



1                   **Applicant: Steve Rawlings**  
2                               **Alcoholic Beverages Consulting**  
3                               **26023 Jefferson Avenue, Suite D**  
4                               **Murrieta, CA 92562**

5  
6                   **Location: 2830 Pinole Valley Road APNs 401-310-017 and -018**

7  
8                   **Project Planner: Winston Rhodes**

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10                   Mr. Rhodes presented the staff report for the use permit request to sell beer and  
11                   wine within a commercial space at the Pinole Valley Shopping Center for MOD  
12                   Superfast Pizza Restaurant, which had involved a Public Convenience and  
13                   Necessity Finding by the City Council in December 2014 for on-premises  
14                   consumption of alcoholic beverages only. He described the conditions that had  
15                   been proposed to address the parking demands as well as the other conditions  
16                   related to the application.

17  
18                   **PUBLIC HEARING OPENED**

19  
20                   **PROPOSERS:**

21  
22                   **STEVE RAWLINGS**, speaking for MOD Superfast Pizza, concurred with the staff  
23                   findings and analysis and agreed to all of the conditions of approval as presented.  
24                   He explained that MOD Superfast Pizza was a relatively new chain founded in  
25                   2008 and this would be the fourth store in the greater Bay Area.

26  
27                   **SANDEE GLANZ**, Pinole, had no problem with the sale of alcoholic beverages or  
28                   with the use itself and the healthy options it offered, but expressed concern for the  
29                   parking lot, which she suggested was dangerously busy and should be addressed.

30  
31                   **JIM BROWNLEE**, Pinole, asked about the response from the State Alcohol  
32                   Beverage Control Board, and Mr. Rhodes explained that given an  
33                   overconcentration of four other businesses in the immediate area which sold  
34                   alcoholic beverages a Public Convenience and Necessity Finding had to be made  
35                   by the City Council.

36  
37                   **OPPOSERS: None**

38  
39                   **PUBLIC HEARING CLOSED**

40  
41                   Commissioner Toms arrived at 7:17 P.M.

42  
43                   It was noted that while parking was the responsibility of the property owner, a  
44                   condition to address the concern for potential parking conflicts had been included.

45  
46                   **MOTION** to adopt Resolution 15-01 approving the use permit request CUP 14-12 to

1 sell beer and wine within an approximately 2,300 square foot restaurant known as  
2 MOD Superfast Pizza Restaurant located at 2830 Pinole Valley Road, subject to  
3 the typographical corrections requested by the Commission on Pages 8 and 9 of  
4 the staff report.

5  
6 **MOTION: McGoldrick                      SECONDED: Toms                      APPROVED: 6-0-0**

7  
8 **F. OLD BUSINESS: None**

9  
10 **G. NEW BUSINESS:**

11  
12 **1. Gateway Shopping Center Workshop to discuss project components**  
13 **of a proposed commercial development with three retail buildings**  
14 **totaling approximately 40,362 square feet; one approximately 9,886**  
15 **square foot medical service building with an associated approximately**  
16 **10,418 square foot underground parking area, and an approximately**  
17 **75-foot pylon sign on an approximately 5.7-acre site, consisting of**  
18 **three existing parcels totaling 5.5 acres and an approximately 0.16-**  
19 **acre portion of the Pinole Creek property.**

20  
21 **Applicant: Thomas Gateway LLC**  
22 **3100 Oak Road, Suite 140**  
23 **Walnut Creek, CA 94597**

24  
25 **Location: East and west sides of Pinole Valley Road north of**  
26 **Interstate Highway 80 and south of Henry Avenue, APNs**  
27 **401-211-032 and -034, and 401-410-017**

28  
29 **Project Planner: Winston Rhodes**

30  
31 Mr. Rhodes described the application and advised that no action would be taken at  
32 this time given the workshop setting. He reported that the project had been  
33 submitted last year and there had been five meetings with the Planning  
34 Commission Development Review Subcommittee. An overview of the project was  
35 presented and the major project components were identified.

