

From: [Heather Bell](#)
To: [David Hanham](#); [Justin Shiu](#)
Cc: [Lilly Whalen](#); [Deborah Long](#)
Subject: Fwd: KMart Project
Date: Monday, July 25, 2022 3:06:23 PM
Attachments: [Comments on CUP for development of the Kmart site.docx](#)

Good afternoon,

Please see the attached correspondence and request for distribution to the Planning Commission from Debbie Long.

Thank you,

Heather Bell
Pinole City Clerk

From: Debbie Long [REDACTED]
Sent: Monday, July 25, 2022 2:20 PM
To: Heather Bell <hbell@ci.pinole.ca.us>
Subject: KMart Project

Good Afternoon

Could you please submit this email with the attachments to all Planning Commissioners? I don't think I will have adequate time to list all my concerns.

I have been having trouble with my email. Could you please confirm that you received this?

Thank you

Debbie Long

Comments on CUP for development of the Kmart site.

#3. "...bond issued to cover the cost of unfinished work...." This is too broad of a statement and does not address the potential impacts to the types of unfinished work that could occur. Examples are work to the crosswalks, or the permanent fencing dividing the shopping center from the project, or the completion of the lot.

#12. As part of this, I believe the specific routes should be identified so as truck drivers do not develop short cuts. This was a problem with EBMUD several years ago with their haulers.

#30 Lighted cross walks(s) on Fitzgerald should be added. There are 2 cross walks between this project. One at the entrance and the other at the shopping center by Firestone Tires. Since there is a walking path between the apartments and the shopping center, pedestrian traffic is likely to occur at both entrances. Also, this is one part of the development that should be completed prior to the issuance of an occupancy permit.

#40 When talking about a shared parking agreement, the owners of both sites are one in the same. Where is the advantage to the consumers of the businesses in having a shared site for only the commercial spaces.

#41 An "after the fact survey" will reduce parking from within the shopping center. Since the parking is deemed satisfactory for the apartments, I would suggest that most likely this isn't the case since this condition is being addressed as well.

#42 Annual review of parking is making assumptions that there will be excess parking spaces in the center to accommodate the over spill from the apartments, such as for visitors or those residents having more than one vehicle. I conclude that CUPs # 40, 41, and 42 demonstrate that this project is not only too dense but most likely under parked.

#81 Earth hauling should be route specific.

#85 In addition to a "burglar alarm", each unit should include a fire alarm. Also, all alarms should have the ability to be monitored if the occupant chooses. Additionally, after the statement "it should include", nothing is written.

#88 Can anyone access the rooftop, and should it be restricted to having adult supervision or hours of use? This might be a safety factor.

#90 Is there going to be internal video in the hallways or "amenity" rooms/areas?

#101 There should be a complete evaluation of the roads prior to any construction specific to the routes being used. Those roads should include Fitzgerald, Appian, and San Pablo Ave. Prior to the issuance of occupancy, the roads should be repaired or a bond should be issued to cover the repairs.

#102, item 1 Consider replacing the words "should be" with "shall be".

#113 In addition to a phone number for the "noise disturbance coordinator", an email should be required as part of the contact information.

From: [David Hanham](#)
To: [Justin Shiu](#)
Subject: FW: 1500 Fitzgerald Dr -proposed Pinole Vista Project
Date: Monday, July 25, 2022 5:03:14 PM
Attachments: [image001.png](#)
[Appendix H. Traffic Analysis.pdf](#)

Here is the reply for Ms. Roberts

***Have you taken the survey about housing, health, safety and environmental justice in Pinole?
Get involved at landuseplanningforpinole.com***

David Hanham
Planning Manager



CITY OF
PINOLE

Community Development Department
2131 Pear Street, Pinole, CA 94564
ghanham@ci.pinole.ca.us
(510) 724-9842 office
(510) 230-3125 cell

From: David Hanham
Sent: Monday, July 25, 2022 10:21 AM
To: Sara Roberts [REDACTED]
Cc: Lilly Whalen <lwhalen@ci.pinole.ca.us>
Subject: RE: 1500 Fitzgerald Dr -proposed Pinole Vista Project

Hello Sara:

I have attached the Traffic Study for your review. If you have any questions or need additional information, please do not hesitate to contact my office.

Thanks:
Dave

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David Hanham
Planning Manager



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From: Sara Roberts [REDACTED]

Sent: Monday, July 25, 2022 10:02 AM

To: David Hanham <DHanham@ci.pinoles.ca.us>

Cc: Sara Roberts [REDACTED]

Subject: 1500 Fitzgerald Dr -proposed Pinole Vista Project

Can you send me a link to understand how this new project is going to address increased traffic on Fitzgerald Dr and the intersection at Appian Way?

Thanks, Sara Roberts 720 Live Oak Ln Pinole

From: David Hanham
To: Justin Shiu
Subject: FW: Pinole Vista Development questions for 7/25/22 meeting
Date: Monday, July 25, 2022 5:02:09 PM
Attachments: [image001.png](#)
[Appendix H, Traffic Analysis.pdf](#)
[image002.png](#)
[image003.png](#)

Questions answered for Ms. Welch.

