

## AGENDA FOR THE



### CITY OF PINOLE PLANNING COMMISSION SPECIAL MEETING

**Monday, November 9, 2015**

**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 28, 2015**

**E. PUBLIC HEARINGS:**

**1. Design Review 15-13: East Bluff Apartments Physical Rehabilitation**

**Request:** Consideration of a design review request to modify the exterior of eleven existing multi-family buildings, expand an existing community building by approximately 500 -750 square feet, upgrade existing recreation amenities, and make related improvements within an existing 144-unit multi-family development.

**Applicant:** Eden Housing  
22645 Grand Street  
Hayward, CA 94541

**Location:** 1813 Marlesta Court APN: 401-240-032

**Project Planners:** Cindy Gnos and Nick Pappani

F. **OLD BUSINESS:** None

G. **NEW BUSINESS:** None

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

I. **COMMUNICATIONS:**

J. **NEXT MEETING:**

Planning Commission Regular Meeting, November 16, 2015 at 7:00PM

K. **ADJOURNMENT**

**POSTED: November 4, 2015**

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

**DRAFT  
MINUTES OF THE  
PINOLE PLANNING COMMISSION**

**September 28, 2015**

**A. CALL TO ORDER: 7:06 P.M.**

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

Commissioners Present: Bender, Brooks, Martinez-Rubin, Tave, Thompson,  
and Chair Toms

Commissioners Absent: Commissioner Kurrent

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 24, 2015**

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

**MOTION:** Thompson

**SECONDED:** Brooks

**APPROVED:** 6-0-1

**ABSENT:** Kurrent

**E. PUBLIC HEARINGS:**

1. **Conditional Use Permit 15-03/Design Review 15-11: LifeLong Medical  
Care Health Center**

**Request:** Consideration of a use permit request to operate an  
approximately 6,600 square foot medical care center within an  
existing approximately 9,000 square foot building and design  
review of related on-building signage.

**Applicant:** Stuart Stoller and Alexis Burk  
SGPA Architecture  
200 Pine Street, Suite 500  
San Francisco, CA 94104

1                   **Location:**     806 San Pablo Avenue; APN 402-390-001

2  
3                   **Project Planner:** Winston Rhodes

4  
5                   Planning Manager Winston Rhodes presented the staff report dated September  
6                   28, 2015, for a use permit to operate an approximately 6,600 square foot medical  
7                   care center within an existing approximately 9,000 square foot building and design  
8                   review of related on-building signage. The Planning Commission Development  
9                   Review Subcommittee reviewed the project on September 9, 2015, and sought  
10                  more information on the proposed project description, hours of operation, and the  
11                  maximum hours envisioned for the center during evenings and weekends. The  
12                  applicant proposed health center/clinic hours Monday through Sunday, 8:00 A.M.  
13                  to 8:00 P.M., anticipated 14 staff members at the facility, and 71 patients per day  
14                  of all ages. The peak activity period would depend on the patients and their  
15                  needs.

16  
17                  The project complies with the goals and policies of the General Plan and  
18                  associated land use policies, and had been conditioned to include a transit rider  
19                  shelter along San Pablo Avenue to improve the comfort of those wishing to go to  
20                  or from the health center by bus; serve the more transit dependent patients  
21                  seeking care; make transit and ride share information available to visitors to the  
22                  health center; health center employees to park in the least convenient parking  
23                  spaces to help ensure parking would be readily available for ill patients and the  
24                  disabled; and require the installation of wheel stops near the building to prevent  
25                  serious accidents.

26  
27                  The two on-building signs proposed were consistent with the approved Pinole  
28                  Shores Business Park Sign Program in terms of letter size and location, although  
29                  further details would be required as part of the construction plan design review if  
30                  the use permit was approved. A draft condition of approval had been proposed to  
31                  require the sign design to be consistent with the previously approved sign program  
32                  for the business park, to be submitted for review and approval by staff prior to the  
33                  issuance of a building permit to confirm consistency with the sign program in all  
34                  respects.

35  
36                  Mr. Rhodes added that revised conditions of approval had been provided at the  
37                  dais to reflect the addition of one new condition that had resulted from discussions  
38                  with the Fire Department. The applicant would have to enter into a reimbursement  
39                  agreement with the City in the event unreimbursed emergency calls for medical  
40                  service reached certain thresholds, identified as 10 service calls per month for two  
41                  consecutive months or 50 emergency calls for service in a given year, which had  
42                  been discussed with the applicant.

43  
44                  Mr. Rhodes recommended the Planning Commission approve the Draft Resolution  
45                  approving Use Permit 15-03 and Design Review 15-11, with the conditions as

1 shown and as revised.

2  
3 Responding to the Commission, Mr. Rhodes suggested the applicant clarify how  
4 the health center will handle the disposal of hazardous medical waste materials.  
5 He further clarified the intent of the reimbursement agreement which would  
6 address how reimbursement would occur and which would be tracked by the Fire  
7 Department.

8  
9 PUBLIC HEARING OPENED

10  
11 NANCE ROSENCRANZ, Director of Strategic Planning, LifeLong Medical Care  
12 Health Center, commended staff for being responsive, available, and helpful  
13 during the application process. She described the background of LifeLong Medical  
14 Care Health Center, a non-profit organization which had started in 1976; identified  
15 LifeLong's mission statement; program models, and cutting edge medical and  
16 dental programs offered as part of the commitment to improve the health of the  
17 community; described existing facilities in the LifeLong Medical Care Health Center  
18 system in the Bay Area; discussed the number of expected patient visits and  
19 employees; use of sustainable materials used in their facilities; layout of a typical  
20 interior floor plan, services and amenities provided for the health care centers; and  
21 the high quality care services offered.

22  
23 Ms. Rosencranz explained that most LifeLong Medical Care Health Centers  
24 operated typically from 8:00 A.M. to 5:00 P.M., with at least one evening and  
25 Saturday morning depending upon the location. Although LifeLong had sought a  
26 wide range of hours of operation in its application, it did not intend to be open  
27 every day until 8:00 P.M., and seldom would be open on Sundays other than  
28 during flu season or in the event of an epidemic. LifeLong had two urgent care  
29 centers; one in the City of San Pablo and an upcoming location in the City of  
30 Berkeley. The remaining health care centers were appointment driven.

31  
32 The proposed health care center would be marketed to Pinole residents, seniors  
33 and neighboring communities, with 71 patients anticipated per day and with 9 to 12  
34 patients at any given time. The full range of medical, dental, and wellness services  
35 were identified, all in an attempt to improve access to preventative care, improve  
36 chronic disease management, and ensure people lived healthy lives.

37  
38 In response to the Commission, Ms. Rosencranz advised that enrollment for  
39 LifeLong services involved only a telephone call, with an effort made to provide a  
40 match for uninsured individuals; approximately 70 percent of LifeLong patients  
41 were insured due to changes in the Affordable Care Act; uninsured individuals paid  
42 based on a sliding pay scale; LifeLong services would not be dedicated only to  
43 Pinole residents but open to anyone walking in the door; approximately 70 percent  
44 of LifeLong patients lived within three miles of the health care center; and the  
45 facility had an auxiliary room which could be used as a waiting room to

1 accommodate larger crowds in the event of an emergency such as a flu epidemic.  
2 People suffering from serious mental illness would be treated through the County  
3 Mental Health Care system, and LifeLong partnered with that system.  
4

5 Ms. Rosencranz described LifeLong's preventive mental health programs as part  
6 of its other health care centers and partnership with some local school districts  
7 which offered medical, dental, and leadership services. The Pinole LifeLong  
8 facility would be funded through the Affordable Care Access Grant, an ongoing  
9 grant as long as Congress continued to appropriate funding in the amount of  
10 \$650,000 each year for the Pinole facility and a small facility located in Rodeo.  
11 Grant funding covered half of the operating expenses while the remainder was  
12 covered through insurance reimbursement and sliding revenue.  
13

14 Ms. Rosencranz spoke to the number of ambulance calls in the San Pablo area,  
15 which she acknowledged were high due to the closure of Doctor's Medical, and  
16 noted that LifeLong did not have an agreement with San Pablo Emergency  
17 Services.  
18

19 Chair Toms reiterated the Planning Commission Development Review  
20 Subcommittee discussions which had suggested a wider time period for the hours  
21 of operation to offer flexibility.  
22

#### 23 PUBLIC HEARING OPENED

24  
25 ROMAN FAN, 2515 Faria Avenue, Pinole, commended the work of LifeLong and  
26 urged the Planning Commission to approve the application.  
27

28 DUSTIN BAINTO, 2476 Fitzpatrick Street, San Pablo, a Clinical Health Care  
29 Assistant with a local housing program who was familiar with the work of LifeLong  
30 and the opportunities for integrative care, supported the application which would  
31 create greater access to underserved patients in the community.  
32

#### 33 PUBLIC HEARING CLOSED

34  
35 Mr. Rhodes clarified that Condition 14 of Use Permit 15-03, had been intended to  
36 ensure sufficient right-of-way behind the sidewalk of the current bus stop at San  
37 Pablo Avenue adjacent to the Pinole Shores Business Park to add a rider shelter.  
38 The condition had been discussed with the applicant who understood its value to  
39 clients, with WestCAT considered to be a logical partner, and with the City to either  
40 coordinate the installation or oversee the design specifications of the rider shelter  
41 with the involvement of the affected property owners.  
42

43 Commissioner Thompson expressed concern with the project and recommended it  
44 be situated closer to Kaiser and more in keeping with the Three Corridor Specific  
45 Plan; expressed concern it could draw people from other areas; suggested the

1 client base should be considered in terms of what could be brought to Pinole;  
2 found that LifeLong had received negative reviews on Yelp, which had raised  
3 concerns; and concern with calls for emergency service given the closure of the  
4 fire station in the Pinole Valley which could affect existing Pinole residents.

