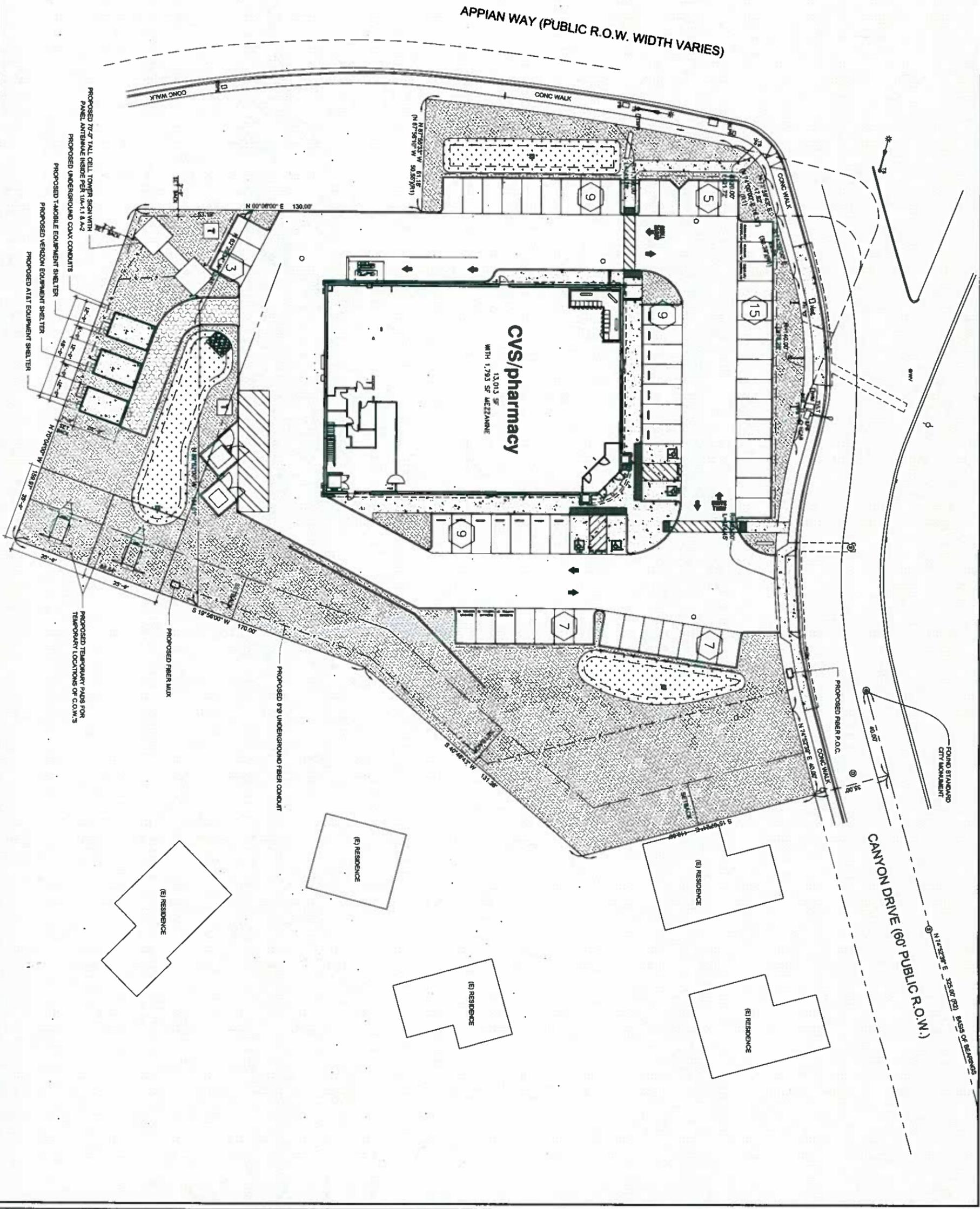
UTILITY COORDINATOR: _____

NETWORK OPERATIONS MANAGER: _____

PROGRAM REGIONAL MANAGER: _____

<p>DEVELOPER: ARMSTRONG DEVELOPMENT PROPERTIES, INC. 1375 EXPOSITION BLVD, SUITE 101 SACRAMENTO, CA 95815 TEL: (916) 643-9810 FAX: (916) 643-9815</p>	<p>PROJECT INFORMATION: CELL TOWER SIGN CANYON DRIVE & APPIAN WAY PINOLE, CA 94564</p>	<p>CURRENT ISSUE DATE: 01/15/2016</p>	<p>ISSUED FOR: ZONING</p>	<p>REV. DATE: DESCRIPTION: BY:</p> <table border="1"> <tr><td>06/25/2014</td><td>005 20</td><td>NS</td></tr> <tr><td>06/11/2015</td><td>006 20</td><td>NS</td></tr> <tr><td>02/16/2015</td><td>008 20</td><td>NS</td></tr> <tr><td>06/07/2015</td><td>1005 20</td><td>NS</td></tr> <tr><td>06/18/2015</td><td>1006 20 CLERK REV.</td><td>NS</td></tr> <tr><td>06/21/2015</td><td>1008 20</td><td>NS</td></tr> <tr><td>12/04/2015</td><td>1009 20</td><td>NS</td></tr> <tr><td>01/15/2016</td><td>1009 20</td><td>NS</td></tr> </table>	06/25/2014	005 20	NS	06/11/2015	006 20	NS	02/16/2015	008 20	NS	06/07/2015	1005 20	NS	06/18/2015	1006 20 CLERK REV.	NS	06/21/2015	1008 20	NS	12/04/2015	1009 20	NS	01/15/2016	1009 20	NS	<p>PROJECT ARCHITECT/ENGINEER: ZON ARCHITECTS 660 4TH STREET #255 SAN FRANCISCO, CA, 94107 PHONE: (415) 740-9774 FAX: (415) 354-3922</p>	<p>CONSULTANT: _____</p> <p>DRAWN BY: _____ CHK.: _____ APPV.: _____</p> <p>LICENSER: _____ NS NS DE</p>	<p>SHEET TITLE: _____</p> <p>TITLE SHEET</p> <p>SHEET NUMBER: T-1</p>
06/25/2014	005 20	NS																													
06/11/2015	006 20	NS																													
02/16/2015	008 20	NS																													
06/07/2015	1005 20	NS																													
06/18/2015	1006 20 CLERK REV.	NS																													
06/21/2015	1008 20	NS																													
12/04/2015	1009 20	NS																													
01/15/2016	1009 20	NS																													

SITE PLAN



SCALE
1" = 20'-0"
0 10' 20' 40'

DEVELOPER
ARMSTRONG DEVELOPMENT
 1325 E. BROADWAY, SUITE 101
 SACRAMENTO, CA 95815
 TEL: (916) 643-8810
 FAX: (916) 643-8813