Have you taken the survey about housing, health, safety and environmental justice in Pinole? Get involved at landuseplanningforpinole.com

David Hanham
Planning Manager



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From: David Hanham
Sent: Monday, July 25, 2022 12:40 PM
To: jody welch [REDACTED]
Cc: Lilly Whalen <lwhalen@ci.pinole.ca.us>
Subject: RE: Pinole Vista Development questions for 7/25/22 meeting

Hello Jody:

I have answered your question below, I have also attached a snippets of the project below that would answer your questions below:

Thanks:
Dave

Have you taken the survey about housing, health, safety and environmental justice in Pinole? Get involved at landuseplanningforpinole.com

David Hanham
Planning Manager

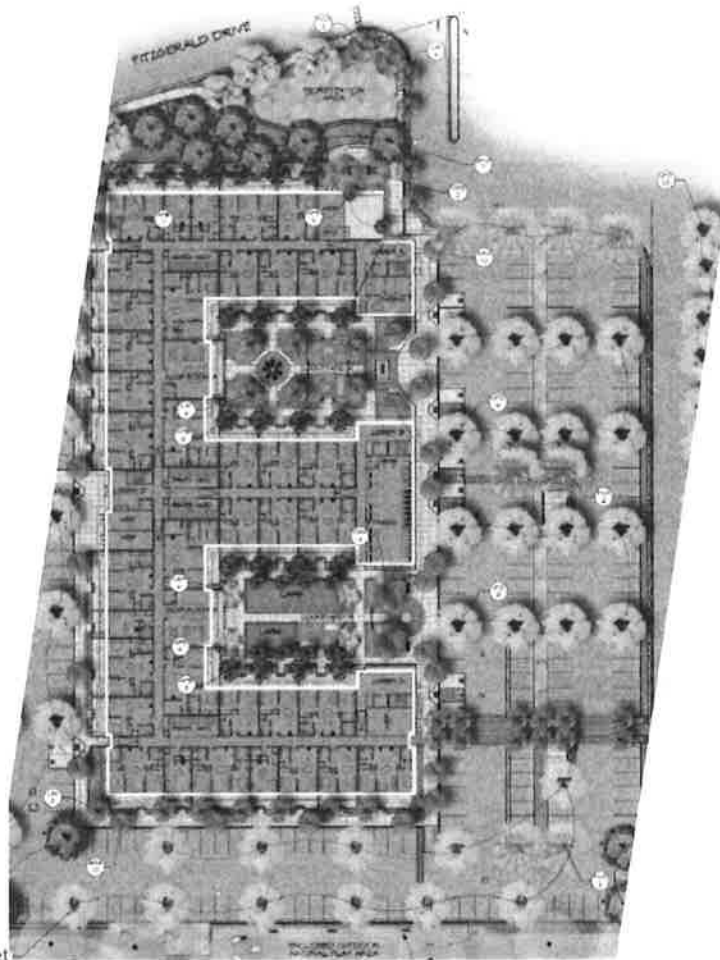


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From: jody welch [REDACTED]
Sent: Sunday, July 24, 2022 10:09 PM
To: David Hanham <DHanham@ci.pinole.ca.us>
Subject: Re: Pinole Vista Development questions for 7/25/22 meeting

Thank you Mr. Hanham. Below are the questions.

I know you want to build a 5 story building. What is the width and length of the building? Is it going to be in one straight line, or is it going to curve? I have attached a rendering for your review. The K-mart site has a foot print of approximately 91,000 square feet. The apartment has a