5 The majority of the Commission recognized the current need for a medical clinic in  
6 the community; recognized a non-profit could not bear the costs of building a new  
7 building; thought more traffic congestion would occur near the Kaiser center if the  
8 LifeLong health center was located near that facility; the majority opinion was that  
9 the proposed location would be better for medical emergency calls for service  
10 given that traffic congestion was not as great in that area of San Pablo Avenue  
11 where the project is proposed; little weight was given to the reviews on Yelp; the  
12 health care center would provide medical care to those who did not have access;  
13 recognition that medical providers were difficult to find; most patients would visit  
14 the facility through appointments only, self-regulating the facility; there was support  
15 for flexible and expanded hours of operation to 8:00 P.M.; and confidence the  
16 applicant would comply with all State, federal, and local regulations.

17  
18 Mr. Rhodes commented that the existing occupant of the building where LifeLong  
19 would locate includes a dentist's office. He had spoken with the existing dentist  
20 who currently occupies a portion of the building who had suggested the existing  
21 business park was a desirable location for her clients, but who wanted assurance  
22 LifeLong would not negatively affect the building, parking, and landscaping, which  
23 concerns would be addressed through conditions of approval. He reported the  
24 City's public noticing requirement had been expanded in this case, with notices  
25 mailed to all property owners within 1,000 feet of the subject site, beyond the City's  
26 300-foot notification requirement, in recognition of the uniqueness of the  
27 application.

28  
29 **MOTION** to adopt draft Resolution 15-03, Resolution of the City of Pinole,  
30 Approving a Conditional Use Permit (CUP 15-03), and Design Review (DR 15-11)  
31 request to operate an approximately 6,600 square foot medical care center within  
32 an existing approximately 9,000 square foot building and design review of related  
33 on-building signage at 806 San Pablo Avenue., subject to the conditions as shown,  
34 as revised, and as identified by staff.

35  
36 **MOTION: Brooks**

**SECONDED: Bender**

**APPROVED: 5-1-1**

**NOES: Thompson**

**ABSENT: Kurrent**

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39  
40 Mr. Rhodes identified the 10-day appeal process of a decision of the Planning  
41 Commission in writing to the City Clerk.

42  
43 **F. OLD BUSINESS:** None

44  
45 **G. NEW BUSINESS:** None



1  
2 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**  
3

4 Mr. Rhodes reported building construction plans had been received for plan  
5 check for three of the four buildings in the Gateway Shopping Center; an  
6 environmental document was anticipated to be ready soon for the proposed  
7 Verizon cell site on Pfeiffer Lane; another environmental document for the  
8 proposed CVS project on Canyon Drive was anticipated later in the year which  
9 included the relocation of two wireless facilities; a medical office building/eye  
10 surgery center submitted an application for property located on the corner of  
11 Henry Avenue and Pinole Valley Road on the Kaiser side; and an application  
12 had been submitted for extensive remodeling and rehabilitation of the East Bluff  
13 Apartments complex. He recognized the retirement of the Development  
14 Services Director/City Engineer Dean Allison on September 11 after ten years of  
15 service to the City, and reported that the position of Public Works Director/City  
16 Engineer was being filled on an interim basis by an on-call consultant.  
17

18 Chair Toms asked that the environmental document for the Pfeiffer Lane project  
19 recognize the project was located in the valley near a previous application in the  
20 park and urged staff to ensure the public was educated at the beginning of the  
21 process that a decision on a cell application pursuant to federal law could not be  
22 based on the fear of health issues. She also reported that the Citizens Bond  
23 Oversight Committee had met this date at the Pinole Valley High School site,  
24 had viewed the grading, and had received reports from the resident engineer.  
25 She also reported that the Skate Park had opened in the valley and she  
26 encouraged everyone to visit the facility which was well used.  
27

28 Commissioner Thompson clarified with staff that the City had not yet received  
29 approval for the long-range Property Management Plan from the State which  
30 would affect all public property originally acquired with redevelopment funds, and  
31 that the City had entered into a lease agreement with the developer of the  
32 Gateway Shopping Center, which developer would gain ownership of the  
33 property until such time as the agreement was approved.  
34

35 Chair Toms affirmed there was no new information from the Department of  
36 Finance on the long-range Property Management Agreement.  
37

38 **I. COMMUNICATIONS: None**  
39

40 **J. NEXT MEETING:**  
41

42 The next meeting of the Planning Commission will be held on Monday, October  
43 26, 2015 at 7:00 P.M.  
44

45 **K. ADJOURNMENT: 8:25 P.M.**

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6

**Transcribed by:**

**Anita L. Tucci-Smith  
Transcriber**



## Memorandum

**TO:** PINOLE PLANNING COMMISSION

**FROM:** CINDY GNOS AICP AND NICK PAPPANI, CONTRACT PLANNERS

**SUBJECT:** EAST BLUFF APARTMENTS PHYSICAL REHABILITATION

**DATE:** NOVEMBER 9, 2015

**Property Owner /Applicant:**

Eden Housing  
22645 Grand Street  
Hayward, CA 94541

**FILE:** DR 15-13  
**LOCATION:** 1813 Marlesta Court  
**APN:** 401-240-032  
**ZONING:** Medium Density Residential (R-2)  
**GP LU:** Medium Density Residential (MDR)  
**PLANNER:** Cindy Gnos and Nick Pappani

### **REQUEST**

The applicant is seeking Design Review approval to rehabilitate an existing property that includes 144 multifamily units, one community room, a pool and two common laundry facilities. The applicant proposes to remove the existing stucco exterior and aluminum windows and install cement board siding and new vinyl windows. The roofing will be replaced with "cool" mineral cap shingles and roof-mounted solar photovoltaics and solar thermal panels will be installed. In addition, the existing private outdoor balcony or patio spaces will be removed for safety reasons. In their place, two large central play areas and landscaping will be installed. The applicant also seeks to expand the existing common building by up to 750 square feet to accommodate a community room and computer lab. The applicant is also proposing accessibility improvements by adding accessible parking spaces, path of travel improvements, access to common amenities, and creation of accessible units.

### **STAFF RECOMMENDATION**

Adopt Resolution 15-14 approving DR 15-13, approving the design for the physical rehabilitation of the East Bluff Apartments.

### **SITE LOCATION**

The project site is located on Marlesta Court and east of Marionola Way. The site is surrounded by single family homes on the west and east sides, with multifamily housing north of the project site. South of the project is vacant land.

**Figure 1. Site Location**



Direction from Project Site	Land Use
North	Multifamily
West	Single Family
South	Vacant
East	Single Family

## **BACKGROUND**

The existing East Bluff Apartments at 1813 Marlesta Court consists of 144 units in 11 buildings. The units include studio, one- and two-bedroom models. The complex was constructed in the 1970s and subsequently acquired by Eden Housing in 2011. All of the units are restricted to lower income residents. The tax credits term has ended for the project so the applicant is able to apply again to leverage funding for the rehabilitation. The applicant is seeking HOME Investment Partnership (HOME) and Community Development Block Grant (CDBG) funds to help pay for the proposed physical modifications to the apartment complex.

As a separate project, the applicant is in the process of upgrading the trash enclosures and providing roof covers to comply with current requirements.

The Planning Commission Development Review Subcommittee met on October 13, 2015 to discuss the project. The Subcommittee had no major concerns about the proposed design but noted that the loss of balconies, landscaping changes, lighting issues, and auto and bicycle parking need to be addressed with further descriptive information. Additional information was submitted on October 29, 2015 (see Attachment B).

## **PROJECT DESCRIPTION**

The applicant is proposing to physically rehabilitate the East Bluff Apartments in a variety of ways. The existing buildings are wood frame with stucco siding and aluminum windows. Due to significant damage beneath the stucco, the applicant will be removing the stucco and windows and installing cement board siding and vinyl windows. This will not only enhance the aesthetics, it will also improve the energy efficiency of the units.

The applicant conducted forensic testing of the facility to determine the structural soundness. It was determined that the existing cantilevered balconies had sustained significant modifications and that it would be safest, long-term, for the project to include the removal of these balconies. While the balcony removal will result in the loss of private outdoor space, the applicant is proposing to construct two large central public areas which include children's playground structures and landscaping improvements. By removing the cantilevered balconies, additional natural light will be allowed into the units.

The existing roofing is also being replaced with "cool" mineral cap shingles. In addition, the applicant is proposing roof-mounted photovoltaics, and solar thermal panels. The applicant is also constructing a grey water system that will reuse the water from the laundry rooms to irrigate the on-site landscaping. Other modifications to the site include consolidation and accessibility improvements to the mail boxes, as well as improved site lighting.

Another component of the project is to expand the existing community building by 500-750 square feet. The current community building is occupied exclusively by offices. The expansion will allow the offices and a computer lab to be located in the expanded area, thereby allowing the original community building to truly function as a community gathering room.

The applicant is also proposing accessibility improvements to the site. This includes 15 units being modified to allow accessibility for individuals with physical disabilities, providing additional accessible parking spaces, as well as path of travel improvements, and increased disabled access to common areas.

## **ANALYSIS**

### **General Plan Consistency**

The proposed project is designated Medium Density Residential (MDR) in the General Plan. The General Plan notes that the MDR designation is intended for attached dwelling units, typically two or three stories, which include on-site usable open space. The MDR land use would include town homes, apartments, condominiums, and planned unit developments.

The following goals and policies within the General Plan Community Character, Land Use and Housing Element are applicable to this project. This project reflects a sensitive approach to rehabilitating and upgrading the existing apartment complex including adding sustainability features that improve energy and water efficiency.

### **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.

### **Land Use Element**

**GOAL LU.1** Preserve and enhance the natural resources, high-quality residential neighborhoods and commercial areas, and small-town (semi-rural) character of Pinole.

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

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

**GOAL LU.4** Preserve and strengthen the identity and quality of life of Pinole's residential neighborhoods.

**POLICY LU.4.1** Ensure all new development, renovation or remodeling preserves and strengthens Pinole's residential neighborhoods by requiring projects to be



harmoniously designed and integrated with the existing neighborhood.