PROJECT INFORMATION:
CELL TOWER SIGN
 CANYON DRIVE & APPIAN WAY
 PINOLE, CA 94564

CURRENT ISSUE DATE:
 01/15/2016

ISSUED FOR:
 ZONING

REV.	DATE	DESCRIPTION	BY
01	06/25/2014	0006 2D	NS
02	02/11/2015	0006 2D	NS
03	02/18/2015	0006 2D	NS
04	06/07/2015	1006 2D	NS
05	06/18/2015	1006 2D CLEAR REV.	NS
06	06/23/2015	1006 2D	NS
07	12/09/2015	1006 2D	NS
08	01/15/2016	1006 2D	NS

PROJECT ARCHITECT/ENGINEER:
ZON ARCHITECTS
 420 AIR STREET 2315
 SAN FRANCISCO, CA 94107
 PHONE: (415) 760-9774
 FAX: (415) 554-5502

DRAWN BY: NS
CHK.: NS
APV.: DE
LICENSER:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

DEVELOPER
ARMSTRONG DEVELOPMENT
 ARMSTRONG DEVELOPMENT PROPERTIES, INC.
 1375 DORRISON BLVD., SUITE 101
 SACRAMENTO, CA 95815
 TEL: (916) 943-8810
 FAX: (916) 943-8813

PROJECT INFORMATION:
CELL TOWER SIGN
 CANYON DRIVE & APPIAN WAY
 PINOLE, CA 94564

CURRENT ISSUE DATE:
 01/15/2016

ISSUED FOR:
 ZONING

REV. DATE DESCRIPTION BY

08/25/2014	6005 20	NS
02/11/2015	8005 20	NS
02/18/2015	8005 20	NS
09/07/2015	1005 20	NS
08/18/2015	1005 20 CLDRR REV.	NS
08/31/2015	1005 20	NS
12/04/2015	1005 20	NS
01/15/2016	1005 20	NS

PROJECT ARCHITECT/ENGINEER:

ZON ARCHITECTS
 460 4TH STREET #255
 SAN FRANCISCO, CA 94107
 PHONE: (415) 760-9774
 FAX: (415) 354-3302

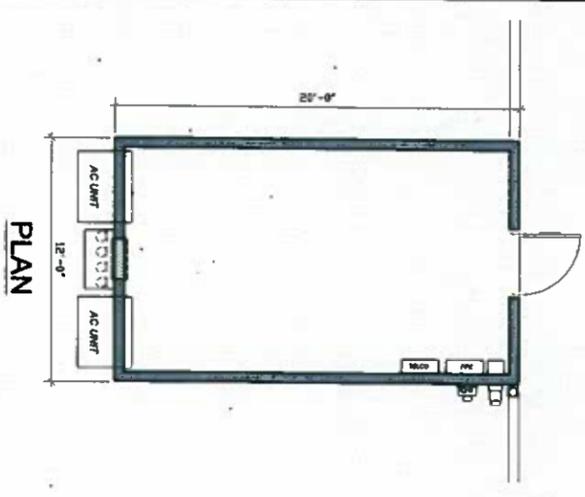
CONSULTANT:

DRAWN BY: NS **CHK.:** NS **APV.:** DE
LICENSER:

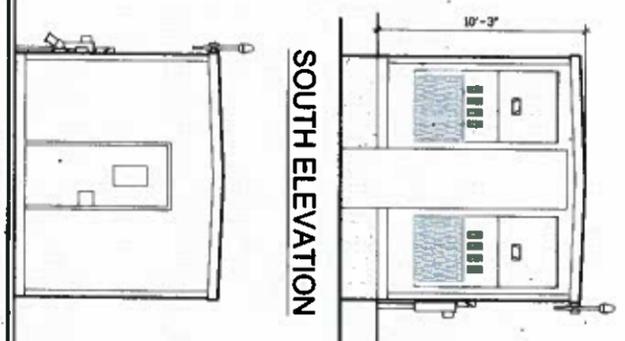
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PROPOSED CELL TOWER PLAN AND EQUIPMENT SHELTER PLANS AND ELEVATIONS

SHEET NUMBER:

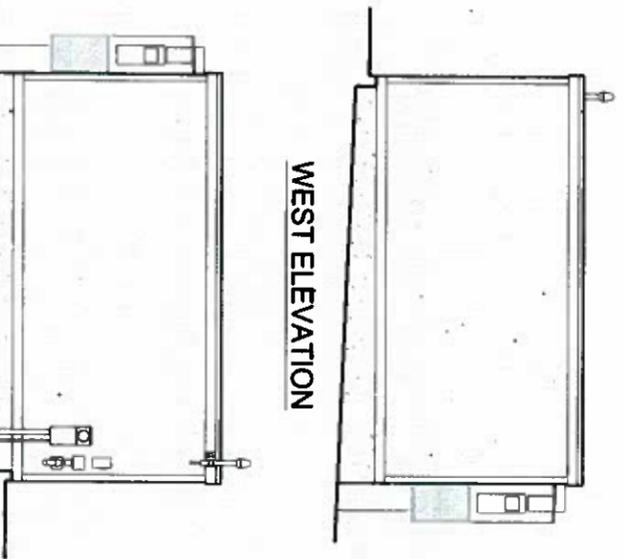
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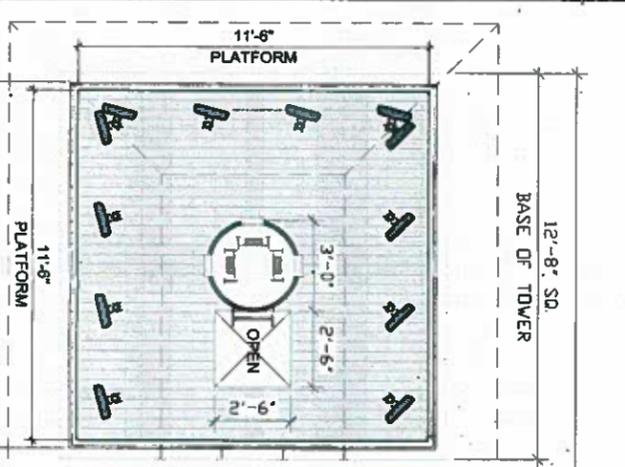
NOTE:
 PAINT AND TEXTURE WALLS TO MATCH BUILDING



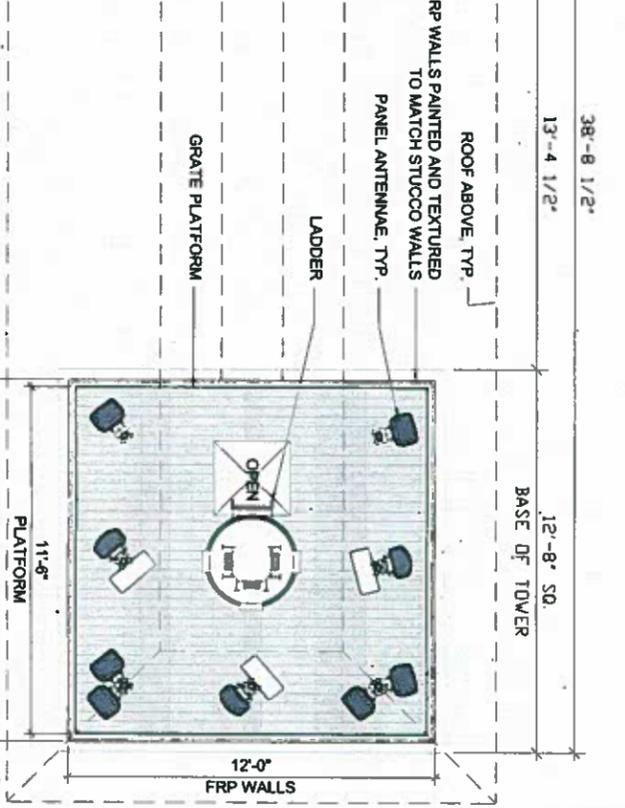
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

