

## AGENDA FOR THE



### CITY OF PINOLE PLANNING COMMISSION REGULAR MEETING

**Monday, November 17, 2014  
7:00 P.M.**

City Council Chambers, 2131 Pear Street, Pinole, CA 94564

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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 "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 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 September 22, 2014
2. Approval of 2015 Regular Planning Commission Meeting Schedule

**E. PUBLIC HEARINGS:**

**1. Design Review Request 14-25: 656 Quinan Street Mixed Use Building Rehabilitation**

**Request:** Consideration of design review request to expand an existing approximately 1,000 square foot residential building to establish an approximately 2,000 square foot rehabilitated mixed use building. The ground floor would be used as office space and the second floor would include a two bedroom /one bathroom residence.

**Applicant:** Kimberly Butt, AIA  
Interactive Resources  
117 Park Place  
Point Richmond, California 94801

**Location:** 656 Quinan Street

**Project Planner:** Winston Rhodes

F. **OLD BUSINESS:** None

G. **NEW BUSINESS:** None

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

I. **COMMUNICATIONS:**

J. **NEXT MEETING:**

Planning Commission Regular Meeting, Monday December 15, 2014 at 7:00PM

K. **ADJOURNMENT**

**POSTED:** November 13, 2014

A handwritten signature in cursive script that reads "Winston Rhodes". The signature is written in black ink and is positioned above a horizontal line.

**Winston Rhodes, AICP**  
**Planning Manager**

**DRAFT  
MINUTES OF THE  
PINOLE PLANNING COMMISSION**

**September 22, 2014**

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

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

Commissioners Present: Bender, Kurrent, Toms, and Chair Brooks

Commissioners Absent: Martinez-Rubin, McGoldrick (Both Excused)

Staff Present: Winston Rhodes, Planning Manager

**C. CITIZENS TO BE HEARD:**

There were no citizens to be heard.

**D. CONSENT CALENDAR:**

**1. Planning Commission Meeting Minutes from August 25, 2014**

Commissioner Kurrent requested changes to the third paragraph on Page 2 of the August 25, 2014 minutes to remove the "D" from in front of the word Subcommittee on Line 9, and to complete the last sentence starting on Line 14 to read: *The Draft Housing Element included statistics related to foreclosures in Pinole at the request of the Housing Element Subcommittee.*

**MOTION** to adopt the Consent Calendar, as amended.

**MOTION: Toms**

**SECONDED: Kurrent**

**APPROVED: 3-1-2**

**ABSTAIN: Bender**

**ABSENT/EXCUSED: Martinez-Rubin, McGoldrick**

When asked, Mr. Rhodes clarified that when there was a seven-member body, a quorum would be four members, and there needed to be a majority of a quorum to approve an item. As a result, the minutes had been approved.

**E. PUBLIC HEARINGS:**

**1. Zoning Code Amendment 14-01: Medical Marijuana Dispensaries**

1                   **Request:**     Consideration of a Zoning Code Text Amendment modifying  
2                                    Chapters 17.20 and Chapter 17.98 and repealing Chapter  
3                                    17.67 in order to disallow Medical Marijuana Dispensaries  
4                                    within the City of Pinole.  
5

6                   **Applicant:**   City of Pinole  
7                                    2131 Pear Street  
8                                    Pinole, CA 94564  
9

10                  **Location:**    Citywide  
11

12                  **Project Staff:** Kathleen Faubion, Land Use Counsel  
13

14                  Mr. Rhodes advised that the item had been initiated by the City Council in late  
15                  2013, and in collaboration with the Planning Manager and several Pinole Police  
16                  Chiefs over time, the City Attorney had been directed to move forward with a text  
17                  amendment to ban medical marijuana dispensaries based on recent court case  
18                  activity.  
19

20                  Kathleen Faubion, Land Use Counsel, Meyers Nave, offered a PowerPoint  
21                  presentation of the Zoning Code Amendment for Planning Commission  
22                  consideration and recommendation to the City Council. She explained how  
23                  federal law that recognized no legal use of marijuana conflicted with State law in  
24                  the passage of Proposition 215 in 1996 which allowed the limited use of medical  
25                  marijuana, creating a conflict for local enforcement. After discussions with those  
26                  involved, an outright ban on medical marijuana dispensaries anywhere within the  
27                  City of Pinole had been proposed along with the addition of a definition of  
28                  medical marijuana dispensaries to recognize that there were permitted uses for  
29                  medical marijuana under State law and to circumscribe those permitted uses and  
30                  facilities as close as possible without banning what State law allowed. A  
31                  companion amendment had been proposed to the business license regulations,  
32                  and the text amendments would also repeal the existing provisions.  
33

34                  Ms. Faubion reported that the Planning Commission Subcommittee had reviewed  
35                  the draft ordinance on July 9, 2014 when the regulations to ban medical  
36                  marijuana dispensaries had been discussed along with a potential regulation to  
37                  outdoor marijuana cultivation. The Subcommittee recommended bringing the  
38                  medical marijuana dispensaries issue to the full Commission but did not  
39                  recommend a discussion of the marijuana cultivation issue at this time although it  
40                  would continue to be monitored and could potentially be brought forward again.  
41

42                  Ms. Faubion recommended that the Planning Commission recommend that the  
43                  proposed amendments be found exempt from the California Environmental  
44                  Quality Act (CEQA), and recommend City Council approval of the Zoning Code  
45                  Amendments.  
46

1 PUBLIC HEARING OPENED

2  
3 There was no one to speak to the proposal.

4  
5 PUBLIC HEARING CLOSED

6  
7 Commissioner Kurrent suggested the concerns with medical marijuana were  
8 valid, and supported the proposed amendments to ban medical marijuana  
9 dispensaries in the City, and let time resolve the issues in the future.

10  
11 Commissioner Bender referred to the Police Chief's White Paper related to the  
12 negative secondary impacts of medical marijuana dispensaries, which he  
13 characterized as startling, and sympathized with residents who had to live near  
14 the storefront operations in other cities. He supported the amendments.

15  
16 Commissioner Toms was also in support of the amendment for the reasons  
17 identified in the staff report and by other members of the Commission.

18  
19 Chair Brooks agreed with the recommendations for the safety of the City.

20  
21 **MOTION** to approve Resolution 14-06 recommending that the City Council amend  
22 Title 17 of the Municipal Code to prohibit the establishments and operation of  
23 medical marijuana dispensaries as further set forth in Attachment C to the staff  
24 report dated September 22, 2014.

25  
26 **MOTION: Toms**

**SECONDED: Bender**

**APPROVED: 4-0-2**

**ABSENT/EXCUSED: Martinez-Rubin, McGoldrick**

27  
28  
29 **F. OLD BUSINESS:** None

30  
31 **G. NEW BUSINESS:** None

32  
33 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**

34  
35 Mr. Rhodes reported that upcoming items included an application for a new  
36 commercial building for a drive-through pharmacy including the relocation of two  
37 existing cell sites at Appian Way and Canyon which he envisioned would be  
38 considered by the Planning Commission Subcommittee; and an informational  
39 presentation to the City Council about the Gateway West and Gateway East  
40 development on Pinole Valley Road between Interstate 80 and Henry Avenue. He  
41 advised that there was still a vacancy on the Planning Commission that needs to be  
42 filled.

43  
44 **I. COMMUNICATIONS:** None

45  
46 **J. NEXT MEETING:**

1  
2 The next meeting of the Planning Commission will be held on Monday, October  
3 27, 2014 at 7:00 P.M.  
4

5 **K. ADJOURNMENT: 7:39 P.M.**

6  
7 Transcribed by:

8  
9  
10 Anita L. Tucci-Smith  
11 Transcriber

# DRAFT

## 2015 Planning Commission Regular Meeting Schedule\*

MONTH	DATE	TIME
January	Monday, 1/26/15	7:00 PM
February	Monday, 2/22/15	7:00 PM
March	Monday, 3/23/15	7:00 PM
April	Monday, 4/27/15	7:00 PM
May	Monday, 5/18/15	7:00 PM
June	Monday, 6/22/15	7:00 PM
July	Monday, 7/27/15	7:00 PM
August	Monday, 8/24/15	7:00 PM
September	Monday 9/28/15	7:00 PM
October	Monday, 10/26/15	7:00 PM
November	Monday, 11/16/15	7:00 PM
December	Monday, 12/19/15	7:00 PM
	<b>TOTAL MEETINGS: 12</b>	

\*Note: Regular Planning Commission meetings are normally held the fourth Monday of each month except for months where this day falls on a holiday. In May, November, and December the regular Planning Commission meetings will be held the third Monday of the month.





## Memorandum

**TO:** PINOLE PLANNING COMMISSION  
**FROM:** WINSTON RHODES AICP, PLANNING MANAGER  
**SUBJECT:** 656 QUINAN STREET MIXED USE BUILDING  
**DATE:** NOVEMBER 17, 2014

**Property Owner:**  
David Smith and Mary Ruth Kelley  
643 Quinan Street  
Pinole, CA 94564

**Applicant/Representative:**  
Kimberly Butt, AIA  
Interactive Resources  
117 Park Place  
Point Richmond, CA 94801

**FILE:** DR 14-25  
**LOCATION:** 656 Quinan Street  
**APN:** 401-120-005  
**ZONING:** Residential Mixed Use(RMU) San Pablo Avenue Old Town Sub Area of Three  
Corridors Specific Plan  
**GP LU:** Old Town Sub Area  
**PLANNER:** Winston Rhodes

### REQUEST

The applicant is seeking Design Review approval to expand and rehabilitate an existing approximately 1,000 square foot residential building to establish an approximately 2,000 square foot mixed use building at 656 Quinan Street with office space on the ground floor and a two bedroom / 1 bath residential unit on the second story.

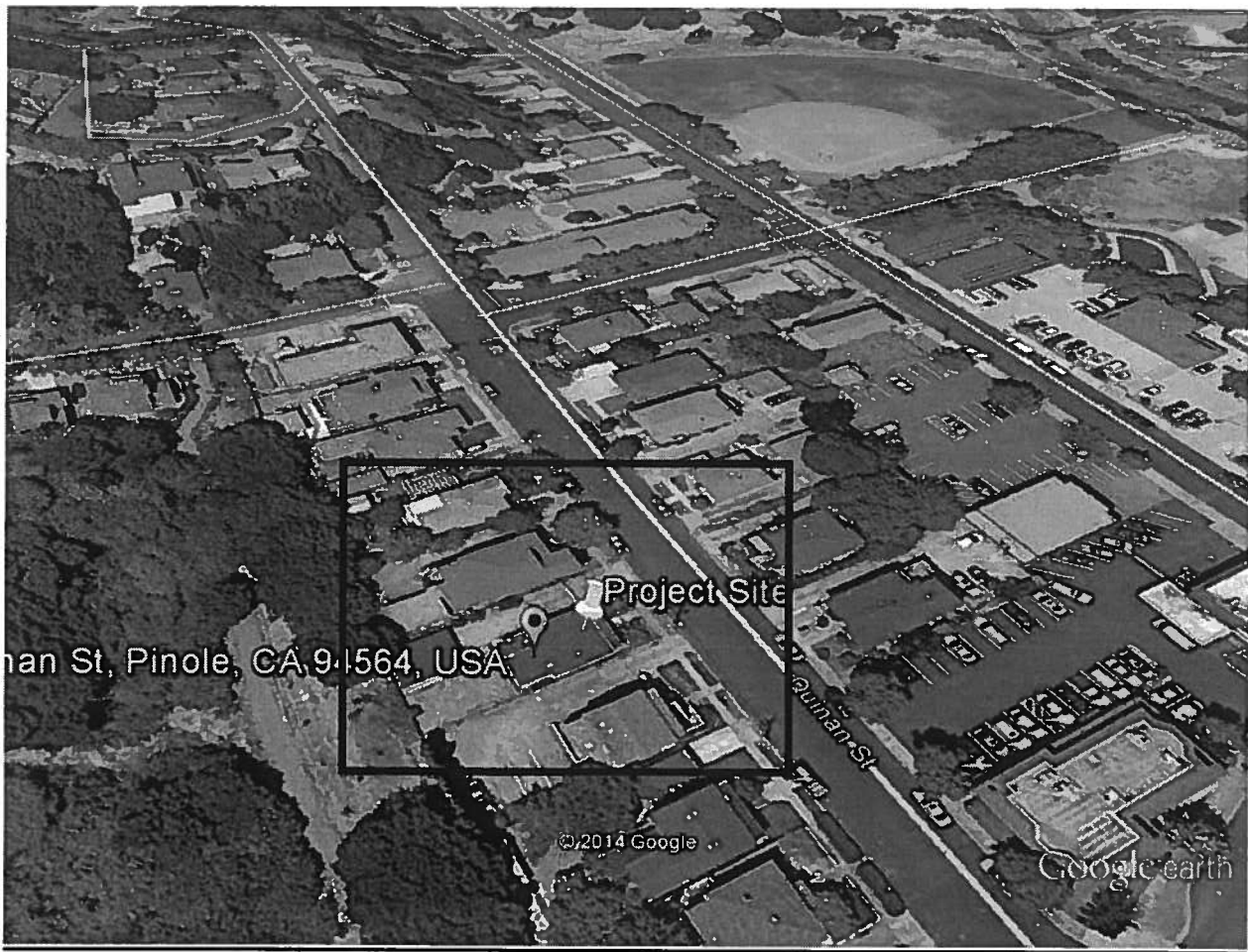
### STAFF RECOMMENDATION

Adopt Resolution 14-07 approving DR 14-25, approving the design for the expansion and rehabilitation of this historic residence to allow for a mixed use building

**SITE LOCATION**

The project site is approximately 5,000 square feet in the middle of the west side of Quinan Street. Quinan Street is bounded by Park Street / Buena Vista Drive on the north and San Pablo Avenue within the historic Old Town portion of the City. West of the property is the Heritage Park site with a recreation trail connecting San Pablo Avenue to Buena Vista Drive.