#### Housing Element

**GOAL H.2** PROTECT EXISTING CHARACTER AND HERITAGE. Protect and enhance the integrity and distinctive character and heritage of Pinole encouraging the development of high-quality, well-designed housing and conserving existing housing.

**POLICY H.2.4** MAINTAIN EXISTING HOUSING AND NEIGHBORHOOD AMENITIES. Maintain Pinole's lifestyle characteristics by encouraging the maintenance of existing housing stock, and in particular housing with historic value, and preserving the amenities of existing neighborhoods.

**POLICY H.2.5** SUPPORT SENIORS AND INDIVIDUALS WITH SPECIAL NEEDS. Develop programs to assist lower income seniors and disabled individuals to live independently, age in place, and maintain their homes.

**GOAL H.5** ENERGY-EFFICIENCY, CONSERVATION, AND SUSTAINABLE RESIDENTIAL DEVELOPMENT. Support energy-efficient design and building practices in order to reduce housing utility expenses, minimize adverse environmental impacts, and provide for sustainability.

**POLICY H.5.1** REDUCE ENERGY CONSUMPTION. Reduce energy and water consumption in residential buildings by balancing energy-efficient design and water conservation features with cost-effective construction.

#### Zoning Consistency

The proposed project is located within the Medium Density Residential (R-2) zone with a Planned Development Overlay. The zoning district provides for detached or attached dwellings, townhomes, and apartments with on-site usable open space. Dwellings in this district are typically two or three stories. The proposed project includes the rehabilitation of an existing apartment complex. The number of dwelling units or the interior footprint of the units is not changing. The only expansion is of the community room, which will comply with all current zoning requirements.

#### Architecture

The modifications to the exterior of the existing buildings include replacing the stucco siding with cement board siding and the aluminum windows with vinyl windows. In addition, the cantilevered balconies will be removed. Even without the balconies and patios, the building forms have visual relief. The applicant is proposing to enhance this relief by the use of color changes and varied size of cement board lap siding. In addition, all windows will be trimmed and the stairs and guardrail will all be replaced.

The roof will be replaced with a new "cool" roof. In addition the gutter, downspouts and fascia trim will be replaced. Several of the buildings will include roof flush-mounted solar photovoltaic panels.

The community building will be upgraded to include the similar cement board siding in various colors and sizes, as well as new vinyl windows. The existing community building has a high vaulted ceiling with high windows on one side. The proposed expansion of the community building will be more traditional and without the high vaulted ceiling and windows. The high ceiling area will become the community room and the newly added space will be for the offices and computer lab.

The mailboxes are currently located off the central roundabout, across from the community building. The mailboxes have been modified over time and currently consist of several different styles and configurations. The applicant is proposing to remove the existing mailboxes and replace them with 24 modules that are all consistent and are all accessible to individuals with physical disabilities.

#### Parking

The existing development has a combination of parking under the units, carports, and open spaces. The total number of auto spaces provided on-site is 217 including 73 visitor spaces. Based upon current Zoning Ordinance requirements, the site would be required to provide 276 spaces, including 232 spaces for residents and 44 spaces for guests. The Zoning Ordinance requires one space per studio unit, 1.5 spaces per one-bedroom unit, 2 spaces per two-bedroom unit, plus 0.3 spaces per unit to serve as a guest space. As part of the renovations and adding of accessible parking spaces, the proposed project is increasing the number of spaces available by one, for a total of 218 spaces including 74 visitor spaces. The proposed parking supply results in an average of 1.5 spaces per unit. While the number of spaces is less than the current requirement, the property management has noted that they have not seen any parking issues at the complex. Because the number of units is not increasing and the proposed community building addition does not result in a substantial intensification of the building's use that would likely generate parking demand, the project is not required to provide additional parking.

The loss of the balconies and patio spaces, results in the loss of storage area for bicycles. Although the property management has noted that the lease agreements prohibit storage on the balconies and patios; staff observed a large number of bicycles in the area. In order to accommodate a greater number of bicycles on-site, the site plan indicates five areas spread across the site for bicycle parking. The exact design of the storage has not been provided so a draft condition of approval has been added to submit the bike rack design for staff review. The Zoning Ordinance requires secured bicycle parking at a ratio of one space for every four units. That would total parking for 36 spaces. The applicant should attempt to get to as close to the minimum requirement as feasible given the existing site constraints.

#### Lighting and Landscaping

The proposed project includes retrofitting existing lighting fixtures for increased energy efficiency. Where needed, additional wall fixtures will be added to provide adequate lighting. A draft condition of approval has been added requiring the provision of a photometric lighting plan to confirm that lighting levels meet City minimum standards within the parking areas and along walkways.

The site currently contains predominantly six trees; Sycamore, Aleppo Pine, Purple Leaf Plum, White Ironbark, American Sweet Gum, and Glossy Privet. The tree report prepared for the site noted that because the project was built in the 1970s, many of the trees are approximately 40 years



old. The report notes that in some instances, trees have been planted too closely together and the trees clustered together have struggled and become tall and leggy rather than exhibiting their normal growth habit and form. Other trees have struggle in the drought, as evidenced by the dieback in the crown mass. Several trees have died and need to be replaced. A few Coast Live Oaks exist on the site and two of them have Privets planted within a few feet. The Privets will be removed to allow the native Oaks to grown unimpeded. One tree is planted in the middle of the proposed play structure area and will be removed. As part of the project improvements, the pruning and removal of trees will improve the project's landscape appearance. New, replacement trees will consist of low water use, drought tolerant trees such as Western Redbud and Crape Myrtle. The size of replacement trees will be based on Municipal Code tree replacement ratios based on the size of the trees removed.

The planter areas will be renovated with removal of ivy and replanting using low water use, drought tolerant plants. The area of lawn will be reduced and limited to just the play areas in order to reduce water use. In addition, the irrigation system will be converted from the use of spray heads to drip irrigation emitters. The applicant is also proposing to upgrade the two laundry facilities to accommodate greywater which will be used to irrigate the landscaping.

To help offset the removal of the balconies and patio areas, the applicant is proposing to add two new play areas at different locations on the site, shown as Court A and Court B on the site plan. Both areas will contain play structures on a bouncy surface surrounded by grassy areas for additional play. The applicant has submitted a conceptual landscape plan. A draft condition of approval has been included requiring submittal of a detailed landscape and irrigation plan for staff review.

### **ENVIRONMENTAL REVIEW**

The project is Categorically Exempt per Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, Existing Facilities. The project involves no additional increase in the number of residential units and a small expansion of 500 to 750 square feet to the community building that is less than 50 percent of its current square footage.

### **ATTACHMENTS**

- A. Draft Resolution 15-14 with Exhibit A: Conditions of Approval
- B. Project Plans Date Stamped Received 10-29-15
- C. Color/Material Board Date Stamped Received 10-29-15 (To Be Provided At Meeting)

**PLANNING COMMISSION RESOLUTION 15-14  
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING A  
DESIGN REVIEW REQUEST FOR REHABILITATION OF THE EAST BLUFF APARTMENTS (DR  
15-13) at 1813 Marlesta Court (APN: 401-240-032)**

**WHEREAS**, Eden Housing, (hereinafter referred to as applicant) filed an application with the City of Pinole (hereinafter referred to as City) for Design Review modifications for the physical rehabilitation of East Bluff Apartments, located at 1813 Marlesta Court (APN: 401-240-032) 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**, said property is designated Medium Density Residential (MDR) in the Pinole General Plan and is intended to allow attached dwelling units, typically two or three stories, which include on-site usable open space; and

**WHEREAS**, the property is zoned Medium Density Residential (R-2) that allows multifamily dwellings, playgrounds, and multi-purpose community buildings; 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 15301 of the California Environmental Quality Act in that it meets the criteria of minor alterations to existing private structures and facilities involving no expansion of use; construction and location of limited numbers of new, small facilities or structures; 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 on or before October 30, 2015 edition of the West County Times as required by City and State 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 Planning Commission has considered the full record before it, which may include but is not limited to such information as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore the recitals set forth above are found to be true and correct and are incorporated herein by reference.
2. The design review request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines because the proposed exterior building modifications are minor changes to existing private structures

and the two new proposed play areas and the proposed increase in size of the community building by up to 750 square feet are minor additions in areas where all public services are available to allow for the new play areas and the community building expansion are located within an area that has been previously urbanized and is not environmentally sensitive.

3. The project, as conditioned, encourages bicycle use as an alternative to driving.
  4. The project, as conditioned, includes lighting improvements that enhance personal security and improve public safety.
  5. The proposed changes to building facades, the addition of the two play areas, and the increase in the community building area, 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 architectural components including colors and materials, 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 urban design, harmoniously related to the other existing development 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, cohesive building facades, greater pedestrian safety, and accessibility.
- B. Hereby approves Design Review 15-13 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 15-13 shall terminate on November 9, 2016, 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 9<sup>th</sup> day of November 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

**ABSENT:**

**Maureen Toms, Chair, 2015-2016**

**ATTEST:**

**Winston Rhodes, AICP, Planning Manager**



**Exhibit A**  
**Planning Commission Resolution 15-14 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 1813 Marfesta Court rehabilitation project, DR 15-13, approved by the Planning Commission and date stamped received October 29, 2015, 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	Development Services Department	
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	
5. The project shall be built in a manner consistent with all applicable Federal, State, and local regulations.	On-Going	Development Services Department	



**Exhibit A**  
**Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

6.	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 upon notification by the City.	Ongoing	Development Services and Police Departments	
7.	Parking shall not be allowed to block Fire Department access gates connecting Alvarez Avenue and Jones Avenue to Mariesta Court.	Ongoing	Police and Fire Departments	
	<b>Prior to Issuance of Building Permits</b>			
8.	<b>BUSINESS EMERGENCY INFORMATION FORM</b> – The property owner 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.	Prior to Issuance of Building Permits	Police Department	
9.	These conditions of approval shall be included on the front of the building permit construction plans.	Prior to Issuance of Building Permits	Development Services Department	
10.	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 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.	Prior to Issuance of Building Permits	Development Services Department	
11.	The following measures to control noise, dust, construction debris and prevent nuisances shall be conducted during the duration of the construction work:	During Construction	Development Services Department and	