TYPICAL PROPOSED EQUIPMENT SHELTER UNIT

PROPOSED CVS TOWER PLAN AT 55'-0" (OPTIONS 1 & 2)

SCALE 1/8" = 1'-0"

SCALE 3/8" = 1'-0"

REV.-DATE-DESCRIPTION-BY-

06/25/2014	008 20	NS	
02/11/2015	008 20	NS	
02/18/2015	008 20	NS	
06/07/2015	1006 20	NS	
06/18/2015	1006 20	NS	
06/23/2015	1006 20	NS	
12/04/2015	1006 20	NS	
01/15/2016	1006 20	NS	

PROJECT ARCHITECT/ENGINEER:

 AND OTHERS 8787 6255
 SAN FRANCISCO, CA 94107
 PHONE: (415) 746-9974
 FAX: (415) 564-5902

CONSULTANT: _____

DRAWN BY: _____ **CHK.:** _____ **APV.:** _____

LICENSER: _____ **NS** **DE**

SHEET TITLE: _____

PROPOSED CELL TOWER PLANS AND ELEVATIONS

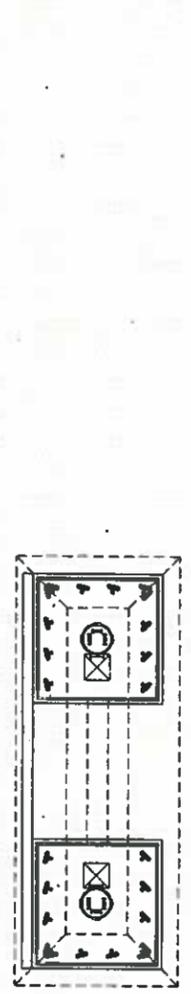
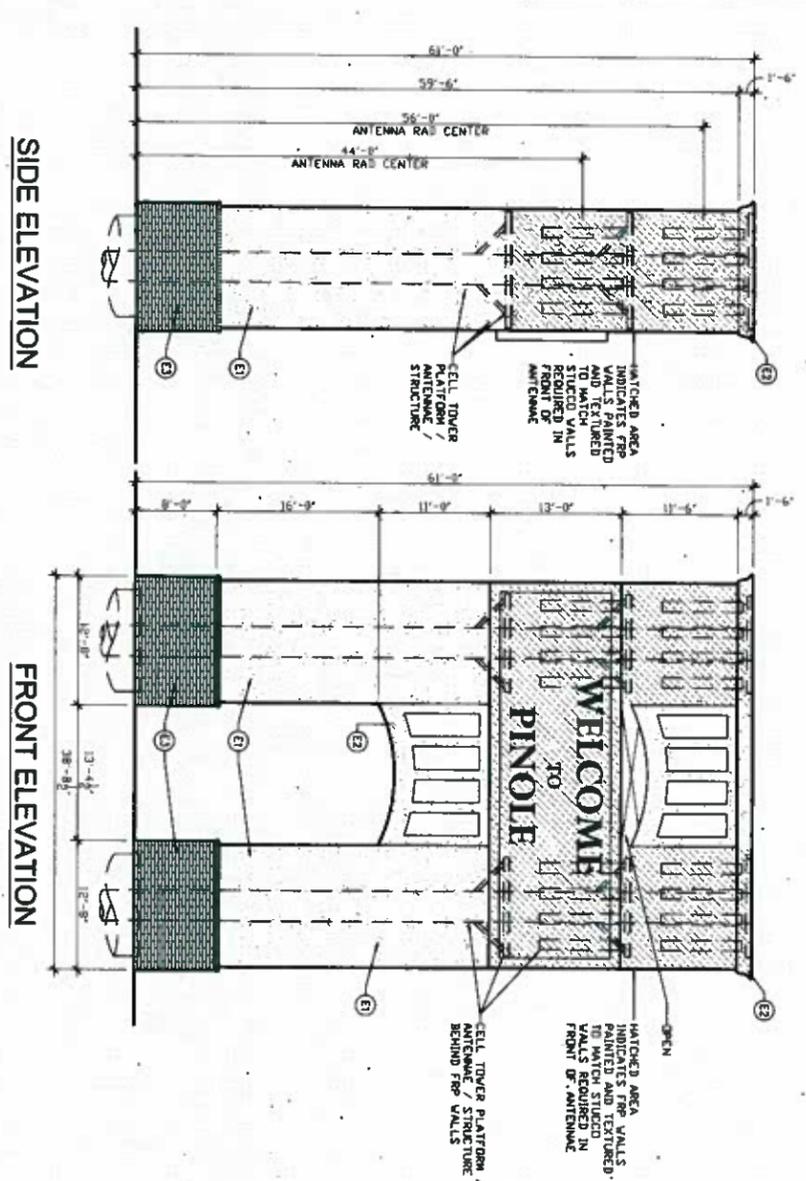
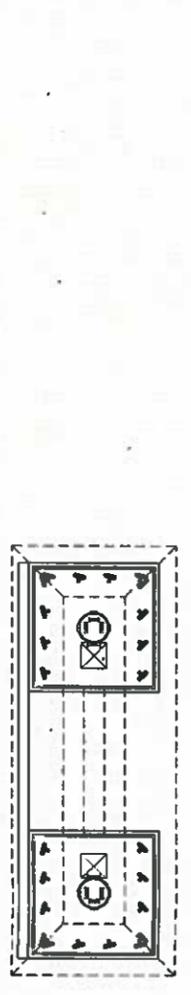
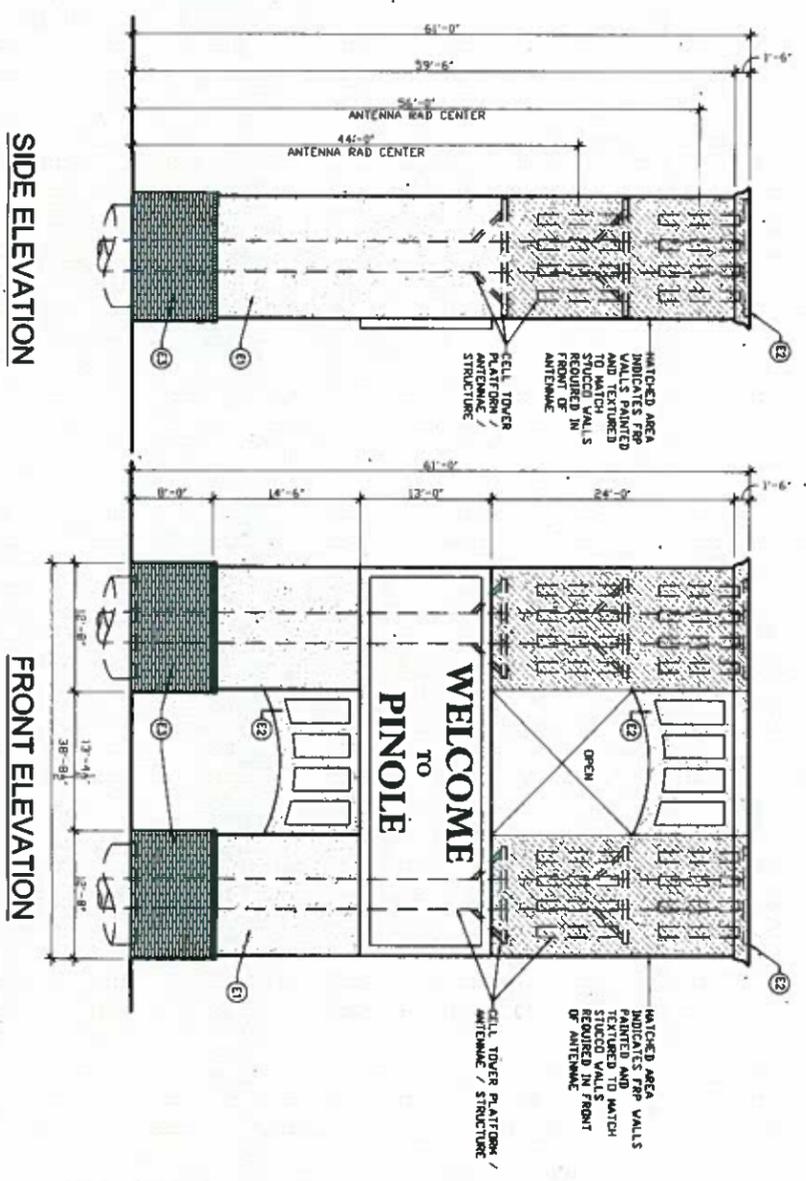
SHEET NUMBER: _____

