

AGENDA

PINOLE PLANNING COMMISSION

Monday, November 13, 2006

Regular Meeting - 7:30 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) 724-8912. 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 noncontroversial. 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 "gold" cards (available at the speaker's podium) 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 City Planner 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 City Planner. The cost to appeal a decision is \$100.

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.

REGULAR MEETING:

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. October 10, 2006 Planning Commission Meeting Minutes
2. **Design Review 05-22:** Extension for one year of the design review approved in November 2005 for the proposed bridge to replace the Prune Street Bridge. The approximate location of the bridge is at the eastern most point of Prune Street, and will span Pinole Creek, and connect to the pedestrian trail adjacent to Pinole Valley Road. The applicant and property owner is the City of Pinole, 2131 Pear Street, Pinole, CA 94564.

E. OLD BUSINESS:

1. List of Projects Staff is Working On:
 - a. Design Review Guidelines
 - b. Medical Marijuana
2. **Design Review 06-08/Sign Permit 06-02:** Consideration of adding new signage for a new business that will share the space where Wendy's operates at 1581 Fitzgerald Drive, Pinole, CA, 94564, APN 426-392-011. The applicant is Bikram Randhawa and the property owner is Thomas Fitzgerald, PO Box 2747, Torrance, CA 90509-2747.

F. PUBLIC HEARINGS:

1. **Design Review 05-19:** Consideration of a final landscaping plan for Lots 19, 20 and 21 of Subdivision 8746 at 759 San Pablo Avenue, original APN 402-166-034. The applicant and property owner is DeNova Homes, represented by Phil Rowe, 333 Civic Drive, Pleasant Hill, CA 94523.
2. **Tentative Subdivision Map 8758:** Consideration of an eight-lot subdivision, with four common area lots for parking and open space purposes. The site is 850 San

Pablo Avenue, Pinole, CA, 94564, APNs 402-230-001 through 004 and 402-240-015 with a total parcel area of approximately 15.75 acres. The applicant is AN West, Inc. Consulting Engineers, 3095 Richmond Parkway, Suite 201, Richmond, CA, 94706, representing the developer, Panattoni Development Company, 8401 Jackson Road, Sacramento, CA 95826. The property owner is the City of Pinole Redevelopment Agency, 2131 Pear Street, Pinole, CA 94564.

3. **Conditional Use Permit 06-06/Design Review 06-10:** Consideration of a sign program, including a pole sign requiring a Use Permit and two monument signs at the Del Monte Shopping Center at 600-630 San Pablo Avenue, APN 402-200-012, 403-040-005 and 006. The applicant is Sanjiv Bhandari of BKBC Architects Inc., 1371 Oakland Boulevard, Suite 101, Walnut Creek, CA 94596. The property owner is Dinesh Sawhney of Sawhney Properties, LP, 418 Jefferson Street, Oakland, CA 94607.

G. NEW BUSINESS/WORKSHOPS:

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

I. COMMUNICATIONS:

J. NEXT MEETING: Monday, December 11, 2006

K. ADJOURNMENT:

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