

AGENDA FOR THE



CITY OF PINOLE PLANNING COMMISSION REGULAR MEETING

Monday, October 24, 2016

7:00 P.M.

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

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in a City meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the Development Services Department at (510) 724-9014. 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 speaker cards (available at the back of the Council Chambers) 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 12, 2016**
2. **Planning Commission Meeting Minutes from September 26, 2016**

E. PUBLIC HEARINGS:

1. DR 16-20: Sitaula Single Family Residence

Request: Consideration of a design review request to develop an approximately 2,948 square foot residence.

Applicant: John W. Smith
1801 Blossomwood Lane
Tracy, CA 95376

Location: 1431 Nob Hill Avenue, APN: 402-090-010

Project Planner: Winston Rhodes

2. Design Review 16-19: Bashyal Single Family Residence

Request: Consideration of a design review request to develop an approximately 2,977 square foot residence.

Applicant: John W. Smith

1801 Blossomwood Lane
Tracy, CA 95376

Location: 1409 Nob Hill Avenue, APN: 402-090-011

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, November 21, 2016 at 7:00PM

K. **ADJOURNMENT**

POSTED: OCTOBER 20, 2016



Winston Rhodes, AICP
Planning Manager

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DRAFT

**MINUTES OF THE SPECIAL
PINOLE PLANNING COMMISSION**

September 12, 2016

A. CALL TO ORDER: 7:04 P.M.

B. PLEDGE OF ALLEGIANCE AND ROLL CALL:

Commissioners Present: Brooks, Hartley, Martinez-Rubin, Tave*, Thompson,
Wong, Chair Kurrent

*Arrived after Roll Call

Commissioners Absent: None

Staff Present: Winston Rhodes, Planning Manager
Tamara Miller, Development Services Director/City
Engineer

C. CITIZENS TO BE HEARD:

There were no citizens to be heard.

D. CONSENT CALENDAR:

1. Planning Commission Meeting Minutes from August 8, 2016

Commissioner Martinez-Rubin requested a revision to Lines 25 and 26 of Page 3,
to read:

*The use permit request as conditioned, is consistent with the Zoning Code,
in that it furthers the proposed Commercial Mixed Use Zone, by
strengthening the commercial services in Pinole and providing local
employment opportunities*

The same statement which appeared on Lines 19 through 22 as shown on Page 4
was to be similarly modified.

MOTION to approve the Planning Commission Meeting Minutes of August 8, 2016,
as modified.

MOTION: Thompson SECONDED: Martinez-Rubin APPROVED: 5-1-1
ABSENT: Tave
ABSTAIN: Hartley

E. PUBLIC HEARINGS:

1. Design Review (DR 16-11): Flyer's Gas Station Convenience Store Removal and Replacement

Request: Consideration of a design review request to modify an existing gas station including removal of an existing approximately 528 square foot convenience store and replacing it with an approximately 1,283 square foot new convenience store

Applicant: Nasreen Saleem
2467 Hill View Lane
Pinole, CA 94564

Location: 1390 San Pablo Avenue, APN 402-023-012

Project Staff: Winston Rhodes

Planning Manager Winston Rhodes presented the staff report dated September 12, 2016, and reported that new information had been presented regarding mature Liquidambar trees that had been viewed during prior site visits to the property along the Roble Avenue frontage, and near the price sign along San Pablo Avenue. During a more recent site visit, all of those trees had been removed without prior approval, although four of the five trees had been protected trees based on their size. He suggested the Planning Commission consider requesting additional trees based on the size of the trees that had been removed, which would warrant replacement with 24-inch box trees.

Mr. Rhodes identified the following conditions that had changed based on the tree removal including Conditions 15 and 16 which should be deleted, and Condition 17 to be modified based on how many additional trees the Commission determined would be necessary to replace those removed. Staff recommended a minimum of four additional trees for a total of seven trees to replace those removed.

Mr. Rhodes recommended that the Commission adopt Resolution 16-09, to approve DR 16-11, subject to Exhibit A, Conditions of Approval, as revised by staff

Responding to the Commission, Mr. Rhodes acknowledged the concern for the removal of trees absent City approval, although he had been recently informed by the applicant that the trees were removed since they were pushing up asphalt and may have impacted a water line, and the damage to the asphalt had been verified

1 during the most recent site visit. It was likely the tree removal would have been
2 approved by the City if a permit had been applied for based on removal criteria
3 relating to interference with utilities. If the project is approved then and at the time of
4 issuance of a building permit the City's tree removal fee would be added onto the
5 building permit cost and the fee could possibly be doubled given that the trees had
6 been removed without the proper permits from the City.

7
8 PUBLIC HEARING OPENED

9
10 NASREEN SALEEM, the Applicant/Property Owner, 2467 Hill View Lane, Pinole,
11 was present and welcomed any questions from the Planning Commission.

12
13 GAUTAM R. MANANDHAR, Structural Engineer, 5205 Gordon Avenue, El Cerrito,
14 explained that the proposed convenience store had been situated on the site given
15 the proximity to residential uses to the north; acknowledged the building could be
16 moved three feet to the property line; suggested a zero lot line would be helpful due
17 to the turning radius for the gas delivery trucks; noted that Light 3, as shown on
18 Sheet 8, would be approximately 11 feet in height, with a table of the light fixtures
19 shown on the plans; acknowledged a recommendation that it be below the windows
20 of the adjacent apartment complex; stated a light/lamp had been proposed near the
21 trash area; acknowledged a recommendation for stucco above the CMU block on
22 the trash enclosure to match the primary building; and acknowledged concerns with
23 gas truck deliveries to the site possibly encroaching onto the ADA parking space
24 resulting in limited access to the convenience store.

25
26 Mr. Manandhar clarified the landscaping and bioswale requirements; one bollard
27 had been intended to protect the building from errant vehicles; if the building was
28 moved three feet to the property line, the bollard would not be necessary; the three
29 foot high decorative wall would consist of CMU block and no decision had been
30 made whether it would be split face or stucco material but could be as the
31 Commission determined; the steel tubes and metal rods would be black in color;
32 and employees would use the tandem parking spaces while customers would park
33 at the pumps.

34
35 Ms. Saleem commented in response to concerns with truck deliveries potentially
36 obstructing the ADA parking space that had not been an issue in the past although
37 she could instruct that nighttime deliveries occur when the property was less active.

38
39 PUBLIC HEARING CLOSED

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41 The Planning Commission discussed the application and offered the following
42 recommendations and/or direction to staff and the applicant:

- 43
44
 - Recommended the building be relocated and moved to the sightline allowing

45 an ADA path on the other side of the lot line or adjacent to the gas pumps,

1 eliminating the need for a fence while still having a secure perimeter of the
2 property, with a fence on the property line beyond the building. (Brooks)
3

- 4 • Expressed concern with the drainage element of the impervious surface
5 area, which had not been identified on the plans; and questioned how the
6 water at the rear would be directed to the drainage element at the bottom of
7 the hill, adding a level of filtration. (Tave)
8
- 9 • While comfortable moving back the new convenience store building, the
10 Commission did not have the detailed plans for roofing, but was comfortable
11 that water could be directed into the rain gutters in the northeast corner
12 providing adequate infiltration and capacity, if well designed. The additional
13 new concrete to be laid had not been identified and would have to be
14 identified on the plans to ensure the impervious surface calculations were
15 accurate. Sought a new condition of approval requiring a Stormwater
16 Control Plan. (Hartley)
17
- 18 • Agreed the convenience store building should be moved back allowing a
19 better turning radius for delivery trucks. (Kurrent)
20

21 There was Planning Commission consensus to allow a zero setback for the new
22 convenience store building and that it be moved back three feet.
23

- 24 • Stucco above the brick on the trash enclosure needed to be addressed, and
25 the type of material for the roof of the trash enclosure needed to be
26 stipulated and should be corrugated metal roofing; it was noted that those
27 materials had, in fact, been identified on the plans as Detail #4; lighting
28 needed to be provided for the trash enclosure area; and sought a condition
29 of approval regarding the hours of operation. (Brooks)
30

31 Mr. Rhodes clarified that the application was for Design Review and not a
32 Conditional Use Permit (CUP). The retail sales use was a pre-existing permitted
33 use and the hours of operation were typically not conditioned as part of design
34 review request, although given the issues with the truck delivery schedule, he
35 sought information on the current truck deliveries in terms of their frequency and
36 how long deliveries would last to help inform the design review discussion.
37

38 Ms. Saleem reported that truck deliveries occurred every other day, mostly late in
39 the evening around 10:00 P.M or 1:00 A.M., and the trucks were on-site a
40 maximum of 15 minutes. The hours of operation for the gas station were 6:00 A.M.
41 to 9:00 P.M. While some deliveries occurred in the morning, they could occur at any
42 time.
43

44 Although the Chair recommended a condition that truck deliveries not occur after
45 10:00 P.M., Mr. Rhodes reiterated that the application was a Design Review

1 request and the gas station was an existing use. The only way to address the issue
2 was if the Commission determined that the expansion of the new convenience
3 store would have a material effect on how often or when deliveries occurred on-site.
4 The City had no Noise Ordinance, although the Police Department responded to
5 noise issues through code enforcement.
6

- 7 • Found that the new convenience store would be larger and could result in
8 longer delivery times, and recommended a condition to restrict deliveries to
9 the site. (Thompson)
10

11 Mr. Rhodes again noted the gas station had been in existence for some time, the
12 retail portion was a permitted use, and he suggested the hours of operation were
13 outside the scope of Planning Commission review.
14

- 15 • Recommended a decorative wall for the new CMU wall be split face block or
16 something else in the landscape area given the large amount of proposed
17 stucco on the building. (Brooks)
18
- 19 • Recommended an off-white or yellow color for the stucco to match the
20 yellow in the signage used as part of the logo of the gas station, with the
21 CMU wall to be painted similarly. (Martinez-Rubin)
22
- 23 • Recommended a beige color and less use of "pink" for the stucco, and
24 possibly white, although recognized the window frames were also white.
25 (Wong)
26

27 Mr. Rhodes understood there was Commission consensus that the CMU block at
28 the base of the fence be split face block and the block at the trash enclosure be
29 stucco to match the building.
30

- 31 • If the building was moved back three feet, suggested the parking spaces
32 also be moved back three feet allowing better access, which would not
33 compete with vehicles parked at the pumps; as such, the landscape area by
34 the bicycle rack would be expanded three feet and the parking moved three
35 feet. (Kurrent)
36
- 37 • Noted the ADA parking space must also be van accessible and 96 inches on
38 the side; with Mr. Rhodes affirming the ADA parking space size and location
39 would be verified during plan check along with the pathway. (Thompson)
40

41 Mr. Rhodes suggested a new condition of approval, to read: *Prior to the Issuance of*
42 *a Building Permit, a Stormwater Control Plan shall be submitted for review and*
43 *approval by the City Engineer.*
44

45 There was no consensus to relocate the air and water dispensaries given concerns

1 with haphazard parking conditions which could result in other nuisances.

2
3 Mr. Rhodes summarized the Planning Commission direction to the applicant as
4 follows:

- 5
- 6 • Move the new convenience store building three feet to the north resulting in
7 a shift of improvements such as the movement of the landscaping and
8 parking spaces three feet.
 - 9
 - 10 • The CMU block wall at the base of the north fence to be split face block.
 - 11
 - 12 • The trash enclosure CMU wall to be stucco covered to match the primary
13 building.
 - 14
 - 15 • Acknowledged the Commission discussion on the colors, with the
16 Commission to give specific direction on the colors or allow staff the
17 discretion to approve the colors that had been proposed.
 - 18
 - 19 • Eliminate Conditions 15 and 16, and modify Condition 17, as identified by
20 staff during the staff presentation for the landscape plan, to include not three
21 but a total of *seven* trees, with trees to be selected that may not be as large
22 as the prior Liquidambar trees.
 - 23
 - 24 • On the discussion, there was no consensus to change the colors of the
25 building beyond what had been proposed.
 - 26

27 Mr. Manandhar clarified that the colors to be used would be those shown on the
28 color board.

29
30 The Commission made further modifications to the Conditions of Approval, as
31 follows:

- 32
- 33 • Condition 8 revised to read: *Any proposed future outdoor merchandise sales*
34 *shall require a separate development request and is not currently proposed.*
 - 35
 - 36 • Condition 26, the second sentence of paragraph A be revised to read:
37 *Interior construction may occur between 9:00 A.M. and 6:00 P.M. on*
38 *Saturday unless a modification of construction hours is requested and*
39 *granted by the City as allowed under Chapter 15.02 of the City Municipal*
40 *Code.*
 - 41
 - 42 • Condition 25 revised to read: *Inspections – The applicant shall notify the*
43 *Development Services Department at least forty-eight (48) hours prior to*
44 *starting any work pertaining to on-site drainage facilities, grading, or paving,*
45 *as well as all any work in the City's right-of-way per Section 15.36.230 of the*

1 *Municipal Code.*
2

3 **MOTION** to adopt Resolution 16-09, A Resolution of the City of Pinole, Approving a
4 Design Review Request to Modify an Existing Gas Station Including Removal of an
5 Existing Convenience Store and Replacing it with a New Approximately 1,283
6 Square Foot New Convenience Store for a Flyers Gas Station at 1390 San Pablo
7 Avenue (APN 402-023-012), with Exhibit A, Conditions of Approval, as modified
8 and subject to the following:
9

- 10 • Move the convenience store building three feet to the north, resulting in a
11 shift of site plan improvements such as the movement of the landscaping
12 and parking spaces three feet.
13
14 • The CMU block wall at the base of the north fence to be split face block.
15
16 • The trash enclosure CMU wall to be stucco covered to match the primary
17 building cover.
18
19 • The edits as noted in the record to Exhibit A, Planning Commission
20 Resolution 16-09, Conditions of Approval, Conditions 8, 17, 25 and 26; the
21 elimination of Conditions 15 and 16; and new condition: *Prior to the*
22 *Issuance of a Building Permit, a Stormwater Control Plan shall be submitted*
23 *for review and approval by the City Engineer.*
24

25 **MOTION:** Thompson **SECONDED:** Hartley **APPROVED:** 7-
26 0

27
28 Chair Kurrent identified the 10-day appeal process of a decision of the Planning
29 Commission in writing to the City Clerk.
30

31 **2. Conditional Use Permit 16-04: CVS Off-Premises Alcohol Sales**
32

33 **This item has been continued to the September 26, 2016 regular**
34 **meeting**
35

36 **Request:** Consideration of Conditional Use Permit request to sell beer,
37 wine, and distilled spirits with an approved approximately
38 14,806 square foot CVS pharmacy retail store located at the
39 southeast corner of the intersection of Appian Way and
40 Canyon Drive.
41

42 **Applicant:** Armstrong Development
43 2400 Del Paso Road, Suite 140
44 Sacramento, CA 95834
45

Location: 1617 Canyon Drive (APN 401-273-043, -044, -045, and -046)

Project Staff: Winston Rhodes, Planning Manager

F. OLD BUSINESS: None

G. NEW BUSINESS:

1. Review of Draft Five Year Capital Improvement Plan for Consistency with the General Plan

Request: Review of the Draft 2016/17 – 2020/21 City Capital Improvement Plan for Consistency with the City General Plan

Project Staff: Tamara Miller

Development Services Director/City Engineer Tamara Miller presented the staff report dated September 12, 2016, and recommended that the Planning Commission review the Draft Five Year Capital Improvement Plan (CIP) for consistency with the City's General Plan and adopt Resolution 16-10, finding that the CIP in Fiscal Years 2016-2017 through 2020-2021 is in conformance with the City of Pinole General Plan.

Ms. Miller responded to questions from the Planning Commission on Fiscal Years 2016-2017 through 2020-2021 General Plan Consistency Matrix; acknowledged a recommendation to eliminate either CIP Project No. 41 or No. 44, as shown on Page 4, which were the same projects (San Pablo Avenue Pedestrian Bridge at BNSF Railroad), but which had listed different General Plan Goals/Policies. She recommended that CIP Project No. 40, which was also the same project, be retained, and that CIP Project No. 41 be eliminated from the matrix.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

MOTION to adopt Resolution 16-10, A Resolution of the Planning Commission of the City of Pinole, Recommending the City Council of the City of Pinole Find That the Proposed Capital Improvement Plan (CIP) for Fiscal Years 2016-2017 Through 2020-2021 Is In Conformance with the City of Pinole General Plan; and subject to the elimination of CIP Project No. 41 from Fiscal Years 2016-2017 through 2020-2021 General Plan Consistency Matrix.

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2 **MOTION: Brooks**

3 **SECONDED: Thompson**

4 **APPROVED: 7-0**

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8 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**

9 Mr. Rhodes reported that a Special Meeting may be scheduled for the second
10 Monday of October, and upcoming Planning Commission training opportunities
11 included a training session scheduled for December 3 at Sonoma State
12 University with information available on the University website; the Annual
13 League of California Cities Planning Commission Conference had been
14 scheduled for March 1 through 3, 2017 with more information on the location to
15 be provided to the Commission once available, with the City able to fund the
16 attendance of one to two Planning Commissioners.

17 Mr. Rhodes added a tenant improvement application had been received for
18 another tenant in the retail shop space for the Gateway Shopping Center for a
19 salon to face Sprouts adjacent to a proposed Orange Theory Fitness studio,
20 which would be presented to the Planning Commission later this month. Future
21 applications included residential projects for single-family homes on Nob Hill, to
22 be presented to the Planning Commission Design Review Subcommittee prior to
23 Planning Commission review; and CVS Off-Premises Alcohol Sales.

24 Mr. Rhodes updated the Planning Commission on the CVS project which was in
25 plan check for the building and the temporary wireless communication cell-on-
26 wheels (COWs), with staff awaiting the submittal of the clock face design; the
27 Eden Housing East Bluff Apartments development was underway with additional
28 inspections needed to ensure compliance with building code requirements, and
29 with the applicant having installed bicycle parking on a temporary basis until a
30 final design could be determined, with different ways being considered to
31 rehabilitate the building during the winter.

32 Chair Kurrent and Commissioner Hartley provided an overview of a recent East
33 Bay Municipal Utility District (EBMUD) presentation on the City's water supply,
34 EBMUD reclamation project, water savings efforts, and EBMUD pipe
35 replacement requiring coordination with the cities in the service area.

