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**MINUTES OF THE
REGULAR MEETING OF THE
PINOLE PLANNING COMMISSION and
PLANNING COMMISSION ACTING AS THE STEERING COMMITTEE FOR THE
GENERAL PLAN UPDATE PROCESS**

August 24, 2009

THE PLANNING COMMISSION

15 **A. CALL TO ORDER:** 7:00 P.M.

16
17 **B. PLEDGE OF ALLEGIANCE AND ROLL CALL:**

18
19 Commissioners Present: Brooks, McGoldrick, Sekins, Toms, Chair Kurrent

20
21 Commissioners Excused: John Bender

22
23 Staff Present: Planning Manager, Winston Rhodes
24 Associate Planner, Anne Hersch

25
26 **C. CITIZENS TO BE HEARD:**

27
28 There were no citizens to be heard.

29
30 **D. CONSENT CALENDAR:**

31
32 1. Planning Commission Meeting Minutes of August 10, 2009.

33
34 **MOTION: Toms**

SECONDED: Brooks

APPROVED: 5-0

35
36 **E: PUBLIC HEARING**

37
38 1. **General Plan Consistency Review of City of Pinole Five-Year Capital**
39 **Improvement Program for 2010-2014.**

40
41 Associate Planner Anne Hersch presented the report dated August 24, 2009. She
42 indicated that staff held public workshop on August 12, 2009 with the City Council
43 and has scheduled a tentative date for full Council review and public hearing for
44 October 6, 2009.

1 Chair Kurrent asked the difference between Heritage Park Phase I and Heritage
2 Park Phase II.

3
4 Ms. Hersch replied that Phase I consists of the improvements associated with the
5 Faria House as well as the historical society. Phase II focuses exclusively on the
6 construction of three affordable housing units along with site improvements that
7 were approved in June 2008.

8
9 Commissioner Toms suggested seeking out CDBG grants and transportation grants
10 for Priority Development Areas.

11
12 Commissioner Brooks asked for further details regarding proposed city
13 beautification measures in the CIP.

14
15 Ms. Hersch referenced page five of the CIP which lists Gateway entrance signs,
16 neighborhood cleanup programs, installation of public murals, community group
17 funding, graffiti education, commercial corridor street programs, old town
18 streetscape improvements, and San Pablo Avenue median improvements.

19
20 Commissioner Brooks asked about any improvements for residential
21 neighborhoods.

22
23 Planning Manager Winston Rhodes responded by mentioning the neighborhood
24 cleanup programs and the residential rehab program.

25
26 Commissioner Toms commented on items BF.7 and BF.8, stating that the funding
27 source is redevelopment non housing, and that staff should consider energy
28 efficiency stimulus money.

29
30 Commissioner Sekins asked why private streets are distinguished from public loops
31 and cul-de-sacs under C.3 (Circulation element) of the General Plan.

32
33 Mr. Rhodes noted this wording and commented that it was not the city's intention to
34 resurface private streets without receiving private funds.

35
36 **MOTION** to approve a resolution of consistency with the draft CIP and the General
37 Plan and request that staff forward comments to appropriate staff members.

38
39 **MOTION: Toms**

SECONDED: Sekins

APPROVED: 5-0

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41
42 **THE PLANNING COMMISSION AS STEERING COMMITTEE FOR**
43 **THE GENERAL PLAN UPDATE PROCESS**
44
45

1 **F. OLD BUSINESS:**
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- 4 1. Discussion of Draft Land Use and Economic Development Element, Land
5 Use Categories and Land Use Map.
6

7 Mr. Rhodes presented the memo dated August 24, 2009. Based on input from the
8 Natural Resources and Open Space Subcommittee, he suggested that “Rural
9 Residential” land use category be changed to “Rural”. He asked that this land use
10 category be moved next to “Open Space” in the list to reflect the intent that these
11 areas are primarily designated for open space-oriented uses with very limited
12 development potential. He also asked for feedback on how these rural areas should
13 be shown on the land use map.
14

15 Chair Kurrent expressed concern that this rewording could provide grounds for the
16 legal basis of a taking.
17

18 Mr. Rhodes indicated that the reclassification would not deprive these areas of an
19 economic return, and that the rewording would just reflect the City’s intent to
20 maintain the rural nature of the land based on site development constraints.
21

22 Chair Kurrent asked how ridgelines and view corridors were to be defined in the
23 land use categories and land use map.
24

25 Mr. Rhodes recommended that view corridors be broadly defined in the General
26 Plan so that staff could more easily approach the consideration on a project by
27 project basis as development is proposed. He suggested that more specific
28 guidelines could be included in the zoning code.
29

30 Chair Kurrent commented that the proposed San Pablo Ave. Corridor map should
31 be modified to exclude the residential development located at 720 San Pablo Ave.,
32 Serita Homes by DeNova, as the site has already been developed for residential
33 uses.
34