**Exhibit A**  
**Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

12.	<p>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 archaeologist, until the identified appropriate actions have been implemented.</p>	During Construction	Police Department	
13.	<p><b>PERMITS REQUIRED BY OTHER AGENCIES</b> - 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&amp;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</p>	Prior to Issuance of Building Permits	Development Services Department	





**Exhibit A**  
**Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

	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.			
14.	<b>SECURITY PLANS</b> - The applicant shall provide a construction security plan including planned site mobilization, temporary fencing, and equipment staging information. The applicant shall also provide a long-term site security plan that includes crime prevention measures to the satisfaction of the Police Department. The long-term site security plan shall include the operating hours of the new play areas and the community room with accompanying copies of posted community rules of conduct to clarify property management behavioral expectations for individuals using these community facilities.	Prior to Issuance of a Building Permit	Development Services and Police Department	
15.	<b>BUSINESS SITE EMERGENCY RESPONSE FORM</b> - 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.	Prior to Issuance of Any Permit	Police Department and Development Services	
16.	<b>LIGHTING PLAN</b> - The applicant shall prepare a final lighting plan for the project. 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. Light fixtures shall include features to ensure that illumination is limited to the project site and prevents off-site glare affecting adjacent properties. The lighting plan shall fully describe how on-site lighting shall comply with the City's lighting requirements for parking areas, walkways, and common areas.	Prior to Issuance of Any Permit	Police Department and Development Services	
17.	<b>BICYCLE PARKING</b> - 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 racks shall be durable and vandalism resistant. To the extent feasible, the bicycle parking shall accommodate a minimum of 36 bicycles.	Prior to Issuance of Any Building Permit	Development Services Department	





**Exhibit A**  
**Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

18.	<b>SOLAR ELECTRICITY CONTROL PLAN</b> - The applicant shall prepare and shall submit a solar electricity control plan to be used in the case of a fire where rooftop operations are needed. The plan shall ensure that the Fire Department can secure the solar power electrical current and isolate any electrical hazard.	Prior to Issuance of Any Building Permit	Building Division and Fire Department	
19.	<b>FINAL LANDSCAPE PLAN</b> - 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 play structure specifications including proposed height, area, and materials. The landscape plan shall include irrigation information, including grey water, and precise specifications and cut sheets for all planting areas depicted on project plans. The landscape plan shall include plantings consistent with principles of Crime Prevention Through Environmental Design (CPTED).	Prior to Issuance of Any Building Permit	Development Services Department and Police Department Division	
20.	<b>FIRE FLOW</b> - The applicant shall provide fire flow calculations for the additional community room square footage from the existing hydrant supply in order to ensure compliance with Code requirements.	Prior to Issuance of Any Building Permit	Fire Department	
21.	<b>MATERIAL HAULING</b> - 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 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.	Prior to Issuance of Building Permits	Development Services Department	
<b>Prior to Final Inspection Approval /Occupancy</b>				
22.	Fire alarm panels for each unit shall be labeled to the satisfaction of the Fire Department.	Prior to Final Inspection	Fire Department	



**Exhibit A**  
**Planning Commission Resolution 15-14 CONDITIONS OF APPROVAL**

23.	Property Manager Contact information and other necessary contact information shall be provided to the Police dispatch.	Prior to Final Inspection	Police Department	
24.	The applicant shall ensure that all applicable Building and Fire Code requirements are satisfied.	Prior to Final Inspection	Development Services Department and Fire Department	
25.	The 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	
26.	ADDRESSING - Prior to final building inspection, permanent illuminated site address shall be installed in compliance with Title 15 of the Municipal Code. Exterior building numbers shall be at high visibility locations on each building with the ability to see from the roadway at night.	Prior to Final Inspection	Building Division and Fire Department	
27.	ACCESS - The applicant shall ensure that a KNOX key vault, with master keys to the office, complex, alarm panels, utility rooms, laundry and pool areas is installed. The applicant shall also ensure that current alarm systems are updated according to requirements by the Pinole Fire Department.	Prior to Final Inspection	Fire Department	



# EAST BLUFF APARTMENTS PHYSICAL REHABILITATION

MARLESTA COURT  
PINOLE, CALIFORNIA





**FERRARI MOE, LLP**  
Architects & Engineers  
2138 FOURTH STREET  
SAN RAFAEL, CALIFORNIA 94901  
(415) 458-3511 • (415) 458-3512

NOT FOR  
CONSTRUCTION

EAST BLUFF APARTMENTS  
PHYSICAL REHABILITAION  
1813 MARLESTA COURT, PINOLE, CA 94564

COVER SHEET

## PROJECT DESCRIPTION

THIS HILLSIDE SITE HOSTS ELEVEN RESIDENTIAL BUILDINGS, ONE COMMUNITY ROOM WITH A POOL, AND TWO COMMON LAUNDRY FACILITIES. ALL BUILDINGS DATE TO THE EARLY 1970'S. THE RESIDENTIAL BUILDINGS ARE HOME TO 144 FAMILY UNITS INCLUDING STUDIOS, ONE-BEDROOMS, AND TWO-BEDROOMS.

PARKING ONSITE CONSISTS OF TUCK UNDER PARKING, CARPORTS, AND SURFACE PARKING. RESIDENTS HAVE ASSIGNED SPACES AND THERE IS AMPLE VISITOR PARKING. PART OF THE PROJECT WILL INCLUDE ADDING ACCESSIBLE PARKING SPACES WHICH WILL RESULT IN THE LOSS OF 6 PARKING SPACES.

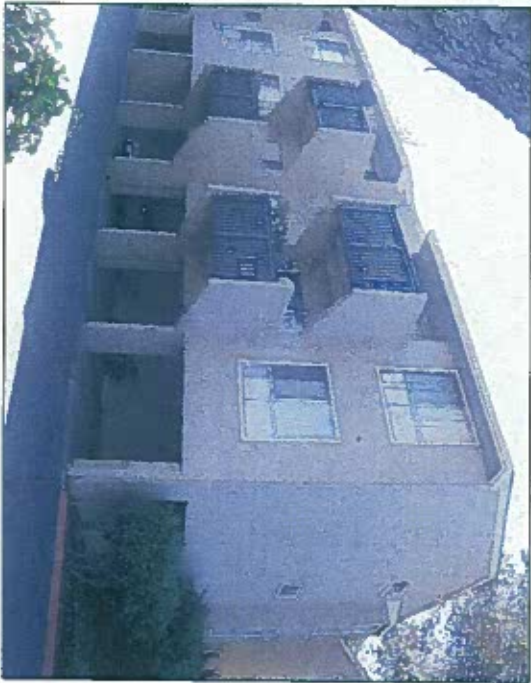
THE EXISTING BUILDINGS ARE WOOD FRAME WITH STUCCO SIDING AND ALUMINUM WINDOWS. SIGNIFICANT DAMAGE WAS FOUND BENEATH THE STUCCO, THEREFORE THE PROJECT WILL BE REMOVING STUCCO AND INSTALLING CEANMENT BOARD SIDING AND NEW VINYL WINDOWS.

EACH UNIT HAS AN EXISTING PRIVATE OUTDOOR BALCONY OR PATIO. GIVEN THE EXTENT OF DAMAGE FOUND ONSITE, THE PROJECT IS PROCEEDING TO REMOVE THE UNIT CANTILEVERED BALCONIES IN LIEU OF THIS PRIVATE SPACE. THE PROJECT WILL CREATE TWO LARGE CENTRAL PUBLIC AREAS BY ADDING A CHILDREN'S PLAYGROUND STRUCTURE AND LANDSCAPING. ADDITIONALLY, THE PROJECT WILL EXPAND THE EXISTING COMMON BUILDING BY UP TO 750 SQUARE FEET TO ACCOMMODATE A COMMUNITY ROOM AND COMPUTER LAB. ADDITIONAL LANDSCAPING IMPROVEMENTS THROUGHOUT THE SITE WILL INCLUDE REPLACING TURF WITH DROUGHT-TOLERANT SPECIES, IRRIGATION IMPROVEMENTS, AND INSTALLATION OF TWO LAUNDRY/GREENWATER IRRIGATION SYSTEMS.

THE EXISTING ROOFING IS SLOPED MINERAL CAP SHINGLES. THE PROJECT WILL REPLACE THE ROOFING WITH 100% MINERAL CAP SHINGLES AND INSTALL ROOF MOUNTED SOLAR PHOTOVOLTAICS AND SOLAR THERMAL PANELS.

ACCESSIBILITY WILL BE IMPROVED ONSITE BY PROVIDING APPROPRIATE PARKING, PATH OF TRAVEL IMPROVEMENTS, AND ACCESS TO COMMON AREAS.

NOTE: COLORS DEPICTED ON ELEVATIONS ARE REPRESENTATIONAL ONLY.  
ACTUAL COLOR BOARDS WILL BE PROVIDED.