36  
37 **PUBLIC COMMENTS OPENED**

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39 **STEVE THOMAS, Thomas Properties, the applicant Thomas Gateway LLC, stated**  
40 **that they had been working on the project for fifteen months. Staff, the**  
41 **Development Review Subcommittee, and the proposed tenants had emphasized**  
42 **the need for adequate parking. The tenants that had committed at this time**  
43 **included Sprouts Market and Starbucks. He explained that the market, shops, and**  
44 **Starbucks would be built first after which the tenant for the medical building would**  
45 **be accommodated. He advised of the desire to start construction on the project in**  
46 **July or August 2015.**

1  
2 SANDEE GLANZ, Pinole, Skate Park Committee, supported Sprouts and the  
3 healthy choices it offered. She did not support Starbucks; encouraged East Bay  
4 Coffee as a local business; encouraged the developer to consider more organic  
5 items and other healthy options; and offered a number of ideas in that regard.  
6

7 CAROL THOMPSON, Pinole, Friends of Pinole Creek Watershed, supported the  
8 proposal although for access to the freeway she recommended a right-hand turn  
9 lane where the bus stopped; a larger bus turnout; signage from a driver  
10 perspective; the relocation of the proposed outdoor seating closer to the creek; and  
11 the 2003 Pinole Vision Plan versus what had been proposed. She asked about the  
12 ingress/egress for the trucks delivering to the market; and noting the conflict with  
13 Little League traffic and the Transit Center where cars parked all day asked for the  
14 LOS designation.  
15

16 Mr. Rhodes identified where the truck circulation would occur, noted those  
17 deliveries were likely to occur prior to the start of the school day, and stated that a  
18 traffic study had been prepared for the project.  
19

20 ALISON CROOKS, Pinole, emphasized the need for adequate parking with  
21 adequate-sized parking spaces. She did not support the proposed Starbucks;  
22 expressed concern for the close proximity of Collins Elementary School and the  
23 traffic implications for periods of drop-off and pick-up; and recommended a specific  
24 truck access to the Gateway site.  
25

26 NICK CHAMAL, Pinole, the owner of an adjacent commercial property, expressed  
27 concern with truck access given that current parking on both sides of the street was  
28 already hazardous and some of the vehicles parked overnight. He recommended  
29 strictly enforced thirty-minute parking in that area and noted the thefts in the area  
30 and the need for surveillance, security, and appropriate lighting.  
31

32 ED KLOTZ, Pinole, also associated with the commercial property, stated that while  
33 he supported the proposal, he was concerned with the loading zone, the area of the  
34 trash compactor, the dumpsters, and with the appearance of the proposed building.  
35

36 JIM BROWNLEE, Pinole, suggested the 75-foot high pylon sign was unnecessarily  
37 tall. He expressed concern with the parking, with appropriate turning area for  
38 trucks, with congestion, and suggested the project should be reduced in scope or  
39 that additional parking be provided.  
40

41 ROBERT HWASKO, Pinole, emphasized the residential area across from the  
42 school, suggested there would be spillover parking, noted significant foot traffic in  
43 the morning associated with the school, and while he liked the ambitious project he  
44 did not support one gigantic illuminated eyesore.  
45

46 MICHAEL BAUM supported a right turn lane onto I-80 but stated that had already

1 been denied; emphasized the traffic backups on Pinole Valley Road; and stated  
2 without remediating the traffic problems the proposal would not work.

3  
4 MAJID BARADAR, Pinole, described the speed of traffic on Henry Avenue and the  
5 fact that drivers did not honor the stop sign, which he suggested the proposal would  
6 exacerbate. He recommended ways to alleviate that concern with reflective signals  
7 or other means to minimize speeding and stop sign running at that intersection.

8 JEFF RUBIN, Pinole, asked if there would be lighted walkways at the intersection of  
9 Henry Avenue and Pinole Valley Road and at Kaiser and Sprouts entrances and  
10 exits similar to Pinole Valley High School to assist those crossing the street. He  
11 was also concerned with the Starbuck drive-through location and requested a  
12 different vendor with no drive through. He asked about irrigation plans for  
13 landscaping at the creek.

14  
15 DAVID OLSEN, Pinole, objected to the development and suggested the market  
16 would look better next to the gas station to rejuvenate the downtown area;  
17 suggested Starbucks was on the wrong side of the street; objected to the runoff  
18 from the increased paving; and asked if California Environmental Quality Act  
19 (CEQA) review had been performed. He asked if the development was located in  
20 the flood plain.

