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**MINUTES OF THE REGULAR  
PINOLE PLANNING COMMISSION**

**July 24, 2017**

**A. CALL TO ORDER: 7:03 P.M.**

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

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

Commissioners Absent: Hartley

Staff Present: Winston Rhodes, Planning Manager  
Eric Casher, City Attorney  
Tamara Miller, Development Services Director/City  
Engineer

**C. CITIZENS TO BE HEARD:**

There were no citizens to be heard.

**D. CONSENT CALENDAR:**

1. Planning Commission Meeting Minutes from June 26, 2017

Commissioner Martinez-Rubin requested a modification to Lines 18 through 20 of  
Page 6 as follows:

*Commissioner Martinez-Rubin also spoke to the City Council discussions of  
the ADU Ordinance.*

**MOTION** to approve the Planning Commission Meeting Minutes from June 26,  
2017, as modified.

**MOTION: Kurrent**

**SECONDED: Brooks**

**APPROVED: 6-0-1**

**ABSENT: Hartley**

**E. PUBLIC HEARINGS:**

1. **Design Review (DR 15-10) and Conditional Use Permit (CUP 15-02)**

1                   **Extension: Gateway Medical Center Project – Withdrawn**

2  
3                   **Request:**                   Consideration of a design review and conditional use  
4                                   permit extension request to construct a new  
5                                   approximately 9,182 square foot two-story medical  
6                                   office building with 10 new automobile parking spaces  
7                                   and accompanying improvements for an ambulatory  
8                                   surgical center on an approximately 26,090 square foot  
9                                   parcel with 21 existing automobile parking spaces and  
10                                  allow a proposed six auto parking space reduction in  
11                                  the normally required number of parking spaces.

12  
13                   **Applicant:**                   AGAPE, LLC  
14                                   1214 McDonald Drive  
15                                   Pinole, CA 94564

16  
17                   **Location:**                   Southeast corner of the intersection of Pinole Valley  
18                                   Road and Henry Avenue, APN 401-211-033

19  
20                   **Project Staff:**               Winston Rhodes, Planning Manager

21  
22                   Planning Manager Winston Rhodes reported that the item had been withdrawn  
23                   since staff had determined an extension was not necessary due to the fact the  
24                   applicant had put forth substantial effort to pursue building permit issuance and  
25                   plan check fees had been collected.

26  
27                   City Attorney Eric Casher added that Zoning Code Section 17.10.100 provided the  
28                   standards for the exercise of a Conditional Use Permit (CUP), and staff had  
29                   determined based on the facts there was an exercise of the land use requests,  
30                   with no need for an extension.

31  
32                   **F. OLD BUSINESS:** None

33  
34                   **G. NEW BUSINESS**

35  
36                   **1. Review of Draft Five Year Capital Improvement Plan for Consistency**  
37                   **with the General Plan**

38  
39                   **Request:**                   Review of the Draft 2017/18 through 2021/22 City  
40                                   Capital Improvement Plan for Consistency with the  
41                                   City's General Plan

42  
43                   **Project Staff:**               Tamara Miller

44  
45                   Development Service Director/City Engineer Tamara Miller presented a

1 PowerPoint on the staff report dated July 24, 2017, and recommended the  
2 Planning Commission approve Resolution 17-08, finding the proposed Capital  
3 Improvement Plan (CIP) for Fiscal Years 2017-18 through 2021-2022 consistent  
4 with the General Plan.  
5

6 Ms. Miller responded to questions and provided the status of numerous CIP  
7 projects including the demolition of the Fowler House; roof replacement for some  
8 City-owned buildings, not all of which included solar although there were grant  
9 opportunities for solar; detailed the Green Infrastructure Plan, Storm Drain Master  
10 Plan, Municipal Stormwater Permit, and Park Master Plan; and provided details for  
11 the Replacement Storage Building and Improvements at former Animal Shelter  
12 property, Hazel Street Sewer Pump Station Rehabilitation, Street Sweeper, the  
13 installation of Trash Capture Devices, Pavement Maintenance and Rehabilitation  
14 Program, unfunded mandates, annual expenses, San Pablo Avenue Bridge over  
15 BNSF Railroad, Shale Hill Stabilization, Sharrow Pavement Markings, and the staff  
16 effort to seek grants for electric vehicle charging stations.  
17