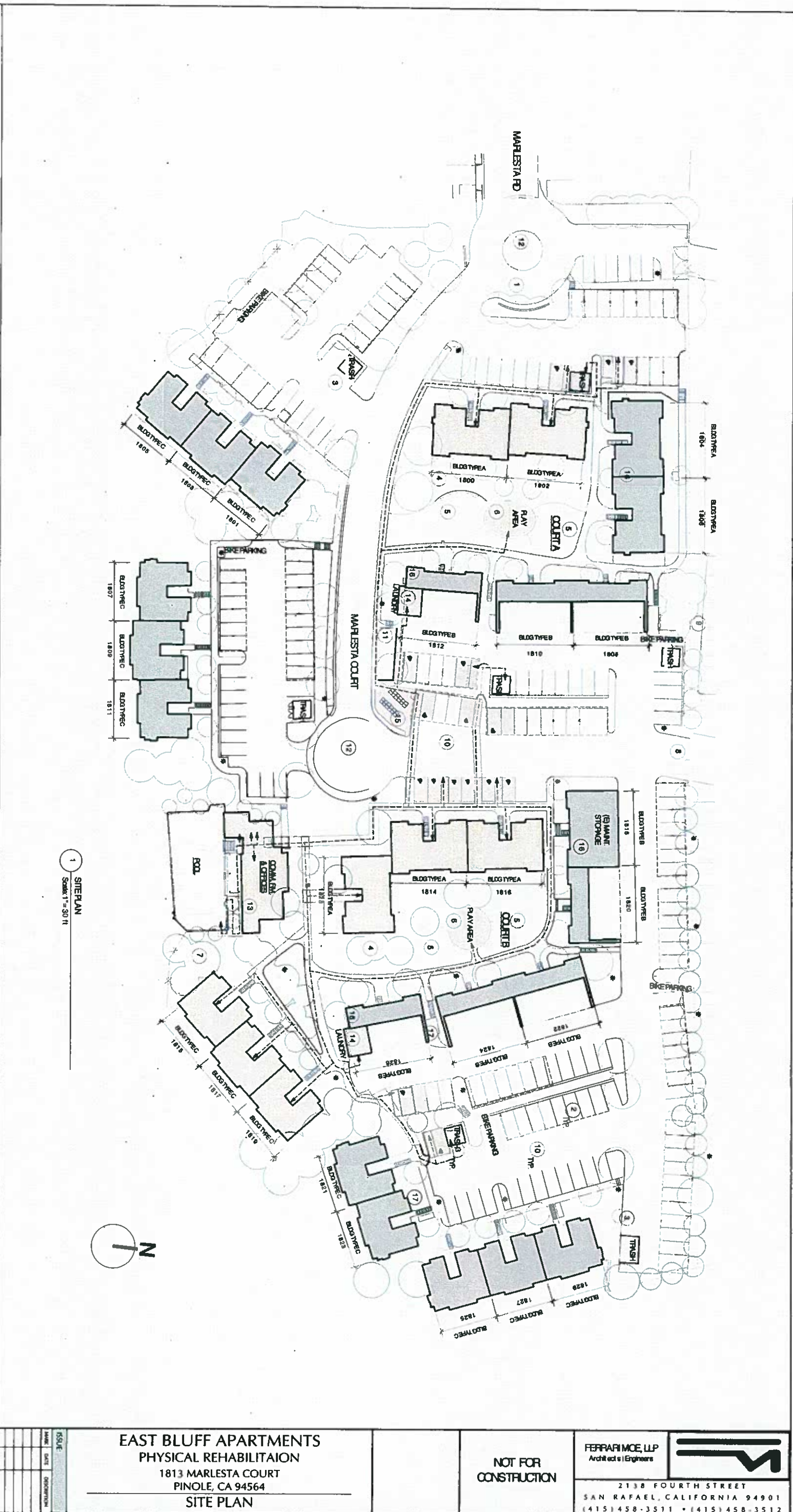
LOCATION MAP

## INDEX

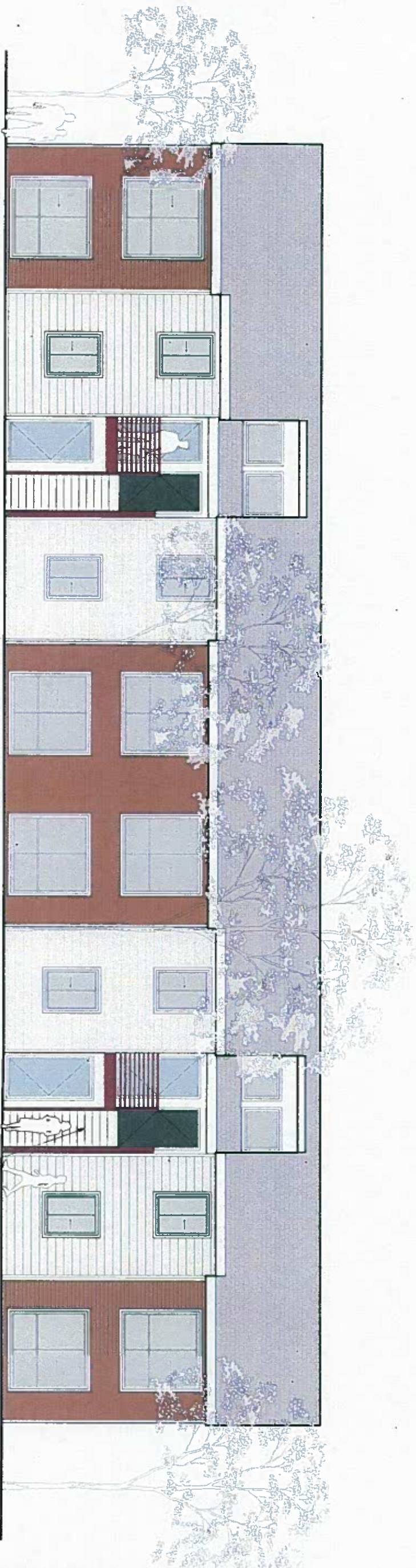
- R-01 COVER SHEET
- R-02 SITE PLAN
- R-03 EXTERIOR ELEVATIONS - BUILDING TYPE A
- R-04 EXTERIOR ELEVATIONS - BUILDING TYPE A
- R-05 EXTERIOR ELEVATIONS - BUILDING TYPE B
- R-06 EXTERIOR ELEVATIONS - BUILDING TYPE B
- R-07 EXTERIOR ELEVATIONS - BUILDING TYPE B
- R-08 EXTERIOR ELEVATIONS - BUILDING TYPE C
- R-09 EXTERIOR ELEVATIONS - BUILDING TYPE C
- R-10 EXTERIOR ELEVATIONS - BUILDING TYPE C
- R-11 COMMUNITY BUILDING PLAN
- R-12 COMMUNITY BUILDING ELEVATION
- R-13 COMMUNITY BUILDING ELEVATION
- LANDSCAPE SITE ANALYSIS EXHIBIT
- CONCEPTUAL LANDSCAPE PLAN
- PLANTING PALETTE, LOW-SHrub
- PLANTING PALETTE, TREES, VINES, GROUND
- PLAY STRUCTURE
- BOUNDARY SURVEY

ISSUE		DATE	DESCRIPTION
1	ISSUES	PLANNING	PL-01
REVISION		DATE	DESCRIPTION
1	REVISION	PL-01	PL-01
2	REVISION	PL-01	PL-01
3	REVISION	PL-01	PL-01
4	REVISION	PL-01	PL-01
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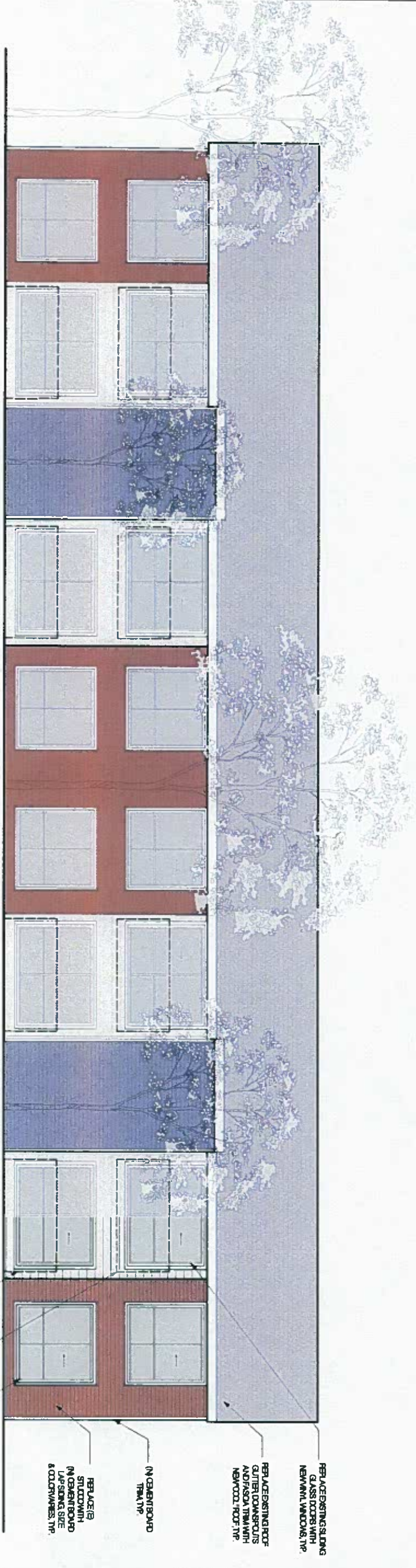








2 **PEARRELEVATION**  
Scale: 1/4" = 1'-0"



REPLACE EXISTING SLIDING  
GLASS DOORS WITH  
NEW VINYL WINDOWS, TYP.

REPLACE EXISTING ROOF  
GUTTER DOWNSPOUTS  
AND FLASHING WITH  
NEWCOOL® ROOF-TYP.

— (N) CEMENT BOARD  
THRU TOP.

REPLACE (2)  
STUDD WITH  
(N) CEMENT BOARD  
LAP SIDING, SIZE  
& COLORS Varies, TYP

— (M) VINYL WINDOWS  
TYPE

REMOVE EXISTING ANTWERP  
BALCONY & GUARDRAIL, TYP.

**EAST BLUFF APARTMENTS**  
**PHYSICAL REHABILITATION**  
1813 MARLESTA COURT  
PINOLE, CA 94564  
**EXT. ELEVATION BLDG TYPE A**

NOT FOR  
CONSTRUCTION

**FERRARI MOE, LLP**  
Architects | Engineers

2138 FOURTH STREET  
SAN RAFAEL, CALIFORNIA 94901  
(415) 458-3511 • (415) 458-3512

[illegible]

FILE: 14135 - 150108 SP CD  
BY: SJ  
PROJ #: 14135  
SCALE: As Noted

PL-03









**FRONT ELEVATION**

$$\text{Score } 3/18^{\text{th}} = 1'-0''$$

(IV) FLUSHMOUNTED SOLARPHOTOVOLTAIC PANELS, TYP.

