

1 **DRAFT**

2
3 **MINUTES OF THE**
4 **PINOLE PLANNING COMMISSION**

5
6 **December 15, 2014**

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

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

12
13 Commissioners Present: Bender, Martinez-Rubin, McGoldrick, Toms, and Chair
14 Brooks

15
16 Commissioners Absent: Kurrent (Excused)

17
18 Staff Present: Winston Rhodes, Planning Manager

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20 **C. CITIZENS TO BE HEARD:**

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22 There were no citizens to be heard.

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24 **D. CONSENT CALENDAR:**

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26 **1. Planning Commission Meeting Minutes from November 17, 2014**

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28 **MOTION** to approve the Consent Calendar, as submitted.

29
30 **MOTION: Toms**

SECONDED: McGoldrick

APPROVED: 5-0-1
EXCUSED: Kurrent

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32
33 **E. PUBLIC HEARINGS:** None

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35 **F. OLD BUSINESS:**

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37 **1. Draft 2015-2023 General Plan Housing Element Document Workshop**

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39 Planning Manager Winston Rhodes advised that the City had been working on the
40 Housing Element Update of the General Plan for the last year; the Draft Housing
41 Element had been reviewed by the Planning Commission in August 2014; the State
42 Department of Housing and Community Development (HCD) had reviewed the
43 Draft in September 2014; and comments from HCD had been returned to the City
44 last month.

1 The Planning Commission Housing Element Subcommittee had met in early
2 December to consider the HCD's responses and had expressed some concern with
3 those responses. In particular, the Subcommittee was concerned with the
4 prioritization of water and sewer service for affordable housing and the fact that the
5 City could not compel other legal entities to comply with the HCD's wishes in that
6 water was the responsibility of the East Bay Municipal Utility District (EBMUD) and
7 the Wastewater Treatment Plant was controlled by a Joint Powers Agreement
8 between the City of Pinole and the City of Hercules.

9
10 VERONICA TAM, Veronica Tam & Associates, the City's Housing Element
11 Consultant, provided a PowerPoint presentation and explained that the HCD's
12 comments related primarily to technical clarifications; consistency with State law;
13 water and sewer allocations; and housing development partnerships with respect to
14 transitional and supportive housing and emergency shelters. She reported that the
15 City had received a letter of substantial compliance if the Housing Element was
16 adopted as revised.

17
18 Ms. Tam highlighted the Planning Commission Subcommittee's comments,
19 explained that the 30-day Initial Study public review was currently in process, the
20 Planning Commission would be asked to recommend adoption of the Housing
21 Element at its next meeting on January 26, 2015, and the document would then be
22 forwarded to the City Council on March 17, 2015 for approval. HCD would then
23 review the document for Final Certification.

24
25 Commissioner Toms requested that clarification be submitted to HCD that the City
26 had no control over other legal entities, such as the JPA for the Wastewater
27 Treatment Plant.

28
29 To address that concern, Mr. Rhodes recommended the first sentence in the
30 document read: *The City will notify The East Bay Municipal Utility District, West*
31 *County Wastewater District, and Pinole/Hercules Water Pollution Control Plant*
32 *Joint Powers Authority of the requirements of SB 1087.*

33
34 By consensus, the Planning Commission directed staff and the consultant to modify
35 the action language, as shown, to be discussed with the State Department of
36 Housing and Community Development and to distribute the Draft Housing Element
37 for environmental review.

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39 **G. NEW BUSINESS:** None

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

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43 Mr. Rhodes reported that the commercial Gateway Project on Pinole Valley Road
44 would require one more subcommittee meeting, and another commercial project
45 for a drive-through CVS Pharmacy would be submitted to the Planning
46 Commission in the first half of next year.

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2 In addition, the Building Inspector vacancy had been filled while the Planning
3 Commission vacancy had not been filled. Mr. Rhodes urged those interested in
4 filling the vacancy on the Planning Commission to apply for that opening with the
5 City Clerk.

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7 Mr. Rhodes expressed Happy Holidays greetings to all.

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9 **I. COMMUNICATIONS:** None

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11 ANTHONY GUTIERREZ, Pinole, expressed concern with the use of the term
12 "Joint Powers Authority" for the Wastewater Treatment Plant since it was not a
13 JPA. He urged the use of the appropriate reference to that entity.

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15 **J. NEXT MEETING:**

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17 The next meeting of the Planning Commission will be held on Monday, January
18 26, 2015 at 7:00 P.M.

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20 **K. ADJOURNMENT:** 8:05 P.M.

21
22 Transcribed by:

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24
25 Anita L. Tucci-Smith
26 Transcriber
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