

1
2
3 **MINUTES OF THE REGULAR**
4 **PINOLE PLANNING COMMISSION**
5 **Pinole Senior Center**
6 **2500 Charles Street**
7 **Pinole, CA 94564**

8 **January 22, 2018**
9

10
11 **A. CALL TO ORDER:** 9:02 P.M.
12

13 **B. PLEDGE OF ALLEGIANCE AND ROLL CALL:**
14

15 Commissioners Present: Brooks, Hartley, Kurrent, Martinez-Rubin, Tave, Chair
16 Thompson
17

18 Commissioners Absent: Wong
19

20 Staff Present: Winston Rhodes, Planning Manager
21

22 **C. CITIZENS TO BE HEARD:**
23

24 There were no citizens to be heard.
25

26 **D. CONSENT CALENDAR:**
27

28 1. Planning Commission Meeting Minutes from December 11, 2017
29

30 **MOTION** to approve the Planning Commission Meeting Minutes from December
31 11, 2017, as shown.
32

33 **MOTION: Kurrent** **SECONDED: Martinez-Rubin** **APPROVED: 6-0-1**
34 **ABSENT: Wong**
35

36 **E. PUBLIC HEARINGS:**
37

38 1. **Design Review (DR) 17-20 / Conditional Use Permit (CUP) 17-11: West**
39 **Contra Costa Transit Authority Bus Washing Facility Replacement**
40

41 **Request:** Consideration of a design review and use permit
42 request to develop and operate an approximately
43 2,527 square foot new replacement bus washing
44 facility within the existing West Contra Costa Transit
45 Authority (WestCAT) bus storage and maintenance

yard.

Applicant: Gannett Fleming, Inc.
201 Mission Street, Suite 2200
San Francisco, CA 94105

Location: 650 Pinole Shores Drive APN: 402-220-018

Project Staff: Winston Rhodes, Planning Manager

Planning Manager Winston Rhodes presented the staff report dated January 22, 2018, and clarified that Gannett Fleming, Inc. was the authorized agent for the Applicant/Owner, West Contra Costa Transit Authority (WestCAT). He recommended the Planning Commission adopt Resolution 18-01 conditionally approving the design review request and CUP to allow the construction and operation of a new bus washing facility at 650 Pinole Shores Drive, subject to the conditions shown in Exhibit A of the draft resolution within the staff report.

Charlie Anderson, General Manager, WestCAT, described WestCAT as a Joint Powers Authority (JPA) with the cities of Pinole and Hercules, and Contra Costa County serving the community for the past 40 years, with a fleet of over 60 vehicles serving as the main public access to the Bay Area Rapid Transit (BART) System. He stated that WestCAT employs a work force of over 100 people on-site and is in the process of acquiring double-decker vehicles for the Transbay service into the City of San Francisco. WestCAT has been located in the City of Pinole since 1990 when the original bus washing facility had been installed. There was now an opportunity to modernize and make an investment for a more permanent facility to accommodate the larger equipment necessary to meet current demands.

Mr. Kam Shadam, a member of the Gannett Fleming, Inc. Project Team, 201 Mission Street, Suite 2200, San Francisco, presented an overview of the design plans for the bus washing facility, which would improve the quality of operations, be more efficient, allow 2,500 square feet of coverage, and the facility would no longer be exposed but covered. In addition, the equipment room would no longer be open but be enclosed reducing noise impacts and improving operations.

Pursuant to the staff recommendations, a detailed landscaping plan would be submitted to identify five additional ornamental trees to be replaced with five new ornamental trees placed on WestCAT property. Down lighting and new PG&E services would be provided along the median to accommodate pedestals for two electric bus chargers.

In response to questions from the Planning Commission, Mr. Rhodes explained that a lot line adjustment was required since the facility was currently straddling a parcel line and the lot line would be processed administratively. After the lot line

1 adjustment the parcel where the replacement bus washing facility is proposed
2 would become a bit larger in size. The project included a design to capture and
3 retain water on-site improving the quality of water entering the storm drain system
4 and ultimately into San Pablo Bay; the proposed replacement ornamental
5 landscaping would not be clearly visible given that the facility would be set back
6 more than 50 feet along Pinole Shores Drive; and there had been an effort to have
7 no net loss of trees given the environmental benefits of trees and aesthetic
8 considerations. The proposed bus washing facility area would not be open to the
9 public but would be regularly used by WestCAT employees.