A-2

EXTERIOR FINISH SCHEDULE

NO.	MATERIAL / DESCRIPTION	REF.	TYPE / CAT. NO.	COLOR	NOTES
01	EXTERIOR	STD MESH LUTSOM	191 STOKIT LUTSOM 15	MADE 0048	RE SPECIFICATION
02	EIFS	STD MESH LUTSOM	01 STOKIT LUTSOM 15	PALE YELLOW	RE SPECIFICATION
03	BANDIED BLOCK		4"X8"X8"	TERRA COTTA	REFER TO MAIN RAINING COLDR MEXLIN
04	CONCRETE ROOFING TILE	CAGE ROOFING 00	CAPISTOND	SANTA BARBARA TERRA COTTA	REFER TO MAIN RAINING COLDR MEXLIN

LEGEND
 (X) - RE EXTERIOR FINISH SCHEDULE



PROPOSED CELL TOWER PLAN & ELEVATIONS (OPTION 2)

PROPOSED CELL TOWER PLAN & ELEVATIONS (OPTION 1)

SCALE
 1/8" = 1'-0"

SCALE
 1/8" = 1'-0"

DEVELOPER:
ARMSTRONG DEVELOPMENT
 1175 EMERSON BLVD., SUITE 101
 SACRAMENTO, CA 95815
 TEL (916) 643-9610
 FAX (916) 643-9613

PROJECT INFORMATION:
CELL TOWER SIGN
 CANYON DRIVE & APPIAN WAY
 PINOLE, CA 94654

CURRENT ISSUE DATE:
 01/15/2016

ISSUED FOR:
 ZONING

REV. DATE DESCRIPTION BY

06/25/2014	0008 2D	NS
02/11/2015	0008 2D	NS
02/16/2015	0008 2D	NS
06/07/2015	10008 2D	NS
06/18/2015	10008 2D CLIENT REV	NS
06/31/2015	10008 2D	NS
12/09/2015	10008 2D	NS
01/15/2016	10008 2D	NS

PROJECT ARCHITECT/ENGINEER:
ZÖN ARCHITECTS
 440 4TH STREET #235
 SAN FRANCISCO, CA 94107
 PHONE (415) 740-9774
 FAX (415) 354-5502

CONSULTANT:
DRAWN BY: NS **CHK. BY:** NS **APV. BY:** DF
LICENSER:

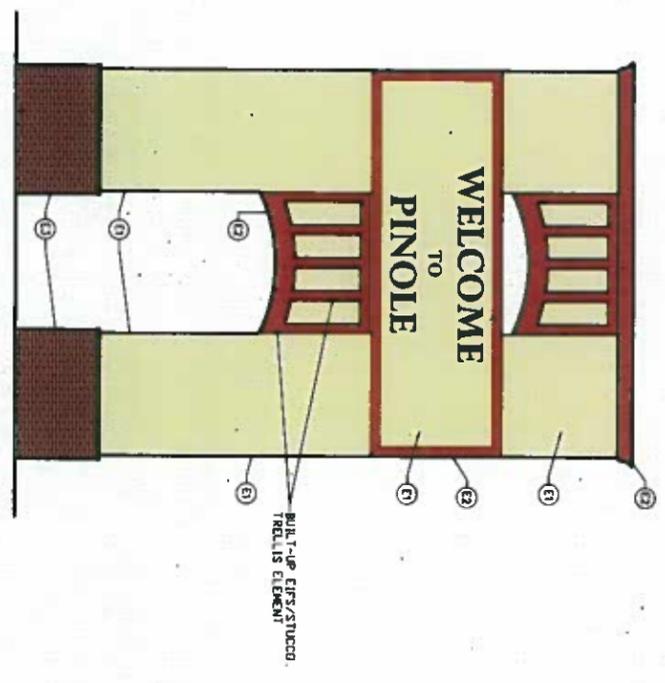
SHEET TITLE:
PROPOSED CELL TOWER COLOR SCHEME
SHEET NUMBER:

A-2.1

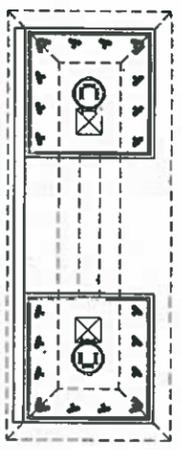
EXTERIOR FINISH SCHEDULE

NO.	MATERIAL / DESCRIPTION	WT.	STRETCH MT	FINISH	NOTES
01	E/F/S/STUCCO	STD THIN LUTSUN	1/8" STUCCO LUTSUN 15	W01-0018 PINK TLEND	RE SPECIFICATION
02	E/F/S	STD THIN LUTSUN	LUTSUN 15	RE SPECIFICATION	
03	MANHOLE BOX		4"X4"X4"	RE SPECIFICATION	COLOR TO MATCH MODULAR CONCRETE
04	CONCRETE BOARDING T&G	ENGL BOARDING CO	CAPISBOARD	RE SPECIFICATION	SMITH BARBARA CANTON INTL