36 Responding to Commissioner Brooks, Mr. Rhodes reported that Jack in the Box
37 located on Pinole Valley Road had not proposed any modifications for re-
38 landscaping but had installed a sign absent building permits. The applicant
39 recently applied for building permits and staff could discuss the removal of
40 existing landscaping and the need to install new drought tolerant plant material in
41 the front.

42
43
44 **I. COMMUNICATIONS: None**

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46 **J. NEXT MEETING:**

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2 The next meeting of the Planning Commission will be a Regular Meeting to be
3 held on Monday, September 26, 2016 at 7:00 P.M.
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5 **K. ADJOURNMENT: 10:01 P.M**
6

7 Transcribed by:
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10 Anita L. Tucci-Smith
11 Transcriber
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**MINUTES OF THE REGULAR
PINOLE PLANNING COMMISSION**

September 26, 2016

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

B. PLEDGE OF ALLEGIANCE AND ROLL CALL:

Commissioners Present: Brooks, Hartley, Thompson, Wong, Chair Kurrent

Commissioners Absent: Martinez-Rubin, Tave

Staff Present: Winston Rhodes, Planning Manager

C. CITIZENS TO BE HEARD:

There were no citizens to be heard.

D. CONSENT CALENDAR: None

E. PUBLIC HEARINGS:

1. Conditional Use Permit 16-04: CVS Off-Premises Alcohol Sales

Request: Consideration of a Conditional Use Permit (CUP) request to sell beer, wine, and distilled spirits within an approved approximately 14,806 square foot CVS pharmacy retail store located at the southeast corner of the intersection of Appian Way and Canyon Drive.

Applicant: Armstrong Development
2400 Del Paso Road, Suite 140
Sacramento, CA 95834

Location: 1617 Canyon Drive (APN 401-273-043, -044, -045, and -046)

Project Staff: Winston Rhodes, Planning Manager

1 Planning Manager Winston Rhodes presented the staff report dated September
2 26, 2016, and recommended the Planning Commission adopt Resolution 16-11,
3 subject to Exhibit A, Conditions of Approval.
4

5 Responding to the Commission, Mr. Rhodes explained that the table shown on
6 Page 5 of the staff report identifying Census Tract 3591.03, Pinole Off-Sale and
7 On-Sale Retail Alcohol Sales Establishments, had not included the Safeway store
8 because it was located in a different census tract; and the existing CVS liquor
9 license for the Appian 80 Shopping Center location was being held to allow CVS to
10 continue to provide liquor sales at that location, and once the new store at 1617
11 Canyon Drive was opened he understood the liquor license would be sold.
12

13 PUBLIC HEARING OPENED 14

15 JULIE MARTIN, Armstrong Development, clarified that Armstrong Development
16 was pursuing a new liquor license, had received approval from the City Council,
17 and CVS would surrender, not sell, the existing liquor license from the Appian 80
18 Shopping Center and obtain a new license to operate at the new facility at 1617
19 Canyon Drive. She also detailed the training CVS would provide its employees
20 immediately upon approval of employment.
21

22 Mr. Rhodes recommended that the first sentence of Condition 7 be modified to
23 read: *All staff shall receive "responsible beverage service training" prior to*
24 *employment.*
25

26 Ms. Martin explained that employment would not be approved until the employee
27 had completed and passed all required training, although since many employees
28 would be relocated from the existing store, many employees had already been
29 trained. She suggested the first sentence of Condition 7 be further modified to
30 read: *All staff shall receive "responsible beverage service training" prior to the sale*
31 *of alcohol.*
32

33 PUBLIC HEARING CLOSED 34

35 The Planning Commission discussed the application and offered the following
36 recommendations and/or direction to staff and the applicant:
37

- 38 • By consensus, to further modify the first sentence of Condition 7 to read: *All*
39 *staff prior to selling or handling alcohol shall receive "responsible beverage*
40 *service training."*
41
- 42 • Revise the second sentence of Condition 16 to read: *The security plan*
43 *shall include business hours of operation, alarm information, security*
44 *cameras, measures to deter shoplifting and a completed "Business Site*
45 *Emergency Information Form."* (Kurrent)

1 Responding to a recommendation by the Chair to further amend Condition 16 to
2 include a statement that *Security caps on hard liquor bottles should be considered*
3 *to deter shoplifting by minors*, Ms. Martin explained that CVS had its own internal
4 security plan which included checks and re-checks; a cap index categorizing each
5 store, which identified the needs beyond typical store surveillance to their security
6 plan; and the store would include signage to advise that shoplifting would be
7 prohibited and that the store would enforce all applicable laws.
8

9 **MOTION** to adopt Resolution 16-11, a Resolution of the Planning Commission of
10 the City of Pinole, County of Contra Costa, State of California, Approving a
11 Conditional Use Permit, To Allow Beer, Wine, and Distilled Spirits Sales for Off
12 Sale Consumption At An Approved 14,806 square foot CVS Pharmacy Retail
13 Store, Located at 1617 Canyon Drive (APN 401-273-043, -044, -045, and -046),
14 with Exhibit A, Conditions of Approval, modified as follows:
15

- 16 • Revise the first sentence of Condition 7 to read: *All staff prior to selling or*
17 *handling alcohol shall receive "responsible beverage service training."* and
18
- 19 • Revise the second sentence of Condition 16 to read: *The security plan*
20 *shall include business hours of operation, alarm information, security*
21 *cameras, measures to deter shoplifting and a completed "Business Site*
22 *Emergency Information Form."*
23

24 **MOTION: Thompson SECONDED: Brooks APPROVED: 5-0-2**
25 **ABSENT: Martinez-Rubin, Tave**
26

27 Chair Kurrent identified the 10-day appeal process of a decision of the Planning
28 Commission in writing to the City Clerk.
29

30 **2. Conditional Use Permit 16-05: Orange Theory Fitness Studio**
31

32 **Request:** Consideration of a use permit request to open an
33 approximately 3,022 square foot health and fitness
34 studio within a vacant portion of an approved
35 commercial building that is under construction.
36

37 **Applicant:** Santara Pinole LLC
38 22709 Rancho Palomares Place
39 Castro Valley, CA 94552
40

41 **Location:** 1400 Pinole Valley Road, APN 401-410-017
42

43 **Project Staff:** Winston Rhodes, Planning Manager
44

45 Planning Manager Rhodes presented the staff report dated September 26, 2016,

1 and reported the project had been reviewed by the Planning Commission
2 Development Review Subcommittee in July 2016; the Subcommittee supported
3 the project but had concerns with the parking demand and had sought more
4 operational details with full Planning Commission review. He recommended the
5 Planning Commission adopt Resolution 16-12, subject to Exhibit A, Conditions of
6 Approval.
7

8 Responding to the Commission, Mr. Rhodes explained that the Zoning Code
9 prescribed parking standards for various uses, some of which were in very broad
10 categories; the project was before the Planning Commission to evaluate the
11 specific operational details and how it would affect parking; the Planning
12 Commission had some say over aspects of the operational details and how the
13 parking would be managed; the property owner was required to provide a Parking
14 Demand Management Plan in conjunction with the approval of the shopping
15 center; employees were required to park in the least convenient parking spaces;
16 some of the parking spaces in the shopping center had time restrictions in order to
17 encourage greater turnover of those spaces; and there were other tenants in the
18 shopping center that had been identified as permitted uses and were not required
19 to obtain a Conditional Use Permit.
20

21 Mr. Rhodes also detailed a letter from Sprouts to the owners of the Gateway
22 Shopping Center, where Sprouts had approved the applicant's proposed 3,022
23 square feet operating space, although he recommended the arrangement between
24 Sprouts, the property owner, and Orange Theory Fitness Studio be clarified by the
25 applicant.
26

27 PUBLIC HEARING OPENED

28

29 SANJAY PATEL identified himself as a new franchisee, and affirmed that other
30 locations had been considered before a decision made to locate at the subject
31 location. He introduced John Driscoll, a representative from Orange Theory
32 Fitness Studio Corporate, the Project Architect Jeff Jennings, and Sam Thomas
33 representing the property owners of the Gateway Shopping Center. Orange
34 Theory Fitness Studio was a membership based gym; with 15 to 20 members who
35 worked out in the gym at one time when three to four employees would be present;
36 the facility would have time slots assigned to each class; membership would be
37 through self-registry on cell phone apps; and the studio would be divided into three
38 sections of exercise programs. A coach would be present to coach all members;
39 the fitness programs would be assigned with each unique session to address the
40 abilities and limitations of the members based on their requirements and needs;
41 and there would be an area for promotional displays as suggested by the
42 corporate offices, with tables and chairs, to be used to meet with potential
43 members and to illustrate the different programs being offered.
44

45 A corporate representative of Orange Theory Fitness Studio spoke to the

1 corporate policy nationwide for 15-minute breaks between classes; classes would
2 be 60 minutes in length; the breaks were intended to avoid overlap in the parking
3 lot. The use of the showers was limited since all members did not use those
4 facilities. When asked, Mr. Driscoll stated that Orange Theory Fitness Studio had
5 received no negative member complaints about parking.
6

7 SAM THOMAS, Thomas Gateway LLC, spoke to the customer base for the
8 tenants in the Gateway Shopping Center who would patronize most, if not all of the
9 tenants in the center, which was why Sprouts had granted a variance to Orange
10 Theory Fitness Studio for the square footage of the tenant space. He clarified
11 there would be a total of 227 parking stalls in the shopping center, in excess of that
12 required by the Pinole Municipal Code (PMC). A Parking Demand Management
13 Plan and other mitigations had been considered when the shopping center had
14 been approved.
15

16 Mr. Thomas explained that tenant leases dictated where business employees may
17 park, identified as the least desirable stalls; with encouragement for ride sharing,
18 vanpool, and other transit mitigations. Specific businesses of certain sizes could
19 provide a subsidy into a program for employees to encourage other modes of
20 transportation. The tenant leases also allowed the property owner/landlord certain
21 authority and ability to dictate some regulations. When asked about the parking
22 conditions at the Pinole Valley Shopping Center, he suggested the main parking
23 issue for that center was that it was under parked, with much of the parking behind
24 the shops not visible to customers as opposed to the parking for the Gateway
25 Shopping Center which was highly visible.
26

27 JEFF JENNINGS, Architect for Orange Theory Fitness Studio, detailed the
28 architectural design elements for a double wall approach to ensure there would be
29 no noise intrusion along the perimeter of the studio adjacent to other tenants while
30 amplified music was playing; and clarified in those situations where tenants were
31 located above, sound attenuation was provided along the walls, not at the ceiling.
32

33 PUBLIC HEARING CLOSED

34

35 The Planning Commission discussed the application for Orange Theory Fitness
36 Studio and offered the following comments and/or recommendations to staff and
37 the applicant:
38

- 39 • Parking overall was a concern given the various tenants in the shopping
40 center; expressed concern with the 3:00 to 7:00 P.M. afternoon time slot for
41 classes; did not want to see the same problems experienced at the Pinole
42 Valley Shopping Center repeated at the Gateway Shopping Center; would
43 like to see the results from the Parking Demand Management Plan; and
44 sought feedback from the property owner whether employees were using
45 the transit subsidy. (Thompson)

- Reported there had been a number of residents expressing concern with the parking situation on the NextDoor app. (Wong)
- Suggested there could be a potential parking shortfall based on the reality of what could be approved on the site rather than what the PMC required; questioned whether that had been addressed by the Parking Demand Management Plan for the Gateway Shopping Center; and questioned whether conditions should be imposed to ensure the use was in alignment with the Parking Demand Management Plan. (Hartley)

The Chair noted that Condition 10 would address any parking concerns and the applicant had taken precautions to ensure there would be no issues. If parking issues arose, Condition 10 allowed the application to return to the Planning Commission for review.

Mr. Rhodes acknowledged the Pinole Valley Shopping Center had not included the requirement of Condition 10, as written, and involved extensive redevelopment of a former shopping center and was granted a variance on the parking required at the time that shopping center was proposed. In that case, the shopping center had a large volume of food establishments, which customer base tended to linger longer. Condition 10 was a standard condition which applied to four other use permits already approved in the Gateway Shopping Center.

Mr. Rhodes detailed some of the features in the Parking Demand Management Plan; reiterated prime parking would have time limits; staff was working with the property owner to identify specific locations for the timed parking; identified the location of employee parking for Sprouts; and reiterated the effort for larger employers to encourage employees to use public transit as part of the employee public transit subsidy requirement of the Bay Area Air Quality Management District (BAAQMD) which applied to businesses with 50 or more employees. The approval of the Kaiser facility also included the requirement for a Parking Demand Management Plan.

The Planning Commission discussed revisions to staff-recommended Conditions 6 and 10, and after considerable discussion of a potential change to Condition 10, the Commission did not alter Condition 10 but made the following revision to Condition 6:

If the City receives substantiated noise complaints from adjacent building tenants, then the applicant shall install noise control features to the satisfaction of the property owner and the Development Services Department to remedy the situation.

MOTION to adopt Resolution 16-12, A Resolution of the City of Pinole, County of

1 Contra Costa, State of California, Approving a Conditional Use Permit (CUP 16-
2 05), To Allow the Operation of An Approximately 3,022 Square Foot Health and
3 Fitness Studio Within An Approved Building at 1400 Pinole Valley Road, APN 401-
4 410-017, with Exhibit A, Conditions of Approval, modified as follows:
5

6 Revise the first sentence of Condition 6 to read:
7

8 If the City receives substantiated noise complaints from adjacent building
9 tenants, then the applicant shall install noise control features to the
10 satisfaction of the property owner and the Development Services
11 Department to remedy the situation.
12

13 **MOTION: Hartley**

SECONDED: Wong

APPROVED: 4-1-2

ABSTAIN: Thompson

ABSENT: Martinez-Rubin, Tave
16

17 **F. OLD BUSINESS:** None
18

19 **G. NEW BUSINESS:** None
20

21 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**
22

23 Mr. Rhodes reported that the City had approved a request for pine tree removal
24 due to disease and leaning on property located on Canyon Drive; a request had
25 been submitted to amend design review approval at the Gateway Shopping
26 Center for the medical service building that had been approved as part of Phase
27 Two to increase the building size from the original approval; the application was
28 under review for completeness and comparison to the approved environmental
29 documents, and would be presented to the Planning Commission Development
30 Review Subcommittee, and thereafter to the full Planning Commission and City
31 Council for consideration.
32

33 Mr. Rhodes clarified, when asked, that the design of the pylon sign for the
34 Gateway Shopping Center had been considered by both the Planning
35 Commission and the City Council, and had ultimately been approved by the City
36 Council. The applicant was proceeding with the design consistent with the City
37 Council approval and there was no opportunity at this time to modify the font or
38 colors.
39

40 Commissioner Hartley suggested the City consider in the near future conducting
41 an independent assessment of the parking at the Gateway Shopping Center
42 when built out to provide a better understanding of the cumulative impacts, with
43 better information on the use of public transit.
44

45 Mr. Rhodes explained that Old Town did not require off-street parking given the

1 substantial amount of existing public spaces that had been built with public
2 dollars. A study had been prepared prior to the adoption of the Specific Plan for
3 the Old Town Area, which had suggested the study be revisited to evaluate its
4 effectiveness after businesses had been added; however, the City would have to
5 provide a budget for such an effort. A potential study of private parking lots
6 could be performed to analyze their usage and the effectiveness of the City's
7 current parking standards but would have associated costs that would require
8 City Council approval.

9
10 The Planning Commission discussed the parking and traffic concerns in the City
11 at length and the Chair recommended the City consider an evaluation of its
12 existing parking regulations to ensure their effectiveness, and asked staff to
13 report back to the Planning Commission after further discussions with members
14 of the City Council could take place.

15
16 **I. COMMUNICATIONS:** None

17
18 **J. NEXT MEETING:**

19
20 The next meeting of the Planning Commission will be a Regular Meeting to be
21 held on Monday, October 24, 2016 at 7:00 P.M.

22
23 **K. ADJOURNMENT:** 9:01 P.M

24
25 Transcribed by:

26
27
28 Anita L. Tucci-Smith
29 Transcriber
30



Memorandum

TO: PINOLE PLANNING COMMISSION
FROM: WINSTON RHODES, AICP PLANNING MANAGER
SUBJECT: DR 16-20 Ishwar Sitaula Single Family Residence
DATE: October 24, 2016

Property Owner:
Ishwar Sitaula and Dhruba Bashyal
724 Elm Street
El Cerrito, CA 94530

Applicant /Designer:
John W. Smith
1801 Blossomwood Lane
Tracy, CA 95376

PROJECT: Ishwar Sitaula Single Family Residence Design Review
FILE: DR 16-20
LOCATION: 1431 Nob Hill Avenue
APN: 402-090-010
GP DESIGNATION: Suburban Residential (SR)
ZONING: Suburban Residential R-1

REQUEST

The applicant is seeking Design Review approval to develop a new single family residence at 1409 Nob Hill Avenue.

STAFF RECOMMENDATION

Adopt Resolution 16-13 for Design Review request DR 16-20 conditionally approving development of a new single family residence.

SITE LOCATION

The site is located on the south side of Nob Hill Avenue southwest of the corner of the intersection of Nob Hill Avenue and Second Avenue.

Figure 1. Site Location



Direction from Project Site	Land Use
North	Nob Hill Avenue, Single Family Residence
West	Vacant Residential Lot (proposed for development of Single Family Residence)
South	Single Family Residences and Marlesta Road
East	Single Family Residence

PROJECT DESCRIPTION

The applicant is seeking Design Review approval to construct an approximately 2,948 square foot two-story residence on an approximately 6,250 square foot vacant lot.

BACKGROUND

An adjacent vacant lot immediately west of this lot addressed as 1409 Nob Hill Avenue is also currently proposed for development of a new single family residence.

At the request of the Development Review Subcommittee story poles have been installed on-site to illustrate proposed building height. Single family residences when consistent with the City's Residential Design Guidelines do not normally require Planning Commission Review. The project has been referred to the Planning Commission by staff due to past neighborhood concerns about the height of the proposed new single family home in that two stories are proposed when the nearest adjacent homes (east and south of the site) are currently one-story homes.