10
11 Mr. Shadam confirmed staff's description of the lot line adjustment, and as to
12 landscaping explained that the applicant would be happy to provide a detailed
13 landscape plan with the permit for the plan check and would be more than willing
14 to work with staff on other locations for the placement of the five ornamental
15 replacement trees on WestCAT property.

16
17 The Civil Engineer for Gannett Fleming provided an overview of how the storm
18 drain improvements would improve current conditions; described the design of the
19 bus washing facility itself described as a larger version of a car wash; clarified the
20 use of soap and water detergent through a pressure washer; the interior of the
21 buses would be cleaned but would not be part of the bus washing facility process
22 which was for the exterior of the vehicles; the vehicles would be made solar ready,
23 but full solar was dependent upon funding and grant opportunities and was not
24 part of the current scope of work. The double decker buses were approximately
25 19 feet in height, the replacement bus washing facility sloped roof canopy is
26 proposed to be approximately 20-24 feet in height.

27
28 Mr. Rhodes reiterated the Planning Commission may specify the location of the
29 five ornamental replacement trees on-site in an area visible to the public, and may
30 require larger sized trees, but a more detailed landscape plan would be required
31 and there needed to be a reasonable relationship on what was being asked for
32 through a condition of approval based on the scope of the project.

33
34 Mr. Anderson advised that WestCAT was more than willing to work with City staff
35 to address some of the concerns with the existing landscaping and could ensure
36 the replacement trees were placed in a public facing way and recognized the
37 Commission's desire to make the area more attractive.

38
39 Mr. Shadam expressed concern with any condition requiring the replacement trees
40 along Pinole Shores Drive without an investigation into the right-of-way (ROW)
41 available. He emphasized the need to proceed with the proposal on schedule.

42
43 Mr. Rhodes suggested that the landscape plan could be submitted to the Planning
44 Commission Development Review Subcommittee to allow a review based on more
45 specific information, with a modification to the landscaping condition to allow

1 flexibility and to look at opportunities to enhance the more visible areas of the
2 property.

3
4 The Chair read into the record Condition 10 related to the landscaping and
5 irrigation details which would not slow the process.

6
7 After further discussion Mr. Rhodes mentioned that the existing Planning
8 Commission Development Review Subcommittee or two specific Commission
9 members could meet to provide further input on the landscape plan to help
10 address the Commission's concerns.

11
12 Commissioners mentioned that whatever landscaping was chosen be unattractive
13 to deer, although given the property was primarily concrete and the current use did
14 not lend itself to landscaping there was a recommendation that the landscaping be
15 worked out between staff and WestCAT. Commissioners also discussed a greater
16 than 1:1 ratio, with a recommendation for a 2:1 ratio for the replacement of
17 ornamental trees, maximizing the size of the trees, the number of replacement
18 trees, and enhancing the appearance of the landscaping along Pinole Shores
19 Drive, which has not been well maintained.

20
21 PUBLIC HEARING OPENED

22
23 There were no comments from the public.

24
25 PUBLIC HEARING CLOSED

26
27 Mr. Rhodes suggested an additional sentence be added to Condition 10 to read:

28
29 *The trees shall be 2:1 ratio and should be in areas as visible as possible*
30 *to the public.*

31
32 And the first sentence of Condition 20 was modified to read:

33
34 *The surrounding area including landscaping shall be maintained in a clean*
35 *and orderly manner at all times.*

36
37 With no unanimous support to revise the conditions, Commissioner Kurrent
38 preferred that the landscaping remain as is and the resolution remain as written,
39 with staff to work with WestCAT on the landscaping. Given his review of Google
40 Earth, the trees did not seem to serve any purpose other than a small break area
41 for the bus drivers.