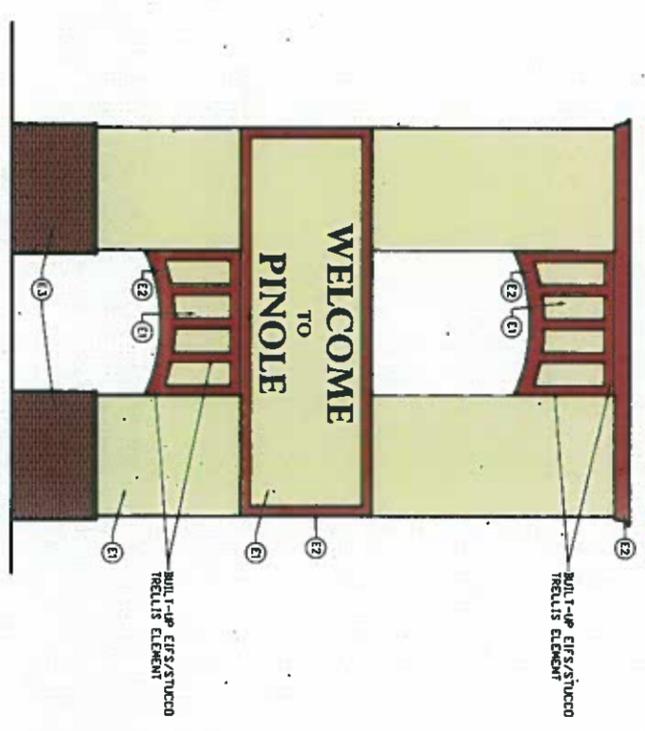
LEGEND
 (X) - RE EXTERIOR FINISH SCHEDULE



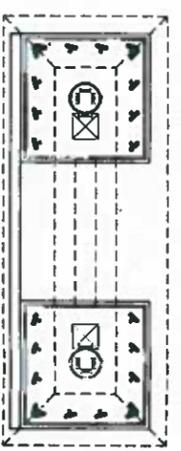
FRONT ELEVATION



PLAN AT 35'-0"



FRONT ELEVATION



PLAN AT 35'-0"

PROPOSED CELL TOWER PLAN & ELEVATION (OPTION 2)

PROPOSED CELL TOWER PLAN & ELEVATION (OPTION 1)

SCALE
 1/8" = 1'-0"

DEVELOPER
ARMSTRONG DEVELOPMENT
 1405 TRINIC DEVELOPMENT REPORTS, INC.
 1375 EMPEROR BLVD., SUITE 101
 SACRAMENTO, CA 95815
 TEL: (916) 643-8610
 FAX: (916) 943-9613

PROJECT INFORMATION:
CELL TOWER SIGN
 CANYON DRIVE & APPIAN WAY
 PINOLE, CA 94564

CURRENT ISSUE DATE:
 01/15/2016

ISSUED FOR:
 ZONING

REV. DATE DESCRIPTION BY

06/28/2014	100% 20	NS
02/11/2015	100% 20	NS
02/16/2015	100% 20	NS
05/07/2015	100% 20	NS
06/18/2015	100% 20 CLDRT REV	NS
08/31/2015	100% 20	NS
12/04/2015	100% 20	NS
01/15/2016	100% 20	NS

PROJECT ARCHITECT/ENGINEER:
ZÖN ARCHITECTS
 680 4TH STREET #235
 SAN FRANCISCO, CA 94107
 PHONE: (415) 740-9774
 FAX: (415) 354-5892

DRAWN BY: NS **CHK:** NS **APV:** DE
LICENSER:

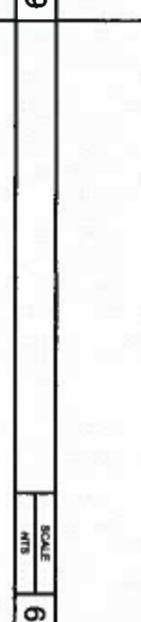
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DETAILS