**Figure 1. Site Location**



Direction from Project Site	Land Use
North	Mixed Use Residence with Office

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West	Open Space with Trail
South	Medical Office
East	Residence and Residence with Mixed Use

## **BACKGROUND**

The existing Queen Anne-style cottage at 656 Quinan Street is approximately 1,000 sq. ft. and was constructed in 1900. The first residents were John and Teresa (Silvas) Curran. The Silvas family was one of the first pioneer families to settle Pinole and owned several businesses. The simple wood-frame cottage is essentially rectangular with a full-width wood porch at the front. The porch features wood turned posts, decorative brackets, a simple spindlework frieze and porch balustrade. Horizontal dropped wood siding clads the exterior walls and asphalt shingles cover the combination hipped and gable roof. The building currently includes several original double-hung wood windows with molded wood surrounds. The rear section is slightly narrower than the front portion and includes several non-original aluminum frame windows.

A paved concrete driveway extends across the north side of the lot to the rear approximately 485 square foot detached single-story garage. The existing detached garage is a modern construction and is not original to the site although a detached garage was noted on the 1925 Sanborn Insurance Map of the site.

The Planning Commission Development Review Subcommittee met on October 27, 2014 to discuss the project. The Subcommittee had no major concerns about the proposed design but noted that proposed color scheme is quite bold. A color board will be provided for review at the Planning Commission meeting.

## **PROJECT DESCRIPTION**

The property owner and applicant are proposing to raise the existing building approximately seven feet in order to increase the height from 1.5 to 2 stories. The ground floor is proposed to serve as an office space while the second story would be used as a residential apartment. The proposed remodeling would maintain the existing footprint of the building and provide an office, lobby, accessible restroom, and exterior rear deck at the ground level. A new interior stair at the south wall would provide internal access to the residential second story. The second story includes two bedrooms, a living room, kitchen, bathroom, and laundry /storage room.

The ground floor space is intended to serve as office space for the Quinan Street Project (QSP). QSP is a nonprofit organization, founded in 2011, that provides culturally responsive drama programs to the youth of West Contra Costa County by expanding school-based after school programming for students attending public schools within the West Contra Costa Unified School District. QSP has served Grant Elementary School, Olinda Elementary School, as well as its primary school site, Collins Elementary School nearby. This project will help facilitate the growth of the organization and its ability to introduce more children to acting and performing as well as the art of technical theatre and design.

The project also includes a proposed electrical vehicle hookup, a bicycle rack, a ramp to serve

disabled members of the public, an arbor with a raised deck, and a trash enclosure.

## **ANALYSIS**

### **General Plan Consistency**

The proposed project is located in the Old town Sub-Area land use category. The purpose of the designation is to maintain and enhance the residential, commercial and mixed-use character, scale and style of Old Town Pinole. All types of commercial and residential uses as either a single use or in combination with other allowable commercial and residential uses are allowed within this area, at intensities that preserve the character of Old Town Pinole. The designation is intended to encourage ground-floor, pedestrian-friendly retail sales and service uses with upper floors of office and/or residential uses.

The proposed project adds a ground floor business to this historic block and reflects the existing land use pattern of mixed use development within the Old Town Area. Additionally, it renovates and rehabilitates a vacant historic residential structure and helps to activate the Old Town area by providing a residential dwelling on the second floor and space for a local non-profit business on the ground floor.

The following goals and policies within the General Plan Community Character and Land Use Element are applicable to this project. This project reflects a historically sensitive approach to rehabilitating and upgrading the existing historic home and continuing the gradual transition to traditional mixed use within the Old Town area. The project also helps diversify the services in the area and complements the established land use pattern and thereby helps to implement the General Plan.

### **Community Character Element**

**GOAL CC.1** Maintain Pinole's unique qualities and sense of place to preserve the established historic and small-town character of the city.

**POLICY CC.1.1** All new development and redevelopment shall adhere to the basic principles of high-quality urban design and architecture including, but not limited to, human-scaled design, pedestrian orientation, and interconnectivity of street layout, siting buildings to highlight important intersections, entryways, focal points and landmarks.

**POLICY CC.1.4** The historic and urban character of Old Town Pinole shall be revitalized through the density and intensity of new construction, as well as through the use of building materials, architecture and other design elements that reflect the city's past.

**POLICY CC.1.5** Encourage project compatibility, interdependence and support with neighboring uses, especially between commercial and mixed-use centers and the surrounding residential neighborhoods. Uses should relate to one another with pedestrian connections, transit options, shared parking, landscaping, public spaces, and the orientation and design of buildings.

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GOAL CC.3 Support the development and retention of local-oriented services in Old Town Pinole and other commercial areas, and encourage and support the local economy.

Land Use Element

GOAL LU.3 Preserve historic resources and ensure high-quality site planning and design.

Policy LU.3.1 Old Town Pinole should continue to be an important historic resource to the City of Pinole.

Policy LU.3.2 Ensure high-quality site planning, architecture and landscape design for all new residential development, renovation or remodeling.

- POLICY CC.3.1 The City shall encourage a combination of retail, office, public spaces and entertainment uses in Old Town Pinole that serve the daily and occasional needs of residents and employees and make Old Town Pinole economically diverse and financially successful.

Specific Plan and Zoning Consistency

The proposed project is located within the Residential Mixed Use zone of the Old Town Sub-area within the Three Corridors Specific Plan. The purpose of the Residential Mixed Use District is to designate property for the development of medium- and high-density housing that may incorporate office and/or commercial services. While the predominant use of the development is residential, the City encourages the vertical and/or horizontal integration of commercial and/or office uses that are compatible with the residential development. The proposed project is permitted as well as supported by the current RMU zoning by providing a mixed use building with a rehabilitated residence. The proposed project, as conditioned complies with applicable zoning regulations.

The proposed project helps implement the six Specific Plan policies listed below. The project will provide a rehabilitated dwelling on second floor above ground floor office space intended to house a local non-profit business that seeks to enrich the educational experience of children attending schools in West Contra Costa County. The project also seeks to revitalize a currently underutilized property that has been vacant and in disrepair for several years.

LAND USE POLICY 2 Promote residential units on the upper stories of structures and encourage commercial activity at the street level.

LAND USE POLICY 5 Support existing viable uses while encouraging a new mix of uses.

LAND USE POLICY 6 Actively promote the “revitalization” of underutilized land

LAND USE POLICY 8 Encourage the development of mixed-use office buildings in

proximity to existing transit stops.

LAND USE POLICY 9                      Promote a variety of smaller retail and office space opportunities for small business.

LAND USE POLICY 10                    Where possible, preserve and restore historic buildings.

Parking/Site Circulation

Generally, new non-residential uses in the Old-Town area are exempt from auto parking requirements reflecting the large number of existing off-street public parking spaces in the Old Town Area and the desire to attract pedestrian-oriented private investment. Existing off-street public parking is available along Tennent Avenue between San Pablo Avenue and Park Street. Additional off-street parking is available northwest of the intersection of Park Street and Tennent Avenue. Transit access is also available along San Pablo Avenue southwest of the project site. Factoring only the residential portion of the proposed project within the Old Town Area, two parking spaces are required. The project includes six auto parking spaces total, two of which are garage enclosed. It should be noted that an electric vehicle charging station is proposed to support use of cleaner auto technology.

For areas outside the Old Town Area Section 17.48.050 of the Pinole Municipal Code requires 1 parking space / 250 sq. ft. of office gross floor area. The proposed floor area for office use is 1,000 sq. ft., creating a need for 4 parking spaces on-site. A two-bedroom single family home requires two parking spaces on site with one space either garage enclosed or covered. Table 1 shows the required parking for proposed mixed use building if it was outside the Old Town area.

**Table 1.** Parking Requirements for Proposed Mixed Use Building Outside The Old Town Area

	Requirement	Parking Required	Parking Provided
Office	1 space /250 sq. ft.	4 spaces	4 uncovered spaces in driveway
2-Bedroom Apartment	2 parking spaces	2 spaces	2 covered spaces in detached garage
Bicycle Parking	2 spaces minimum	1 bicycle space	3-space bicycle rack

The proposed project includes sufficient parking for this mixed use project if it were located outside the Old Town area. Given the proposed location is within the Old Town Area, the proximity off-street public parking spaces, transit lines, and the modest size of the project; staff believes there is adequate parking proposed to meet project parking demand.

Site access would be provided by the existing approximately 80 foot driveway along north side of the property with a width of approximately 12' – 15'.

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Architecture

The rehabilitated mixed use building is proposed to be 2,000 sq. ft. in area. The building is proposed to have a maximum height of 30' 6" from the ground to the raised roof peak. The existing asphalt shingle roof is proposed to remain. The ground floor siding material will be horizontal wood siding to match the existing material. The applicant proposes new wood windows to match the original windows which will be rehabilitated and restored (see page A301).

The applicant proposes to lift the existing porch to the second story effectively creating a balcony and replicate and enhance the original porch by adding a new ground floor front porch served by stairs with new decorative handrails as well as a ramp for disabled public access. The rehabilitated east elevation would double existing porch space and restore and enhance what is perhaps the buildings most unique and attractive architectural element. The east elevation would be symmetrical with two new ground floor wood windows to match the two existing windows raised to the second floor. The east elevation includes a new decorative traditional wall-mounted light to the right of the front door. Additionally, the proposed changes will strengthen the pedestrian scale and connection between private property and the public right-of-way by creating additional space for informal contact between building users along the street. The north elevation would include the new access ramp, three new wood windows (two on the second level and one on the ground level), a trash enclosure designed to match the siding material and two additional traditional wall-mounted light fixtures. The west elevation would include a new approximately 322 square foot rear deck with three sets of new wood French doors provide added multi-functional space.

The proposed color scheme features a combination of bright and bold colors. The base color is a French blue color with a trade name of "watertown". Two trim colors are proposed. The porch and deck railings as well as portions of the wood windows would have a contrasting off-white color with a trade name of "mascarpone". The second trim color proposed for the doors facing Quinan Street is a light salmon or pale orange color with a trade name of "coral gold". The wall-mounted light fixtures are proposed to be painted white.

Lighting

The project includes five additional building mounted light fixtures to provide exterior lighting at the front porch, the ramp area, and the rear porch area. A condition has been added requiring that light fixtures illuminate only the project site area and include features to prevent spill-over lighting onto adjacent properties.

Landscape Plan

The applicant is proposing a combination of 18 different grasses, ground covers, shrubs, and trees to decorate the front yard and borders of the property. Three drought tolerant deciduous Crape Myrtle trees are proposed. Two would be new street trees and one would be located between the rear deck and the detached garage. The variety proposed would have white flowers and orange-red autumn color. The second tree selection includes two deciduous Chinese Pistache trees along the rear property line that can be drought tolerant and provide luminous orange to red fall color. Vines are proposed along the northern, western, and southern property lines. The Hardenbergia is an evergreen vine with purple flowers that requires moderate water. The applicant also proposes another evergreen shrub along the south property line. The Pittosporum variety selected is well

adapted to seaside conditions and has silvery green leaves. The applicant has also included an arbor with a raised deck in the southwest corner of the project site flanked by two evergreen Sweet Olive shrubs that provide fragrant flowers during spring. Two additional drought tolerant deciduous Japanese Wisteria vines are proposed adjacent to the arbor to provide dramatic clusters of springtime blossoms. A small lawn area is proposed east of the proposed arbor and south of the existing detached garage.

New fencing is proposed at the north and south property lines as well as in the front yard. A draft condition of approval has been included to require submittal of a fencing plan for review and approval by staff prior to the issuance of a building permit.

#### Signage

Signage is not proposed at this time. A draft condition of approval has been included which requires that any future signage for the business office be submitted to the Planning Division for review and approval.

#### Trash Enclosure

The trash enclosure is proposed to be located on the north side of the subject site, adjacent to the ramp. The trash enclosure is proposed to be clad in wood siding to match the mixed use building.

### **ENVIRONMENTAL REVIEW**

The project is Categorically Exempt per Section 15331, Historic Resource Restoration/Rehabilitation and Section 15332, In-Fill Projects of the California Environmental Quality Act (CEQA) Guidelines. Because work is proposed to a potential historic resource, a project review for compliance with the Secretary of the Interior's Standards is required (see Attachment B). The proposed project meets the definition of rehabilitation and appears to be consistent with the applicable Secretary of the Interior's Standards for the treatment of Historic Properties and Guidelines for Rehabilitating Historic Buildings. The ten applicable guidelines are included on pages 6-8 of Attachment B. Two conditions of approval have been added to help assure compliance with guidelines in the field and protect any potential cultural resources on site that may emerge during the rehabilitation project. The project as proposed, and conditioned, would not have a substantial adverse effect on historic resources as defined by CEQA and is therefore eligible for a Class 31 categorical exemption as defined in Section 15331 of the CEQA Guidelines.

Section 15332 In-Fill Development (Class 32) is applicable in that the proposed project components, as conditioned, are consistent with the applicable Old Town Sub-Area General Plan designation, applicable General Plan policies and applicable zoning regulations. The proposed project components occur within an area substantially surrounded by urban uses with no value as habitat for protected species. The proposed project would not result in significant environmental effects, and the project site can be adequately served by all required utilities and public services.