42
43 Commissioner Hartley requested a further modification to the last sentence of
44 Condition 10, to read:

1 *All trees proposed for removal on the project site shall be replaced on*
2 *WestCAT property with a 2:1 ratio at least 50 percent shall be 24-inch*
3 *boxes with a preference for visibility from Pinole Shores Drive.*
4

5 **MOTION** to adopt Planning Commission Resolution 18-01 with Exhibit A
6 Conditions of Approval, Approving a Design Review Request (DR 17-20) and
7 Conditional Use Permit (CUP 17-11) to Allow the Development and Operation of
8 an Approximately 2,527 Square Foot New Replacement Bus Washing Facility
9 within the Existing Bus Yard at 650 Pinole Shore Drive, APN 402-220-018;
10 subject to a revision to the last sentence of Condition 10, as follows:
11

12 *All trees proposed for removal on the project site shall be replaced on*
13 *WestCAT property with a 2:1 ratio at least 50 percent shall be 24-inch*
14 *boxes with a preference for visibility from Pinole Shores Drive.*
15

16 **MOTION:** Hartley

16 **SECONDED:** Tave

16 **APPROVED:** 6-0-1

17 **ABSENT:** Wong
18

19 **F. OLD BUSINESS:** None
20

21 **G. NEW BUSINESS**
22

23 **1. Potential Zoning Code Text Amendment Relating to Pine Trees**
24

25 Mr. Rhodes reported that Jon LaChapelle with Mack Tree had approached the City
26 Council in 2017 requesting a potential Zoning Code Text Amendment as it related
27 to pine trees, read into the record an e-mail Mr. LaChapelle sent prior to the
28 Planning Commission meeting, with Mr. LaChapelle requesting pine species
29 including the Monterey, Aleppo, and Italian Stone species susceptible to disease
30 and insects and other issues, be allowed to be removed by a homeowner without
31 requiring the payment of permit fees. Rather than relying on one arborist's
32 request, Mr. Rhodes had recommended the City reach out to more arborists and
33 obtain more input and schedule the matter for further discussion at a Planning
34 Commission Tree Ordinance Review Subcommittee.
35

36 By consensus, the Planning Commission agreed to consider any trees that were
37 vulnerable; determine if there is a consensus amongst a larger number of arborists
38 that there was a problem; possibly consider other tree species that could also be
39 included; greater research on the pine tree request; consideration of potentially
40 updating the City's Tree Ordinance, including consideration not only the type of
41 tree species but the variety of types and conditions of properties in Pinole in terms
42 of size and existing established trees; consideration of safety hazards due to dying
43 trees in the community recognizing concerns with the cost of removal; and a
44 discussion of the appropriate places to plant trees. There was also a consensus
45 for staff to work with a Planning Commission Tree Ordinance Subcommittee to

1 address the issues discussed comprised of Commissioners Kurrent and Hartley
2 who volunteered to serve on the Subcommittee.

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

5
6 Mr. Rhodes reported the City had received an application for the renovation of
7 the Appian 80 Shopping Center (to be renamed Pinole Square), which was
8 under review for completeness by the various City Departments but which did not
9 include that portion of the center where there was a Chinese Restaurant and a
10 building with four tenants adjacent to Tara Hills Drive at the base of the slope
11 located in the northeast portion of the existing shopping center. The current
12 Development Review Subcommittee would review the project which will undergo
13 a lengthy environmental review process. An application had also been received
14 for a four-lot subdivision on Hazel Drive and the League of California Cities
15 Planning Commissioner Academy had been scheduled for April 6 through 8,
16 2018 in the City of Monterey, with Commissioners encouraged to attend, and
17 with more information to be provided when available.

18
19 Commissioner Brooks reported that a project notification sign remained in place
20 for the dialysis center property which should be removed, and Mr. Rhodes
21 confirmed the planned project was undergoing building permit plan check review
22 and would be under construction soon.

23
24 Planning Commissioners were reminded to submit their Form 700 Conflict of
25 Interest Form.

26
27 Mr. Rhodes also provided an update on the status of the trail enhancement
28 along Pinole Creek adjacent to Sprouts parking lot, with City staff in discussion
29 with the Thomas Properties, and with an effort to ensure interpretive signage,
30 seat benches, and a trash receptacle along with plantings to be acceptable to
31 the County Flood Control District. Additional information was requested by the
32 Commission at its next meeting.

33
34 **I. COMMUNICATIONS: None**

35
36 **J. NEXT MEETING:**

37
38 The next meeting of the Planning Commission will be a Regular Meeting to be
39 held on Monday, February 26, 2018 at 7:00 P.M.

40
41 **K. ADJOURNMENT: 10:34 P.M**

42
43 Transcribed by:
44 Anita L. Tucci-Smith
45 Transcriber