SHEET NUMBER:
A-3

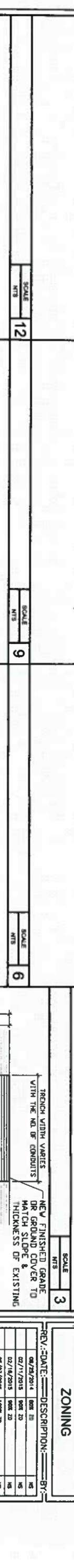
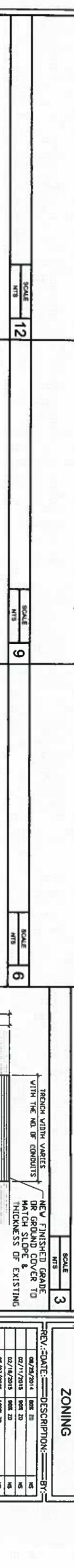
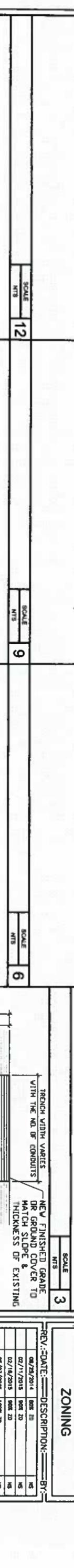
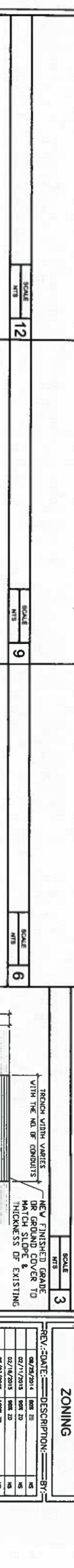
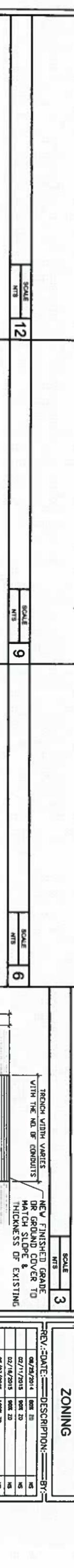
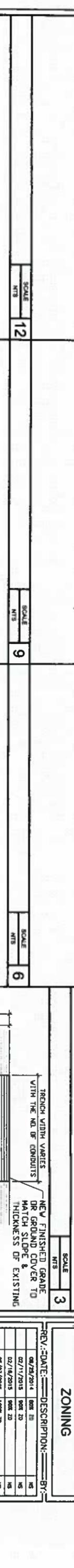
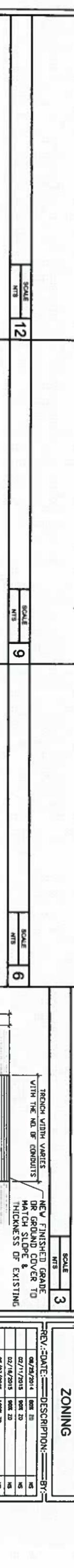
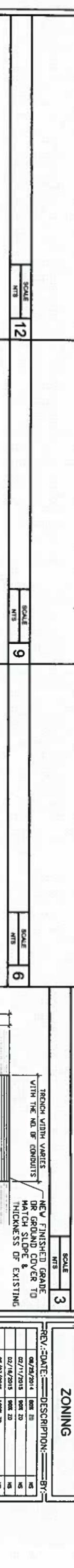
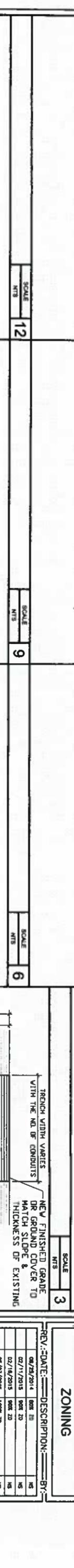
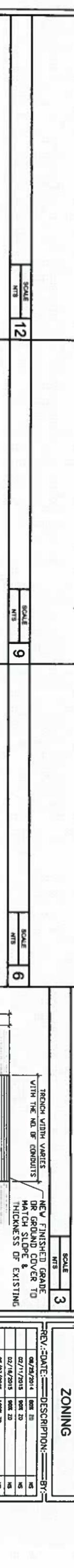
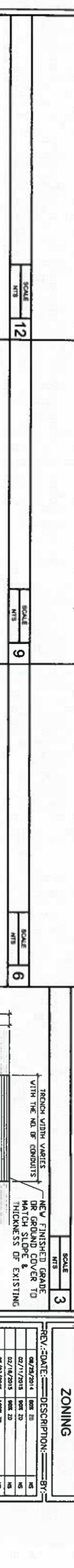
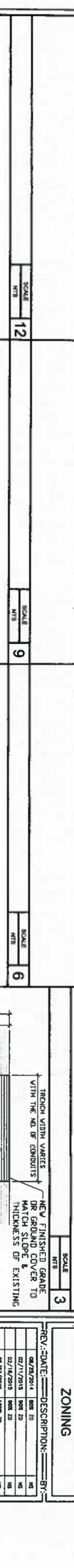
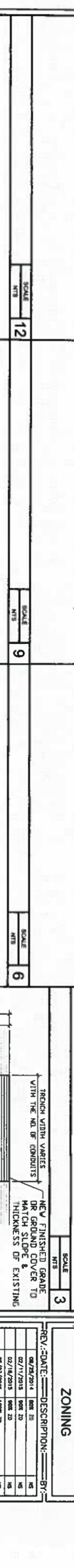
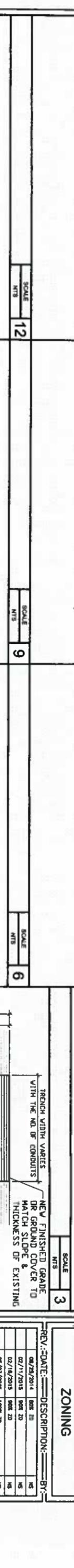
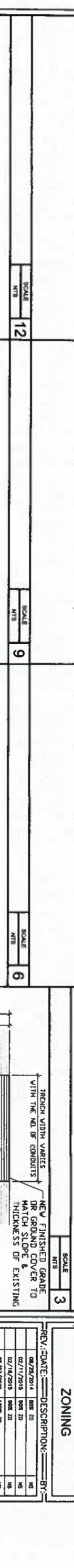
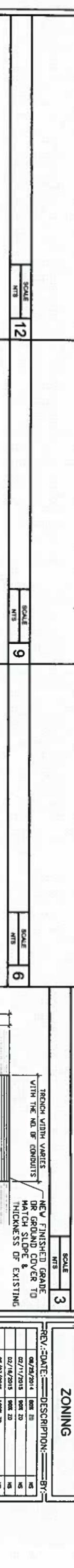
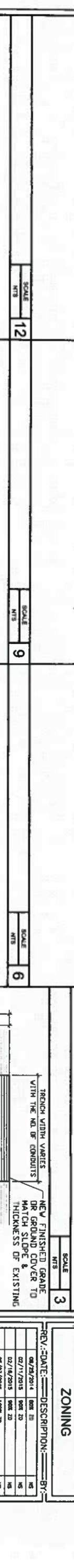
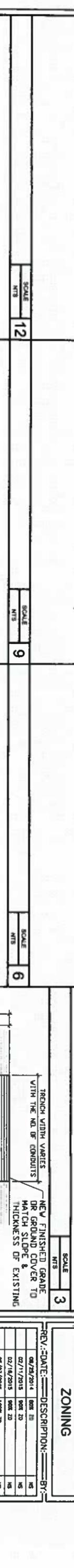
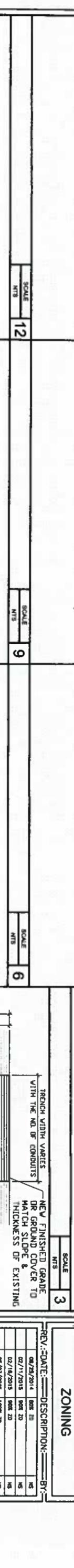