**ATTACHMENTS**

- A. Resolution 14-07 with Exhibit A: Conditions of Approval
- B. Interactive Resources Secretary of The Interior's Standards Compliance Report Received October 21, 2014
- C. Project Plans Received October 21, 2014
- D. Light Fixture Cut Sheet (Available For Review At Meeting)
- E. Color Board (Available For Review At Meeting)

**PLANNING COMMISSION RESOLUTION 14-07  
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING A DESIGN REVIEW REQUEST TO MODIFY AND ENLARGE AN EXISTING 1,000 SQUARE FOOT RESIDENTIAL BUILDING TO ESTABLISH AN APPROXIMATELY 2,000 SQUARE FOOT REHABILITATED MIXED USE BUILDING WITH A RESIDENTIAL UNIT ON THE SECOND FLOOR AND GROUND FLOOR OFFICE SPACE (DR 14-25) AT 656 QUINAN STREET (APN: 401-120-005)**

**WHEREAS**, Kimberly Butt of Interactive Resources Inc., (hereinafter referred to as applicant) filed an application with the City of Pinole (hereinafter referred to as City) for Design Review modifications needed to modify and expand the residential structure at 656 Quinan Street (APN: 401-120-005) and in accordance with Title 17 of the Pinole Municipal Code; and

**WHEREAS**, the Planning Commission of the City of Pinole is the appropriate authority to hear and take action on this project; and

**WHEREAS**, the Planning Commission of the City of Pinole finds that in accordance with the California Environmental Quality Act, the project is Categorically Exempt per Section 15331 and 15332 of the California Environmental Quality Act Guidelines in that it meets the criteria for a historic resource restoration project consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings as well as meets the criteria for in-fill development; and

**WHEREAS**, a notice of public hearing was distributed to all property owners within 300 ft. of the project site and a notice was published in the November 7, 2014 edition of the West County Times as required by law; and

**WHEREAS**, after the close of a duly noticed public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed development prior to taking action.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Pinole:

A. Hereby finds that:

1. The project is categorically exempt from the California Environmental Quality Act (CEQA) because the components qualify for the following CEQA Guideline exemption categories Section 15331 and Section 15332.

Section 15331 Historic Resource Restoration / Rehabilitation (Class 31) is satisfied in that the proposed project meets the definition of rehabilitation by making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The proposed project reflects great care to protect the unique architectural features of the building while altering the building to allow for mixed use.

Section 15332 In-Fill Development (Class 32) is satisfied in that proposed project including building modifications and proposed expansion as conditioned is consistent with the applicable Old Town Sub-Area General Plan designation and applicable General Plan policies and applicable zoning regulations; and the proposed project occurs within an area substantially surrounded by urban uses; the project site has no value as habitat for protected species, the project would not result in significant effects, and the project site can be adequately served by all required utilities and public services.

2. The project, as conditioned helps preserve and protect historic resources and the unique architectural character of Old Town Pinole.
  3. The project, as conditioned, encourages bicycle use as an alternative to driving
  4. The project, as conditioned, includes lighting improvements to enhance personal security and improve public safety.
  5. The proposed changes to site, as conditioned, are compatible with the existing surrounding area and ultimate character of the area under the General Plan.
  6. Based upon the depth and variety of design components including lighting, landscaping, and signage; the proposed changes as conditioned will not be unsightly, obnoxious or undesirable in appearance, and will not hinder the harmonious development of the area, impair the desirability of the area for the uses permitted, nor limit the opportunity to attain optimum use and value of the land and improvements, or otherwise adversely affect the general property and welfare.
  7. The proposed development modifications as conditioned create a well-composed design, harmoniously related to the other existing development features on the project site and within the immediate area.
  8. The project is, or has been, conditioned to be in conformance with all applicable City standards and specifications to ensure a well-designed site composed of a visually-appealing mixed use building that retains the historic character of the original building while expanding the building and upgrading the property.
  9. Special consideration has been given to those elements of the design that have a significant relationship to the existing site conditions and the established development pattern in the immediate vicinity along Quinan Street.
- B. Hereby approves Design Review 14-25 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
- C. The approval of the Design Review 14-25 shall terminate on November 17, 2015, unless exercised and actual construction or alteration under valid permits has begun within said period or a written request has been submitted to the City, prior to the expiration date, for an extension of time as allowed under the Zoning Ordinance.

The above action is final unless an appeal is filed pursuant to Chapter 17.10 of the Pinole Municipal Code within ten (10) calendar days following Planning Commission action.

**PASSED AND ADOPTED** by the Planning Commission of the City of Pinole on this 17<sup>th</sup> day of November 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Thomas Brooks, Chair, 2014-2015

ATTEST:

---

Winston Rhodes, AICP, Planning Manager



**Exhibit A**  
**Planning Commission Resolution 14-07 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 656 Quinan Street rehabilitation project, DR 14-25, approved by the Planning Commission and date stamped received October 21, 2014, 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	Planning Division	
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	
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	



**Exhibit A**  
**Planning Commission Resolution 14-07 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	The project shall be built in a manner consistent with all applicable Federal, State, and local regulations.	On-Going	Development Services Department
6.	<p>The following provisions to control noise, dust, and construction debris and nuisance construction:</p> <p>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.</p> <p>B. All construction vehicles should be properly maintained and equipped with exhaust mufflers and meet State and Federal standards.</p> <p>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.</p> <p>D. Active construction sites shall be fenced and all equipment and 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</p>	On-Going	Development Services Department and Police Department



**Exhibit A**  
**Planning Commission Resolution 14-07 CONDITIONS OF APPROVAL**

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	with any construction waste material consolidated and prepared for proper disposal and/or recycling each day for the duration of the construction activity.  F. Construction equipment and contractor's personal vehicles shall be parked in a manner that does not block Quinan Street or existing driveways.			
7.	BUSINESS EMERGENCY INFORMATION FORM – The property owner and 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.	Ongoing	Police Department	
8.	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.	Ongoing	Development Services and Police Departments	
9.	The applicant shall submit any future signage for the non-residential portion of the building for City review and approval.	Ongoing	Development Services Department	



**Exhibit A**  
**Planning Commission Resolution 14-07 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	<p>SECURITY PLAN - The applicant shall prepare and shall submit a security plan for the mixed use building for review and approval by the Development Services and Police Departments. The security plan shall include hours for public use, and complete "Business Site Emergency Information Form." Additionally, the owner shall provide full cooperation with the Police Department staff to prevent or investigate criminal activity at the 656 Quinan property as needed.</p> <p><b>Prior to Issuance of Building Permits</b></p>	<p>Ongoing</p> <p>Development Services Department and Police Department</p>	
11.	<p>These conditions of approval shall be included on the front of the building permit construction plans.</p> <p><b>Prior to Issuance of Building Permits</b></p>	<p>Prior to Issuance of Building Permits</p> <p>Development Services Department</p>	
12.	<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</p>	<p>Prior to Issuance of Building Permits</p> <p>Development Services Department</p>	





**Exhibit A**  
**Planning Commission Resolution 14-07 CONDITIONS OF APPROVAL**

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	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.			
13.	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 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.	Prior to Issuance of Building Permits	Development Services Department	
14.	FENCING PLAN - The applicant shall prepare a precise fencing plan for the project for review and approval by the Development Services Department. New fencing shall be made of a durable material that matches and/or complements the proposed architecture and historic character of the Old Town area.	Prior to Issuance of a Building Permit	Development Services Department	
15.	CONSTRUCTION SECURITY PLAN - The applicant shall provide a construction security plan including planned site mobilization, temporary fencing, and equipment staging information.	Prior to Issuance of a Building Permit	Development Services and Police Department	



**Exhibit A**  
**Planning Commission Resolution 14-07 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
16.	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.	Police Department and Development Services Department	
17.	LIGHTING PLAN – The applicant shall prepare a final lighting plan for the project and shall ensure proposed lighting satisfies City lighting standards. 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. Additionally, the lighting plan shall include motion sensitive lighting to illuminate the disabled access ramp and trash enclosure area adjacent to the project driveway. Exterior lighting is required over all existing building doors and along onsite paths of travel. Light fixtures shall include features to ensure that illumination is limited to the project site and prevents off-site glare affecting adjacent properties.	Police Department and Development Services Department	
18.	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 Development Services Department. The bicycle rack shall be durable and vandalism resistant.	Development Services Department	



**Exhibit A**  
**Planning Commission Resolution 14-07 CONDITIONS OF APPROVAL**

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
19.	STORMWATER CONTROL – The owner and applicant shall submit sufficient stormwater control information necessary to satisfy the Clean Water Act and meet Contra Costa County Clean Water Program C.3 requirements as determined by the City Engineer.	Prior to Issuance of Any Building Permit	Development Services Department	
20.	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 Manager. 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 arbor design specifications including proposed height, area, and materials with property setbacks noted. The landscape plan shall include irrigation information and precise specifications and cut sheets for all planting areas depicted on project plans.	Prior to Issuance of Any Building Permit	Planning Division	
21.	PERMITS, BONDS, AND INSURANCE - The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for all work to be done in the City's right-of-way. This encroachment permit, if applicable, shall be obtained prior to the issuance of a building permit and prior to any work being done in the City's right-of-way.	Prior to Issuance of Building Permits	Development Services Department	
22.	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	Prior to Issuance of Building	Development Services Department	



**Exhibit A**  
**Planning Commission Resolution 14-07 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Permits		
	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.		
23.	Prior to Issuance of Building Permit	Development Services Department and Fire Departments	
	<b>Prior to Issuance of Final Inspection Approval /Occupancy</b>		
24.	During Construction	Development Services Department, Contra Costa County Coroner, and Native American Heritage Commission	
	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		



**Exhibit A**  
**Planning Commission Resolution 14-07 CONDITIONS OF APPROVAL**

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	archaeologist, until the identified appropriate actions have been implemented.			
25.	STORMWATER CONTROL OPERATION AND MAINTENANCE - The applicant and owner shall record an operation and maintenance agreement for installed stormwater control improvements to the satisfaction of the City Engineer.	Prior to Final Inspection	Development Services Department	
26.	The applicant shall ensure that all applicable Building and Fire Code requirements are satisfied.	Prior to Final Inspection	Development Services Department and Fire Departments	
27.	The mixed use 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	
28.	ADDRESSING - Prior to final building inspection, permanent illuminated site address shall be installed in compliance with Title 15 of the Municipal Code.	Prior to Final Inspection	Building Division and Fire Department	
29.	SIDEWALK, CURB AND GUTTER REPAIR - The applicant shall repair and replace to existing City standards, any sidewalk, curb and gutter that is damaged along the project site street frontage now or during construction of this project.	Prior to Final Inspection	Development Services Department	



**Exhibit A**  
**Planning Commission Resolution 14-07 CONDITIONS OF APPROVAL**

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
30.	BICYCLE PARKING - The applicant shall ensure that bicycle parking shall be installed.	Prior to Final Inspection Planning Division	

# ATTACHMENT B

## SECRETARY OF THE INTERIOR'S STANDARDS COMPLIANCE REPORT

656 Quinan Street  
Pinole, California

October 9, 2014



*Prepared for*  
David Smith  
P.O. Box 694  
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*Prepared by*  
Kimberly Butt, AIA  
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FILE COPY

INTERACTIVE  
RESOURCES

Architects & Engineers

RECEIVED

OCT 21 2014

CITY OF PINOLE  
DEVELOPMENT SERVICES DEPT.

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## **Introduction**

The following report evaluates the potential effects of the proposed alterations to the building at 656 Quinan Street, Pinole. The building is located within the Pinole General Plan Old Town Sub-Area (OTSA) and Old Town Design Guidelines Overlay District, and is over 50 years old; therefore there is a strong likelihood that the property would meet the criteria to be considered a historic resource as set forth by the California Environmental Quality Act (CEQA). The property owners propose to raise the existing structure approximately seven feet, construct a new ground floor, and rehabilitate the entire building. Because work is being proposed to a potential historic resource, a project review for compliance with the *Secretary of the Interior's Standards* is required under CEQA and in conformance with the Old Town Design Guidelines Section 7 adopted by the City of Pinole. This report has been prepared by Kimberly Butt, AIA, an architectural historian and preservation architect who meets the Secretary of the Interior's qualification standards for professionals in architectural history and architecture as published in the Code of Federal Regulations, 36 CFR Part 61.

## **Methodology**

Several site visits to the property have been conducted since March 2014 to photograph and assess the existing conditions. Additionally, proposed project plans prepared by Interactive Resources, Inc. and dated October 2014 have been thoroughly reviewed. Minimal archival research was conducted which included a search for historic maps and historic photographs from previous residents. Additionally, a meeting with the client and the City of Pinole Planning Manager, Winston Rhodes, took place on July 11, 2014 to discuss the property and the proposed project.

## **Summary of Findings**

The proposed project meets the definition of rehabilitation and appears to be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Rehabilitating Historic Buildings* (Secretary's Standards and Guidelines). The project would not have a substantial adverse effect on historical resources as defined by CEQA and is therefore exempt from CEQA as Class 31 categorical exemption as defined in Section 15331 of the CEQA Guidelines.

## Historical Resources and CEQA

### Presence of Historical Resources

Section 15064.5(a)(2) of CEQA includes in its definition of historical resources "a resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant." Section 5020.1(k) of the Public Resources Code defines a local register of historical resources as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution."

The City of Pinole does not maintain a historic resources inventory or currently have a Historic Preservation Ordinance. However, the OTSA is recognized in the General Plan, the Three Corridors Specific Plan and the Old Town Design Guidelines as being a historic overlay district which encompasses the historic core of Pinole with numerous extant historic resources. The General Plan states, "Old Town can be viewed as a unique, cohesive center for community activity, commerce and recreation. The Old Town area provides a visible, tangible heart to the City of Pinole with its many historic and cultural resources."<sup>1</sup> Additionally, the Three Corridor Specific Plan identifies one goal to be to "preserve the historic character and resources of Old Town," and later asserts that "Old Town Pinole still retains its historic and architectural character."<sup>2</sup> The period of significance for Old Town was identified in the Old Town Design Guidelines as being from 1880 to 1940, which includes the construction of 656 Quinan Street.<sup>3</sup>

656 Quinan Street is not currently listed on the National Register of Historic Places, the California Register of Historical Resources, or the Contra Costa County Historic Resource Inventory. Further, a formal historic resource evaluation has not been undertaken for the property. The building is located within the OTSA and the Old Town Design Guidelines Overlay District, and is identified in the "City of Pinole Historic Walking Tour," brochure, which is available on the City's website. The brochure identifies both Quinan Street in general as a location for numerous historic homes and 656 Quinan Street specifically as a noteworthy building.