ANALYSIS

Any new single-family residential construction in the City must comply with the Residential Design Guidelines criteria for new residential construction. There are four components of criteria which must be satisfied for approval of a new-single family home.

Design Component 1: Basic Site Planning: Placement of House, Garage, and Driveway

Approval Criteria:

- *Building placement shall be configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas.*
- *The driveway and the garage shall be secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street.*

The proposed home orientation on the lot is similar to the nearest surrounding interior lot properties. The lot is approximately 6,250 square feet when the minimum lot size for the R-1 zone is 6,000 square feet. The home has been designed to have less bulk on the second story. The applicant is proposing a 14' side yard setback from the second story when the minimum side yard setback requirement is 12' for the R-1 zone. The applicant has proposed the second story massing on the eastern portion of the vacant lot which has dense vegetation along the shared boundary with the homes that back up to the project site along Marlesta Road. The proposed home satisfies the setback requirements of the Pinole Municipal Code, and has a proposed 36'8" rear yard setback, where 20' is required. The roof line height of the proposed residence varies and ranges from 32' at the highest point above the driveway apron elevation and decreases to 26' near the center of the roof line and then drops to 21' at the east wall.

The proposed driveway is approximately 21' wide and the lot width is approximately 47' feet. The driveway includes stamped concrete to visually break up the appearance of the proposed broom finish concrete. The applicant is proposing a two car garage with two single car decorative garage doors. The garages doors include nine solid panels on each door with three decorative

window panels along the top portion of each door. The proposed white decorative garage doors are 1.5' apart and are flanked by 4.5' of stone veneer and stucco.

Design Component 2: Neighborhood Compatibility for Height, Mass and Scale

Approval Criteria:

- *The scale, mass and height of a new house or a second/upper story addition shall be compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.*

The proposed home is two-stories with a maximum height of approximately 28' above existing grade well below the 35' maximum height for the R-1 Zone. The building height varies and decreases substantially to 19' above existing grade at first floor roof line. The setback distance from the shared eastern property line is 14'. Varied relief is shown on the project plans with varying roof line details on all four elevations. Pitched roof details further alleviate massing. Proposed windows are rapped with foam pop-outs to add visual interest on all elevations.

The surrounding neighborhood primarily includes single-story homes constructed in the 1950s. However, the applicant has designed the house utilizing the City's Residential Design Guidelines and has designed the house to account for previous neighborhood concerns from prior project review including building height and massing.

In an effort to be sensitive to neighbor concerns expressed in 2010, the applicant is proposing to have the overall building height 7 ft. less than the maximum height established within the Zoning Code.

Design Component 3: Building Design: Architectural Style and Form

Approval Criteria:

- *Architectural style of the house shall enhance the character of the neighborhood.*
- *The architectural form of the house shall be carefully designed to articulate the style of the house.*
- *Roof profiles shall define the form, scale and proportion of the home and reduce bulk.*
- *Consistent pattern and application of exterior materials shall be used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.*
- *Facades facing the street shall be designed to include architectural elements that relate to the human scale and add visual interest.*

The proposed front elevation includes an approximately 153 square foot covered lower entry porch and an expansive approximately 330 square foot upper deck area over the garage entrance adding a human scale to the facade. A draft condition has been included to add porch railing at the lower entry porch to match the upper deck railing. Roof profiles have been designed to vary on all elevations to reduce bulk and massing of the home. Additionally, this creates visual interest. The home is proposed to be textured blue grey stucco. Windows will include wrap foam details and will be painted to match the base stucco color. The roof is proposed to be a concrete tile material.

Design Component 4: Privacy and Solar Access

Approval Criteria:

- *The size, placement and orientation of second story windows and decks shall take into consideration the impact on privacy and solar access of adjoining residential properties.*

The applicant has been mindful of the privacy concerns of adjacent existing residences. The total number of second story windows proposed for the home is three (3). Only one window is proposed at the second story rear elevation facing the rear of the closest home on Marlesta Road. As noted earlier, dense and tall vegetation is currently present along the rear property line of the proposed residence to protect privacy. Only one second story window is proposed on the west elevation. The total number of first story windows is ten (10). Five (5) windows are proposed on the front elevation. Three (3) windows are proposed for the rear elevation which includes one small window closest to the back door and two moderately sized windows. Two (2) moderately-sized windows are proposed for the east elevation. The west elevation features four (4) windows, two moderate size and two small windows. Privacy intrusion is not expected to be a concern based on size and placement of the proposed windows.

Parking

The proposed single family residence includes four bedrooms. The Zoning Code requires two off-street parking spaces for four-bedroom single family residences and one space is required to be garage enclosed or covered. Two garage enclosed spaces are proposed and the driveway can easily accommodate three additional vehicles.

Lighting

A draft condition has been added requiring submittal of a detailed lighting plan and photometric information to ensure adequate lighting is provided for safety but which includes features to prevent off-site glare. Additionally, all proposed exterior light fixture design details will need to be provided to evaluate compatibility with the building architecture and colors as well as confirm that light fixtures are designed to prevent off-site glare.

Landscaping and Fencing

The applicant is currently proposing extensive turf with few trees and shrubs. A draft condition of approval has been added to provide a detailed landscape plan that includes drought tolerant landscaping suitable for the Pinole climate that meets applicable landscape requirements within the Municipal Code. The applicant is proposing a 6' high redwood fence at the side and rear yard property boundaries. A draft condition of approval has been added to provide a detailed fencing plan to confirm that the fencing design will complement the building design.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines in that the project consists of the construction of less than three single family residences within an already urbanized residential zone. Consequently, the proposed project satisfies the criteria for a Class 3 categorical exemption with no potential for a significant environmental impact.

ATTACHMENTS

- A. Draft Resolution 16-13 with Exhibit A: Conditions of Approval
- B. Project Plans date stamped received October 17, 2016
- C. Project Color and Materials Information date stamped received July 13, 2016 (to be provided at the meeting)

**PLANNING COMMISSION RESOLUTION 16-13
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING A DESIGN REVIEW REQUEST TO CONSTRUCT A NEW APPROXIMATELY 2,948 SQUARE FOOT SINGLE FAMILY RESIDENCE AT 1431 NOB HILL AVENUE (APN: 402-090-010)

WHEREAS, John W. Smith (hereinafter referred to as applicant) on behalf of Ishwar Sitaula filed an application with the City of Pinole (hereinafter referred to as City) for a design review request (DR16-20) in order to develop a new single family residence at 1431 Nob Hill Avenue (APN: 402-090-010) 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 15303 of the California Environmental Quality Act, in that it meets the criteria of New Construction of Small Structures because it entails the construction of less than three single family residences in an urbanized area zoned for residential use; and

WHEREAS, the Planning Commission has conducted a duly noticed public hearing to consider DR 16-20 on October 24, 2016, and

WHEREAS, after the close of 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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Pinole hereby finds, determines, and resolves as follows:

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 true and correct and are incorporated herein by reference.
2. The applicant has proposed to develop a new single family residence at 1431 Nob Hill Avenue.
3. The proposed design review request complies with the General Plan as well as applicable provisions of the Zoning Code.
4. The proposed design review request, as conditioned, is compatible with the surrounding neighborhood.
5. The proposed design review request complies with all relevant provisions of the City's residential design guidelines.
6. The proposed residence is consistent with the objectives of the General Plan; comply with applicable zoning regulations and applicable provisions of the residential design guidelines.
7. The proposed project, as conditioned, will not create conflicts with automobile, bicycle, or

pedestrian transportation modes.

8. The site layout including building orientation, off-street parking areas, landscaping, and lighting, as conditioned, are compatible with and complement the existing surrounding environment and ultimate character of the area under the General Plan and Zoning Code..
9. Based upon the depth and variety of architectural components and colors, the new single-family residence at 1431 Nob Hill Avenue 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 community welfare.
10. The proposed development creates a well-composed urban design, harmoniously related to the other existing development within the immediate area.
11. The project is, or has been conditioned to be, in conformance with all City standards and specifications to ensure a well-designed site composed of a visually-appealing structure and provision of adequate on-site landscaping areas.
12. Special consideration has been given to those elements of the design that have a significant relationship to the exterior appearance of the building including height, bulk, and scale, layout on the site, and building material selection.
13. Approves Design Review request 16-20 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
14. The approval of the Design Review 16-20 shall terminate on October 24, 2017, 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 24th day of October 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Dave Kurrent, Chair, 2016-2017

ATTEST:

Winston Rhodes, AICP, Planning Manager



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
1.	The project shall be constructed in substantial compliance with the approved Design Review Package for the proposed Ishwar Sitaula residence, Design Review (DR) 16-13, approved by the Planning Commission and plans date stamped received October 17, 2016 and color and material board stamped received July 13, 2016, unless otherwise conditioned.	Planning	
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.	Planning	
3.	All building permit drawings and subsequent construction shall substantially conform with the approved planning application drawings. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission or City Council.	Planning Division	



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
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 certificate of occupancy until such time as the modification(s) to the plans has been reviewed by the Planning Manager and approved by the Planning Commission.	Planning Division	
5.	The proposed project shall be built and operate in a manner consistent with all applicable federal, State, and local regulations.	Development Services, Police, and Fire Departments	
6.	All exterior materials and colors are to be consistent with approved project color / material boards. Once installed, all improvements are to be maintained in accordance with the approved plans. Any changes which materially affect the exterior character, shall be resubmitted to the Development Services Department for review and approval. Minor changes may be approved by the Planning Manager. Any changes determined by the Development Services Department to be non-minor may be referred to the Planning Commission after conferring with the Chair of the Planning Commission.	Development Services	



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
	Prior to Issuance of Building Permits		
7.	The applicant shall provide a survey for the project site to verify all property boundaries and building setback dimensions.	Prior to Issuance of Building Permits	Development Services
8.	The applicant shall submit a detailed utility service plan to the Development Services Department for review and approval prior to the issuance of any Building Permit. The utility service plan shall describe how separate utility service will be extended to APN 402-090-010 for the proposed new dwelling unit.	Prior to Issuance of Building Permits	Development Services
9.	The applicant shall provide the PG&E utility easement information relating to the existing electrical transmission line above the property. The applicant shall reflect the utility easement information on the building construction plans and include any and all restrictions affecting the construction of the proposed residence.	Prior to Issuance of Building Permits	Development Services
10.	The applicant shall submit a color-material board for review and approval prior to the issuance of the building permit showing the precise color and materials proposed for the roof and exterior skin of the dwelling unit. Exterior finishes shall be selected which minimize any sources of glare.	Prior to Issuance of Building Permits	Development Services



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
11.	The applicant shall submit a geotechnical report and final grading plan for review and approval to the Development Services Director / City Engineer or designee prior to the issuance of any grading permit as needed.	Prior to Issuance of Building Permits	Development Services
12.	A California-Licensed Engineer shall certify that the graded construction pad for the proposed dwelling unit has been adequately compacted and designed to support the proposed dwelling unit prior to the issuance of a building permit to the satisfaction of the City Engineer.	Prior to Issuance of Building Permits	Development Services
13.	<p>The applicant shall prepare and submit a detailed landscape and irrigation plan for review and approval to the Development Services Department prior to the issuance of a building permit. The landscape and irrigation plan shall include the number, type, and size of proposed new trees, shrubs, and groundcover specimens. The proposed landscape material shall be drought-tolerant and well-suited to the City's climate zone.</p> <p>Existing trees on project site shall be shown on the detailed landscape plan. Existing trees shall be retained and protected during construction or removed and replaced as required by the Municipal Code. The detailed landscape plan and irrigation plan shall be consistent with all applicable requirements of the Municipal Code including Chapter 17.44. The preliminary landscape plan shall be modified to ensure that:</p>	Prior to Issuance of Building Permits	Planning Division



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
	<p>a. Landscaping provided shall emphasize drought-tolerant and/or native species, shall complement the architecture of the residence, and shall be suitable for the soil and climatic conditions specific to the site;</p> <p>b. That a grouping of shrub types shall be provided, shall contain multiple plant types, interspersed with varying heights and blooming seasons for year-round interest;</p> <p>c. Turf shall be limited to no more than 15% of the irrigated landscape area unless drought tolerant turf grasses are utilized and shall be limited to 25% of the irrigated landscape area if drought tolerant turf grass is utilized;</p> <p>d. The proposed crape myrtle tree shall be a 24" box size; and</p> <p>e. All shrubs shall be a minimum 5 gallon size.</p>		
14.	The applicant shall provide precise design information for the proposed 6' high perimeter redwood fence,	Prior to Issuance of Building Permits Development Services Department	



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
15.	The applicant shall prepare and submit a lighting plan for review and approval to the Development Services and Police Departments prior to the issuance of the building permit. The plan shall include photometric information necessary to confirm that required minimum illumination levels of the driveway are provided on or immediately adjacent to the project site and that off-site glare is minimized. The lighting plan shall include specifications for all proposed exterior light fixtures. Light fixtures selected shall include shields to project light downward and to prevent light spill-over onto adjacent properties. All proposed exterior lighting specifications and cut sheet details and finishes shall be included on the building plans.	Development Services and Police Departments	
16.	DRAINAGE PLANS - The applicant shall prepare a construction drainage plan and final drainage plan for Development Services Department review and approval. The construction drainage plan will show how drainage will be handled during construction. The final drainage plan will show how drainage will be handled from impervious surfaces after construction is completed.	Development Services Department	
17.	PRE-CONSTRUCTION WASTE MANAGEMENT PLAN - The applicant shall complete a pre-construction waste management plan prior to the issuance of the building permit.	Development Services Department	



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
18.	The proposed project design shall be modified as follows: A. Add decorative railing at front entry porch to match upper deck railing above the garage. B. Modify floor plan to reflect window openings shown on second story elevations.	Prior to Issuance of Building Permits	Development Services Department	
19.	All Design Review Conditions shall appear on the project building plans.	Prior to Issuance of Building Permits	Development Services Department	
20.	STREET FRONTAGE IMPROVEMENTS - The applicant shall submit a street frontage improvement plan for the Nob Hill Avenue frontage to the Development Services Director / City Engineer or designee for review and approval prior to the issuance of any Building Permit.	Prior to Issuance of Building Permits	Development Services Department	
21.	PERMITS, BONDS, AND INSURANCE - The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for any work to be done in the City's right-of-way. This encroachment permit shall	Prior to Issuance of Building Permits	Development Services Department	



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
	be obtained prior to the issuance of a building permit and prior to any work being done in the City's right-of-way.	Permits	
22.	MATERIAL HAULING - The applicant shall submit a proposed material hauling route and schedule. 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.	Development Services Department	
23.	WATER SUPPLY SYSTEM - Prior to issuance of a building permit there shall be an approved and tested water supply system capable of supplying the required fire flow as determined by the Fire Chief or Fire Marshall. Water supply system for staged construction, if applicable, shall provide required fire flows at all stages.	Fire Department	
24.	SECURITY PLAN - The applicant shall prepare a construction security plan to prevent property theft during the construction of the proposed residence and shall provide emergency contact information to the Police Department prior to issuance of any building permit.	Police Department	



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
25.	The project is within the service area of the Pinole/Hercules Water Pollution Control Plant. The proposed project shall have a unique connection to the public sewer collection system. The connection to the sewer system will require a permit from the City of Pinole, the payment of sewer user fees, and payment of a sewer connection fee prior to the issuance of building permits.	Development Services Department	
26.	The applicant shall pay all required development impact fees including West Contra Costa Unified School District fees prior to the issuance of any building permit.	Development Services Department	
27.	CONSTRUCTION PLANS FOR FIRE PREVENTION - Prior to issuance of a building permit, building construction plans shall be submitted to the Fire Prevention Bureau for review and approval.	Fire Department	
During Construction and Prior to Occupancy			
28.	INSPECTIONS - The applicant shall notify the Development Services Department at least forty-eight (48) hours prior to starting any work pertaining to on-site drainage facilities, grading, or paving, as well as any work in the City's right-of-way as per Section 15.36.230 of the Municipal Code. The applicant shall arrange all inspections with the Building Division, Fire	Development Services	



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
	Department, and Public Works Division. All Building Division inspection requests shall be made at least 24 hours in advance.			
29.	<p>The building permit holder shall ensure the following provisions to control noise, dust, and construction debris nuisance occur during construction:</p> <p>A. Building construction activities shall occur only between 7:00A.M. and 5:00 P.M., Monday through Friday on non-federal holidays. Interior construction work may occur between 9:00A.M. and 6:00P.M. on weekends if requested and approved by the City as allowed under Chapter 15.02 of the City Municipal Code.</p> <p>B. All construction vehicles shall be properly maintained and equipped with exhaust mufflers and meet State and Federal standards.</p> <p>C. Newly disturbed soil surfaces shall be watered down regularly throughout the day and any construction grading activity shall be discontinued in wind conditions greater than 10 miles per hour.</p> <p>D. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.</p> <p>E. All excavated or silty materials shall be covered with a tarp during</p>	During Construction	Development Services	



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
	transit to and from the site.		
	F. All construction debris shall be covered with a tarp during transit from the site.		
	G. The construction site shall be maintained in an orderly fashion and litter shall be contained and properly disposed of on a daily basis.		
30.	Project construction vehicles and vehicles belonging to construction workers shall not block access to Nob Hill Avenue or any other public roadway.	Development Services	
31.	The construction site shall be cleaned of garbage and debris on a daily basis and maintained in an orderly fashion. All construction equipment shall be secured at the end of each day of construction.	Development Services	
32.	TREE REPLACEMENT Any trees that are removed from the site shall be replaced as determined by the Development Services Department and in accordance with the replacement table for existing trees. Any tree, which is removed, that was shown to be preserved on the final landscaping plan shall be replaced at twice the rate indicated on the replacement table below.	Prior to Building Occupancy Development Services Department	