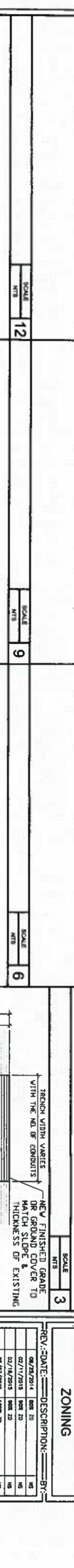
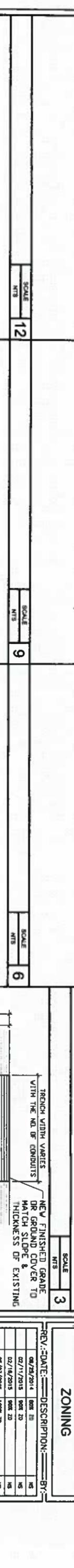
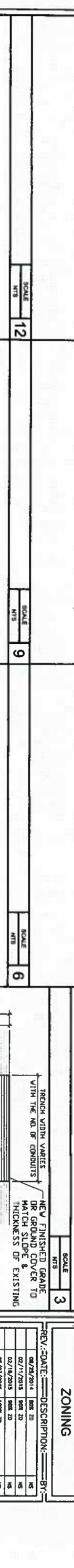
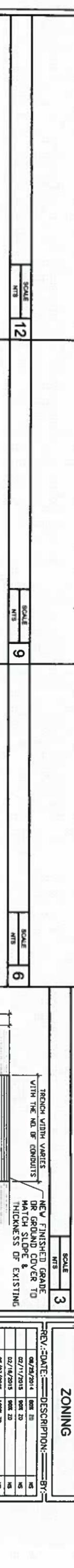
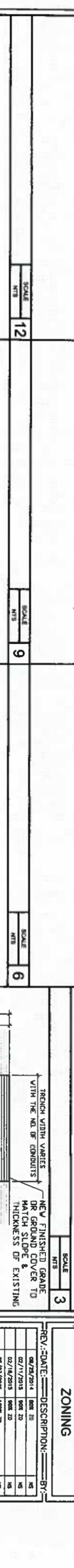
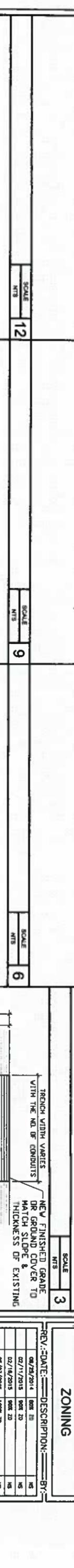
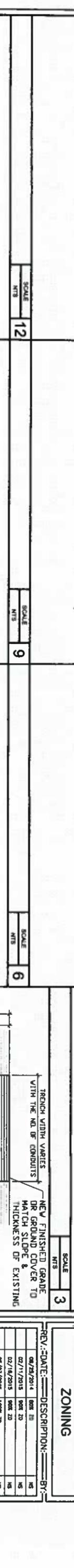
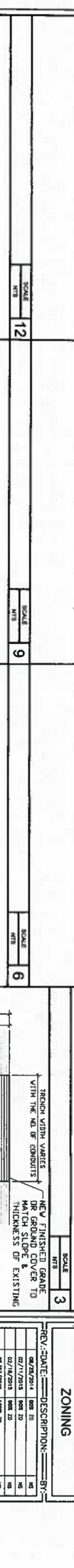
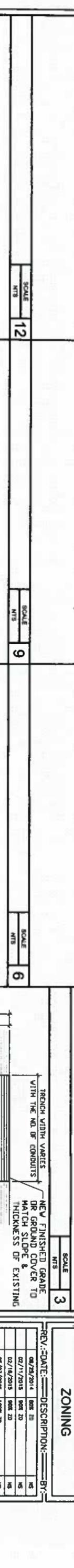
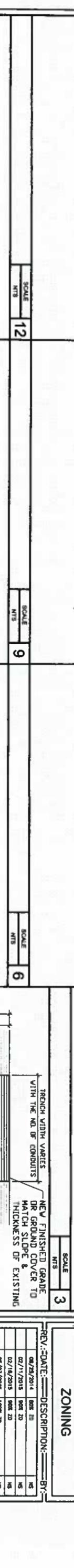
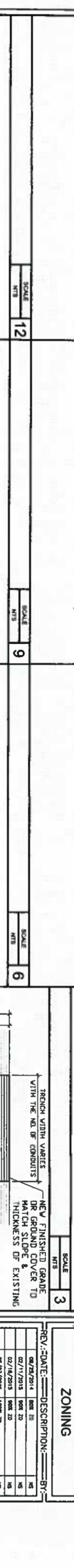
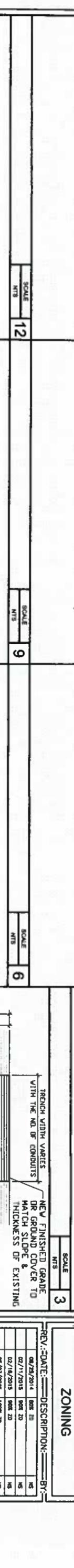
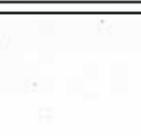
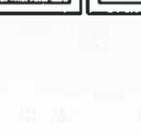
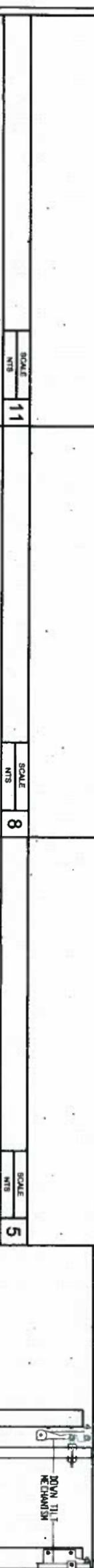
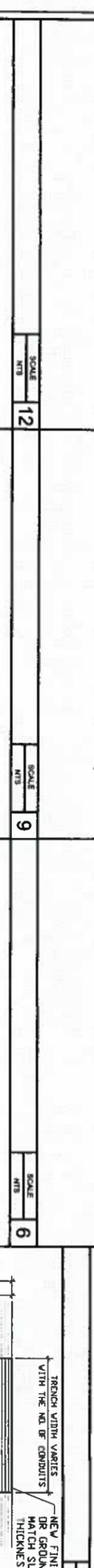
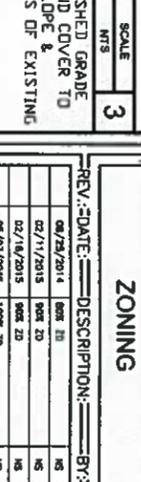
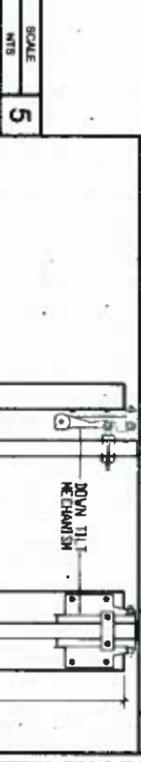
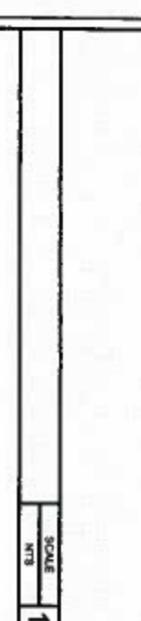