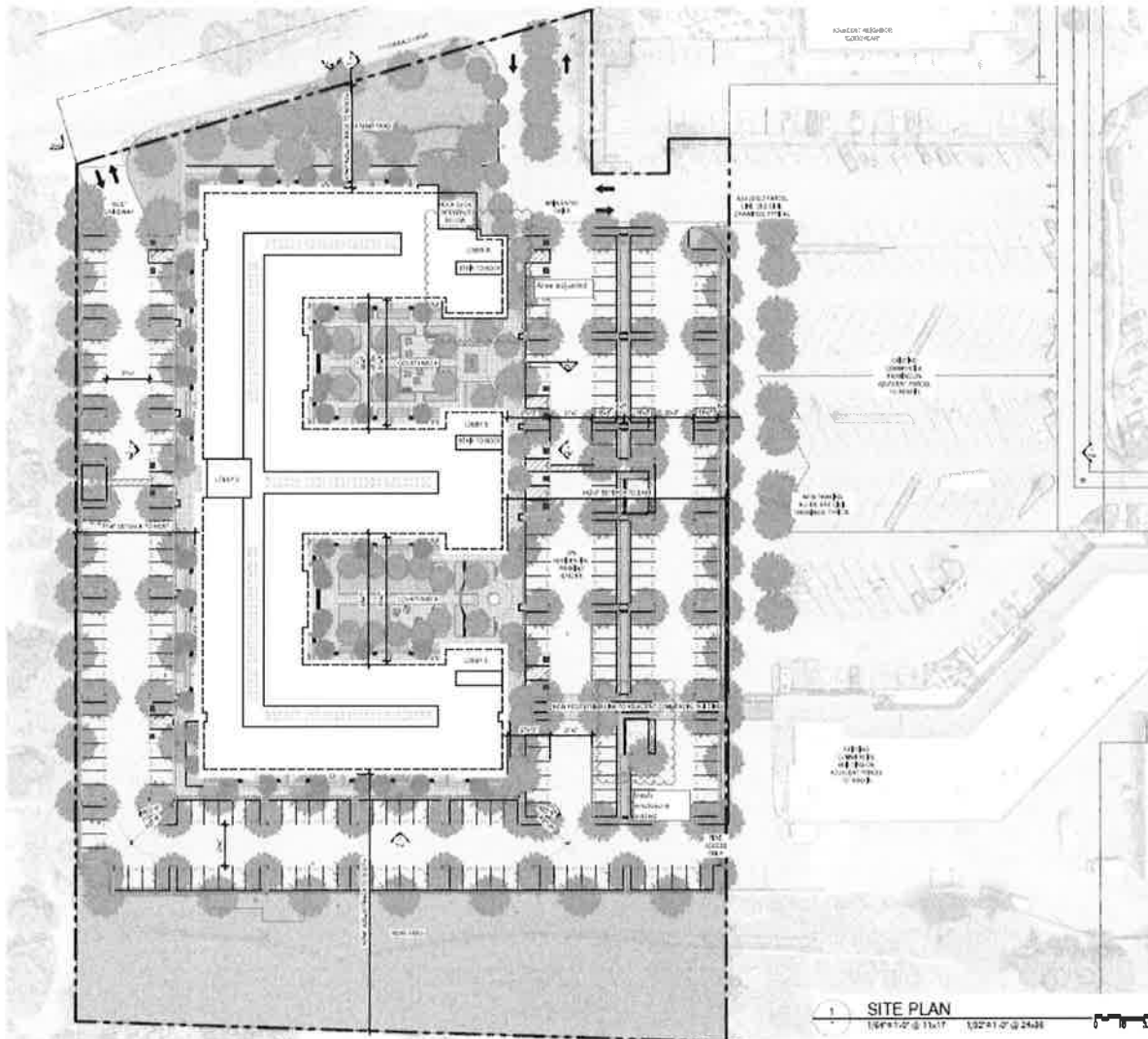


foot print of approximately 53,000 square feet

Is there going to be a barrier wall, so people can't walk down the pathway (from Mitchell Way) to the shopping center, and if so, who is going to take care of the property between the boundary wall and the edge of my property (on Mitchell Way)? Who is going to make sure that there are no homeless people living back there, that it does not become a dumping area for people's trash, and that it is kept clean? The property owner will be maintaining the area that is located on his property. The Apartment Complex staff will be responsible for the cleanliness of the complex and the grounds.

How are you going to keep traffic flowing on Fitzgerald Drive when you are going to be adding at least 200 more cars going through that area? As of now, it is already a traffic mess. The project proponent did a traffic study. I have attached it for your review.

Are you going to be taking up the whole parking area in front of the K-Mart store? If so, where do you expect the people who are going to the other stores there to park? I have attached a layout of the project showing the parking. They are not going to block off access to the rest of the center.



Pinole is not San Francisco. Why do we need a 5 story building in Pinole? Usually the applicant does market studies to determine whether or the need is warranted.

We already have a shortage of water here, where are we going to get more water to supply more people in this area? I have included language from the water section of the environmental document that talks about water "The Project proposes residential development, within the residential capacity analyzed in the 2010 FEIR, which determined that the City's water supplies are sufficient to meet the needs of Pinole during normal, dry, and multiple dry years. In accordance with Action GM2.2.1 verification by EBMUD is required for approval of new development to ensure that adequate water supply and quality can be provided. This is imposed through environmental condition of approval (COA) UTIL-1 set forth below. Therefore, impacts due to insufficient water supplies or inadequate entitlements would not result in new or more severe impacts relative to those identified in the 2010 FEIR."

- BJ Welch

On Sun, Jul 24, 2022 at 5:42 PM David Hanham <DHanham@ci.pinole.ca.us> wrote:

Hello BJ and Jody:

You can send me the question and I can bring it up during the public comment period for the item, If I can answer the question prior to the meeting, I can email you the answer. Either way is acceptable.

Thanks:

Dave

From: jody welch

Sent: Saturday, July 23, 2022 8:46 PM

To: David Hanham <DHanham@ci.pinoles.ca.us>

Subject: Pinole Vista Development questions for 7/25/22 meeting

Dear Mr. Hanham,

Could you please inform us of how our questions can be answered regarding the Pinole Vista Development? We wanted to attend the Planning Commission's meeting on Monday, July 25th but due to medical reasons we are unable to.

Thank you,

BJ and Jody Welch