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>																
<p style="text-align: center;"><u>STANDARD REPLACEMENT TABLE FOR EXISTING TREES</u></p> <table> <tr> <td>Size of Tree to be removed (Trunk Diameter)</td><td>36 Inch Box</td><td>24 Inch Box</td><td>15 Gallon</td></tr> <tr> <td>2" or less</td><td></td><td></td><td>1</td></tr> <tr> <td>4"</td><td></td><td>1</td><td></td></tr> <tr> <td>6" or greater</td><td>1</td><td></td><td></td></tr> </table> <p>Numbers in replacement table refers to quantities to be used to replace each tree. Each tree container size number in the vertical column represents a 100% replacement value for an existing tree removed (size as noted). These numbers (columns) may be mixed as long as proportionate totals will equal 100%. For example: one 24" DBH tree may be replaced with twelve 15 gallon trees or six 24" box trees or three 24" box trees plus six 15-gallon trees or four 36" box trees, etc.</p>	Size of Tree to be removed (Trunk Diameter)	36 Inch Box	24 Inch Box	15 Gallon	2" or less			1	4"		1		6" or greater	1					
Size of Tree to be removed (Trunk Diameter)	36 Inch Box	24 Inch Box	15 Gallon																
2" or less			1																
4"		1																	
6" or greater	1																		



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
33.	The exterior building elevations, landscaping, and fencing shall be reviewed for consistency with the approved plans by the Planning Manager or his/her designee.	Planning Division	
34.	FIRE EXTINGUISHERS - Prior to issuance of a "Certificate of Occupancy" or final building inspection, approved fire prevention features shall be installed as required by the Fire Prevention Bureau.	Fire Department	
35.	FIRE PREVENTION FEES AND INSPECTION - Prior to issuance of a "Certificate of Occupancy" or final building inspection, the applicant shall pay all applicable fees in accordance with the Master Fee Schedule adopted by the City of Pinole and obtain all required inspections from the Fire Prevention Bureau.	Fire Department	
36.	POST-CONSTRUCTION WASTE MANAGEMENT PLAN - The applicant shall provide a post-construction waste management plan summary prior to final inspection.	Building Division	
37.	ADDRESSING - Prior to issuance of a "Certificate of Occupancy" or final building inspection approved illuminated numbers and addresses shall be installed on the new residence in compliance with Section 15.02.050 of the Municipal Code.	Building Division	



Exhibit A
Planning Commission Resolution 16-13 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
38.	SIDEWALK, CURB AND GUTTER REPAIR - The applicant shall repair and replace to existing City standards, any sidewalk, curb and gutter abutting the project site that is damaged during construction of this project.	Development Services Department	

New Single Family Residence

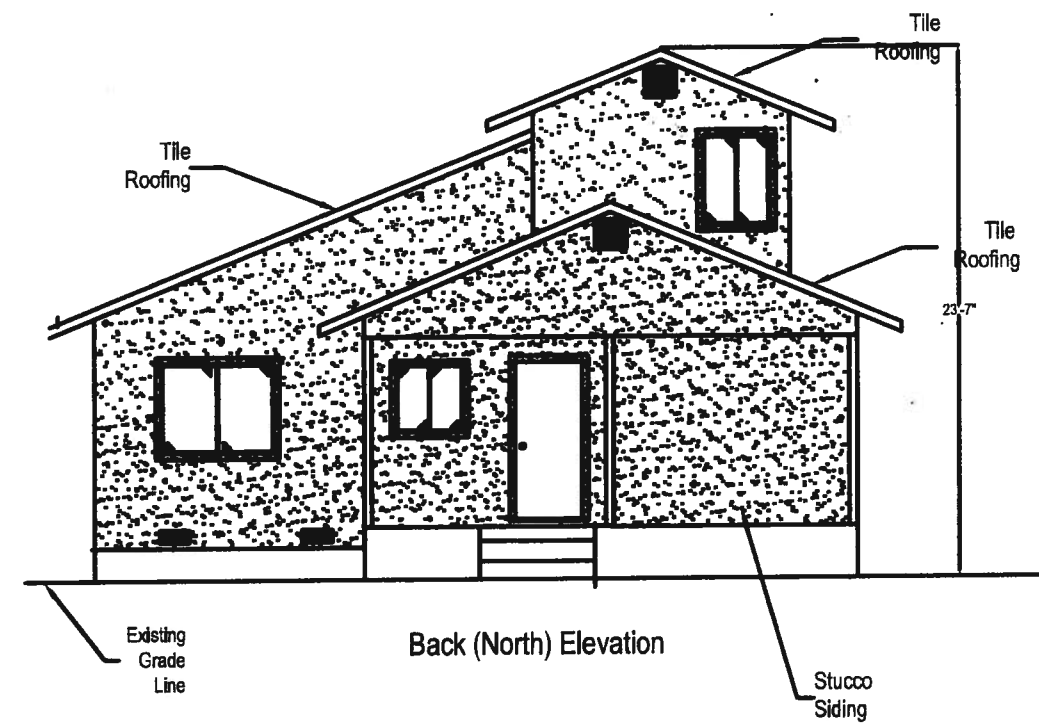
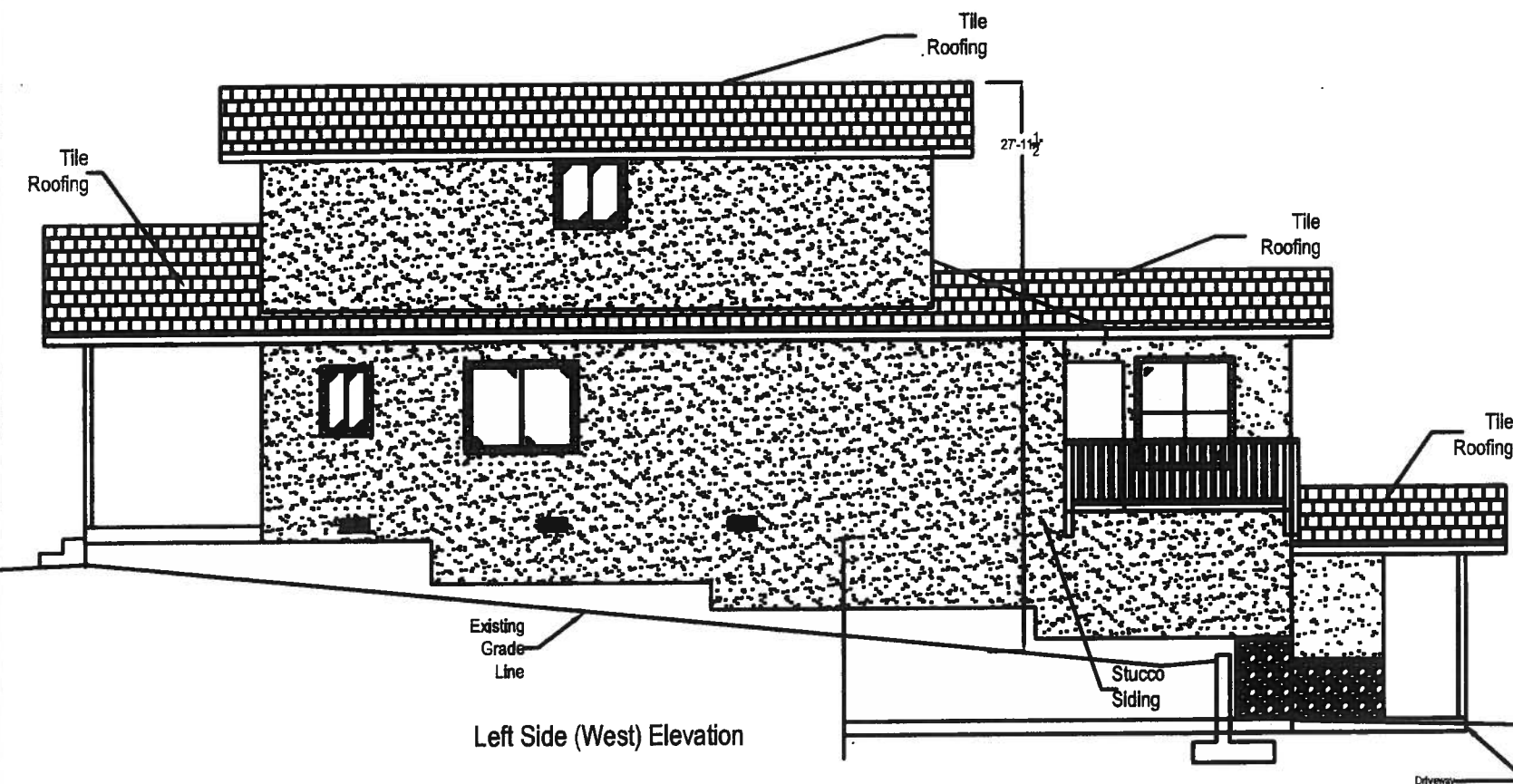
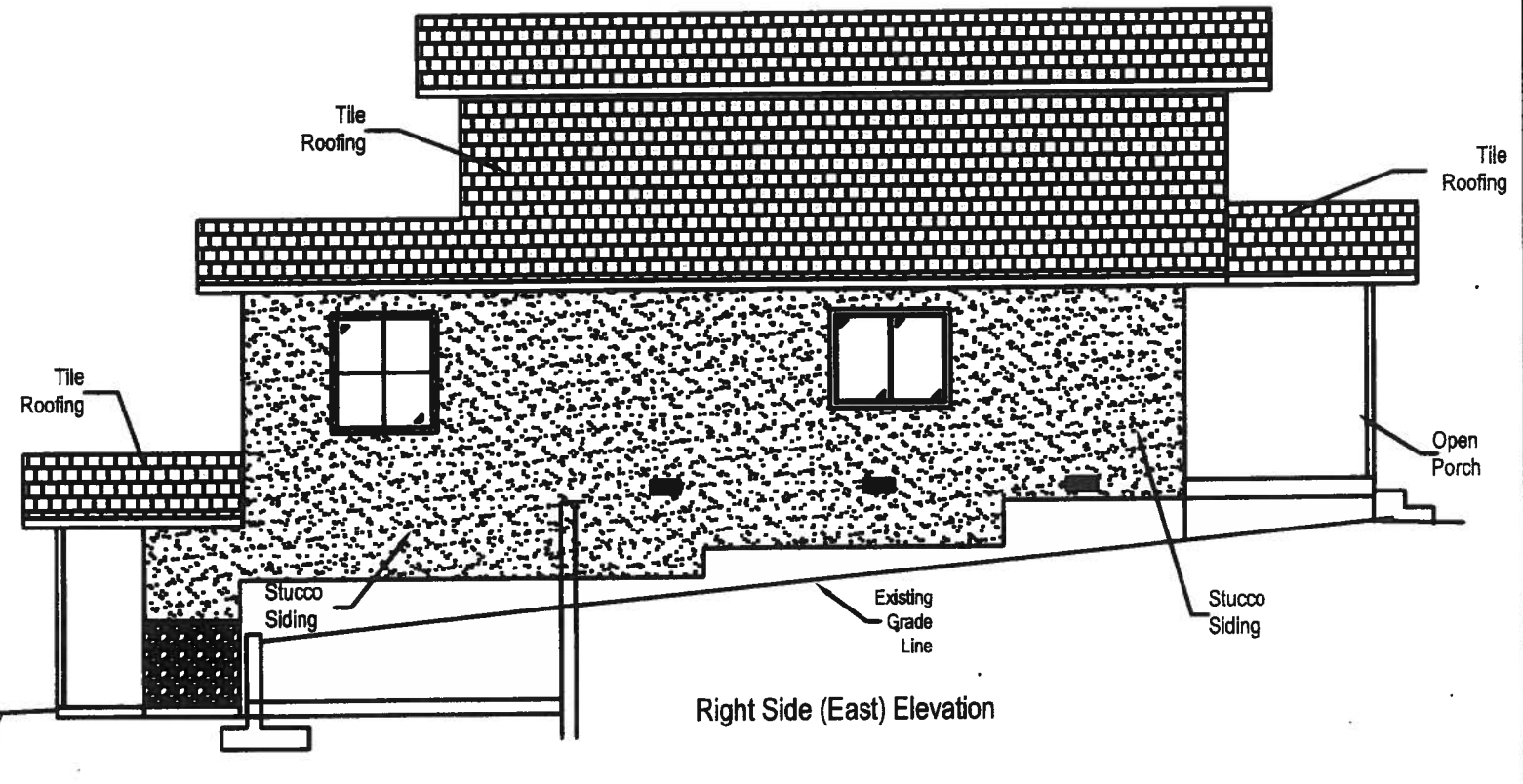
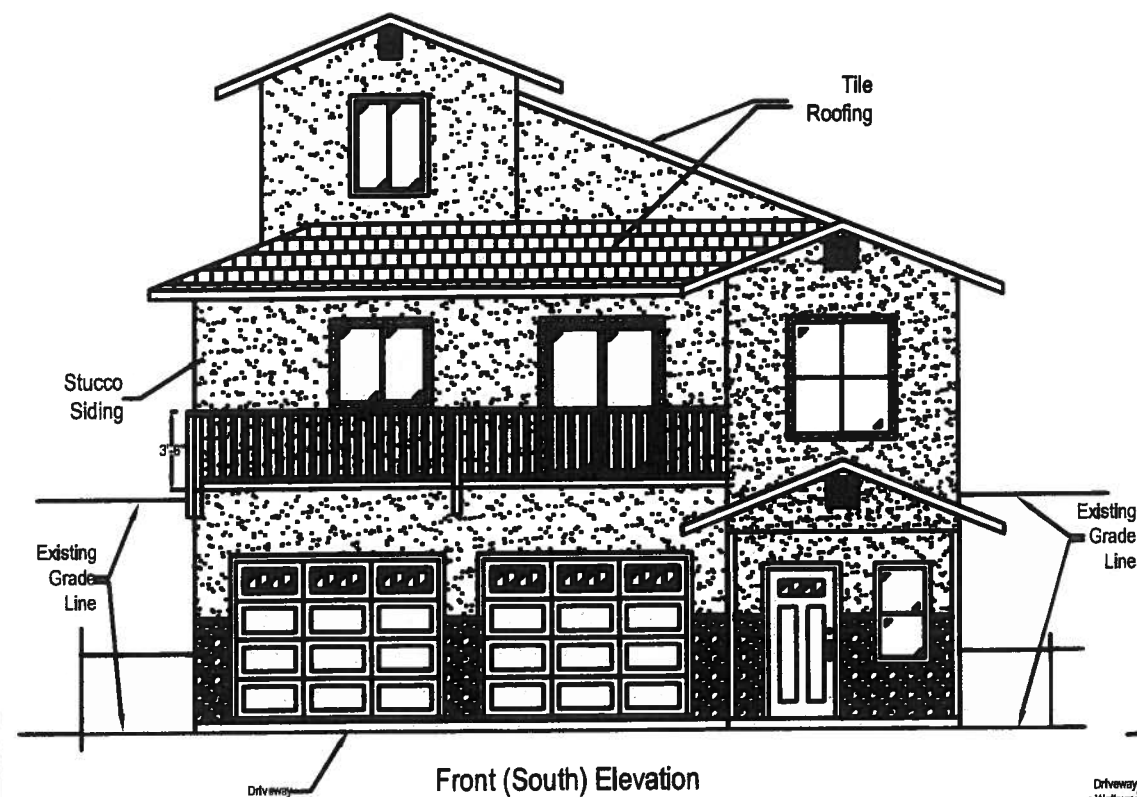
Garage	600 Sq. Ft.
Lower entry porch	153 Sq. Ft.
Upper entry porch & Deck	330 Sq. Ft.
Back Porch	165 Sq. Ft.
Total Non Living Space	1248 Sq. Ft.

