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**MINUTES OF THE REGULAR  
PINOLE PLANNING COMMISSION**

**January 27, 2020**

**A. CALL TO ORDER:** 7:06 P.M.

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

Commissioners Present: Flashman, Kurrent, Murphy\*, Ojeda, Chair Brooks

\*Arrived after Roll Call

Commissioners Absent: Moriarty, Wong

Staff Present: David Hanham, Planning Manager; and Alex Mog,  
Assistant City Attorney

**C. CITIZENS TO BE HEARD:**

There were no citizens to be heard.

**D. CONSENT CALENDAR:**

1. Planning Commission Meeting Minutes from December 16, 2019

Commissioner Kurrent requested an amendment to Lines 24 through 28 of Page 8,  
as follows:

*Projects under building permit plan check/review included a tri-plex located at  
1479 San Pablo Avenue; the CVS project was nearing completion; Happy  
Ramen Restaurant was moving forward; 7-Eleven/Union 76 Gas Station was  
in plan check; and a final inspection had been conducted for the DaVita  
Dialysis Clinic, although the applicant must still go through the State process  
for certification.*

**MOTION** to adopt the Planning Commission Meeting Minutes from December 16,  
2019, as amended.

**MOTION:** Kurrent

**SECONDED:** Flashman

**APPROVED:** 4-0-3

**Absent:** Moriarty, Wong

**Abstain:** Ojeda

**E. PUBLIC HEARINGS:** None

1 **F. OLD BUSINESS:** None

2  
3 **G. NEW BUSINESS:**

4  
5 **1. General Plan/Specific Plan Information Session**

6  
7 Planning Manager David Hanham presented the staff report dated January 27, 2020,  
8 and advised that over the next few meetings the Planning Commission would be  
9 asked to review the various elements of the General Plan and the vision that had  
10 been established in 2010 when the General Plan and Three Corridors Specific Plan  
11 had been adopted. The Planning Commission was also asked to review the goals,  
12 policies, and actions and identify policies and issues that continued to be relevant  
13 today and those that could potentially be reexamined in the future. At this time, he  
14 walked through the first four chapters of the General Plan and welcomed questions  
15 from the Planning Commission.

16  
17 Mr. Hanham and Assistant City Attorney Alex Mog provided clarification in response  
18 to inquiries, and the Planning Commission provided comments, as follows:

- 19  
20
- 21 • There is a State law mandate to update General Plans every seven to ten  
22 years. The Housing Element must be updated every seven to eight years at  
23 the same time as other jurisdictions. The City would be required to update its  
24 Housing Element around 2023. The General Plan may be amended four  
25 times a year. Acknowledged recent State legislation regarding housing would  
26 impact and require amendments to the General Plan. The Castro Ranch  
27 Subdivision had been annexed into the City of Richmond. As noted in the  
28 introduction of the General Plan, the General Plan was intended to be a  
29 guidebook. Staff also clarified the allowed uses in the Zoning Ordinance as  
30 compared to the requirements of the Land Use Element of the General Plan  
31 which included overarching policies. (Brooks)
  - 32 • Highlighted the history and details of Measures C and J, which authorized the  
33 Contra Costa Transportation Authority (CCTA) to mandate a Growth  
34 Management checklist be submitted to the CCTA to ensure adherence to the  
35 Growth Management Element of the Housing Element. Detailed how  
36 Measure J impacted the Urban Limit Line (ULL). Detailed the intent of the  
37 Sphere of Influence (SOI) and the fact there was no current interest on behalf  
38 of the City of Pinole to annex the Tara Hills neighborhood. Highlighted the  
39 history of an unsuccessful effort to reduce the number of traffic lanes on San  
40 Pablo Avenue and other improvements on the same route and on Appian  
41 Way, major corridors into the City which involved both regional and local  
42 opposition. (Kurrent)
  - 43 • Staff clarified references to growth in the General Plan referred to bringing  
44 more people into the City of Pinole in terms of making the City larger, and  
45

1 given the City was primarily built out new growth would have to be provided  
2 upward or through Accessory Dwelling Units (ADUs). (Flashman)  
3

- 4 • Staff clarified the purpose and intent of the policies, goals and actions in the  
5 General Plan with the City Council to prioritize the policies and goals as shown  
6 in the document. The Implementation Element of the General Plan takes all  
7 of the action items and provides a rough schedule for implementation subject  
8 to City Council prioritization. Staff detailed the review process for applications  
9 to ensure compliance with the General Plan and applicable City codes and  
10 regulations. Any project found to be inconsistent with the General Plan had  
11 typically been recommended for denial by staff, and staff offered some  
12 examples of past projects for discussion. Staff clarified the area of the City of  
13 Pinole that was within the waterfront and San Pablo Bay pursuant to available  
14 maps. (Murphy)  
15

16 Commissioners were encouraged to read the remaining chapters of the General Plan  
17 to be discussed at a future meeting and with Commissioners encouraged to contact  
18 staff with any questions. Copies of the Housing Element and the Three Corridors  
19 Specific Plan could be provided to the Commission. All information was also  
20 available on the City's website.  
21

## 22 **H. CITY PLANNER'S / COMMISSIONERS' REPORT**

### 23 **1. Verbal Updates of Projects**

24 Mr. Hanham reported the wireless tower proposed for property located at 550 San  
25 Pablo Avenue may be ready for review during the February Planning Commission  
26 meeting, although staff continued to wait for a resolution of code enforcement issues.  
27 A Conditional Use Permit application had been presented for a vacant lot at 2337  
28 San Pablo Avenue between the Bank of Pinole and the corner property for Pinole  
29 Artisanal Garden, a proposed outdoor gathering space for local artists and food  
30 vendors; this application may be ready for either the February or March Planning  
31 Commission meeting. Target Store's tenant improvements were ongoing with  
32 building permits under review, and staff continued to work with the developers of  
33 Pinole Square with the project likely to come to the Planning Commission in the  
34 summer. Making Waves had formally withdrawn its application and the status of the  
35 property was unknown, although if there were any code enforcement issues on the  
36 property they would be addressed.  
37  
38  
39

### 40 **2. Planning Commissioners Academy – League of California Cities, March** 41 **4-6, 2020**

42  
43  
44 The Planning Commissioners Academy League of California Cities had been  
45 scheduled for March 4 through 6, 2020 in the City of Sacramento with Planning

Commissioners interested in attending to contact staff by the February 11, 2020 deadline.

**I. COMMUNICATIONS:** None

**J. NEXT MEETING**

The next meeting of the Planning Commission to be a Regular Meeting to be held on Monday, February 24, 2020 at 7:00 P.M.

**K. ADJOURNMENT:** 8:31 P.M

Transcribed by:

Sherri D. Lewis  
Transcriber