PERLAGE® ROOF GUTTER DOWNSPOUTS  
AND FASODA™ WITH NEW COOL® ROOF™  
TYP.

REPLACE (B) WINDOW  
VINYL WINDOWS, TYP

REPLACE ☐ WINDOWS WITH (N)  
CEMENT BOARD LAP SIDING, SIZE &  
COLOR Varies, TP.

(N) CEMENT BOARD  
THIN, TYP.

**EAST BLUFF APARTMENTS**  
**PHYSICAL REHABILITAION**  
1813 MARLESTA COURT  
PINOLE, CA 94564  
**EXT. ELEVATION BLDG TYPE B**

NOT FOR  
CONSTRUCTION

**FERRARI MOE, LLP**  
Architects Engineers



2138 FOURTH STREET  
SAN RAFAEL, CALIFORNIA 94901  
(415) 458-3511 • (415) 458-3512

[illegible]

REVISION:

DATE	DESCRIPTION
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[illegible][illegible][illegible]

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BILF 14135-1501M51CM

NY: 31

01: 29

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**SCALE:** As Needed

STATUS: NO RECORD

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OF 10 PAGES

3 OF 10 SHEETS





2028.3/16-10


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ISSUE:	MARK	DATE	DESCRIPTION
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**EAST BLUFF APARTMENTS**  
**PHYSICAL REHABILITATION**  
1813 MARLESTA COURT  
PINOLE, CA 94564  
**EXT. ELEVATION BLDG TYPE B**

NOT FOR  
CONSTRUCTION

**FERRARI MOE, LLP**  
Architects | Engineers



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PL-06





### REAR ELEVATION

Scale 3/16" = 1'-0"

REPLACE (B) ROOF  
GUTTER, DOWNSPOUTS  
AND FASCOA TRIM WITH  
NEW 200L\* ROOF-TYP.

REPLACE (H)  
STUCCO WITH  
(M) CEMENT BOARD  
LAP SIDING, SIZE  
& COLOR Varies, TYP.

(1) CEMENT BOARD  
TRIM TYPE

REMOVE ☐ PAINT/LEADED  
BALCONY & GUARDRAIL, TYP

REPLACE ☐ SLIDING  
GLASS DOORS WITH  
NEW VINYL WINDOWS, TYP

REMOVE ☒ CANNILVERED  
BALCONY & GUARDRAIL, TYP.

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**EAST BLUFF APARTMENTS**  
**PHYSICAL REHABILITAION**  
1813 MARLESTA COURT  
PINOLE, CA 94564  
**EXT. ELEVATION BLDG TYPE B**

[illegible]



1 FRONT ELEVATION  
Scale 1/4" = 1'-0"

PERLAGE® ROOF  
GUTTER DOWNSPOUTS  
AND FASADA TRIM WITH  
NEWFOOL® ROOF TOP.

(N) CEMENT BOARD  
THICK, TYPE

PERLAGE(2)  
STUDCOMTH  
(N) CEMENT BOARD  
LAP SIDING, SIZE  
& COLOUR VARIATES, TYPE

REPLACE (R)  
WINDOWS WITH  
VINYL WINDOWS, TYP

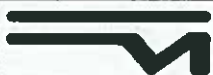
PERLACE (E)  
WALKWAYS, STAIRS AND  
GUARDRAILS, TYP.

## EXISTING SIDEWALK

**EAST BLUFF APARTMENTS**  
**PHYSICAL REHABILITATION**  
1813 MARLESTA COURT  
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**EXT. ELEVATION BLDG TYPE C**

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PL-08



## Scale: 1/4" = 1'-0"

(2) VINYL WINDOWS, TYP

NEW VINYL WINDOWS, THE

**REMOVE EXISTING PATIO ENCLOSURES, TYPE**

&amp; COLORVAPES, INC.

BALCONY &amp; GUARDRAIL, TYP.

REPLACE EXISTING ROOF  
GUTTER DOWNSPOUTS  
AND FASQA TRIM WITH  
NEW OOL® ROOF TRIM

**EAST BLUFF APARTMENTS**  
**PHYSICAL REHABILITATION**  
1813 MARLESTA COURT  
PINOLE, CA 94564  
**EXT. ELEVATION BLDG TYPE C**

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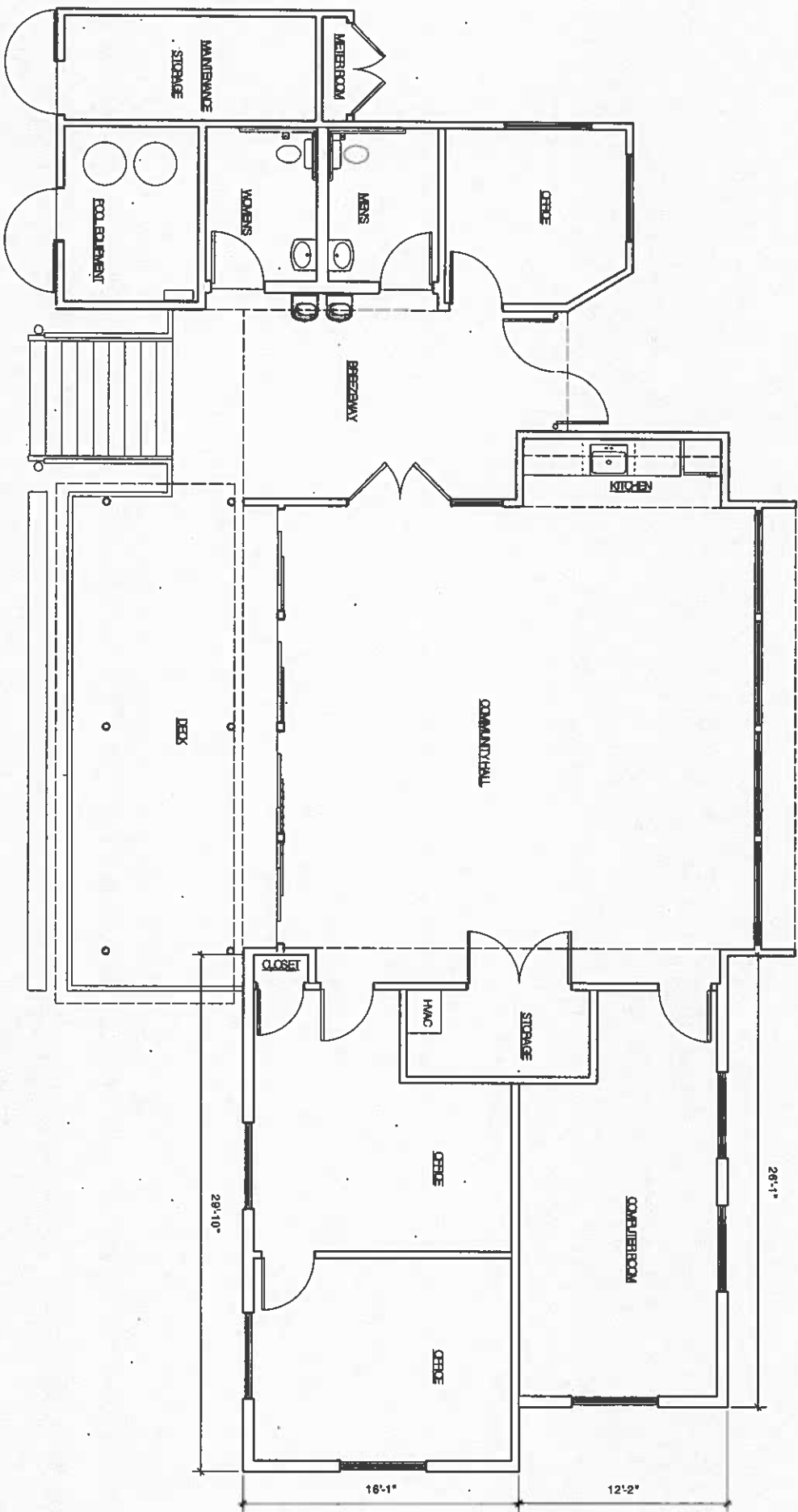
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PL-09



[illegible]



1  
COMMUNITY CENTER FLOOR PLAN  
Scale: 1/4" = 1'-0"



**LEGENDS:**



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CONSTRUCTION

**EAST BLUFF APARTMENTS**  
**PHYSICAL REHABILITAION**  
1813 MARLESTA COURT  
PINOLE, CA 94564

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**COMMUNITY CENTER FLOOR PLAN**

ISSUE:		
MARK	DATE	DESCRIPTION

REVISION:	DATE	DESCRIPTION
001	01/01/2020	Initial Release

[illegible]