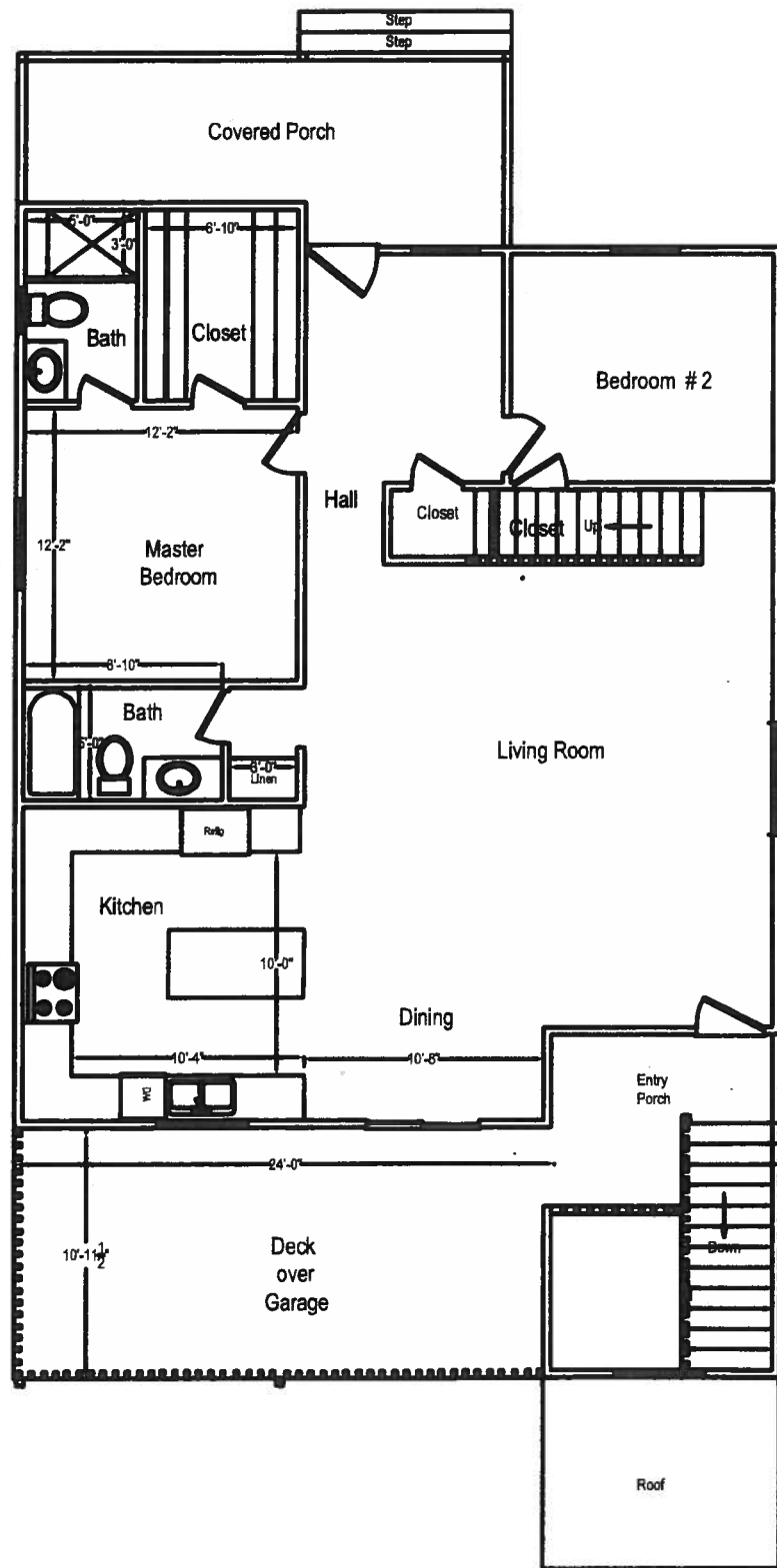
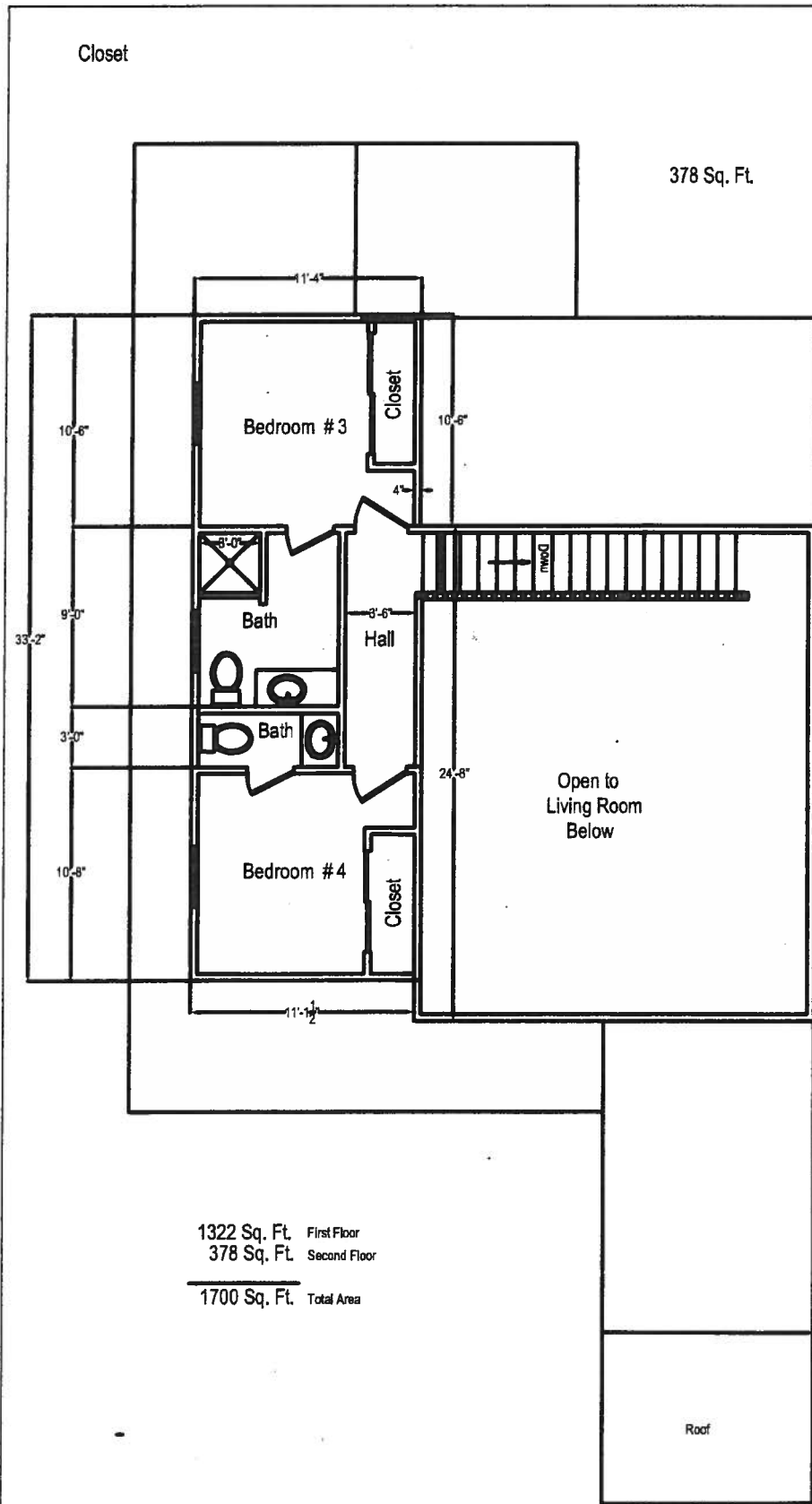
Project Information:	
Occupancy Group	R-3
Type of Construction	V-B
Stories	One
Semic Zone	D
Fire Sprinklers	No

A circular map of the San Pablo area. The map shows a grid of streets. At the top, a horizontal line is labeled "Mar Vista Rd.". Below it, a horizontal line is labeled "Nob Hill Ave.". To the left of Nob Hill Ave., there are three vertical lines labeled "1st Ave.", "2nd Ave.", and "3rd Ave.". To the right of Nob Hill Ave., there are two vertical lines labeled "4th Ave." and "5th Ave.". A horizontal line at the bottom is labeled "San Pablo Ave.". On the far right, a vertical line is labeled "Adams Ct.". A shaded area is located between Nob Hill Ave. and San Pablo Ave., bounded by 1st Ave. and 3rd Ave. A curved line is shown between Nob Hill Ave. and San Pablo Ave., starting from the left and curving towards the right. A north arrow is located on the right side of the map, pointing upwards.

This Project to Comply With all Local Codes
The 2013 California Residential Code (CRC)
Based on the 2012 International Residential Code, (IRC)
2013 California Plumbing Code, (Based on the 2012 UPC)
2013 California Mechanical Code, (Based on the 2012 UMC)
2013 California Electrical Code, (Based on the 2012 NEC)
2013 California Building Energy Efficiency Standards,
Title 24, Part 6 C.C.R
2013 California Green Code

[illegible]

[illegible]



Mechanical

1. New Forced Air, Heating and Air-Conditioning Unit. New Ducts to be added. System will be capable of heating the conditioned space to meet (68 degrees at a point 3 feet above the floor in CRC1204.1)
2. New exhaust fans to be installed in bathrooms to be a min., 50 CFM rated, and be controlled by an humidistat switch (on & Off).

Plumbing

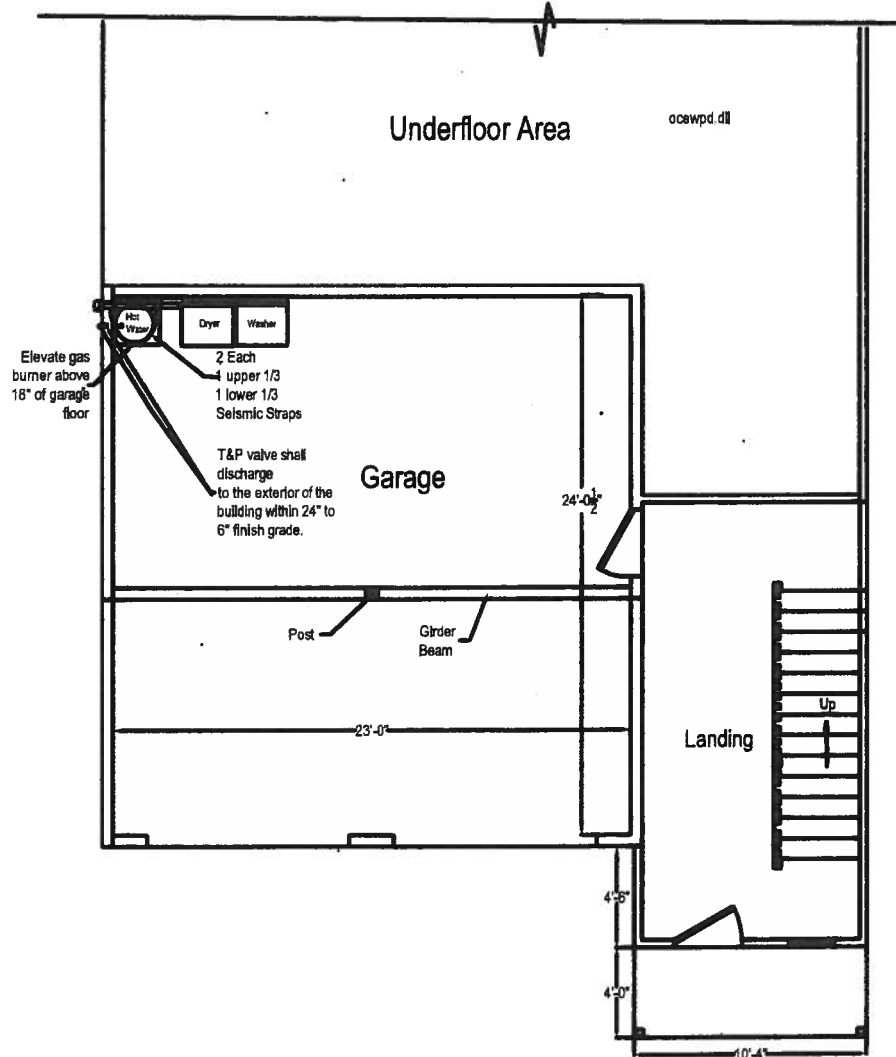
1. Shower valves shall be individual controlled valve of the pressure balance or thermostatic mixing valve type. Handle position stops shall limit mixed water temperature of 120 degrees Fahrenheit.
2. Hose bibbs shall have anti siphon devices.
3. Install max. 1.28 gallon flush toilets.
4. T&P valve shall extend to the exterior of the building, point down within 24" to 6" above finish grade.
5. Seismic straps Min. 1" wide and min. 5/16" lag screws w/washer secured to center point of stud each side of water heater. Straps shall be located within top 1/3 and lower 1/3 of the water heater as specified in UPC sec. 510.5.
6. Insulate first 5' of hot and cold water piping at water heater.

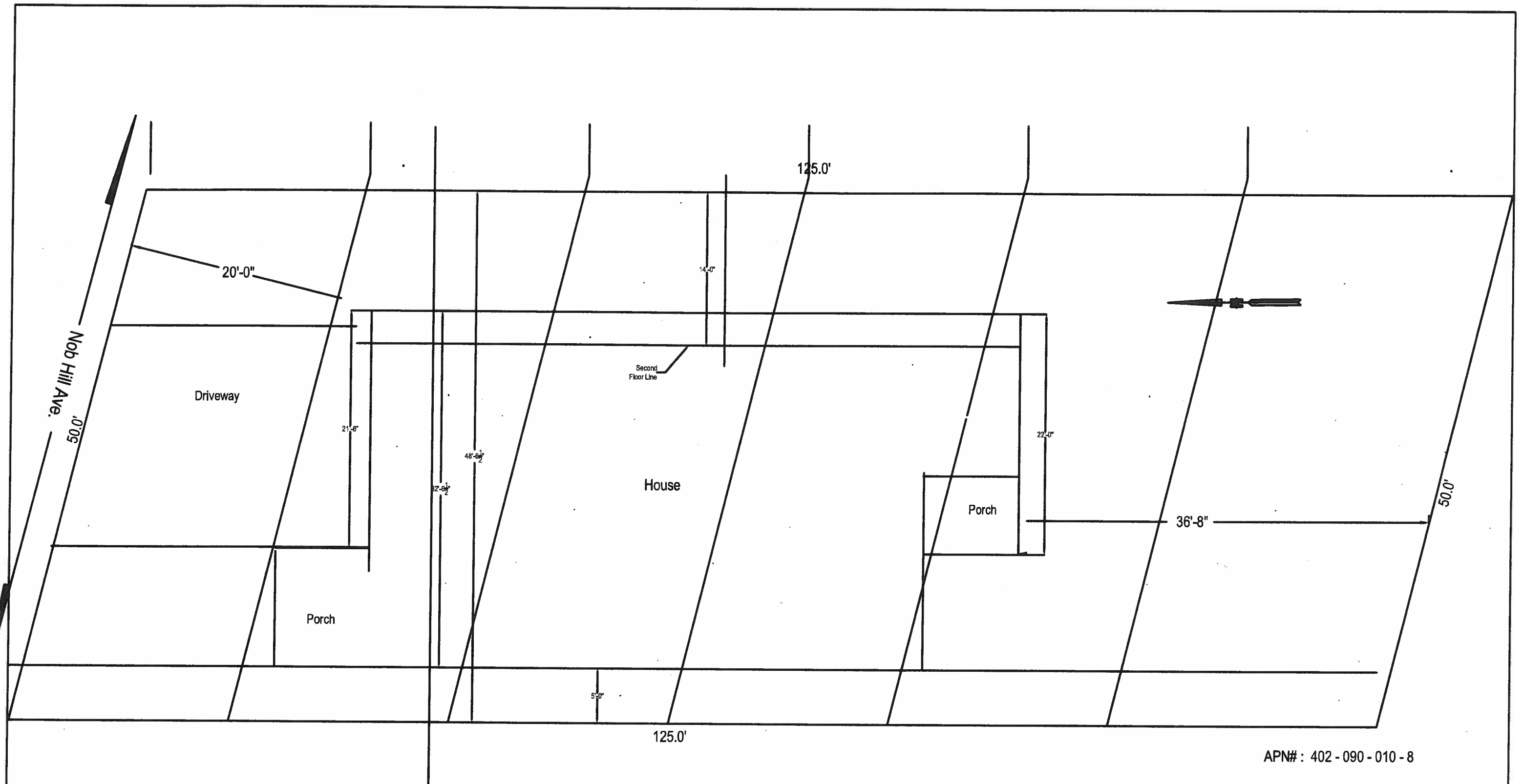
Door Schedule

Symbol	Size	Description
1	5/0 - 6/8	2 ea. 30" X 1-3/4" French Entry Doors
2	1/8 - 6/8	1-3/4" Panel Door
3	2/4 - 6/8	1-3/4" Panel Door
4	1/6 - 6/8	1-3/4" Panel Door
5	2/8 - 6/8	1-3/4" Panel Door
6	3/0 - 6/8	1-3/4" Entry Door
7	6/0 - 6/8	2ea. 36" X 1-3/4" Panel Door By-pass
8	2/8 - 6/8	2ea. 48" X 1-3/4" Panel Door By-pass
9	6/0 - 6/8	Glass Sliding Door
10	2/8 - 6/8	1-3/4" Solid Core Door or 20min. Rate Fire Door
11	2/8 - 6/8	1-3/4" Panel Door

Window Schedule

Symbol	Size	Description
1	3/0 - 5/0	Double Pane Vinyl Frame Single Hung
2	3/0 - 3/0	Double Pane Vinyl Frame Slider XO
3	3/0 - 2/0	Double Pane Vinyl Frame Slider XO
4	4/0 - 4/0	Double Pane Vinyl Frame Slider XO
5	3/0 - 4/0	Double Pane Vinyl Frame Slider XO
6	6/0 - 5/0	Double Pane Vinyl Frame Slider XO



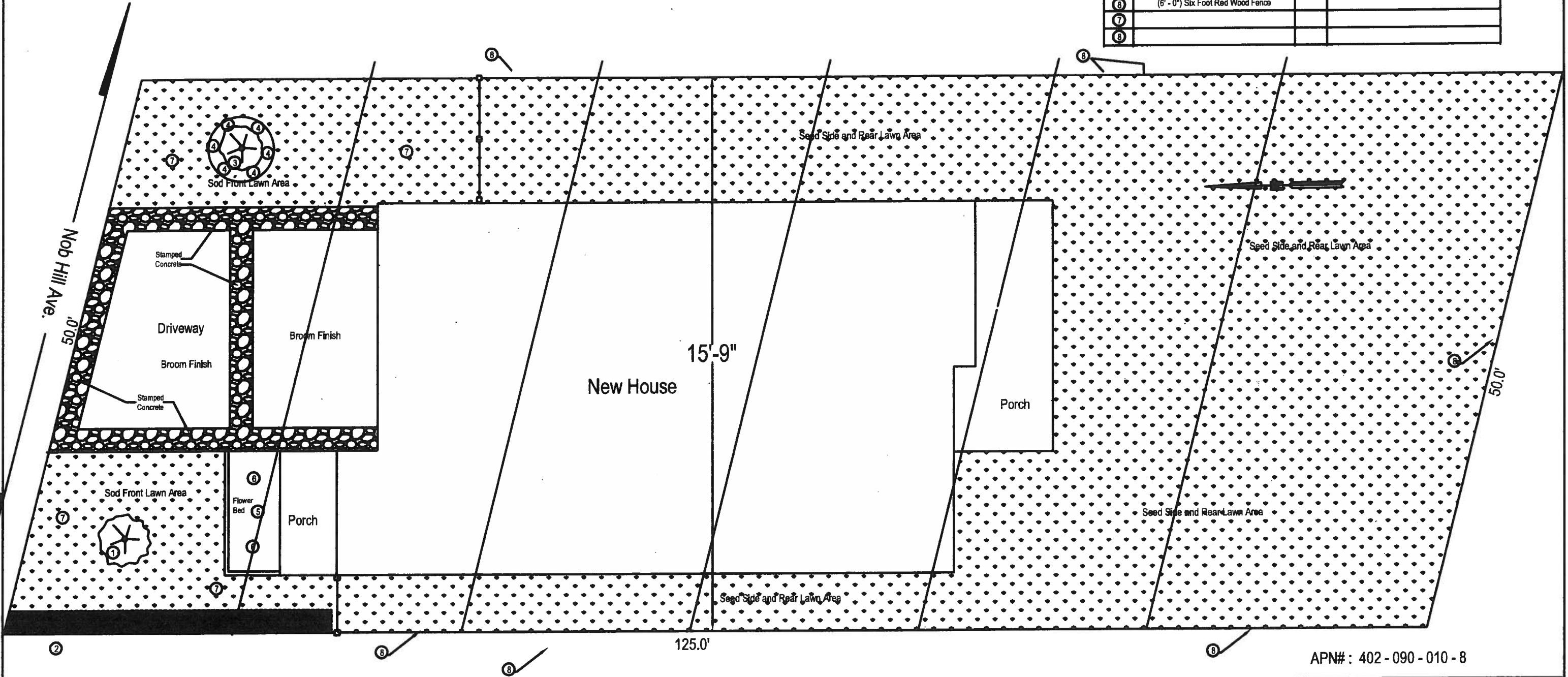


Sheet 10 10 of 10 Sheets	Drawn J.W. Smith	Plot Plan	Ishwar Sitaula 1431 Nob Hill Ave. Pinole, Calif. 94564	Designs 1801 Blossomwood Ln. Tracy, Calif. 95376 Cell 209-607-4215	Revisions	By
	Checked J.S.					
	Date Nov. 18, 15					
	Scale 1/4"=1'-0"					

Lanscaping Description		Irrigation Description	
Symbol	Item	Symbol	Item
①	Crape Myrtle (Lagerstroemia indica)		
②	Boxwood (Korean Boxwood)		
③	ButterFly Bush (Buddleja davidii)		
④	African Daisy (Arctotis, Dimorphotheca)		
⑤	Geranium (Sanguineum)		
⑥	Gardenia (Jasminoides)		
⑦	Lawn (Kentucky Bluegrass)		
⑧	(6' - 0") Six Foot Red Wood Fence		
⑦			
⑧			

Min. Size Planting

Trees ——— 25 Gal.
Shrubs ——— 15 Gal.
Flowers ——— 1 Gal.