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1. City of Pinole General Plan, Chapter 3, Community character, 3.0-13

2. City of Pinole, Three Corridors Specific Plan, 2.0-7 and 3.0-1.

3. Ibid. 7.0-22.

Because the subject property is within the local OTSA, which for all intents and purposes identifies a local historic district, and was constructed ca. 1900, the property for the purposes of this review is to be considered a potentially significant local historic resource as defined by CEQA.

## **Determining Significant Effects on Historical Resources**

The project has been reviewed and evaluated in this report in accordance with the requirements of CEQA and the City of Pinole Old Town Design Guidelines. Consistency with the *Secretary's Standards and Guidelines* is necessary for a project to receive a Class 31 categorical exemption from CEQA as specified in Section 15331 of the *CEQA Guidelines*. That section states as follows:

Class 31 consists of projects limited to maintenance, repair, stabilization, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer, 1995).

The CEQA Guidelines provide for various classes of categorical exemptions, including Class 31 exemptions for projects that are limited to rehabilitation of historical resources in a manner consistent with the *Secretary's Standards and Guidelines*. However, this exemption cannot be used where the proposed project may cause a substantial adverse change in the significance of a historical resource as defined by the CEQA Guidelines in Section 15064.5(b).

The CEQA Guidelines state that physical demolition of a resource by definition constitutes a "substantial adverse change" and would therefore have a significant adverse effect on the resource. Furthermore, relocation or "alteration of the resource or its immediate surroundings" can also constitute a substantial adverse change in the significance of an historical resource if it would result in "material impairment" of the resource. A project is considered to result in material impairment when it "alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion" in the California Register of Historical Resources (Section 15064.5(b)(2)(A)). However, if the proposed project would not result in a "material impairment" and is found to be consistent with the *Secretary's Standards and Guidelines*, it will qualify for the Class 31 categorical exemption. Inclusive of the recommended changes, it does not appear that the

proposed project would result in a material impairment and the project appears to be consistent with the *Secretary's Standards and Guidelines*, as analyzed in detail below. Therefore, the project would not have a significant effect on historical resources and is exempt from CEQA.

## **Building History and Description**

The one-and-one-half story, Queen Anne-style cottage at 656 Quinan Street was constructed ca. 1900. The first residents were John and Teresa (Silvas) Curran. The Silvas were one of the first pioneer families to settle in Pinole and they owned and operated a number of businesses in Pinole such as: Silvas Haberdasher, the Golden West Hotel and the Post Office.<sup>4</sup> The building appears on both the 1910 and 1925 Sanborn Insurance maps (see Figures 1 and 2). On the 1925 map, a garage was extant at the rear of the property. It is unknown when the garage was demolished or removed from the site, but a new garage was constructed more recently.

The house stands on the west side of Quinan Street, which was developed around the turn of the twentieth century with numerous modest residences. The simple wood-frame cottage is essentially rectangular in plan with a full-width wood porch at the front. The porch features wood turned posts, decorative brackets, a simple spindlework frieze and porch balustrade. Horizontal dropped wood siding clads the exterior walls and asphalt shingles cover the combination hipped and gable roof. The building maintains several original double-hung wood windows with molded wood surrounds. The rear section is slightly more narrow than the front portion and maintains several non-original aluminum frame windows.

A paved concrete driveway extends across the north side of the lot to the rear detached single-story garage. The garage is of modern construction and is not original to the site. A small rear yard completes the parcel which abuts an undeveloped lot with a paved pedestrian trail at the west side.

## **Proposed Project**

The property owner is proposing to raise the existing building approximately seven feet in order to increase the height from one-and-one-half stories to two-stories. The ground floor would function as an office space, and the upstairs would be used for a residential apartment. The new

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4. City of Pinole, Historic Walking Tour located online at [http://www.ci.pinole.ca.us/about/docs/Walking\\_Tour\\_Hi\\_Res.pdf](http://www.ci.pinole.ca.us/about/docs/Walking_Tour_Hi_Res.pdf)

construction would maintain the existing footprint and provide an office, lobby, restroom and exterior deck at the ground level, and two bedrooms, a living room, kitchen, bathroom, and laundry/storage room at the second floor. A new interior stair at the south wall would provide internal vertical access.

At the exterior the wall extensions would be clad in horizontal dropped wood siding to match the existing. At the front elevation the existing porch would be raised and a second level constructed beneath it. The porch addition would share compatible details with the original wood porch and a new exterior stair would be constructed centered on the entry. Two new windows and an entry door at the ground floor would align with the existing openings at the second floor. A new exterior accessible ramp would run along the north wall. Additionally, a refuse container enclosure clad in horizontal wood siding would be constructed at the west end of the ramp. One new wood double-hung window would be located in first floor of the north wall, and two new wood double-hung windows would also be placed in the west end of the north wall at the second floor. The rear, west elevation would feature the most alterations with four new windows at the second floor and three new pairs of French doors at the ground floor that would open out to a wood deck. The south elevation would also feature three new windows at the ground floor and one new replacement window at the second floor.

Existing, original wood windows will be preserved and rehabilitated. All new doors and windows will be wood and would feature surrounds similar to the existing. New wall-mounted exterior lights would be located on at least three sides of the rehabilitated building. Additional features would include a new bike rack and electric vehicle charging station. Indoor bike storage would be in the existing garage. No additional work is planned to the existing garage.

## **Evaluation of Consistency with the Secretary of the Interior's Standards**

In accordance with the requirements of the CEQA, this project is being evaluated for consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer, 1995). The project as proposed qualifies as a rehabilitation as defined by the *Secretary's Standards and Guidelines*:

*Rehabilitation* is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Therefore, the relevant Standards are those for *rehabilitation*, as stated and discussed below. In addition to the Standards, there are numerous guidelines that expand upon the concepts outlined in the guidelines and address specific issues that arise in rehabilitation work, including how to identify, retain, protect, preserve and repair historic building materials and features; how and when to replace them and how to design appropriate additions and alterations. These guidelines are numerous and will not all apply to a given project. They will be reference only as-needed.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*Comment:* The building at 656 Quinan Street has historically been used as a residence. The proposed use would maintain a residence at the upper floor, while introducing a compatible office use at the ground floor. The new use requires minimal changes to the defining characteristics of the building.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*Comment:* The historic character of the property would be retained. Very little historic materials would be removed. Potentially some wood elements, such as siding, trim, or window component may be found to be deteriorated beyond repair and would be replaced in kind. Three existing windows at the crawls space located on the north and south side elevations will be removed as part of the proposed project. These windows are located on secondary elevation and are not considered primary character defining features. Additionally, the three windows are in very poor condition.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

*Comment:* The building would be raised and a new story installed at the ground level. The new story would feature contemporary compatible components, such as wood windows, wood doors, exterior lighting, new porch elements, and accessible ramp. Although the new wall sections would be clad in a horizontal siding to match the existing, the details and architectural features would be clearly modern, so as not to create a false sense of historical development.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*Comment:* There are no changes that have acquired historic significance on the property.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

*Comment:* The primary character defining elevations and features of the property would remain unaltered, such as the horizontal wood siding, the existing double-hung wood windows, exterior wood trim and the wood porch elements.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*Comment:* Any deteriorated components or features would be replaced in kind. The original wood windows at the main floor would remain. Some repairs are likely to be required and Preservation Brief 9 should be consulted. Also, repairs and potentially replacement may be required for several of the features of the historic wood porch. Preservation Brief 45 provides guidance to working on historic wood porches.

See Preservation Brief 9: The Repair of Historic Wooden Windows available at <http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

See Preservation Brief 45: Preservation Historic Wood Porches available at <http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*Comment:* No chemical or harsh treatments are proposed.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*Comment:* There are no known archeological resources on the site.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*Comment:* The proposed ground floor addition appears to be compatible with the existing historic property and its surrounding environment. The building would be raised only half a story in height in order to create two useable levels. There is a strong precedent for raising structures on Quinan Street, as many of the neighboring houses have previously undergone the same treatment. The new work would not increase the overall building footprint or the building's relationship to its site and environment. The proposed massing, size and scale of the alterations would be appropriate to the surrounding historic buildings. All new work would be clearly contemporary, and no historic materials would be destroyed.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

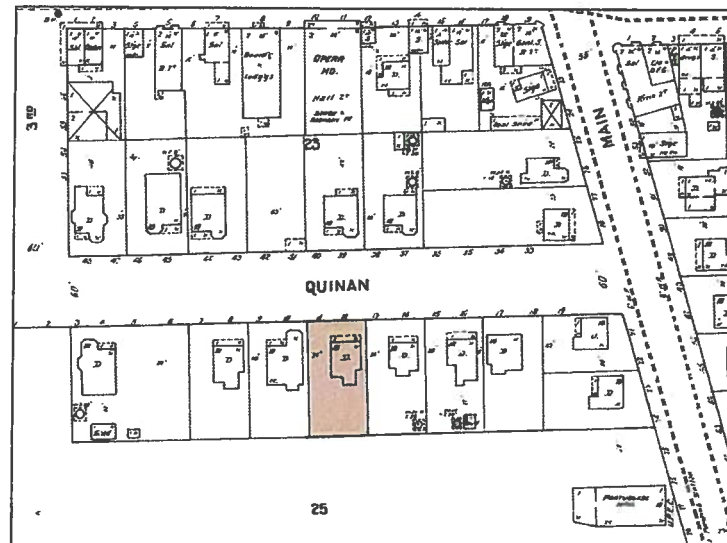
*Comment:* If the ground floor addition were to be removed in the future the essential form and integrity of the historic property would be maintained and the historic building would remain intact.

## Conclusion

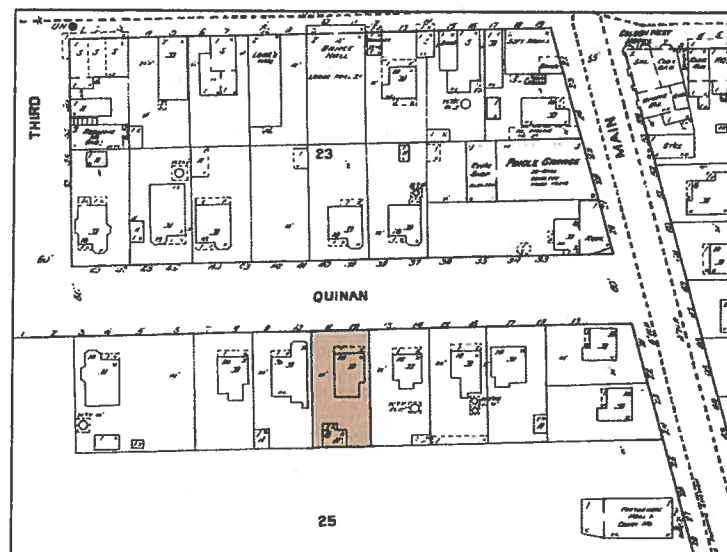
Based on the above analysis, the proposed project appears to be consistent with the Secretary of Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer, 1995). Therefore, the project as a whole appears to be exempt from CEQA under Section 15331 of CEQA as a Class 31 Categorical Exemption and appears to be in conformance with the City of Pinole Old Town Design Guidelines Section 7.



## Figures



*Figure 1: Sanborn Fire Insurance map from 1910.  
The subject property is highlighted.*



*Figure 2: Sanborn Fire Insurance map from 1925.  
The subject property is highlighted.*



*Figure 3: Historic view of the front of 656 Quinan Street. No date.*



*Figure 4: Current view of the front of 656 Quinan Street.*



*Figure 5: View of the north and west sides of the house. Note: Demolition was undertaken by the previous owner at the northwest corner and crawl space.*



*Figure 6: View of the south side of the building looking northwest.*

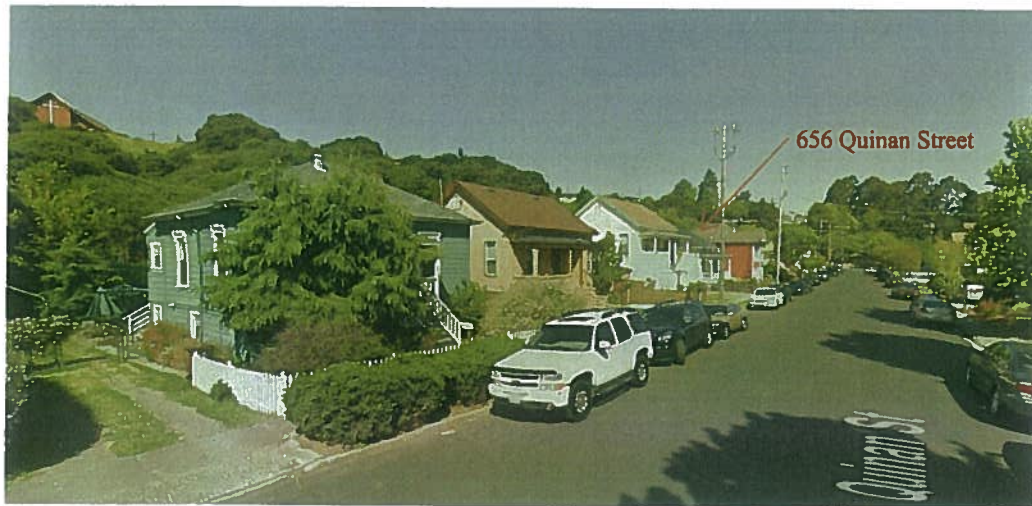




*Figure 7: View of the driveway at the north side of the house looking west toward the detached garage.*