21  
22 ANTHONY VOSSBRINK, Pinole, supported more healthy choice retail tenants; did  
23 not support Starbucks; suggested Pinole was one of the 'junk food capitals of the  
24 world,' and did not support the unsightly signage designs which he described as  
25 dated and inconsistent with the Old Town look. He noted the freeway on-ramps  
26 and off-ramps were a congestion nightmare on both sides; stated the bus stop was  
27 still a problem in front of the Pinole Library; and requested a report of the traffic  
28 analysis from Abram & Associates.

29  
30 STEVE ABRAMS, Abrams & Associates, who had prepared the Traffic Impact  
31 Study on the project, described the standards that applied and how the study had  
32 been prepared. His analysis had concluded that the project could be completed  
33 and still be in the standards for the average of delay for all approaches. He added  
34 that he had recommended a right-turn lane. As to lighted crosswalks, they would  
35 only be recommended for unsignalized intersections and not signalized  
36 intersections. He suggested that parking within a certain distance of the Sprouts  
37 entrance from Henry Avenue might need to be prohibited with permanent red  
38 curbing to ensure adequate sight distance and turning radius for trucks. As to the  
39 level of service, it was close to the city's standards and would continue to be LOS  
40 D, which indicated a substantial amount of congestion.

41  
42 Dean Allison, Pinole Development Services Director/City Engineer also responded  
43 to questions related to traffic, runoff and drainage, the protection of Pinole Creek,  
44 and the property was not in the flood plain.

45  
46 Mr. Rhodes stated that an environmental document had been prepared, was

1 available at City Hall, on the City's website, and at the Pinole Library. He also  
2 referred to the underground parking garage that was part of the medical building  
3 and the potential that employee parking could be in the underground garage.  
4 Lighting for security had also been proposed on the project site.  
5

6 LES MEU, George Meu & Associates Architects, described the architecture and  
7 presented elevations, explaining that the current iteration included a market which  
8 was separated from the shops building. Each parcel was intended to contain the  
9 required parking for that parcel. No parking variances had been requested.

10 The Planning Commission requested the return of information to identify the peak  
11 periods for Starbucks; the hours of operation for Sprouts; requested that drawings  
12 be more consistent with the actual roof plans incorporated as well as the principal  
13 entry to Sprouts; and asked that the impacts related to Collins Elementary School  
14 with respect to traffic, safety, and availability of access be identified.  
15

16 The Planning Commission expressed concern with the height of the pylon sign,  
17 Kinder Morgan, and the landscaping.  
18

19 The workshop was continued to the Commission's February 23, 2015 meeting.  
20

21 When asked to place signs identifying public meetings throughout the City and not  
22 just in the Old Town area, Mr. Rhodes explained that the minimum noticing  
23 requirement was 300 feet and the City had noticed 1,000 feet. He explained where  
24 signage and noticing had been placed and emphasized that the noticing had  
25 already identified the February 23 meeting as a possible date to consider the  
26 workshop item.  
27

28 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**  
29

30 Mr. Rhodes reported on an application for a proposed CVS Pharmacy at Appian  
31 Way and Canyon Drive; several tree removal applications that had been approved  
32 all related to trees that were diseased or affecting utilities; and the Housing Element  
33 Update which would be brought to the Planning Commission in either March or  
34 April 2015 to make sure it could return to the City Council for approval prior to June  
35 to ensure compliance with State Law. He also advised in response to  
36 Commissioner Bender that he would contact the Fire Department to identify a  
37 diseased tree near the BNSF property adjacent to San Pablo Avenue.  
38

39 In response to a question about the bus turnout at the Library, Commissioner  
40 Toms reported that was a high priority of the Citizens Bond Oversight Committee  
41 and the Pinole Valley High School Subcommittee. The situation had to do with  
42 PG&E.  
43

44 **I. COMMUNICATIONS: None**  
45

46 **J. NEXT MEETING:**

1  
2 The next meeting of the Planning Commission will be held on Monday, February  
3 23, 2015 at 7:00 P.M.

4  
5 **K. ADJOURNMENT: 10:30 P.M.**

6  
7 Transcribed by:

8  
9  
10 Anita L. Tucci-Smith  
11 Transcriber