APN# : 402 - 090 - 010 - 8

Sheet 12 12 of 12	Drawn J.W. Smith Checked J.S. Date April 18, 16 Scale 1/4" = 1'-0"	Landscape Plan	Ishwar Sitaula 1431 Nob Hill Ave. Pinole, Calif. 94564	Designs 1801 Blossomwood Ln. Tracy, Calif. 95376 Cell 209-607-4215	Revisions	By



Memorandum

TO: PINOLE PLANNING COMMISSION
FROM: WINSTON RHODES, AICP PLANNING MANAGER
SUBJECT: DR 16-19 Dhruba Bashyal Single Family Residence
DATE: October 24, 2016

Property Owner:
Ishwar Sitaula and Dhruba Bashyal
724 Elm Street
El Cerrito, CA 94530

Applicant /Designer:
John W. Smith
1801 Blossomwood Lane
Tracy, CA 95376

PROJECT: Dhruba Bashyal Single Family Residence Design Review
FILE: DR 16-19
LOCATION: 1409 Nob Hill Avenue
APN: 402-090-011
GP DESIGNATION: Suburban Residential (SR)
ZONING: Suburban Residential R-1

REQUEST

The applicant is seeking Design Review approval to develop a new single family residence at 1409 Nob Hill Avenue.

STAFF RECOMMENDATION

Adopt Resolution 16-14 for Design Review request DR 16-19 conditionally approving development of a new single family residence.

SITE LOCATION

The site is located on the south side of Nob Hill Avenue southwest of the corner of the intersection of Nob Hill Avenue and Second Avenue.

Figure 1. Site Location



Direction from Project Site	Land Use
North	Nob Hill Avenue, Single Family Residence
West	Vacant Residential Lot
South	Single Family Residences and Marlesta Road
East	Vacant Single Family Residence (proposed for development of Single Family Residence)

PROJECT DESCRIPTION

The applicant is seeking Design Review approval to construct an approximately 2,977square foot two-story residence on an approximately 6,250 square foot vacant lot.

BACKGROUND

An adjacent vacant lot immediately east of this lot addressed as 1431 Nob Hill Avenue is also currently proposed for development of a new single family residence.

At the request of the Development Review Subcommittee story poles have been installed on-site to illustrate proposed building height. Single family residences when consistent with the City's Residential Design Guidelines do not normally require Planning Commission Review. The project has been referred to the Planning Commission by staff due to past neighborhood concerns about the height of a proposed new single family home in that two stories are proposed when the nearest adjacent existing homes (north and south of the site) are currently one-story homes.

ANALYSIS

Any new single-family residential construction in the City must comply with the Residential Design Guidelines criteria for new residential construction. There are four components of criteria which must be satisfied for approval of a new-single family home.

Design Component 1: Basic Site Planning: Placement of House, Garage, and Driveway

Approval Criteria:

- *Building placement shall be configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas.*
- *The driveway and the garage shall be secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street.*

The proposed home orientation on the lot is similar to nearby existing residences interior lot properties on Marlesta Road with the front door and garage doors facing towards the street. The proposed building orientation is similar to the proposed single family residence at 1431 Nob Hill east of the project site. The lot is approximately 6,250 square feet when the minimum lot size for the R-1 zone is 6,000 square feet. The home has been designed to have less bulk on the second story than the first story. The applicant is proposing an approximately 12.5' side yard setback from the second story when the minimum side yard setback requirement is 12' for the R-1 zone. The applicant has proposed the second story massing on the western portion of the vacant lot which has dense vegetation along the shared boundary with the homes that back up to the project site along Marlesta Road. The proposed home satisfies the setback requirements of the Pinole Municipal Code, and has a proposed 28' rear yard setback, where 20' is required. The roof line height of the proposed residence varies and ranges from 32' at the highest point above the driveway apron elevation and decreases to 30' near the center of the roof line and then drops to 20' at the west wall.

The proposed driveway is approximately 23' wide and the lot width is approximately 48' feet. The driveway includes stamped concrete to visually break up the appearance of the proposed broom finish concrete. The applicant is proposing a two car garage with two single car decorative garage doors. The garages doors include nine solid panels on each door with three decorative window panels along the top portion of each door. The proposed decorative garage doors are 1.5' apart and are flanked by 4.5' of stone veneer and Hardie Plank lap siding. The lap siding is proposed for the

front elevation and wraps around to portions of the east and west elevations. A draft condition of approval has been added to have the lap siding continue along the side elevation until reaching the proposed side yard redwood fences. The lap siding helps distinguish this proposed residence from the residence proposed at 1431 Nob Hill east of the project site.

Design Component 2: Neighborhood Compatibility for Height, Mass and Scale

Approval Criteria:

- *The scale, mass and height of a new house or a second/upper story addition shall be compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.*

The proposed home is two-stories with a maximum height of approximately 31' above finished grade at the driveway and below the 35' maximum height for the R-1 Zone. The building height varies and decreases substantially to 19.5' above the finished grade between the driveway and first floor roof line. The setback distance from the shared western property line is approximately 12.5'. Varied relief is shown on the project plans with varying roof line details on all four elevations. Pitched roof details further alleviate massing. Proposed windows are rapped with either wood trim or foam stucco pop outs to add visual interest on all elevations. A draft condition of approval has been added to utilize wood trim to rap all windows to help provide design continuity between all elevations. It should be noted that the two proposed residences at 1431 and 1409 Nob Hill Avenue have second story massing on opposite sides of the residences lots effectively creating an approximately 30' foot separation between the second story portion of the proposed residences.

The surrounding neighborhood primarily includes single-story homes constructed in the 1950s. However, the applicant has designed the house utilizing the Residential Design Guidelines and has designed the house to account for potential concerns about building height and massing.

In an effort to be sensitive to neighbor concerns expressed in 2010, the applicant is proposing to have the maximum building height 5 ft. less than the maximum 35' height established within the Zoning Code with the majority of the proposed residence being between 18.5' and 29' above the finished grade. It should be noted that homes on Marlesta Road behind the project site are sited at elevations that are 8-18' feet higher than the highest elevation of the project site. The project site's existing elevation drops by proximately 23' feet between the Nob Hill Avenue frontage and the rear property line. The applicant has also proposed the second story massing where there is dense and tall vegetation along the shared rear property line to help screen the second story looking north from existing single family homes on Marlesta Road.

Design Component 3: Building Design: Architectural Style and Form

Approval Criteria:

- *Architectural style of the house shall enhance the character of the neighborhood.*
- *The architectural form of the house shall be carefully designed to articulate the style of the house.*
- *Roof profiles shall define the form, scale and proportion of the home and reduce bulk.*

- *Consistent pattern and application of exterior materials shall be used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.*
- *Facades facing the street shall be designed to include architectural elements that relate to the human scale and add visual interest.*

The proposed front elevation includes an approximately 153 square foot covered lower entry porch and an expansive approximately 330 square foot upper deck area over the garage entrance adding a human scale to the facade. A draft condition has been included to add porch railing at the lower entry porch to match the upper deck railing. Roof profiles have been designed to vary on all elevations to reduce bulk and massing of the home. Additionally, this creates visual interest. The home is proposed to include Hardie Plank lap siding as well as textured tan stucco. Windows are proposed to include wood trim and foam pop outs around the windows to add visual interest. A draft condition of approval has been included to utilize wood trim exclusively around the proposed windows to provide continuity between elevations and distinguish this proposed residence from the proposed residence at 1431 Nob Hill Avenue. The roof is proposed to be a concrete tile material.

Design Component 4: Privacy and Solar Access

Approval Criteria:

- *The size, placement and orientation of second story windows and decks shall take into consideration the impact on privacy and solar access of adjoining residential properties.*

The applicant has been mindful of the privacy concerns of adjacent existing and future residences. The total number of second story windows proposed for the home is three (3). Only one window is proposed at the second story rear elevation facing the rear of the closest home on Marlesta Road. As noted earlier, dense and tall vegetation is currently present along the rear property line of the proposed residence to help protect privacy. Only one small second story window is proposed on the west elevation. No second story windows are proposed on the east elevation. The total number of first story windows is eleven (11). Five (5) windows are proposed on the front elevation. Three (3) windows are proposed for the rear elevation which includes one small window closest to the back door and two moderately sized windows. Two (2) moderately-sized windows are proposed for the east elevation. The west elevation features four (4) windows, two moderate size and two small windows. Privacy intrusion is not expected to be a concern based on size and placement of the proposed windows.

Parking

Four bedrooms are proposed. The Zoning Code requires two off-street parking spaces, one of which is required to be garage enclosed or covered. Two garage enclosed spaces are proposed and the driveway can easily accommodate three additional vehicles.

Lighting

A draft condition has been added requiring submittal of a detailed lighting plan and photometric information to ensure adequate lighting is provided for safety but which includes features to prevent off-site glare. Additionally, all proposed exterior light fixture design details will need to be provided to evaluate compatibility with the building architecture and colors as well as confirm that light fixtures are designed to prevent off-site glare.

Landscaping and Fencing

The applicant is currently proposing extensive turf with few trees and shrubs. A draft condition of approval has been added to provide a detailed landscape plan that includes drought tolerant landscaping suitable for the Pinole climate that meets applicable landscape requirements within the Municipal Code. The applicant is proposing a 6' high redwood fence at the side and rear yard property boundaries. A draft condition of approval has been added to provide a detailed fencing plan to confirm that the fencing design will complement the building design.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines in that the project consists of the construction of less than three single family residences within an already urbanized residential zone. Consequently, the proposed project satisfies the criteria for a Class 3 categorical exemption with no potential for a significant environmental impact.

ATTACHMENTS

- A. Draft Resolution 16-14 with Exhibit A: Conditions of Approval
- B. Project Plans date stamped received October 17, 2016
- C. Project Color and Materials Information date stamped received July 13, 2016 (to be provided at the meeting)

**PLANNING COMMISSION RESOLUTION 16-14
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING A DESIGN REVIEW REQUEST TO CONSTRUCT A NEW APPROXIMATELY 2,977 SQUARE FOOT SINGLE FAMILY RESIDENCE AT 1431 NOB HILL AVENUE (APN: 402-090-011)

WHEREAS, John W. Smith (hereinafter referred to as applicant) on behalf of Dhruba Bashyal filed an application with the City of Pinole (hereinafter referred to as City) for a design review request (DR16-19) in order to develop a new single family residence at 1409 Nob Hill Avenue (APN: 402-090-011) 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 15303 of the California Environmental Quality Act, in that it meets the criteria of New Construction of Small Structures because it entails the construction of less than three single family residences in an urbanized area zoned for residential use; and

WHEREAS, the Planning Commission has conducted a duly noticed public hearing to consider DR 16-19 on October 24, 2016, and

WHEREAS, after the close of 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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Pinole hereby finds, determines, and resolves as follows:

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 true and correct and are incorporated herein by reference.
2. The applicant has proposed to develop a new single family residence at 1409 Nob Hill Avenue.
3. The proposed design review request complies with the General Plan as well as applicable provisions of the Zoning Code.
4. The proposed design review request, as conditioned, is compatible with the surrounding neighborhood.
5. The proposed design review request complies with all relevant provisions of the City's residential design guidelines.
6. The proposed residence is consistent with the objectives of the General Plan; comply with applicable zoning regulations and applicable provisions of the residential design guidelines.
7. The proposed project, as conditioned, will not create conflicts with automobile, bicycle, or

pedestrian transportation modes.

8. The site layout including building orientation, off-street parking areas, landscaping, and lighting, as conditioned, are compatible with and complement the existing surrounding environment and ultimate character of the area under the General Plan and Zoning Code..
9. Based upon the depth and variety of architectural components and colors, the new single-family residence at 1409 Nob Hill Avenue 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 community welfare.
10. The proposed development creates a well-composed urban design, harmoniously related to the other existing development within the immediate area.
11. The project is, or has been conditioned to be, in conformance with all City standards and specifications to ensure a well-designed site composed of a visually-appealing structure and provision of adequate on-site landscaping areas.
12. Special consideration has been given to those elements of the design that have a significant relationship to the exterior appearance of the building including height, bulk, and scale, layout on the site, and building material selection.
13. Approves Design Review request 16-19 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
14. The approval of the Design Review 16-19 shall terminate on October 24, 2017, 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 24th day of October 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Dave Kurrent, Chair, 2016-2017

ATTEST:

Winston Rhodes, AICP, Planning Manager



Exhibit A
Planning Commission Resolution 16-14 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
1.	The project shall be constructed in substantial compliance with the approved Design Review Package for the proposed Dhruba Bashyal residence, Design Review (DR) 16-13, approved by the Planning Commission and plans date stamped received October 17, 2016 and color and material board stamped received July 13, 2016, unless otherwise conditioned.	Planning	
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.	Planning	
3.	All building permit drawings and subsequent construction shall substantially conform with the approved planning application drawings. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission or City Council.	Planning Division	



Exhibit A
Planning Commission Resolution 16-14 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
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 certificate of occupancy until such time as the modification(s) to the plans has been reviewed by the Planning Manager and approved by the Planning Commission.	Planning Division	
5.	The proposed project shall be built and operate in a manner consistent with all applicable federal, State, and local regulations.	Development Services, Police, and Fire Departments	
6.	All exterior materials and colors are to be consistent with approved project color / material boards. Once installed, all improvements are to be maintained in accordance with the approved plans. Any changes which materially affect the exterior character shall be resubmitted to the Development Services Department for review and approval. Minor changes may be approved by the Planning Manager. Any changes determined by the Development Services Department to be non-minor may be referred to the Planning Commission after conferring with the Chair of the Planning Commission.	Development Services	



Exhibit A
Planning Commission Resolution 16-14 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
	Prior to Issuance of Building Permits		
7.	The applicant shall provide a survey for the project site to verify all property boundaries and building setback dimensions.	Prior to Issuance of Building Permits	
8.	The applicant shall submit a detailed utility service plan to the Development Services Department for review and approval prior to the issuance of any Building Permit. The utility service plan shall describe how separate utility service will be extended to APN 402-090-011 for the proposed new dwelling unit.	Prior to Issuance of Building Permits	
9.	The applicant shall provide the PG&E utility easement information relating to the existing electrical transmission line above the property. The applicant shall reflect the utility easement information on the building construction plans and include any and all restrictions affecting the construction of the proposed residence.	Prior to Issuance of Building Permits	
10.	The applicant shall submit a color-material board for review and approval prior to the issuance of the building permit showing the precise color and materials proposed for the roof and exterior skin of the dwelling unit. Exterior finishes shall be selected which minimize any sources of glare.	Prior to Issuance of Building Permits	



Exhibit A
Planning Commission Resolution 16-14 CONDITIONS OF APPROVAL

	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
11.	The applicant shall submit a geotechnical report and final grading plan for review and approval to the Development Services Director / City Engineer or designee prior to the issuance of any grading permit as needed.	Development Services	
12.	A California-Licensed Engineer shall certify that the graded construction pad for the proposed dwelling unit has been adequately compacted and designed to support the proposed dwelling unit prior to the issuance of a building permit to the satisfaction of the City Engineer.	Development Services	
13.	<p>The applicant shall prepare and submit a detailed landscape and irrigation plan for review and approval to the Development Services Department prior to the issuance of a building permit. The landscape and irrigation plan shall include the number, type, and size of proposed new trees, shrubs, and groundcover specimens. The proposed landscape material shall be drought-tolerant and well-suited to the City's climate zone.</p> <p>Existing trees on project site shall be shown on the detailed landscape plan. Existing trees shall be retained and protected during construction or removed and replaced as required by the Municipal Code. The detailed landscape plan and irrigation plan shall be consistent with all applicable requirements of the Municipal Code including Chapter 17.44. The preliminary landscape plan shall be modified to ensure that:</p>	Planning Division	



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	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
	<p>a. Landscaping provided shall emphasize drought-tolerant and/or native species, shall complement the architecture of the residence, and shall be suitable for the soil and climatic conditions specific to the site;</p> <p>b. That a grouping of shrub types shall be provided, shall contain multiple plant types, interspersed with varying heights and blooming seasons for year-round interest;</p> <p>c. Turf shall be limited to no more than 15% of the irrigated landscape area unless drought tolerant turf grasses are utilized and shall be limited to 25% of the irrigated landscape area if drought tolerant turf grass is utilized;</p> <p>d. The proposed crape myrtle tree shall be a 24" box size; and</p> <p>e. All shrubs shall be a minimum 5 gallon size.</p>		
14.	The applicant shall provide precise design information for the proposed 6' high perimeter redwood fence,	Prior to Issuance of Building Permits	Development Services Department