*Figure 8: View of the south side of the detached garage looking from the adjacent property and across the rear yard.*



*Figure 9: Streetscape of Quinan Street looking northwest. Source: Google Maps*

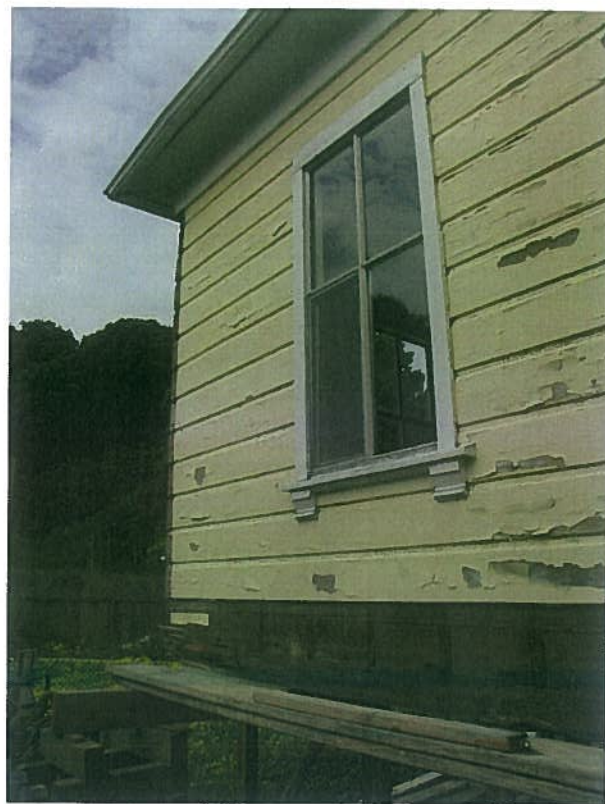


*Figure 10: Streetscape of Quinan Street looking southwest. Source: Google Maps.*





*Figure 11: Existing window condition at the crawl space.*



*Figure 12: Existing non-original aluminum window at the south wall*

# 656 QUINAN STREET REHABILITATION

DESIGN REVIEW SUBMISSION  
NOT FOR CONSTRUCTION

656 QUINAN STREET  
PINOLE, CA 94564

## ABBREVIATIONS

A.B.	ANCHOR BOLTS	G.S.M.	GALVANIZED SHEET METAL	T.P.	TOP OF PAVEMENT
ACOUS.	ACOUSTICAL	GYP. BD.	GYPSUM BOARD	TR.	TRANSVERSE
ADM.	ADMINISTRATIVE	H.D.	HOLD-DOWN	TYP.	TYPICAL
ALS	ASSISTIVE LISTENING	HMA	HAZARDOUS MATERIALS	U.O.N.	UNLESS OTHERWISE
ALT.	SYSTEM		ABATEMENT	NOTED	
ALUM.	ALUMINUM	HORIZ.	HORIZONTAL	VERT.	VERTICAL
APPROX.	APPROXIMATE	H.S.B.	HIGH STRENGTH BOLTS	VS.	VERTICAL GRAIN
ARCH.	ARCHITECTURAL	HT.	HEIGHT	W.	WIDE
		HDR.	HEADER	WASH.	WASHER
BLDG.	BUILDING	IN.	INCH(ES)	W/	WITH
BLKG.	BLOCKING	I.D.	INSIDE DIAMETER	WC	WATER CLOSET
BM.	BEAM	INSUL	INSULATION	WD.	WOOD
B.N.	BOUNDARY NAIL	ISA	INTERNATIONAL SYMBOL OF	W/O	WITHOUT
BOT.	BOTTOM		ACCESS	WP.	WEATHERPROOF
BRD.	BOARD	JT.	JOINT	WPF.	WEATHERPROOF
BTR.	BETTER	JST.	JOIST	X	CROSS
		L.	LONG (LENGTH)		
CAB.	CABINET	MAX.	MAXIMUM		
CAC.	CALIFORNIA ADMIN-	M.B.	MACHINE BOLTS		
	ISTRATIVE CODE	MECH.	MECHANICAL		
CAT.	CATWALK	MET.	METAL		
CEM. PLAS.	CEMENT PLASTER	MEZZ.	MEZZANINE		
CER.	CERAMIC	MFR.	MANUFACTURER		
C.J.	CONSTRUCTION JOINT	MIN.	MINIMUM		
CLG.	CEILING				
CLR.	CLEAR	N/A	NOT APPLICABLE		
COL.	COLUMN	N.I.C.	NOT IN CONTRACT		
CONC.	CONCRETE	NOM.	NOMINAL		
CONN.	CONNECTION	N.T.S.	NOT TO SCALE		
CONT.	CONTINUOUS	O.C.	ON CENTER		
CONTR.	CONTRACTOR	O.FD.	OVERFLOW DRAIN		
C.M.U.	CONCRETE MASONRY	O.H.	OPPOSITE HAND		
	UNIT	O.L.A.	OFFICE OF LOCAL ASSISTANCE		
CSPE	CHLOROSULFONATED	OPP.	OPPOSITE		
	POLYETHYLENE				
	("HYPALON")				
		PERIM.	PERIMETER		
DBL.	DOUBLE	PBS	PUBLIC BUILDINGS SERVICE		
DET.	DETAIL	P.C.C.	PRECAST CONCRETE		
D.F.	DOUGLAS FIR	PL.	PLATE		
DIA.	DIAGONAL	P.L.	PROPERTY LINE		
DIA.	DIAMETER	P.LAM.	PLASTIC LAMINATE		
DIM.	DIMENSION	PLYWD.	PLYWOOD		
DN.	DOWN	P.N.	PLY NAIL		
DP.	DEEP	P.S.F.	POUNDS PER SQUARE FOOT		
DR.	DOOR	P.S.I.	POUNDS PER SQUARE INCH		
D.S.	DOWNSPOUT	P.T.	PRESSURE TREATED		
DSA	DIVISION OF THE STATE	PT.	POINT		
	ARCHITECT				
		R.	RISER		
EA.	EACH	RAD.	RADIUS		
E.F.	EACH FACE	REINF.	REINFORCEMENT		
E.J.	EXPANSION JOINT	REQD.	REQUIRED		
ELEV.	ELEVATION	RES.	RESILIENT		
ELEC.	ELECTRICAL	R.O.	ROUGH OPENING		
E.N.	EDGE NAIL	R.S.	ROUGH SAWN		
E.Q.	EQUAL	RDWD.	REDWOOD		
EQPT.	EQUIPMENT	RO.	ROUGH		
E.S.	EACH SIDE	R.W.L.	RAIN WATER LEADER		
E.W.	EACH WAY				
EXIST.	EXISTING	SA	SUSPENDED ACOUSTICAL		
EXP.	EXPANSION	SCD	SEE CIVIL DRAWINGS		
EXT.	EXTERIOR	SHT.	SHEET		
		SH.	SINGLE HUNG		
		SIM.	SIMILAR		
FDN.	FOUNDATION	SLDR.	SLIDER		
FHW.	FINISH	SMD	SEE MECHANICAL DRAWINGS		
FIN.	FINISH FLOOR	S.O.C.	SLAB ON GRADE		
FIN. FL.	FLOOR JOIST	SPEC(S)	SPECIFICATION(S)		
F.J.	FLOOR	SQ.	SQUARE		
FL.	FLUORESCENT	S.S.	STAINLESS STEEL		
FLUOR.	FIELD NAIL	S.S.D.	SEE STRUCTURAL DRAWINGS		
F.N.	FACE OF CONCRETE	S.S.P.	STANDARD STEEL PIPE		
F.O.C.	FACE OF FINISH	STRUC.	STRUCTURAL		
F.O.M.	FACE OF MASONRY	SYM.	SYMMETRICAL		
F.O.S.	FACE OF STUD				
FRMG.	FRAMING	T.	TREAD		
FT.	FOOT/FEET	T.&B.	TOP AND BOTTOM		
		T.G.	TONGUE AND GROOVE		
		T.C.	TOP OF CURB		
		TEL.	TELEPHONE		
		TERR.	TERRAZZO		
		T.O.C.	TOP OF CONCRETE		
		T.O.PL.	TOP OF PLATE LINE		
		T.O.S.	TOP OF STEEL		
		T.O.SF.	TOP OF SUBFLOOR		
		T.O.W.	TOP OF WALL		
G.A.	GAUGE				
GAL.	GALLON				
GALV.	GALVANIZED				
GSS.	GALVANIZED SHEET STEEL				
GLB.	GLUE LAMINATED BEAM				
GRD.	GRADE				
GSA	GENERAL SERVICES				
	ADMINISTRATION				

## SYMBOLS

AND	DETAIL SYMBOL
AT	DETAIL NUMBER
CENTER LINE	SHEET NUMBER
DIAMETER OR ROUND LINE	
EXISTING	INTERIOR ELEVATION SYMBOL
PERPENDICULAR	DETAIL NUMBER
POUND OR NUMBER	SHEET NUMBER
PLATE	REVISION SYMBOL
NEW	
WORK POINT	REF NORTH
NOMINAL FLOOR LEVEL	EQUIPMENT SYMBOL
OR MATCH LINE	
COLUMN GRID	STUD SIZE
LOUVER SYMBOL	TYPE NO.
DOOR SYMBOL	WIC: WOODWORK INSTITUTE
WINDOW SYMBOL	SERIES DESIGNATION
GATE SYMBOL	CABINET DESIGNATION
SECTION / EXTERIOR	HEIGHT
ELEVATION SYMBOL	DEPTH
	WIDTH
	KEY NOTE SYMBOL

## PROJECT TEAM

ARCHITECT:	PROJECT ARCHITECT:
INTERACTIVE RESOURCES INC.	KIMBERLY BUTT, AIA
117 PARK PLACE	
RICHMOND, CA 94801	
TEL: (510) 236-7435	ARCHITECTURAL ASSISTANT:
FAX: (707) 232-5325	CAMERON TOLER, ASSOC. AIA
	DERRICK PORTER, ASSOC. AIA
STRUCTURAL:	ENGINEER:
INTERACTIVE RESOURCES INC.	ALLAN WHITECAR, S.E.
117 PARK PLACE	
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TEL: (510) 236-7435	
FAX: (707) 232-5325	
OWNER:	
DAVID SMITH	
P.O. BOX 694	
PINOLE, CA 94564	

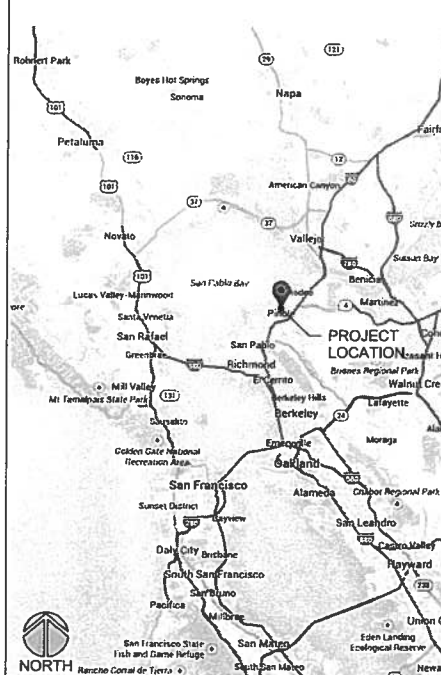
## PROJECT DATA

PROJECT DESCRIPTION:	REHABILITATION
SITE ADDRESS:	656 QUINAN STREET PINOLE, CA 94564
APN:	401-120-005
APPLICABLE CODES	2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALDAAG / AMERICANS WITH DISABILITIES ACT
BUILDING DATA	OCCUPANCY: R2 LOT SIZE: 5,000 SF
BUILDING AREA:	EXISTING 1,000 sf Area 485 sf Garage 1.5 Stories 2 Height ± 23'-5"
TOTAL EXISTING BUILDING AREA:	1,485 sf
PROPOSED	1st Floor 1,000 sf 2nd Floor 1,000 sf Garage 485 sf Stories 2 Height ± 30'-6"
TOTAL PROPOSED BUILDING AREA:	2,485 sf

## DRAWING INDEX

SHEET NUMBER	SHEET NAME
T0.01	COVERSHEET
A100	EXISTING SITE PLAN
A101	EXISTING FLOOR PLAN
A200	NEW SITE PLAN
A201	NEW FLOOR PLANS
A300	EXISTING EXTERIOR ELEVATIONS
A301	NEW ELEVATIONS
A302	NEW SECTIONS
A303	BIRD'S EYE VIEWS
C-1	SITE DRAINAGE PLAN
	LANDSCAPE PLAN

## VICINITY MAP



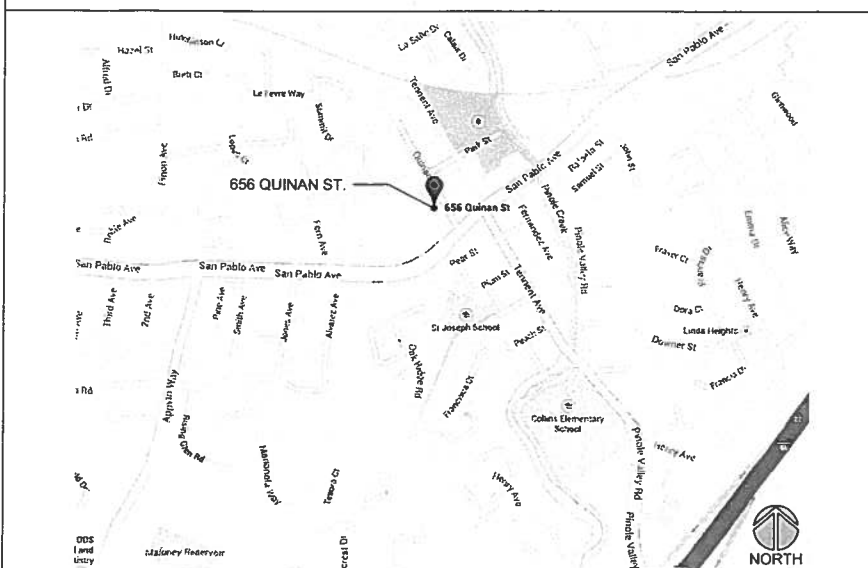
## SCOPE OF WORK

THE SCOPE OF WORK INCLUDES RAISING THE EXISTING BUILDING IN ORDER TO DEVELOP TWO FUNCTIONAL FLOORS, AND THE REHABILITATION OF THE ENTIRE BUILDING.