18 The Planning Commission discussed the proposed CIP for Fiscal Years 2017-18  
19 through 2021-2022 and offered the following comments to staff:  
20

- 21 • Recommended Project SS1706, as shown on Pages J3 and J15 of  
22 Attachment A, Draft CIP for Fiscal Years 2017-18 through 2021-2022, be  
23 modified with reference to the “former” Animal Shelter building. (Kurrent)  
24

25 **MOTION** to adopt Resolution 17-08 Finding the proposed Capital Improvement  
26 Plan for Fiscal Years 2017-18 through 2021-2022 consistent with the General  
27 Plan.  
28

29 **MOTION: Brooks**

**SECONDED: Wong**

**APPROVED: 6-0-1**

**ABSENT: Hartley**

30  
31  
32 **H. CITY PLANNER’S / COMMISSIONERS’ REPORT:**  
33

34 Mr. Rhodes reported that electric vehicle charging stations were on-line at  
35 Sprouts and similar charging stations were expected to be installed with the CVS  
36 project; a Minor Subdivision for four single-family residential homes proposed for  
37 Hazel Street would be considered by the Planning Commission Development  
38 Review Subcommittee; a request had been received for the development of  
39 approximately 15 senior dwelling units at the southwest corner of Appian Way  
40 and San Pablo Avenue; staff anticipated a building permit application in August  
41 for the approved medical dialysis office near Starbucks and I-80 on Pinole Valley  
42 Road; and additional discussion was anticipated for a submittal of a development  
43 request for the Appian 80 Shopping Center property.  
44  
45

1 Commissioner Kurrent inquired about the status of the City Council discussions  
2 of the ADU, Tree Removal Ordinances, and the CVS project, and Mr. Rhodes  
3 reported that the City Council had discussed modifications to the ADU  
4 Ordinance, and had directed staff to return to the City Council in mid-August with  
5 follow-up changes and additional information which had been requested.  
6 Additional text amendments in response to the passage of Proposition 64 would  
7 also be considered by a Subcommittee of the City Council, to be brought back to  
8 the Planning Commission for a formal recommendation to the City Council later  
9 this year. He acknowledged public concern with the regulations of the City's  
10 Tree Removal Ordinance. The City Council had directed staff to work on  
11 modifications to the tree removal portion and definitions of a protected tree in the  
12 Pinole Municipal Code (PMC) for pine trees. The CVS project had been plan  
13 checked and building permits have been ready to be issued for several months,  
14 although there remained an open code enforcement case for weed abatement  
15 and trash on the site, to be addressed prior to the issuance of building permits.  
16

17 Commissioner Martinez-Rubin provided details for Community Clean-Up for  
18 Pinole Creek scheduled for Saturday, August 12, 2017 from 9:00 to 12:00 Noon,  
19 with additional information available on the Contra Costa County Board of  
20 Supervisors website.  
21

22 In response to the Chair, Mr. Rhodes clarified the Bay Area Air Quality  
23 Management District (BAAQMD) was the lead agency for the existing permit for  
24 the current operations for the Marine Terminal Expansion for Phillips 66, with  
25 scoping to identify issues of further study in the environmental documents; the  
26 large pylon sign for Sprouts was waiting for PG&E to provide power; and  
27 temporary trash receptacles had been placed in the Spouts development with  
28 several to be added to match those installed by the developer, intended not to  
29 affect Americans with Disabilities Act (ADA) access. One trash receptacle had  
30 been placed near the bus stop to be specifically maintained by WestCAT.  
31

32 **I. COMMUNICATIONS:** None  
33

34 **J. NEXT MEETING:**  
35

36 The next meeting of the Planning Commission will be a Regular Meeting to be  
37 held on Monday, August 28, 2017 at 7:00 P.M.  
38

39 **K. ADJOURNMENT:** 8:20 P.M  
40

41 Transcribed by:

42  
43 Anita L. Tucci-Smith  
44 Transcriber