Exhibit A
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	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
15.	The applicant shall prepare and submit a lighting plan for review and approval to the Development Services and Police Departments prior to the issuance of the building permit. The plan shall include photometric information necessary to confirm that required minimum illumination levels of the driveway are provided on or immediately adjacent to the project site and that off-site glare is minimized. The lighting plan shall include specifications for all proposed exterior light fixtures. Light fixtures selected shall include shields to project light downward and to prevent light spill-over onto adjacent properties. All proposed exterior lighting specifications and cut sheet details and finishes shall be included on the building plans.	Development Services and Police Departments	
16.	DRAINAGE PLANS - The applicant shall prepare a construction drainage plan and final drainage plan for Development Services Department review and approval. The construction drainage plan will show how drainage will be handled during construction. The final drainage plan will show how drainage will be handled from impervious surfaces after construction is completed.	Development Services Department	
17.	PRE-CONSTRUCTION WASTE MANAGEMENT PLAN - The applicant shall complete a pre-construction waste management plan prior to the issuance of the building permit.	Development Services Department	



Exhibit A
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		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
		Permits		
18.	The proposed project design shall be modified as follows: A. Add lap siding around side elevations to reach side yard wood fence. B. Utilize wood trim to wrap all windows on each elevation. C. Add decorative railing at front entry porch to match upper deck railing above the garage. D. Modify floor plan to reflect window openings shown on second story elevations.	Prior to Issuance of Building Permits	Development Services Department	
19.	All Design Review Conditions shall appear on the project building plans.	Prior to Issuance of Building Permits	Development Services Department	
20.	STREET FRONTAGE IMPROVEMENTS - The applicant shall submit a street frontage improvement plan for the Nob Hill Avenue frontage to the Development Services Director / City Engineer or designee for review and approval prior to the issuance of any Building Permit.	Prior to Issuance of Building Permits	Development Services Department	



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		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
21.	PERMITS, BONDS, AND INSURANCE - The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for any work to be done in the City's right-of-way. This encroachment permit 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. 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	
23.	WATER SUPPLY SYSTEM - Prior to issuance of a building permit there shall be an approved and tested water supply system capable of supplying the required fire flow as determined by the Fire Chief or Fire Marshall. Water supply system for staged construction, if applicable, shall provide required fire flows at all stages.	Prior to Issuance of Building Permit	Fire Department	
24.	SECURITY PLAN - The applicant shall prepare a construction security plan to prevent property theft during the construction of the proposed residence and shall provide emergency contact information to the Police	Prior to Issuance of Building Permit	Police Department	



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		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
	Department prior to issuance of any building permit.			
25.	The project is within the service area of the Pinole/Hercules Water Pollution Control Plant. The proposed project shall have a unique connection to the public sewer collection system. The connection to the sewer system will require a permit from the City of Pinole, the payment of sewer user fees, and payment of a sewer connection fee prior to the issuance of building permits.	Prior to Issuance of Building Permit	Development Services Department	
26.	The applicant shall pay all required development impact fees including West Contra Costa Unified School District fees prior to the issuance of any building permit.	Prior to Issuance of Building Permit	Development Services Department	
27.	CONSTRUCTION PLANS FOR FIRE PREVENTION - Prior to issuance of a building permit, building construction plans shall be submitted to the Fire Prevention Bureau for review and approval.	Prior to Issuance of Building Permit	Fire Department	
	During Construction and Prior to Occupancy			
28.	INSPECTIONS - The applicant shall notify the Development Services Department at least forty-eight (48) hours prior to starting any work pertaining to on-site drainage facilities, grading, or paving, as well as any work in the City's right-of-way as per Section 15.36.230 of the Municipal Code.	During Construction	Development Services	



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	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
29.	<p>The applicant shall arrange all inspections with the Building Division, Fire Department, and Public Works Division. All Building Division inspection requests shall be made at least 24 hours in advance.</p> <p>The building permit holder shall ensure the following provisions to control noise, dust, and construction debris nuisance occur during construction:</p> <p>A. Building construction activities shall occur only between 7:00A.M. and 5:00 P.M., Monday through Friday on non-federal holidays. Interior construction work may occur between 9:00A.M. and 6:00P.M. on weekends if requested and approved by the City as allowed under Chapter 15.02 of the City Municipal Code.</p> <p>B. All construction vehicles shall be properly maintained and equipped with exhaust mufflers and meet State and Federal standards.</p> <p>C. Newly disturbed soil surfaces shall be watered down regularly throughout the day and any construction grading activity shall be discontinued in wind conditions greater than 10 miles per hour.</p> <p>D. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.</p>	Development Services	



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	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
30.	During Construction	Development Services	
31.	During Construction	Development Services	
32.	Prior to Building Occupancy	Development Services Department	



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	<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>																
twice the rate indicated on the replacement table below.																			
<p style="text-align: center;"><u>STANDARD REPLACEMENT TABLE FOR EXISTING TREES</u></p> <table> <tr> <td>Size of Tree to be removed (Trunk Diameter)</td><td>36 Inch Box</td><td>24 Inch Box</td><td>15 Gallon</td></tr> <tr> <td>2" or less</td><td></td><td></td><td>1</td></tr> <tr> <td>4"</td><td></td><td>1</td><td></td></tr> <tr> <td>6" or greater</td><td>1</td><td></td><td></td></tr> </table> <p>Numbers in replacement table refers to quantities to be used to replace each tree. Each tree container size number in the vertical column represents a 100% replacement value for an existing tree removed (size as noted). These numbers (columns) may be mixed as long as proportionate totals will equal 100%. For example: one 24" DBH tree may be replaced with twelve 15 gallon trees or six 24" box trees or three 24" box trees plus six 15-gallon trees or four 36" box trees, etc.</p>				Size of Tree to be removed (Trunk Diameter)	36 Inch Box	24 Inch Box	15 Gallon	2" or less			1	4"		1		6" or greater	1		
Size of Tree to be removed (Trunk Diameter)	36 Inch Box	24 Inch Box	15 Gallon																
2" or less			1																
4"		1																	
6" or greater	1																		



Exhibit A
Planning Commission Resolution 16-14 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification (date and Signature)</u>
33.	The exterior building elevations, landscaping, and fencing shall be reviewed for consistency with the approved plans by the Planning Manager or his/her designee.	Prior to Occupancy Permits	Planning Division	
34.	FIRE EXTINGUISHERS - Prior to issuance of a "Certificate of Occupancy" or final building inspection, approved fire prevention features shall fire shall be installed as required by the Fire Prevention Bureau.	Prior to Occupancy Permit	Fire Department	
35.	FIRE PREVENTION FEES AND INSPECTION - Prior to issuance of a "Certificate of Occupancy" or final building inspection, the applicant shall pay all applicable fees in accordance with the Master Fee Schedule adopted by the City of Pinole and obtain all required inspections from the Fire Prevention Bureau.	Prior to Occupancy Permit	Fire Department	
36.	POST-CONSTRUCTION WASTE MANAGEMENT PLAN - The applicant shall provide a post-construction waste management plan summary prior to final inspection.	Prior to Occupancy Permit	Building Division	
37.	ADDRESSING - Prior to issuance of a "Certificate of Occupancy" or final building inspection approved illuminated numbers and addresses shall be installed on the new residence in compliance with Section 15.02.050 of the Municipal Code.	Prior to Occupancy Permit	Building Division	



Exhibit A
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38.	SIDEWALK, CURB AND GUTTER REPAIR - The applicant shall repair and replace to existing City standards, any sidewalk, curb and gutter abutting the project site that is damaged during construction of this project.	Development Services Department	

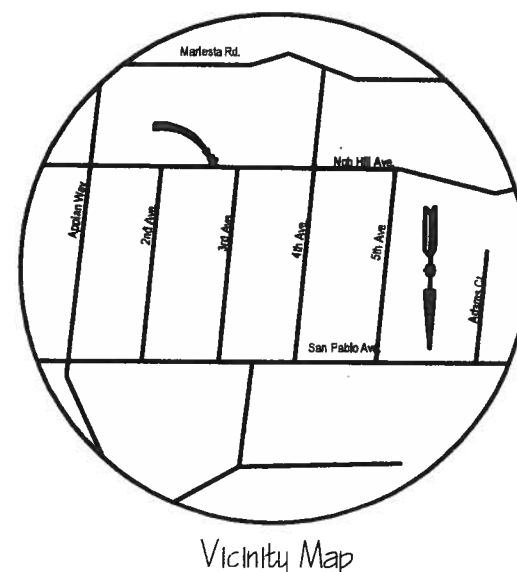
Designs

New Single Family Residence

1322 Sq. Ft.	First Floor	Garage	600 Sq. Ft.
407 Sq. Ft.	Second Floor	Lower entry porch	153 Sq. Ft.
<hr/>		Upper entry porch & Deck	330 Sq. Ft.
1729 Sq. Ft.	Total Living Space Area	Back Porch	165 Sq. Ft.
		Total Non Living Space	1248 Sq. Ft.

Plans Index	
Cover Sheet	Sheet 1
Elevations	Sheet 2
Existing Floor Plan	Sheet 3
Floor Plan	Sheet 4
Foundation & Details	Sheet 5
Roof Plan	
Structural Plan	Sheet 6
Sections	Sheet 7
Electrical	Sheet 8
General Notes	Sheet 9
Plot Plan	Sheet 10

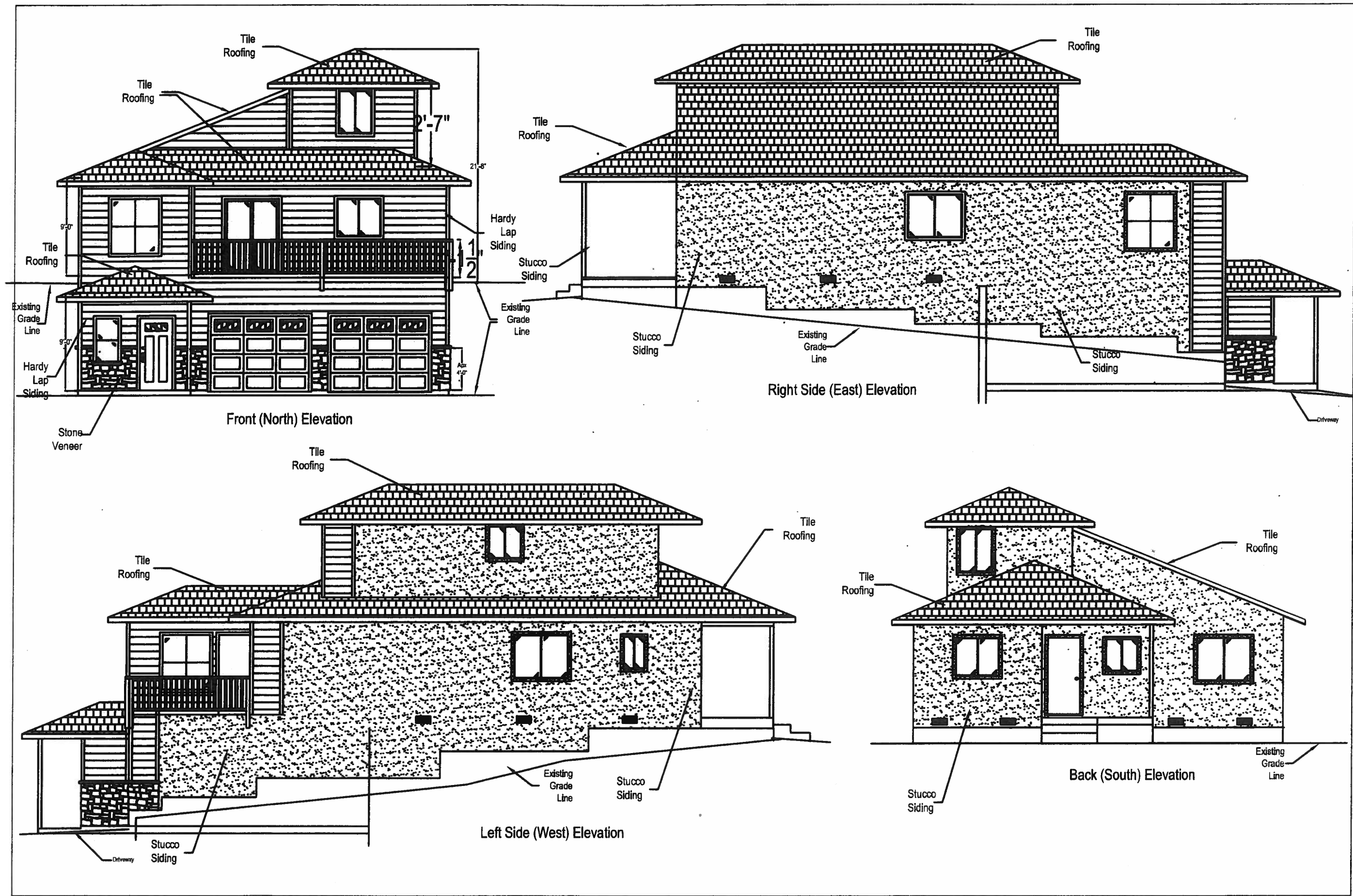
Dhruba Bashyal
1409 Nob Hill Ave.
Pinole, Calif. 94564



This Project to Comply With all Local Codes
The 2013 California Residential Code (CRC)
Based on the 2012 International Residential Code, (IRC)
2013 California Plumbing Code, (Based on the 2012 UPC)
2013 California Mechanical Code, (Based on the 2012 UMC)
2013 California Electrical Code, (Based on the 2012 NEC)
2013 California Building Energy Efficiency Standards,
Title 24, Part 6 C.C.R
2013 California Green Code
2013 California Fire Code

Project Information:	
Occupancy Group	R-3 & U-1
Type of Construction	V-B
Stories	Two
Semic Zone	D
Fire Sprinklers	Yes

Revisions						By
Designs 1801 Blossomwood Ln. Tracy, Calif. 95376 Cell 209-607-4215						
Dhruba Bashyal 1409 Nob Hill Ave. Pinole, Calif. 94564						
Cover Sheet						
Drawn J W Smith						
Checked JS						
Date Nov. 18, 15						
Scale 1/4"=1'-0"						
Sheet 1						
1 of 10 Sheets						



Revisions		By

Designs
 1801 Blossomwood Ln
 Tracy, Calif. 95376
 Call 209-607-4215

Dhruba BASHYAL
 1409 Nob Hill Ave.
 Pinole, Calif. 94564

Elevations

Drawn	J W Smith
Checked	J S
Date	Nov. 18, 15
Scale	1/4"=1'-0"
Sheet	2

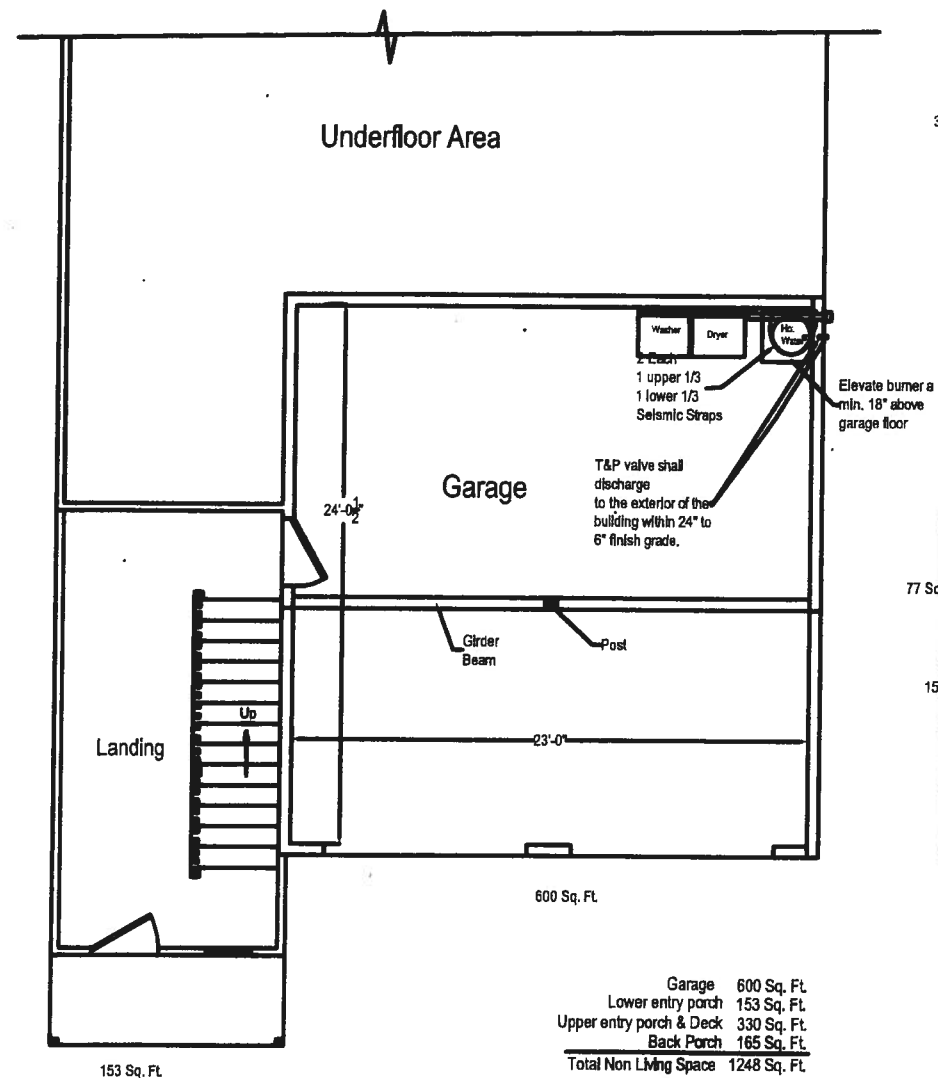
2 of 10 sheets

1. New Forced Air, Heating and Air-Conditioning Unit , New Ducts to be added.
System will be capable of heating the conditioned space to meet (68 degrees at a point 3 feet above the floor in CRC1204.1)
2. New exhaust fans to be installed in bathrooms to be a min., 50 CFM rated, and be controlled by an humidistat switch (on & Off).