## GENERAL NOTES

- NEW CONSTRUCTION, IF SPECIFICALLY NOTED IN THE ARCHITECTURAL DRAWINGS, SHALL EITHER BE UNPREFIXED OR PREFIXED BY "NEW" OR (N) (NEW).
- EXISTING CONSTRUCTION, IF SPECIFICALLY NOTED IN THE ARCHITECTURAL DRAWINGS, SHALL ALWAYS BE PREFIXED BY "EXIST" OR (E).
- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE. ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- INFORMATION ON EXISTING CONDITIONS WAS OBTAINED FROM ORIGINAL DRAWINGS PROVIDED BY THE OWNER AND FROM LIMITED EXPLORATORY OBSERVATIONS. ALTHOUGH THE ARCHITECT ASSUMES THESE SOURCES TO BE RELIABLE, AND ASSUMES OBSERVED CONDITIONS TO BE REPRESENTATIVE, ACTUAL CONDITIONS MAY VARY.
- ALL WORK TO COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARD FOR REHABILITATION.

## LOCATION MAP



REV	DESCRIPTION	DATE

DESIGN REVIEW SUBMISSION	10/2014

SEAL:  
**Preliminary  
Not For  
Construction**

CONSULTANT:

**INTERACTIVE**  
RESOURCES  
ARCHITECTURE • PLANNING • ENGINEERING  
117 PARK PLACE  
POINT RICHMOND  
CALIFORNIA 94801  
(510) 236-7435  
(FAX) 232-5325  
http://www.intres.com

PROJECT:  
**656 QUINAN ST.  
REHABILITATION**

**656 QUINAN ST.  
PINOLE, CA 94564**

KEY:

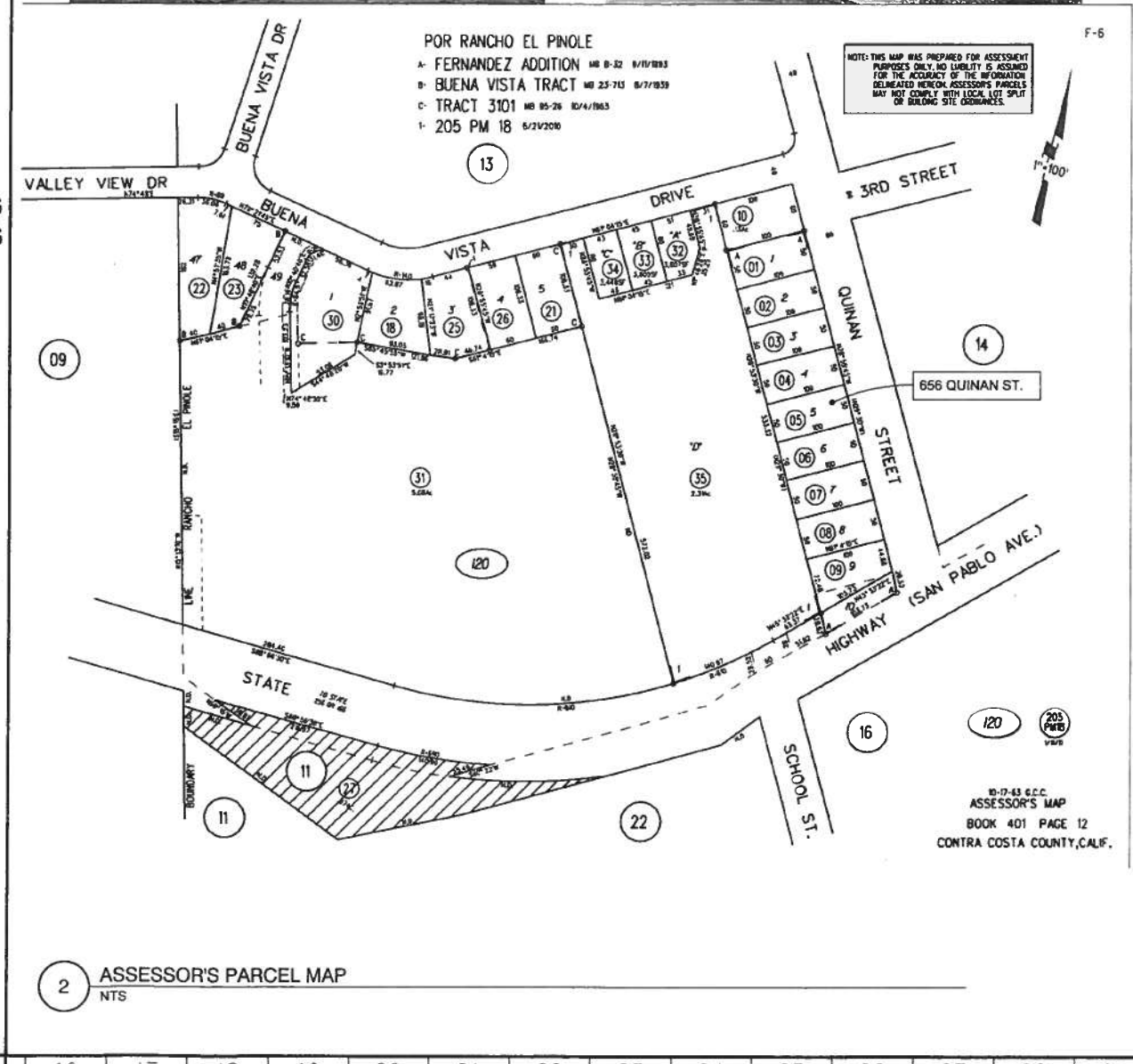
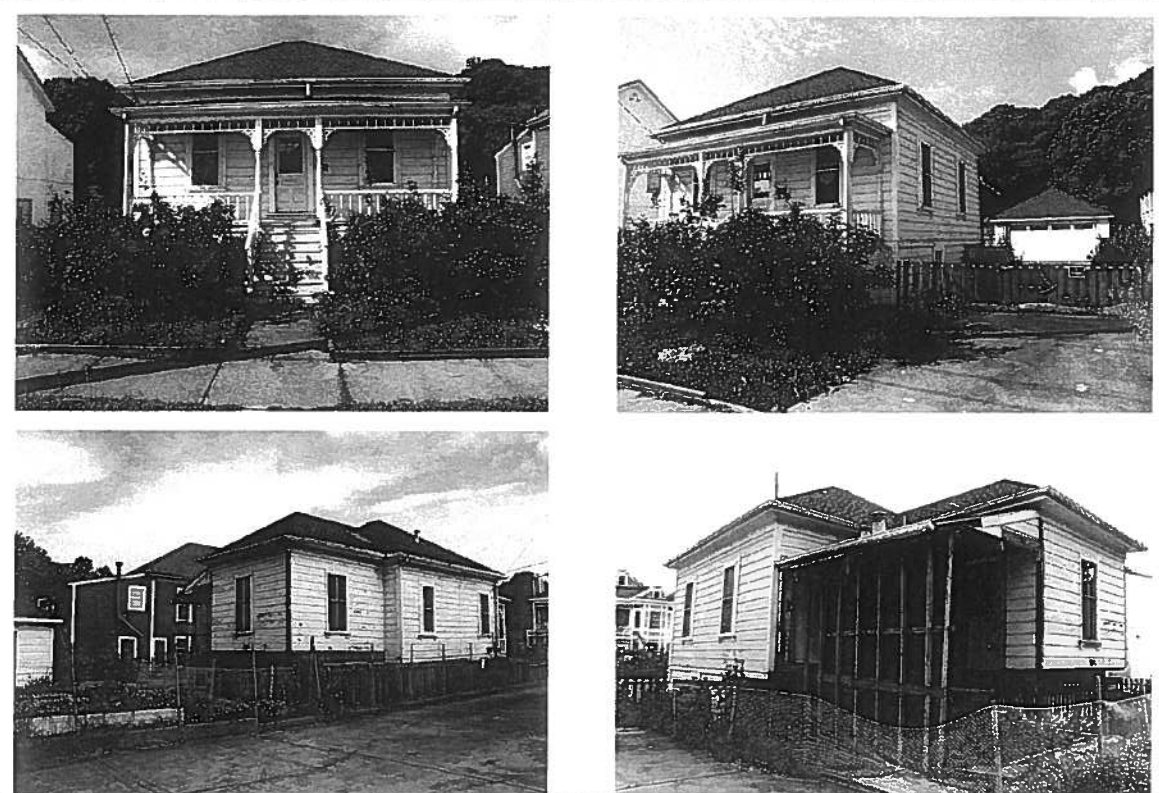
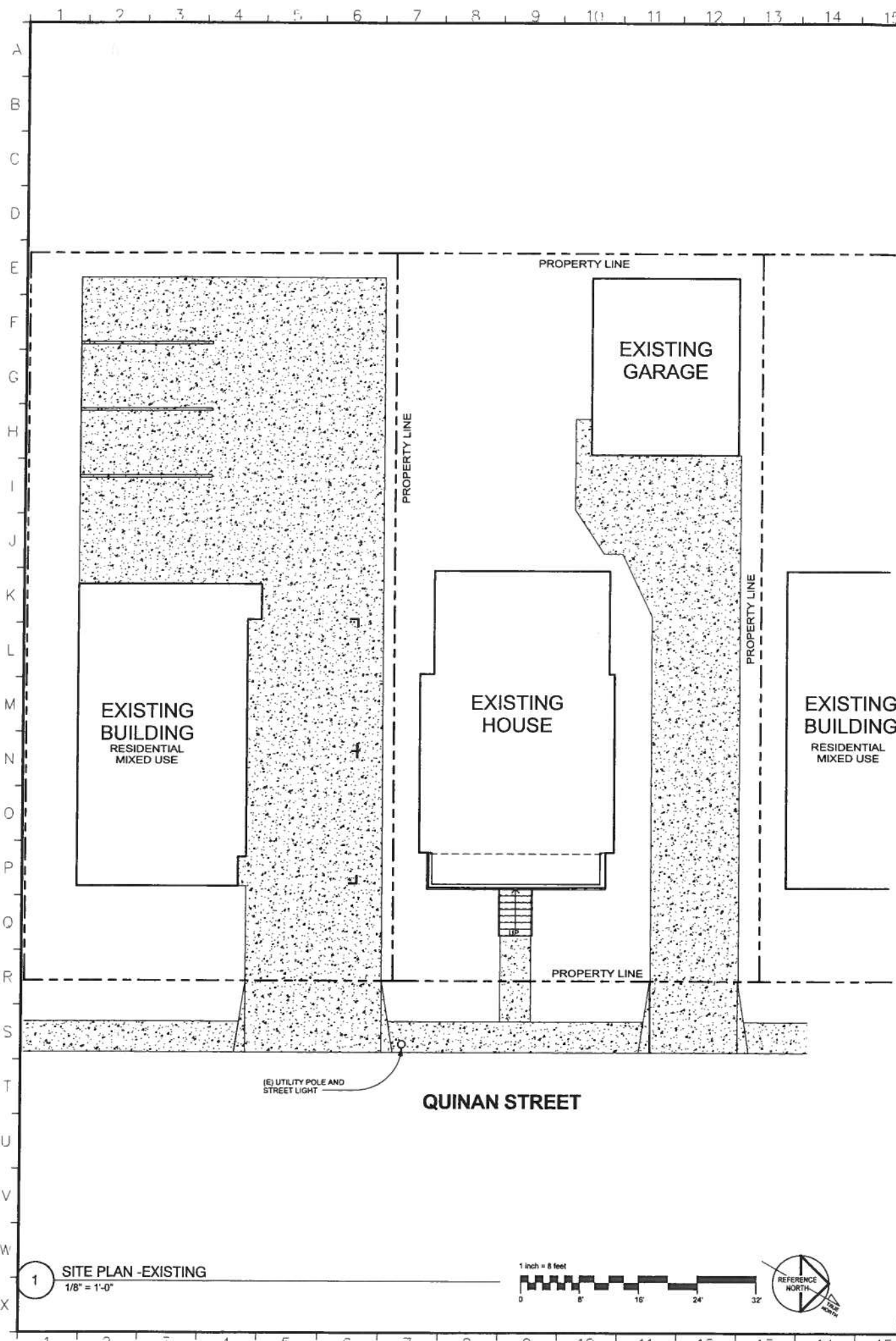
OWNER:  
DAVID SMITH  
P.O. BOX 694  
PINOLE, CA 94564

SHEET TITLE:

**COVERSHEET**

PROJ. NO.	2014-017.01
PREPARATION AND REVIEW	
DRAWN BY:	CTT
DESIGNER:	KJB
PROJ MGR:	KJB
PEER REVIEW	
SHEET NUMBER:	

**T0.01**



REV	DESCRIPTION	DATE
	DESIGN REVIEW SUBMISSION	10/2014

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(FAX) 232-5325  
http://www.intres.com

PROJECT:

**656 QUINAN ST.  
REHABILITATION**

656 QUINAN ST.  
PINOLE, CA 94564

KEY:

OWNER:

DAVID SMITH  
P.O. BOX 694  
PINOLE, CA 94564

SHEET TITLE:

**EXISTING SITE  
PLAN**

PROJ. NO. 2014-017.01

PREPARATION AND REVIEW

DRAWN BY: CTT

DESIGNER: KJB

PROJ MGR: KJB

PEER REVIEW

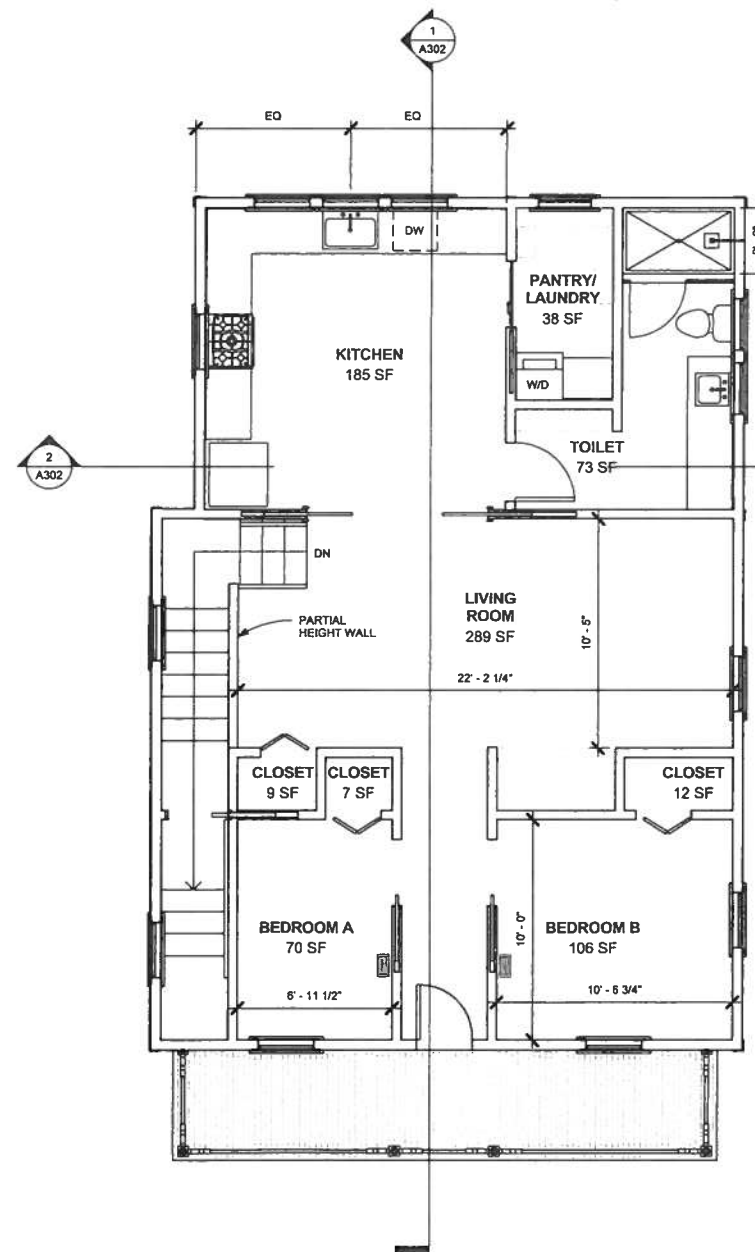
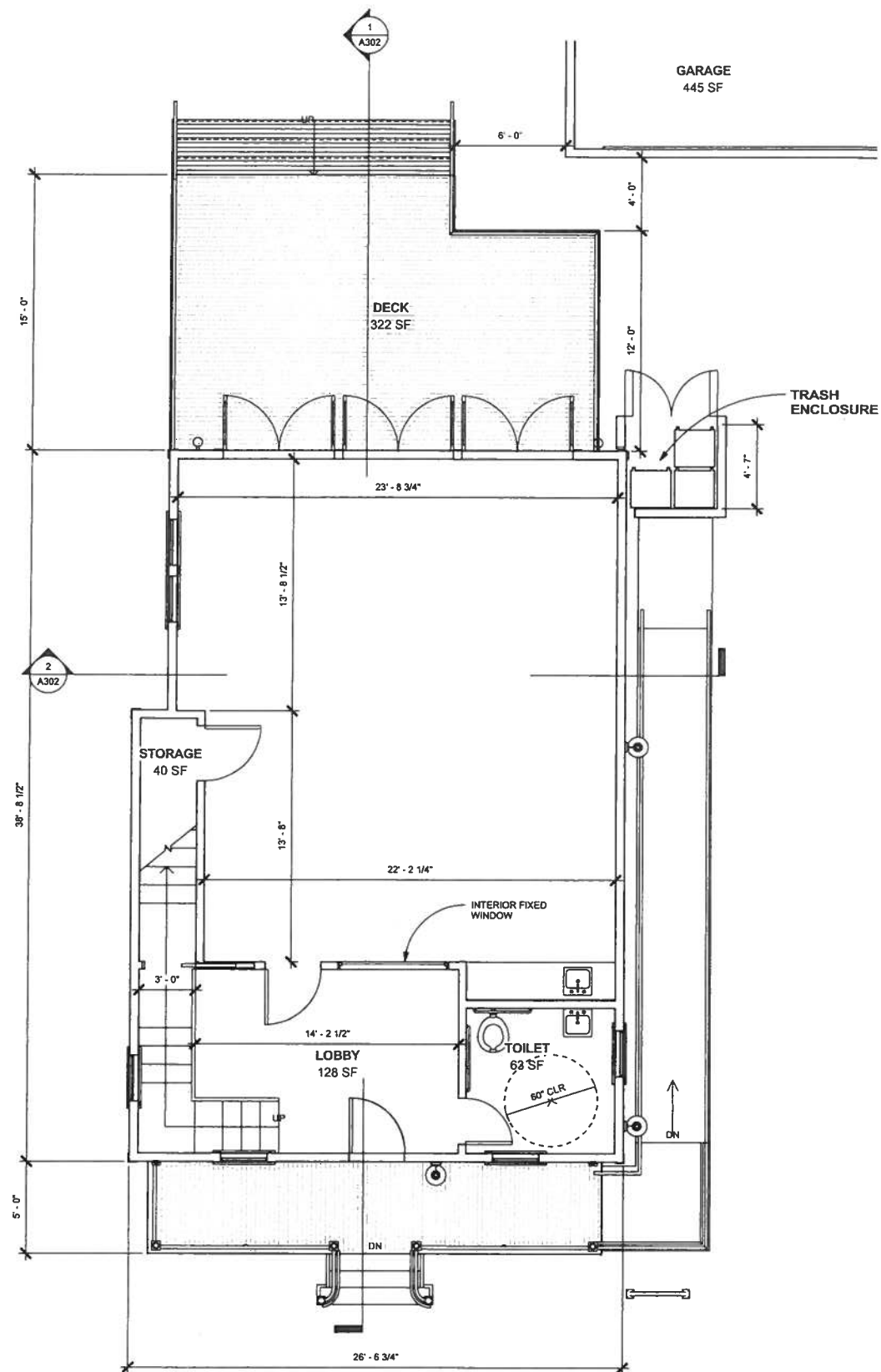
SHEET NUMBER:

**A100**









REV	DESCRIPTION	DATE

DESIGN REVIEW SUBMISSION 10/2014

SEAL:

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Construction**

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(510) 236-7435  
(FAX) 232-5325  
http://www.intres.com

PROJECT:

**656 QUINAN ST.  
REHABILITATION**

656 QUINAN ST.  
PINOLE, CA 94564

KEY:

OWNER:

DAVID SMITH  
P.O. BOX 894  
PINOLE, CA 94564

SHEET TITLE:

**NEW FLOOR  
PLANS**

PROJ. NO. 2014-017.01

PREPARATION AND REVIEW

DRAWN BY: Author

DESIGNER: Designer

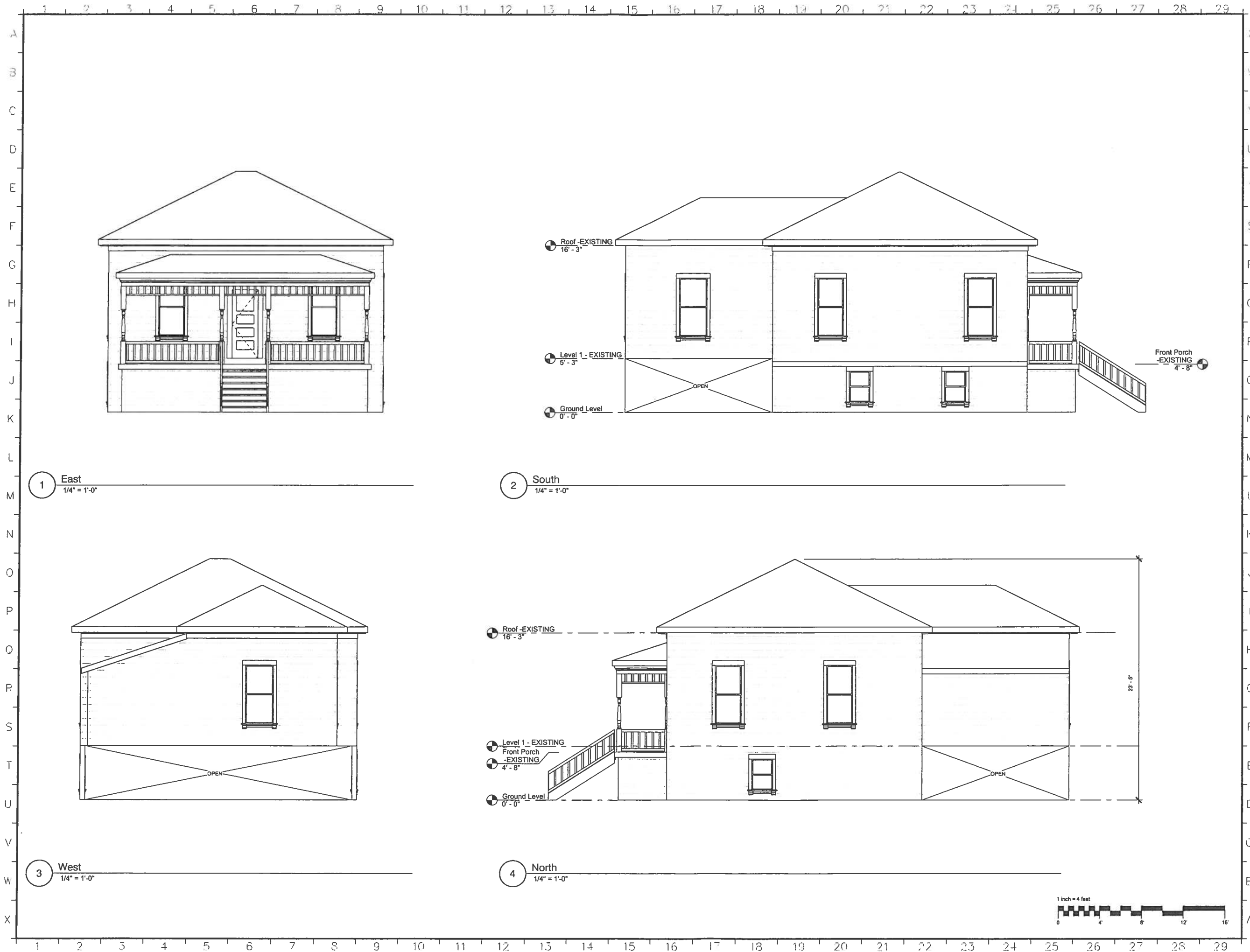
PROJ MGR: KJB

PEER REVIEW

SHEET NUMBER:

**A201**





REV	DESCRIPTION	DATE

DESIGN REVIEW SUBMISSION 10/2014

SEAL:

**Preliminary  
Not For  
Construction**

CONSULTANT:

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RESOURCES**

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(FAX) 232-5325  
<http://www.intres.com>

PROJECT:

**656 QUINAN ST.  
REHABILITATION**

656 QUINAN ST.  
PINOLE, CA 94564

KEY:

OWNER:

DAVID SMITH  
P.O. BOX 694  
PINOLE, CA 94564

SHEET TITLE:

**EXISTING  
EXTERIOR  
ELEVATIONS**

PROJ. NO. 2014-017.01

PREPARATION AND REVIEW

DRAWN BY: CTT

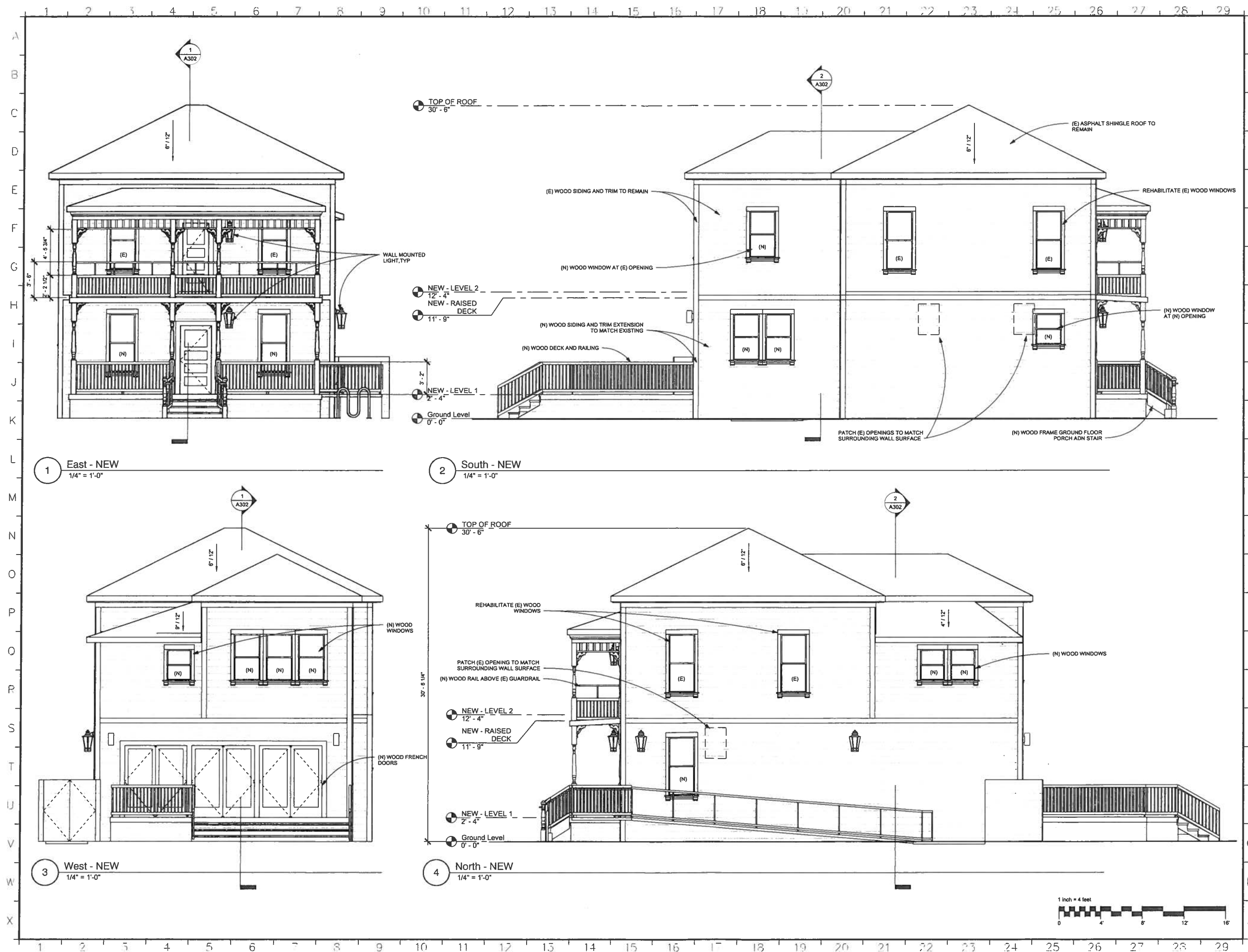
DESIGNER: Designer

PROJ MGR: KJB

PEER REVIEW

SHEET NUMBER:

**A300**

[illegible]

**Preliminary  
Not For  
Construction**

CONSULTANT:

## INTERACTIVE RESOURCES

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117 PARK PLACE  
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CALIFORNIA 94801  
(510) 236-7435  
(FAX) 232-5325  
<http://www.intres.com>

**PROJECT:**

656 QUINAN ST.  
REHABILITATION

656 QUINAN ST.  
PINOLE, CA 94564

**KEY:**

DOWN

DAVID SMITH  
P.O. BOX 694  
PINOLE, CA 9456

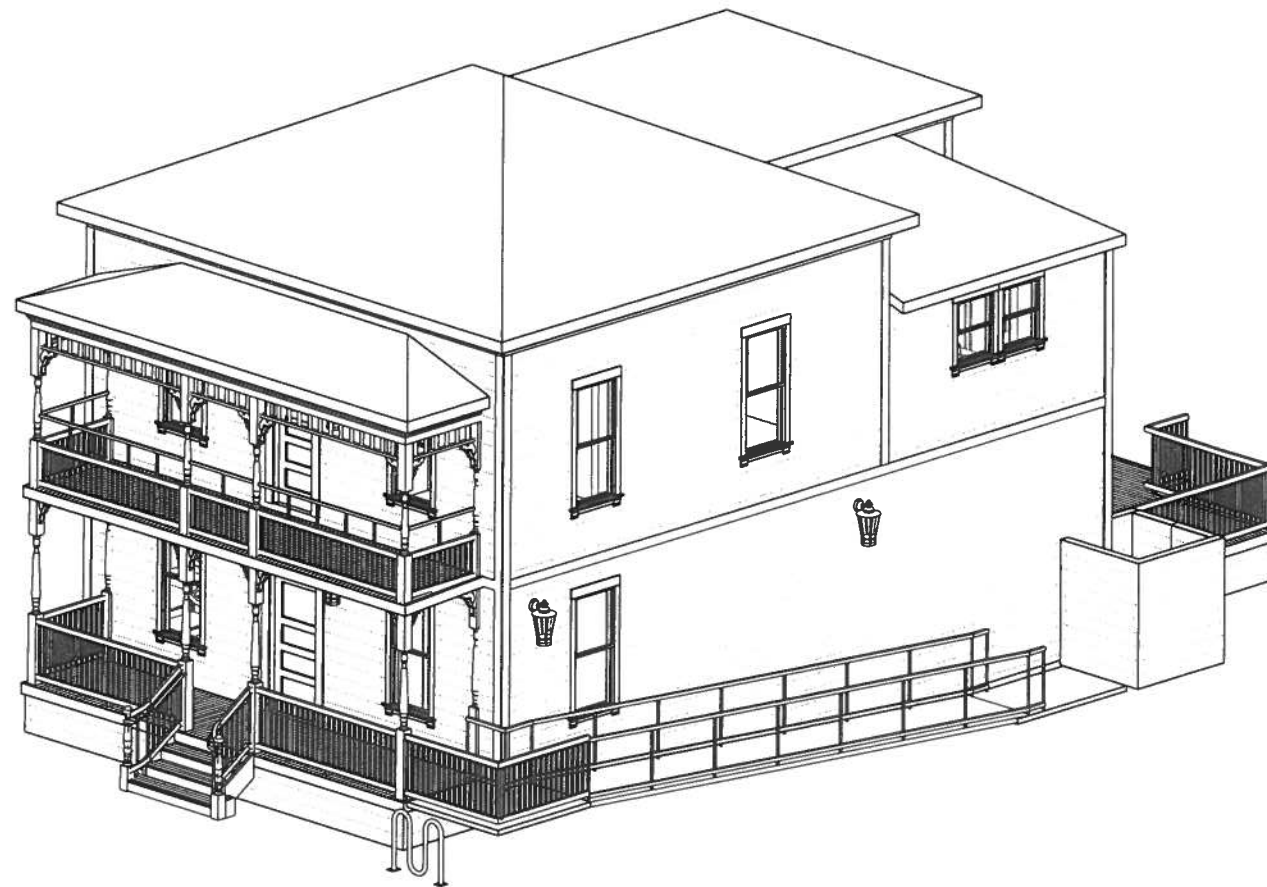
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## NEW ELEVATIONS

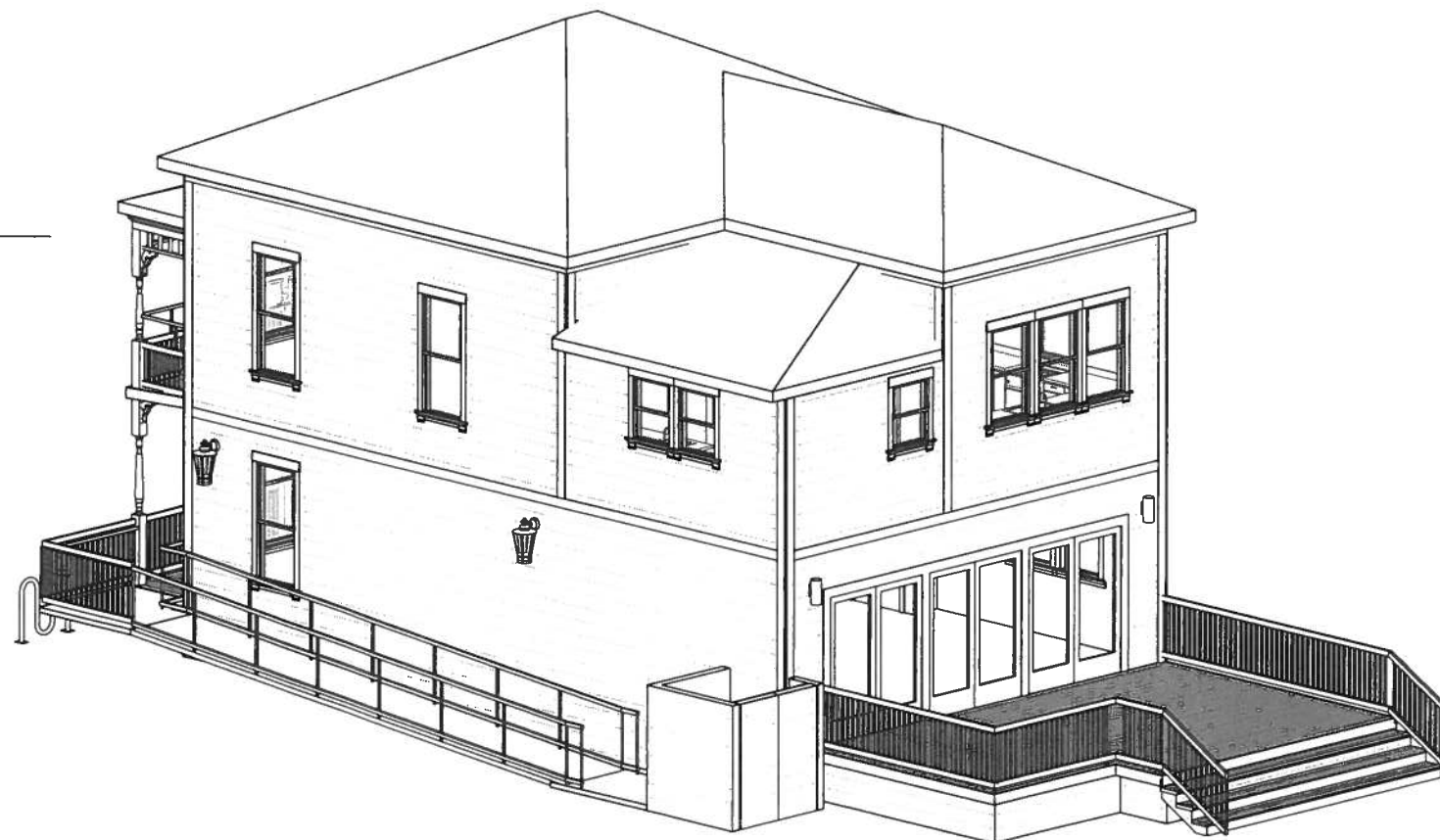
PROJ. NO.	2014-017.01
PREPARATION AND REVIEW	
DRAWN BY:	Author
DESIGNER:	Designer
PROJ MGR:	KJB
PEER REVIEW	
SHEET NUMBER:	

# A301





1 BIRD'S EYE FRONT EXTERIOR  
NTS



2 BIRD'S EYE REAR EXTERIOR  
NTS

REV	DESCRIPTION	DATE

DESIGN REVIEW SUBMISSION 10/20/14

SEAL:

**Preliminary  
Not For  
Construction**

CONSULTANT:

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RESOURCES**

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CALIFORNIA 94801  
(510) 236-7435  
(FAX) 232-5325  
<http://www.intres.com>

PROJECT:

**656 QUINAN ST.  
REHABILITATION**

656 QUINAN ST.  
PINOLE, CA 94564

KEY:

OWNER:

DAVID SMITH  
P.O. BOX 594  
PINOLE, CA 94564

SHEET TITLE:

**BIRD'S EYE VIEWS**

PROJ. NO. 2014-017.01

PREPARATION AND REVIEW

DRAWN BY: Author

DESIGNER: Designer

PROJ MGR: KJB

PEER REVIEW

SHEET NUMBER:

**A303**







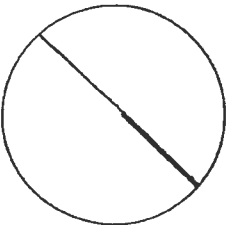
Quinan Garden  
Pinole, CA

FLORADORA GARDEN DESIGN  
Kelly Kilpatrick  
1 Dulwich Road  
Oakland, CA 94618  
www.floradorgardens.com

Landscape Plan

September 2014

Scale: 1/8" = 1'



Plant Key

Symbol	Plant	Size	Qty.	Description
CF	Crinum sp. (existing)	NA	6	Arching green foliage, tall white flowers
CJ	Clematis jackmanii	1 gal	2	Vine for picket fence, large purple flowers
CP	Container plantings	Misc.	TBD	Plantings for pots on porch
GB	Geum 'Banana Daiquiri'	1 gal	19	Low foliage, tall yellow flowers
GR	Geranium 'Rozanne'	1 gal	16	Large blue flowers, low, spreading foliage
HIV	Hardenbergia violacea	5 gal	22	Vine for back and side fences, purple flowers
IA	Incarvillea arguta	1 gal	4	Long blooming perennial with profuse pink flowers
IB	Iris 'Buckwheat'	1 gal	8	Old-fashioned bearded iris with yellow flowers
LI	Lagerstrœmia 'Ratches'	15 gal, standard	3	Drought tolerant tree, large white flowers, pretty bark
OF	Osmanthus fragrans	5 gal	2	Dark green shrub with fragrant white flowers
PB	Pennisetum mesiacum 'Red Bunny Tails'	1 gal	30	Low grass with soft, feathery flowers
PC	Pistachia chinensis	15 gal, standard	2	Drought tolerant tree with excellent fall color
PJ	Phormium 'Jester'	5 gal	8	Arching colorful strap-leaved perennial
PS	Pittosporum 'Silver Sheen'	5 gal	8	Upright silver-leaved, screening shrub
RG	Rose 'Golden Celebration'	5 gal	2	Arching shrub rose with large, fragrant yellow flowers
RR	Rose 'Royal Sunset'	5 gal	1	Climbing rose with large warm toned flowers
SH	Stachys 'Helen Von Stein'	4"	32	Evergreen lamb's ears, fuzzy grey foliage
WF	Wisteria floribunda	5 gal	2	Deciduous vine for arbor, large fragrant purple fls