COAX TRENCH DETAIL

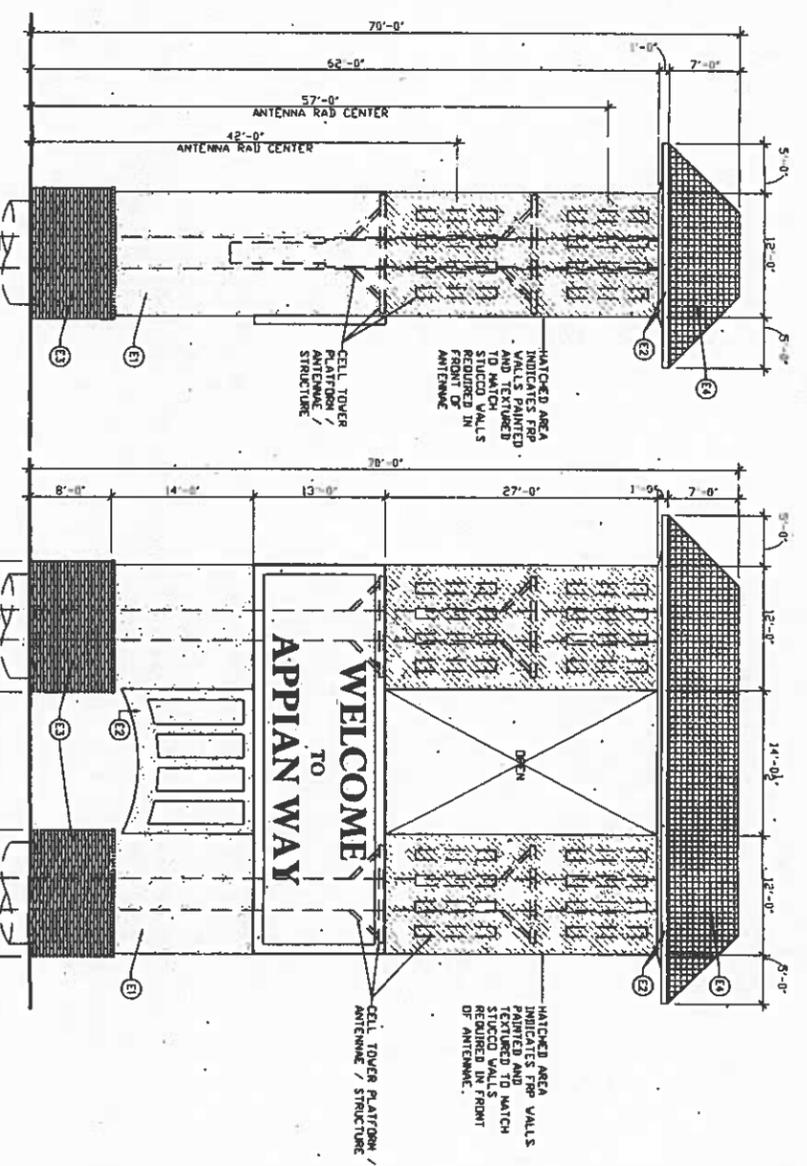
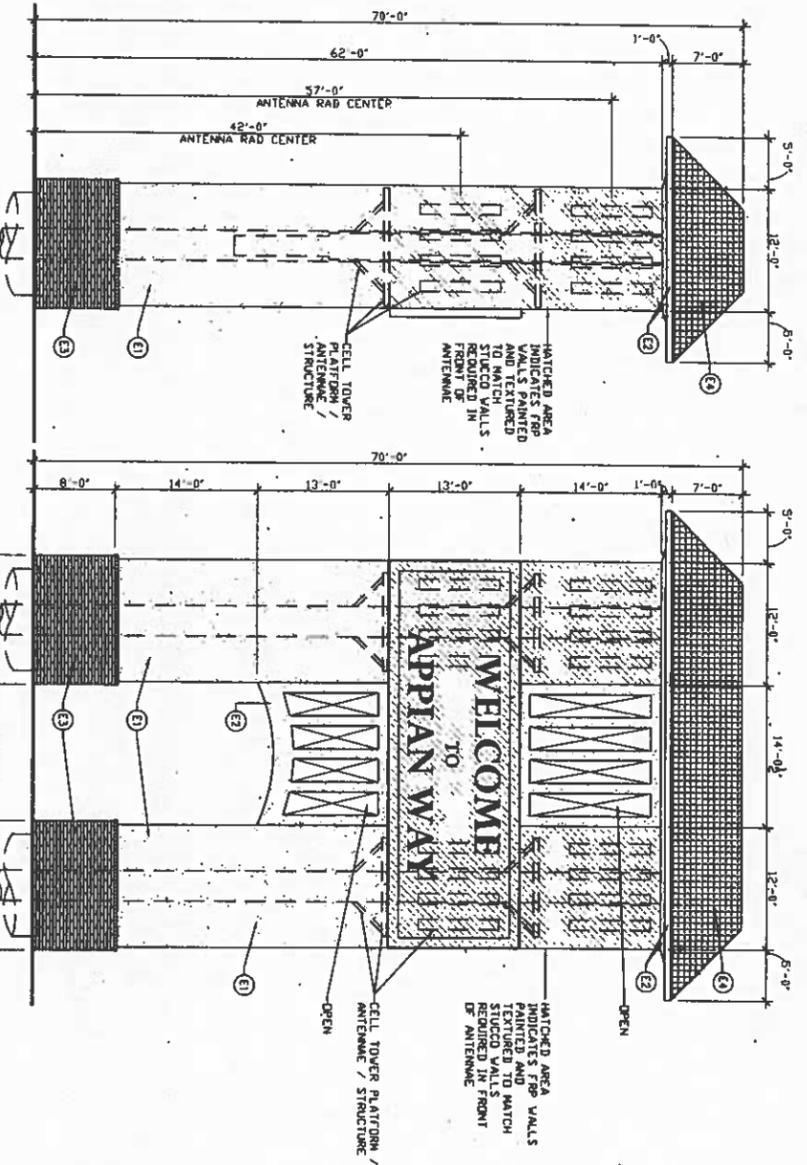
NOTE:
 1) USE DETAIL AS CONSTRUCTION REFERENCE ONLY.
 2) CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.



TYPICAL ANTENNA DETAIL



RECEIVED
 DEC - 7 2015
 CITY OF PINOLE
 DEV. SERV.



EXTERIOR FINISH SCHEDULE

TAG	MATERIAL / DESCRIPTION	QTY	UNIT	FINISH	REMARKS	NOTES
B1	EXTERIOR WALLS	110	SQ. FT.	PAINTED	RE: SPECIFICATION	
B2	ROOFING	150	SQ. FT.	ASPH/FLY	RE: SPECIFICATION	
B3	ROOFING	150	SQ. FT.	ASPH/FLY	RE: SPECIFICATION	
B4	ROOFING	150	SQ. FT.	ASPH/FLY	RE: SPECIFICATION	

LEGEND
 (X) - RE: EXTERIOR FINISH SCHEDULE

PROPOSED CELL TOWER PLAN & ELEVATIONS (OPTIONS 2)

PROPOSED CELL TOWER PLAN & ELEVATIONS (OPTIONS 1)

<p>DEVELOPER: ARMSTRONG DEVELOPMENT ARMSTRONG DEVELOPMENT PROPERTIES, INC. 1375 CERRITOS BLVD., SUITE 101 SAN RAFAEL, CA 94583 TEL: (415) 643-9810 FAX: (415) 643-9813</p>	<p>PROJECT INFORMATION: CELL TOWER SIGN CANYON DRIVE & APPIAN WAY PINOLE, CA 94564</p>	<p>CURRENT ISSUE DATE: 12/06/2015</p>	<p>ISSUED FOR: ZONING</p>	<p>REV. DATE: DESCRIPTION:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>06/29/2014</td><td>005 2D</td><td>NS</td></tr> <tr><td>02/11/2015</td><td>005 2D</td><td>NS</td></tr> <tr><td>02/18/2015</td><td>005 2D</td><td>NS</td></tr> <tr><td>09/07/2015</td><td>1005 2D</td><td>NS</td></tr> <tr><td>06/18/2015</td><td>1005 2D CLOUT REV</td><td>NS</td></tr> <tr><td>06/11/2015</td><td>1005 2D</td><td>NS</td></tr> <tr><td>12/04/2015</td><td>1005 2D</td><td>NS</td></tr> </table>	06/29/2014	005 2D	NS	02/11/2015	005 2D	NS	02/18/2015	005 2D	NS	09/07/2015	1005 2D	NS	06/18/2015	1005 2D CLOUT REV	NS	06/11/2015	1005 2D	NS	12/04/2015	1005 2D	NS	<p>PROJECT ARCHITECT/ENGINEER: 640 4TH STREET #255 SAN FRANCISCO, CA 94107 PHONE: (415) 740-9774 FAX: (415) 354-3302</p>	<p>CONSULTANT:</p>	<p>DRAWN BY: NS CHK: NS APV: DE LICENSER:</p>	<p>SHEET TITLE: PROPOSED CELL TOWER PLANS AND ELEVATIONS</p>	<p>SHEET NUMBER: A-2</p>
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