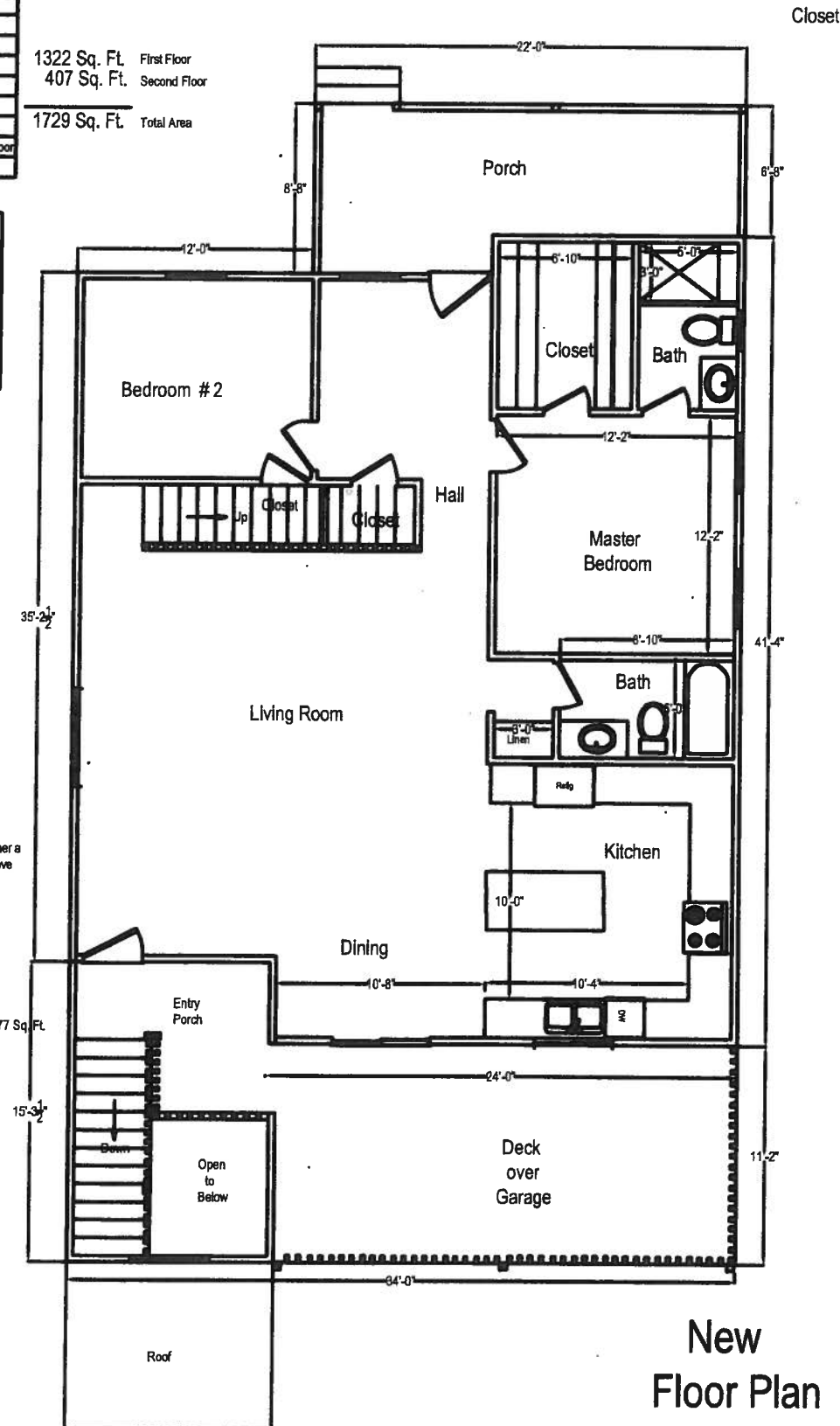
1. Shower valves shall be individual controlled valve of the pressure balance or thermostatic mixing valve type. Handle position stops shall limit mixed water temperature of 120 degrees Fahrenheit.
2. Hose bibbs shall have anti siphon devices.
3. Install max. 1.28 gallon flush toilets.
4. T&P valve shall extend to the exterior of the building, point down within 24" to 6" above finish grade.
5. Seismic straps Min. 1" wide and min. 5/16" lag screws w/washer secured to center point of stud each side of water heater. Straps shall be located within top 1/3 and lower 1/3 of the water heater as specified in UPC sec. 510.5.
6. Insulate first 5' of hot and cold water piping at water heater.

Door Schedule		
Symbol	Size	Description
(1)	5/0 - 6/6	2 ea. 30" X 1-3/4" French Entry Doors
(2)	1/8 - 6/6	1-3/4" Panel Door
(3)	2/4 - 6/6	1-3/4" Panel Door
(4)	1/8 - 6/6	1-3/4" Panel Door
(5)	2/8 - 6/6	1-3/4" Panel Door
(6)	3/0 - 6/6	1-3/4" Entry Door
(7)	6/0 - 6/6	2ea. 36" X 1-3/4" Panel Door By-pass
(8)	2/8 - 6/6	2ea. 48" X 1-3/4" Panel Door By-pass
(9)	6/0 - 6/6	Glass Sliding Door
(10)	2/8 - 6/6	1-3/4" Solid Core Door or 20min. Rate Fire Door
(11)	2/8 - 6/6	1-3/4" Panel Door

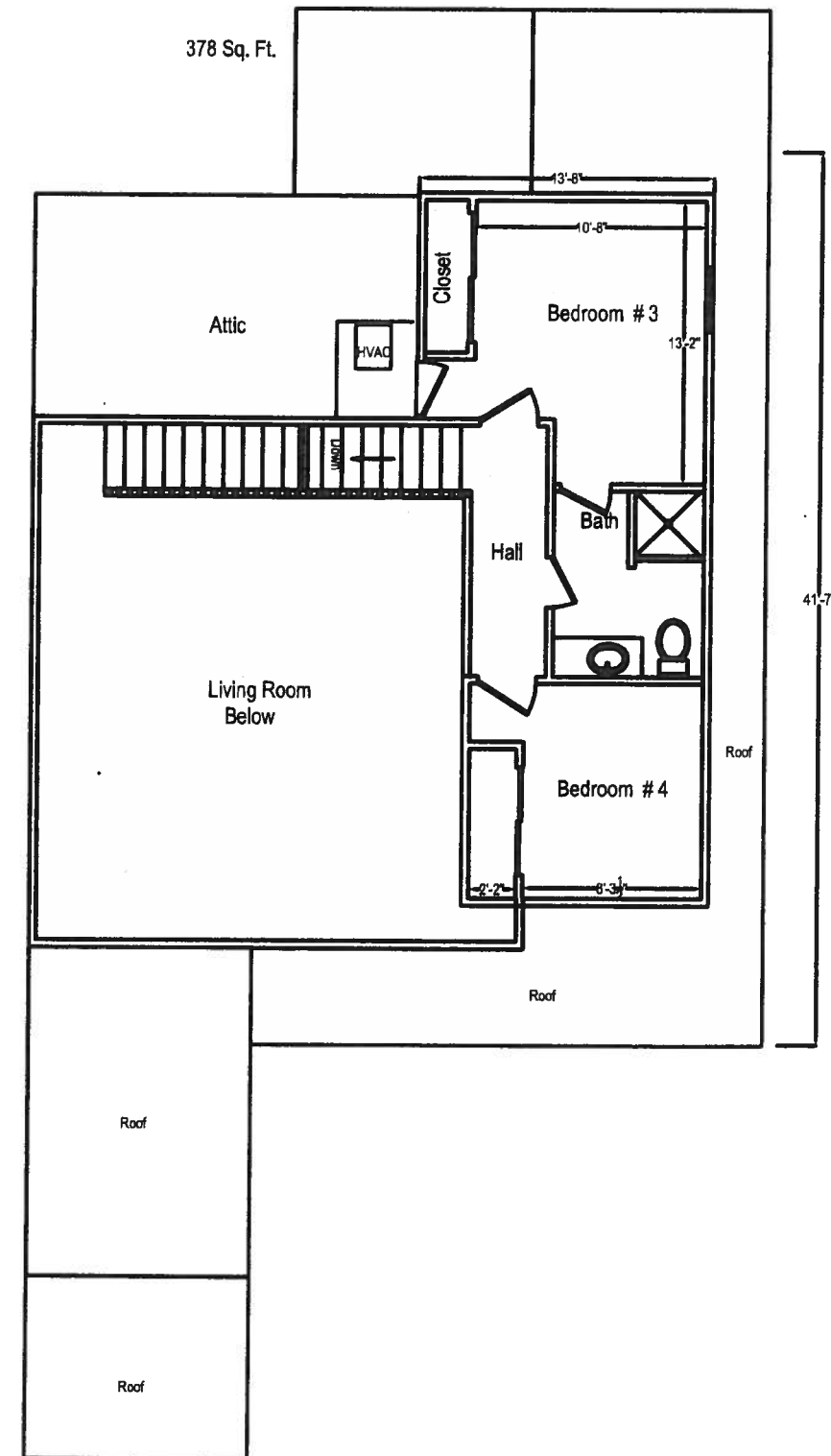
Symbol	Size	Description
1	3/0 - 5/0	Double Pane Vinyl Frame Single Hung
2	3/0 - 3/0	Double Pane Vinyl Frame Slider XO
3	3/0 - 2/0	Double Pane Vinyl Frame Slider XO
4	4/0 - 4/0	Double Pane Vinyl Frame Slider XO
5	3/0 - 4/0	Double Pane Vinyl Frame Slider XO
6	6/0 - 5/0	Double Pane Vinyl Frame Slider XO

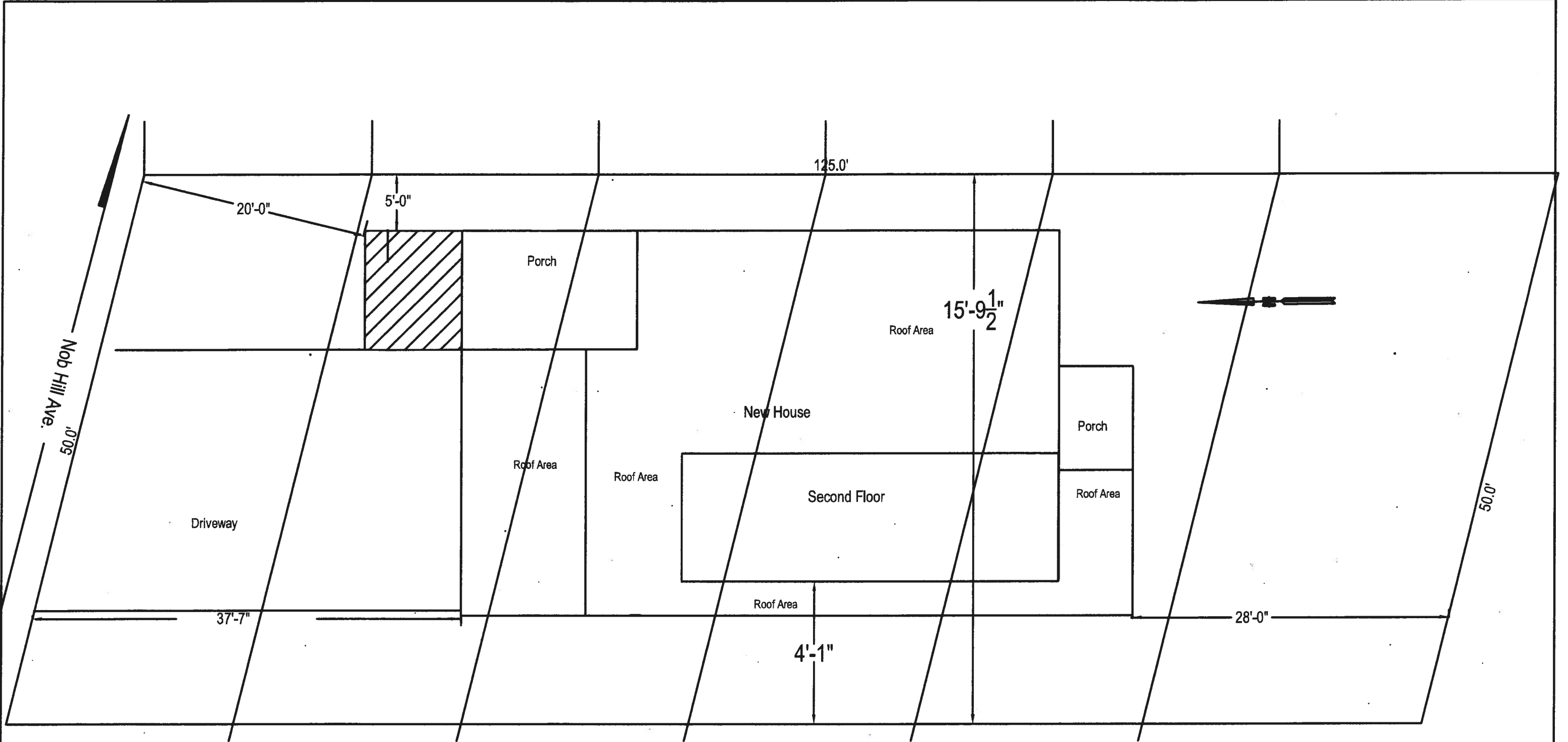


1322 Sq. Ft.	First Floor
407 Sq. Ft.	Second Floor
<hr/>	
1729 Sq. Ft.	Total Area



New Floor Plan

[illegible]



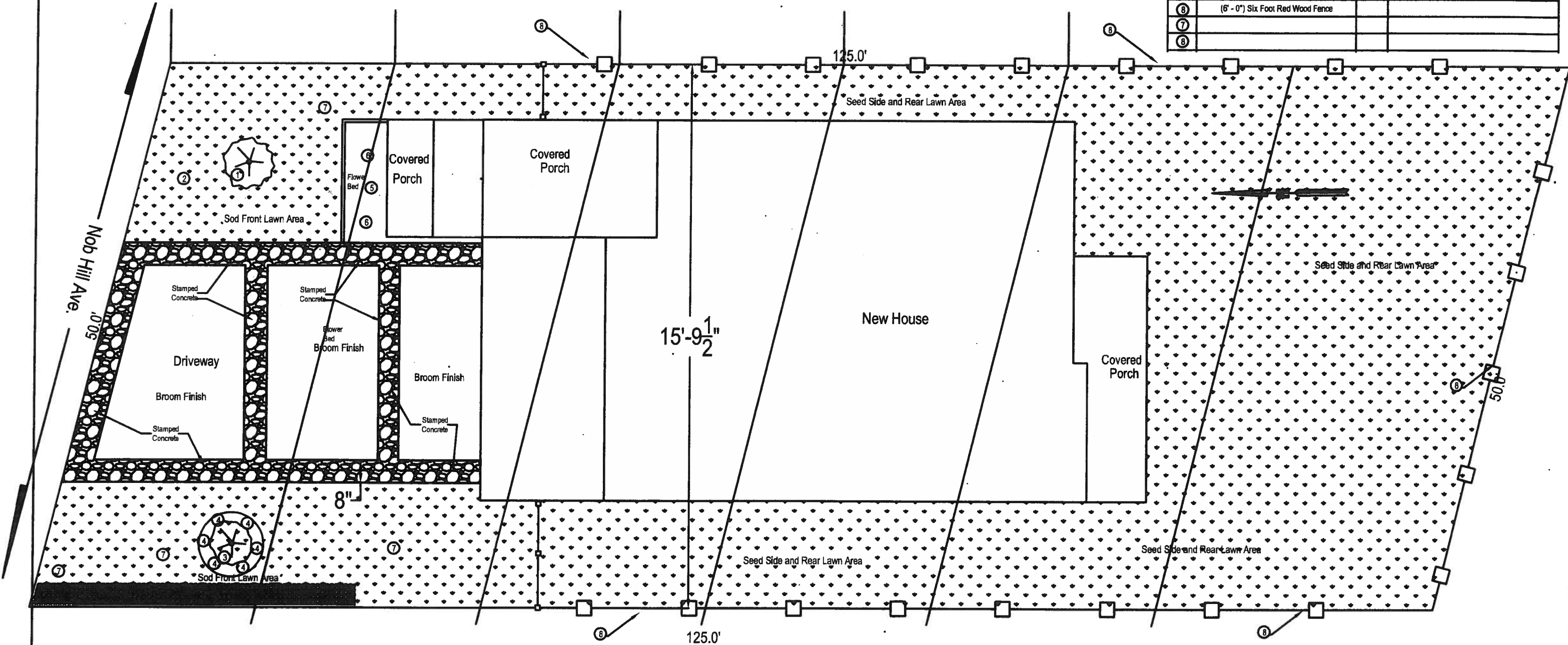
APN# : 402 - 090 - 010 - 8

Sheet 10 10 of 10	Drawn J.W. Smith	Plot Plan	Dhruba Bashyal 1409 Nob Hill Ave. Pinole, Calif. 94564	Designs 1801 Blossomwood Ln. Tracy, Calif. 95376 Cell 209-607-4215	Revisions By
	Checked J.S.				
	Date Nov. 18, 15				
	Scale 1/4" = 1'-0"				

Lanscaping Description		Irrigation Description	
Symbol	Item	Symbol	Item
①	Crape Myrtle Ruby Lace (Lagerstroemia indica)		
②	Boxwood (Korean Boxwood)		
③	Jasminum Humile (Revolutum)		
④	African Daisy (Arctotis, Dimorphotheca)		
⑤	Geranium (Sanguineum)		
⑥	Kurume Azaleas (Rhododendron)		
⑦	Lawn (Kentucky Bluegrass)		
⑧	(6' - 0") Six Foot Red Wood Fence		
⑦			
⑧			

Min. Size Planting

Trees ————— 25 Gal.
 Shrubs ————— 15 Gal.
 Flowers ————— 1 Gal.



APN# : 402 - 090 - 010 - 8

Sheet	10	Drawn	J.W. Smith	Landscape Plan	Dhruba Bashyal 1409 Nob Hill Ave. Pinole, Calif. 94564	Designs 1801 Blossomwood Ln. Tracy, Calif. 95376 Cell 209-607-4215	Revisions	By
		Checked	J.S.					
		Date	Nov. 18, 15					
		Scale	1/4"=1'-0"					
10 of 10								