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**MINUTES OF THE  
PINOLE PLANNING COMMISSION  
MEETING**

**April 27, 2015**

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

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

Commissioners Present: Bender, Kurrent, Martinez-Rubin, McGoldrick, Toms,  
and Chair Brooks

Commissioners Absent: Tave

Staff Present: Winston Rhodes, Planning Manager

**C. CITIZENS TO BE HEARD:**

There were no citizens to be heard.

**D. CONSENT CALENDAR:**

**1. Planning Commission Meeting Minutes from April 6, 2015**

Commissioner Toms requested a correction to the minutes of April 6, 2015 on Page 9, Line 34, where the reference to a Long Range Finance Property Management Plan should have been to a *Long Range Property Management Plan*.

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

**MOTION:** Toms                    **SECONDED:** Martinez-Rubin    **APPROVED:** 6-0-1  
**ABSENT:** Tave

**E. PUBLIC HEARINGS:**

**1. General Plan Amendment (GPA 14-01) – Housing Element Update 2015-2023:** Review the proposed Revised Draft Housing Element and consider a resolution recommending the City Council approve the Negative Declaration prepared for this project and approve a General Plan Amendment (GPA 14-01) updating the Housing Element of the General Plan.

1                   **Applicant:** City of Pinole

2                   **Location:** Citywide

3  
4                   **Staff:** Winston Rhodes

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6                   VERONICA TAM, Veronica Tam & Associates, presented the Final Draft of the  
7                   2015-2023 Housing Element and identified the City of Pinole’s need to identify an  
8                   adequate capacity for its share of the Regional Housing Needs Allocation (RHNA)  
9                   of 297 units established by the Association of Bay Area Governments (ABAG)  
10                  during the eight-year period; a goal for planning but not a production obligation,  
11                  which would depend on the market and private development interests. She stated  
12                  that under existing land use designations there are adequate capacity for the City  
13                  to be able to accommodate those 297 units.

14  
15                  Ms. Tam reported that the State Department of Housing and Community  
16                  Development (HCD) had determined that the City’s Draft Housing Element was in  
17                  substantial compliance if adopted, as revised. The City Council would have to  
18                  adopt the Housing Element by May 31, 2015 in order to comply with State law.

19  
20                  Ms. Tam referenced the Planning Commission’s concern with respect to SB 1087,  
21                  a requirement that affordable housing projects receive priority for the allocation of  
22                  water and sewer services. Language in the document had been modified and  
23                  accepted by the State given that the City had no control over water and only had  
24                  indirect control over wastewater service in a portion of the City.

25  
26                  PUBLIC HEARING OPENED

27  
28                  There were no comments from the public.

29  
30                  PUBLIC HEARING CLOSED

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32                  **MOTION** to adopt Resolution 15-10, Recommending the City Council approve the  
33                  Negative Declaration including the California Environmental Quality Act (CEQA)  
34                  Checklist and Initial Study as compliant with CEQA, as amended, and  
35                  recommended the adoption of General Plan Amendment 14-01 to update the  
36                  Housing Element of the General Plan.

37  
38                  **MOTION:** Toms

**SECONDED:** Kurrent

**APPROVED:** 6-0-1

**ABSENT:** Tave

39  
40                  **F. OLD BUSINESS:** None

41  
42                  **G. NEW BUSINESS:**

43  
44                  **1. Selection of Planning Commission Chairperson and Vice**  
45                  **Chairperson for 2015-2016**

1 **MOTION** to select *Maureen Toms* as the Chairperson of the Planning  
2 Commission for 2015-2016.

3 **MOTION: McGoldrick**    **SECONDED: Kurrent**    **APPROVED: 6-0-1**  
4 **ABSENT: Tave**

5  
6 **MOTION** to select *David Kurrent* as the Vice Chairperson of the Planning  
7 Commission for 2015-2016.

8  
9 **MOTION: Toms**    **SECONDED: Martinez-Rubin**    **APPROVED: 6-0-1**  
10 **ABSENT: Tave**

11  
12 **2. Selection of Development Review Subcommittee Members for 2015-**  
13 **2016**

14  
15 **MOTION** to select Chairperson Toms and Commissioner Bender as members of  
16 the Development Review Subcommittee for 2015-2016, with Commissioner  
17 Martinez-Rubin to serve as the alternate.

18  
19 **MOTION: Brooks**    **SECONDED: Toms**    **APPROVED: 6-0-1**  
20 **ABSENT: Tave**

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

23  
24 Mr. Rhodes reported that the City Council had approved the Gateway Shopping  
25 Center Project with the Planning Commission's recommendations; and advised  
26 that upcoming projects to come before the Commission would include a new CVS  
27 project on Canyon Drive, and a new wireless communication facility proposed on  
28 Pfeiffer Lane. He also took this opportunity to thank Commissioner McGoldrick for  
29 her service to the Commission.

30  
31 **I. COMMUNICATIONS: None**

32  
33 **J. NEXT MEETING:**

34  
35 The next meeting of the Planning Commission will be held on Monday, May 18,  
36 2015 at 7:00 P.M.

37  
38 **K. ADJOURNMENT: The meeting adjourned at 8:15 P.M.**

39  
40 Transcribed by:

41  
42 Anita L. Tucci-Smith  
43 Transcriber