FILE: 14135 - 150106 SJ CD  
BY: SJ

PROJ #: 14135

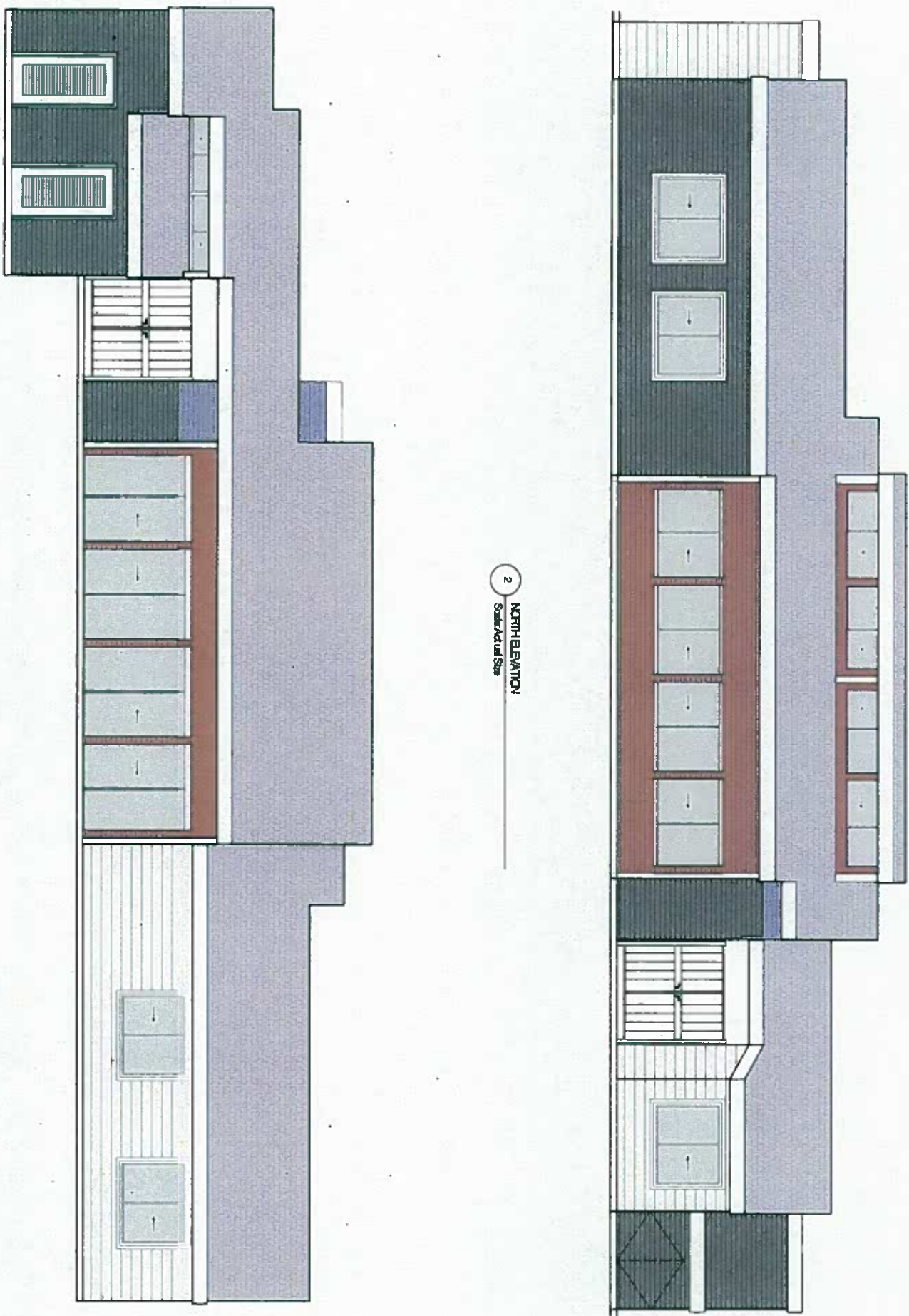
SCALE: As noted

SCALE: As noted

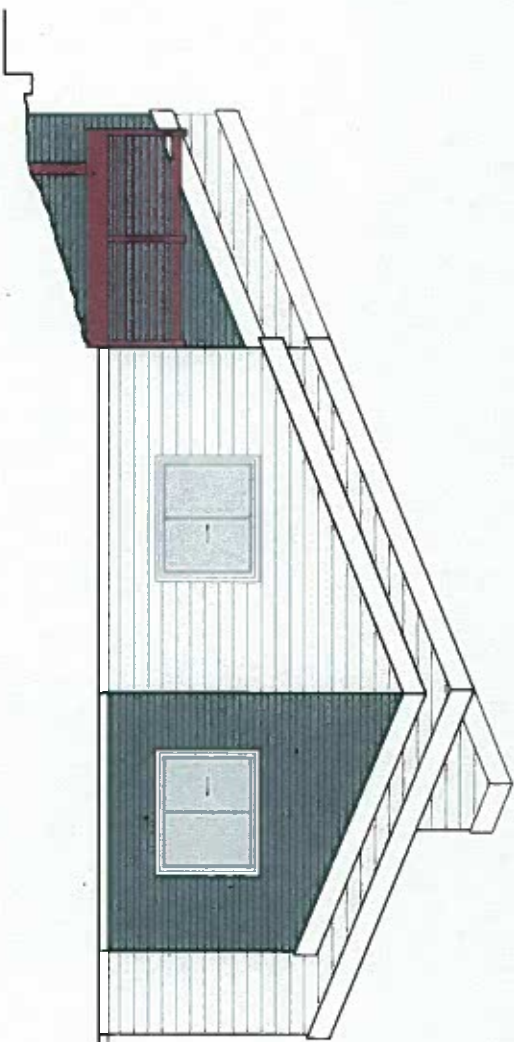
PL-11

X OF X SHEETS





PL-12	SCALE: AS SHOWN PROJ # 14135 BY: ST FILE: 14135 - 151013 ST CD	REVISION:		<b>EAST BLUFF APARTMENTS</b> <b>PHYSICAL REHABILITATION</b> 1813 MARLESTA COURT PINOLE, CA 94564 <hr/> <b>EXT. ELEVATION COMMUNITY BLDG</b>	<b>NOT FOR CONSTRUCTION</b>	FERRARI MOE, LLP <small>Architects   Engineers</small>	 2138 FOURTH STREET SAN RAFAEL, CALIFORNIA 94901 (415) 458-3511 • (415) 458-3512
		DATE	DESCRIPTION				



WEST ELEVATION  
1  
1/4" = 10'

[illegible]

**IN HOPE, '004,' SHINGLES ACCRUE**

**IN WINDOW (IN VINYL WINDOW)**

PL-13







REPLANTING LAND AREAS (TTP):  
 TO BE REPLANTED WITH SOD AND REGRASS  
 WITH NEW IRRIGATION SYSTEM USING DAP LINE  
 TRENCHES OR HIGH EFFICIENCY NOZZLES

EXISTING PLANTING AREAS (TTP):  
 EXISTING SHRUBS TO REMAIN EXCEPT IRRIGATION SYSTEM PERIODIC PRUNING CONTROL VALVES TO BE RELOCATED IN PLACE NEW DAP EMITTER SYSTEM TO BE INSTALLED NEW DAP ZONE VALVES TO REPLACE EXISTING VALVES

CONVERTED AND RELOCATED PLANTING AREAS (TTP):  
 TO BE PLANTED WITH LOW WATER USE, DROUGHT TOLERANT PLANTS SUCH AS:  
 1. CACTUS PURPUREUS ... CROCOD PRAIRIE  
 2. EUCALYPTUS ... EUCALYPTUS  
 3. BRICKS ... BRICKS  
 4. EUCALYPTUS ... EUCALYPTUS  
 5. HYDRANGEA ... HYDRANGEA  
 6. LANTANA ... LANTANA  
 7. LANTANA ... LANTANA  
 8. LANTANA ... LANTANA  
 9. LANTANA ... LANTANA  
 10. SALVIA ... SALVIA

GRAND COVER:  
 1. PACHIRA ... PACHIRA  
 2. PACHIRA ... PACHIRA  
 3. PACHIRA ... PACHIRA



VINES PLANTED ALONG PERIMETER FENCE (TTP):  
 POSSIBLE GROUPS: 1. NERARDO ... NERARDO  
 2. POLYONIA ... POLYONIA

GRAVEL GROUND COVER (TTP):  
 COVERS OF 3" W/ DRAIN OF WHITE GRAVEL, GRAY, BLACK AGGREGATES. HOTSPOTS BETWEEN TIES OF SLATE AND BRIDGE OF FALLING

PARKING AREAS (TTP)

EXISTING STAFF SLOPES PLANTED W/ ALTERNATIVE IV TO REMAIN (TTP)

REAR YARD FENCE (TTP)

NEW FLOWERS TREES (TTP):  
 POSSIBLE CHOICES:  
 1. CACTUS ... CACTUS  
 2. LANTANA ... LANTANA

EXISTING TREES TO REMAIN (TYPICAL WITH RELOCATED FLOWERS TO REPLACE DEAD LIMBS/BRANCHES)

# CONCEPTUAL LANDSCAPE PLAN

EAST BLUFFS APARTMENTS, PHOLE, CA  
 PREPARED FOR: EDCI HOUSING  
 PREPARED BY: HOF GREEN SOLUTIONS

SCALE: 1" = 30'-0"  
 DATE: 9/24/15  
 SHEET: 1 OF 1





PLANTING PALLET

DATE: 06/09/2015

PROPOSED TREES



WESTERN REDBUD  
(CERCIS OCCIDENTALIS)



PINK GRAPE MYRTLE  
(LAGERSTROEMIA X TUSCARORA)



CHINESE PISTACHE  
(PISTACHIA CHINENSIS)

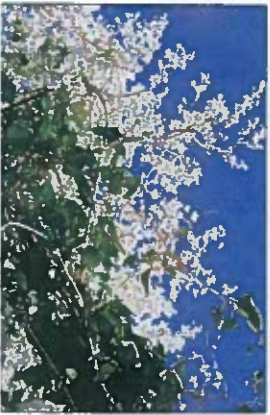


RED FLOWERING GUM  
(EUCALYPTUS FLOFOLIA)

PROPOSED VINES



CAT'S CLAW  
(MACFAYENA UNGUIS-CATI)



SILVER LACE VINE  
(POLYGONUM ALBERTI)

PROPOSED GROUND COVER



CARMELE CREEPER  
(CELANOTHUS GRISSEUS HORIZONTALIS)



ROSEMARY  
(ROSMARINUS OFFICINALIS)



BEARBERRY  
(ARCTOSTAPHYLOS UVA-URS)



PROPOSED SHRUBS



ORCHARD ROCKROSE  
(CISTUS PURPUREUS)



BEACH ASTER  
(ERIOGON GLAUCUS)



PROVENCE LAVENDER  
(LAVANDULA X INTERMEDIA 'PROVENCE')