35 Commissioner Tom Brooks addressed page 3, item 11 of the staff report,
36 referencing transportation; He asked for an example of a portion of the railroad
37 corridor that is not being used for transportation purposes.
38

39 Mr. Rhodes mentioned utility boxes or vaults and was reminded that these areas of
40 the railroad right of way operate in conjunction with transportation services instead
41 of “in lieu of.” He noted that it would be appropriate to therefore modify the verbiage.
42

43 Commissioner Sekins inquired as to if any changes had been made to the map
44 exhibit attached to the memo.
45

Mr. Rhodes clarified that no changes had been made, and that the Commission was

1 being asked to approve the concept. The text and map will be modified for
2 consistency.

3
4 Commissioner Toms noted that she served on the Subcommittee which discussed
5 the rural definition and development potential. If a development proposal were to
6 come in regarding the aforementioned rural areas, only 10% of a given parcel could
7 be built upon, 90% would remain open space. The Subcommittee has concluded
8 that there was enough policy in place to minimize development impacts, and that
9 development application would be evaluated on a case by case basis.

10
11 Mr. Rhodes clarified that road construction would be constrained to the 10% of
12 developable land, thusly encouraging the roads to be smaller and the development
13 to be clustered near existing roadways.

14
15 **Committee consensus was reached regarding rural definition of the General**
16 **Plan and the Specific Plan Area Map.**

17
18 IVETTE RICCO, Pinole Chamber of Commerce, arrived after the public comment
19 period but was permitted to address the Commission. She asked that the
20 Commission consider the idea of a business hotel site around the Appian Way & I-
21 80 corridor. She suggested that if the City of Pinole does not create the opportunity
22 for this type of business, the City of Hercules will. Pinole would lose the Transit
23 Occupancy Tax as well as potential redevelopment opportunities in the Appian Way
24 I-80 corridor.

25
26 2. Discussion of Draft Natural Resources and Open Space Element Policy
27 Changes

28
29 Mr. Rhodes presented the memo dated August 24, 2009 and asked the committee
30 to revisit goal number 8 of the Natural Resources and Open Space elements of the
31 General Plan Update. The attachment to the report reflects the input of the
32 Subcommittee as well as Public Works staff.

33
34 Commissioner Brooks asked for clarification related to implementation of the
35 comprehensive municipal storm water control plan. He thought the plan was already
36 in place.

37
38 Mr. Rhodes responded that language could be modified to include review and
39 implement the storm water control plan as it is still under review by Public Works
40 staff.

41
42 **Committee consensus was reached regarding the draft Natural Resources**
43 **and Open Space Elements.**

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

1
2 **H. CITY PLANNER’S / COMMISSIONER’S REPORT:**
3

4 1. General Plan Update Subcommittee Information
5

- 6 • Sustainability subcommittee will meet Monday August 31st, 2009 at 3:30 pm.
7 (Kurrent, Sekins & Toms)
8 • Health & Safety will meet September 10th, 2009 at 3:00 pm.
9 • The Housing Element subcommittee will meet September 3rd and 10th 2009
10 at 10:00 am. (Brooks & Kurrent)
11 • Growth Management subcommittee will be formed at the September 28,
12 2009 hearing and will include the newly appointed Commissioner.
13

14 2. Praxair Pipeline Project Informational Update
15

16 Mr. Rhodes presented the memo dated August 24, 2009 and provided a summary
17 overview of the project and identified impacts that affect the City. Those impacts
18 were identified in a comment letter sent to Contra Costa County Conservation &
19 Development Department, the responsible lead agency processing the EIR.
20

21 Commissioner McGoldrick remarked that she was impressed with the citizen
22 participation and comment letter provided. She asked what authority the City has to
23 reject the project.
24

25 Mr. Rhodes responded by indicating a Conditional Use Permit application must be
26 made to the City for the proposed pipeline. To reject the request, appropriate
27 findings would need to be made.
28

29 **I. COMMUNICATIONS:**
30

31 City Councilmember Tim Banuelos thanked the Planning Commission for a great
32 experience on the Planning Commission. The Planning Commission wished Tim a
33 happy birthday and expressed their appreciation for his involvement on the Planning
34 Commission.
35

36 Mr. Rhodes mentioned the importance of filling the Planning Commission vacancy
37 and reminded the Commission that the deadline to file applications is September 3,
38 2009.
39

40 Commissioner Sekins inquired about the construction status of the King Valley
41 Restaurant progress.
42

43 Mr. Rhodes responded that landscaping work was nearly finished and he expected
44 a grand opening within weeks.
45

1 J. **NEXT MEETING:** Planning Commission Regular Meeting September 28, 2009

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3 K. **ADJOURNMENT:** 8:23 P.M.

4

5 Transcribed by: Anne Hersch, Associate Planner

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