CAPE PLUMBAGO  
(PLUMBAGO AURICULATA)



CRIMSON SPOT ROCKROSE  
(CISTUS LADANIFER)



SHRUB DAISY  
(EURYOPS PECTINATUS)



CALIFORNIA HOLLY GRAPE  
(MUHLENBERGIA PINNATA 'KENILWORTH')



CALIFORNIA BLUE SAGE  
(SALVIA CLEVELANDII)



YELLOW FORTNIGHT LILY  
(DIETES BICOLOR)



TOTON  
(PTERONITES ARBUTIFOLIA)



HEAVENLY BAMBOO  
(NANDINA DOMESTICA)

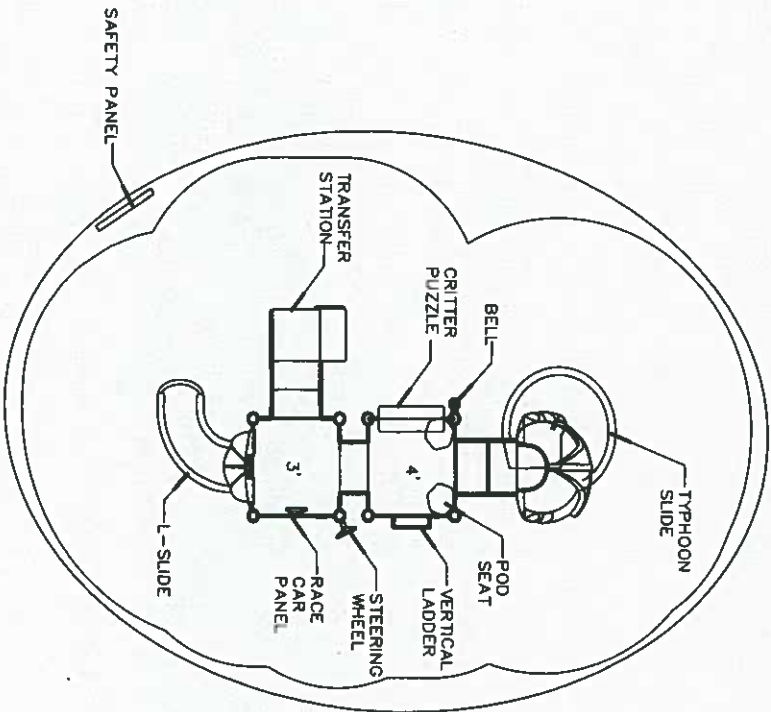


PURPLE VELVET SAGE  
(SALVIA LEUCANTHA 'MIDNIGHT')

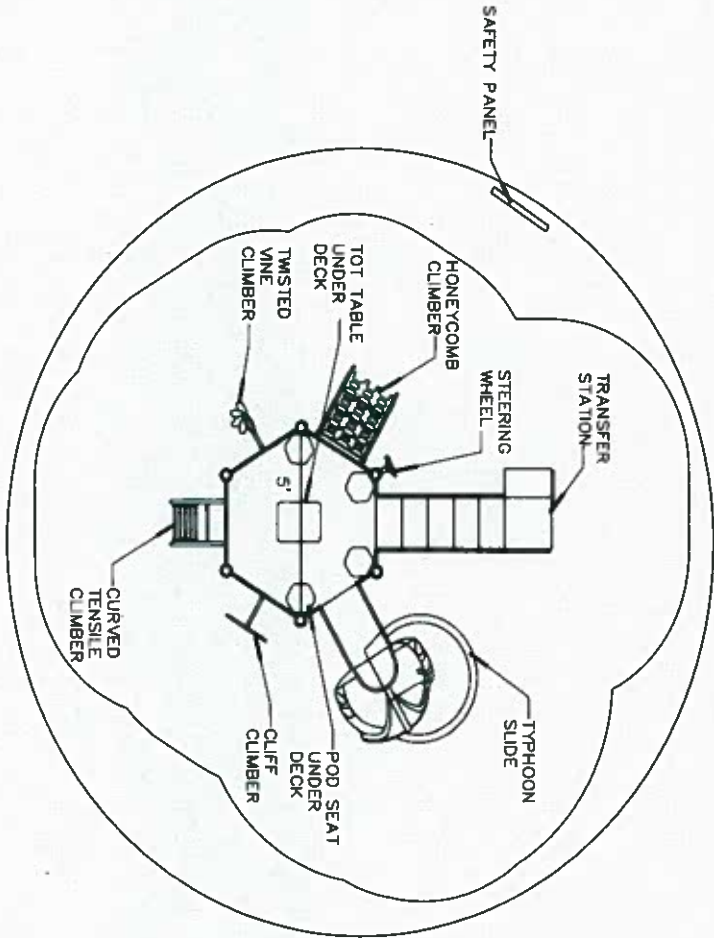


WHITE FORTNIGHT LILY  
(DIETES IRIDOIDES)





15_0285_EastBluff_003		East Bluff Apartments: Area 1	
DATE: 7/21/15	SCALE: 1/4" = 1'-0"	DATE: 7/21/15	SCALE: 1/4" = 1'-0"
DESIGNER: DTM/AF	DATE: 7/21/15	DESIGNER: DTM/AF	DATE: 7/21/15
PROJECT: 15_0285_EastBluff_003	DATE: 7/21/15	PROJECT: 15_0285_EastBluff_003	DATE: 7/21/15
CLIENT: FERRARI MOE, LLP	DATE: 7/21/15	CLIENT: FERRARI MOE, LLP	DATE: 7/21/15
LOCATION: PINOLE, CA	DATE: 7/21/15	LOCATION: PINOLE, CA	DATE: 7/21/15



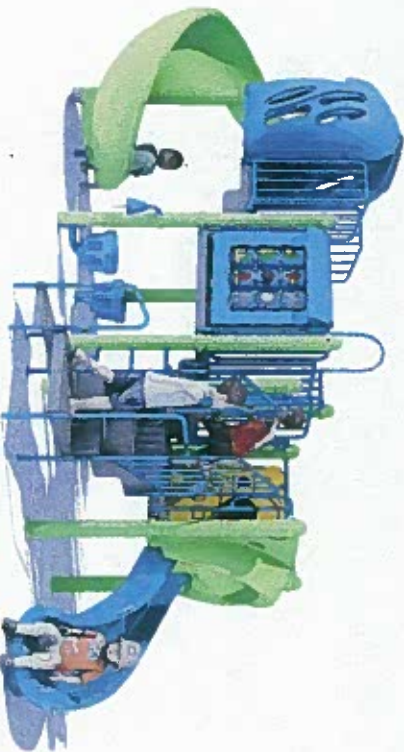
15_0285_EastBluff_003		East Bluff Apartments: Area 2	
DATE: 7/21/15	SCALE: 1/4" = 1'-0"	DATE: 7/21/15	SCALE: 1/4" = 1'-0"
DESIGNER: DTM/AF	DATE: 7/21/15	DESIGNER: DTM/AF	DATE: 7/21/15
PROJECT: 15_0285_EastBluff_003	DATE: 7/21/15	PROJECT: 15_0285_EastBluff_003	DATE: 7/21/15
CLIENT: FERRARI MOE, LLP	DATE: 7/21/15	CLIENT: FERRARI MOE, LLP	DATE: 7/21/15
LOCATION: PINOLE, CA	DATE: 7/21/15	LOCATION: PINOLE, CA	DATE: 7/21/15



Reverse View

Colors Used in Rendering

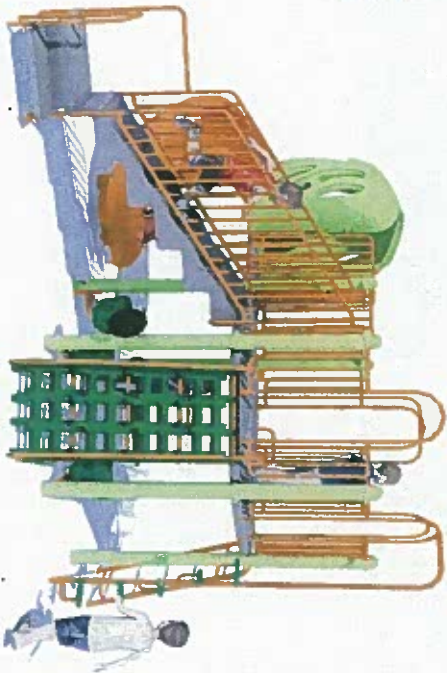
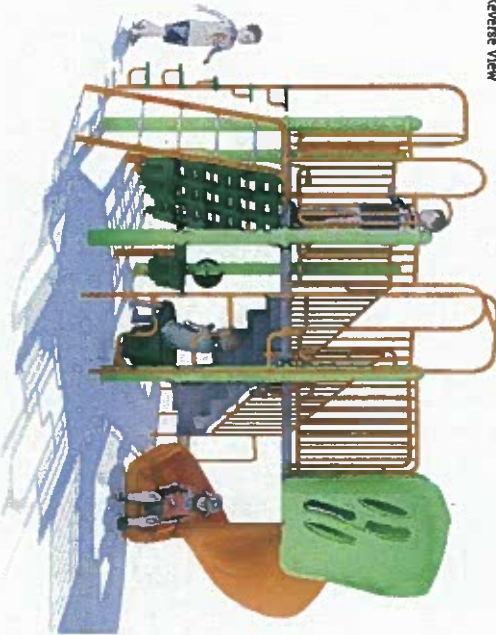
- Teal
- Chartreuse
- Dark Grey



Reverse View

Colors Used in Rendering

- Forest Green
- Chartreuse
- Dark Grey
- Orange



## East Bluff Apartments Option 1: Area 1

Pinole, CA

7/21/15

10/28/15



## East Bluff Apartments Option 1: Area 2

Pinole, CA

7/21/15

10/28/15



## EAST BLUFF APARTMENTS PHYSICAL REHABILITAION 1813 MARLESTA COURT PINOLE, CA 94564 PLAY AREA

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