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

5  
6 **December 14, 2020**  
7

8 **DUE TO THE STATE OF CALIFORNIA'S DECLARATION OF EMERGENCY – THIS**  
9 **MEETING WAS HELD PURSUANT TO AUTHORIZATION FROM GOVERNOR**  
10 **NEWSOM'S EXECUTIVE ORDERS – CITY COUNCIL AND COMMISSION MEETINGS**  
11 **WERE NO LONGER OPEN TO IN-PERSON ATTENDANCE. THE MEETING WAS**  
12 **HELD VIA ZOOM TELECONFERENCE.**  
13

14  
15 **A. CALL TO ORDER: 7:00 P.M.**  
16

17 **B. PLEDGE OF ALLEGIANCE AND ROLL CALL**  
18

19 Commissioners Present: Benzuly, Moriarty, Wong, Chair Kurrent  
20

21 Commissioners Excused: Flashman  
22

23 Staff Present: David Hanham, Planning Manager  
24 Alex Mog, Assistant City Attorney  
25

26 **C. CITIZENS TO BE HEARD**  
27

28 Planning Manager Hanham reported no comments had been received via e-mail  
29 to be read into the record.  
30

31 **D. MEETING MINUTES:**  
32

33 1. Planning Commission Meeting Minutes from November 30, 2020  
34

35 **MOTION** by a Roll Call Vote to adopt the Planning Commission Meeting Minutes  
36 from November 30, 2020, as submitted.  
37

38 **MOTION: Moriarty** **SECONDED: Benzuly**

**APPROVED: 4-0-1**  
**ABSENT: Flashman**  
39  
40

41 **E. PUBLIC HEARINGS: None**  
42

43 **F. OLD BUSINESS: None**  
44

45 **G. NEW BUSINESS:**  
46

1. 2021 Planning Commission Schedule

1  
2 The Planning Commission acknowledged the receipt of the 2021 Planning  
3 Commission Schedule, with consensus to revise the meeting date scheduled for  
4 December 20, 2021 to *December 13, 2021*.

5  
6 **MOTION** by a Roll Call Vote to approve the 2021 Planning Commission Schedule,  
7 as modified, with the scheduled meeting date for the month of December 2021 to be  
8 revised to read: *December 13, 2021*.

9  
10 **MOTION: Moriarty**

**SECONDED: Benzuly**

**APPROVED: 4-0-1**  
**ABSENT: Flashman**

11  
12  
13 **H. CITY PLANNER'S / COMMISSIONERS' REPORT**

14  
15 **1. Verbal Updates of Projects**

16  
17 Mr. Hanham reported staff was moving forward with the project proposed at 2801  
18 Pinole Valley Road with public notifications to be mailed to those residents within  
19 a one-thousand foot radius around the project site for a potential Zoom public  
20 meeting. Staff continued to work with the applicants of the former Kmart Center  
21 with new applications anticipated in the new year. Staff was also working with an  
22 affordable housing developer for property located at 811 San Pablo Avenue for 32  
23 units.

24  
25 Mr. Hanham advised the Planning Commission that recent state housing  
26 legislation, including Senate Bill (SB) 35, would mean that there would be no public  
27 hearings other than design review hearings for applicants who complied with all of  
28 the findings for some of the affordable housing projects. He would be sending out  
29 a Request for Proposal (RFP) in January for SB 2 funds for a consultant to review  
30 the General Plan, the Environmental Impact Report (EIR), and the Specific Plan to  
31 create objective standards so that when projects were submitted the City had some  
32 objective standards to apply. Additionally, the Planning Department continued to  
33 see an increase in permit requests and the City had received money from the  
34 League of California Cities for the Housing Element Update, with an RFP to be  
35 sent out in February or March.

36  
37 Mr. Hanham further reported that staff anticipated more information around  
38 February 2021 as to when in-person meetings could return to the Council  
39 Chambers.

40  
41 Commissioner Moriarty clarified with Mr. Hanham that there had been an  
42 application for a 29-unit apartment complex with an additional 10,000 square-foot  
43 addition to a commercial building for property located at 2801 Pinole Valley Road.

44  
45  
46 Commissioner Moriarty asked staff to provide links for updates and other

1 information on the referenced state legislation, and Mr. Hanham explained that he  
2 hoped to have information available in the next month.

3  
4 Chair Kurrent noted the League of California Cities had state legislative information  
5 available on its website.

6  
7 Assistant City Attorney Alex Mog further confirmed there were some links that  
8 could be shared with the Planning Commission.

9  
10 Mr. Hanham also reported that recruitment for the vacancies on the Planning  
11 Commission would be re-opened with a new notice to be posted on the City  
12 website in January.

13  
14 Commissioner Moriarty clarified with Mr. Hanham that the Old Town Design  
15 Guidelines would be posted on the City website. She reiterated the Chair's request  
16 for a list/spreadsheet of the status of all approved projects at the next Commission  
17 meeting, which Mr. Hanham confirmed would be provided, and she asked the  
18 Assistant Town Attorney for confirmation as to whether or not she and  
19 Commissioner Flashman must recuse themselves from future discussions of the  
20 Old Town Design Guidelines given the proposed Historic Preservation Overlay  
21 District.

22  
23 Mr. Mog stated he would follow-up with each Commissioner via e-mail.

24  
25 Commissioner Moriarty also requested consideration of a joint meeting with the  
26 City Council but recognized that may be better suited when everyone could resume  
27 meeting in-person. In addition, she asked of the status of funds in the Tree  
28 Mitigation Fund, and Mr. Hanham hoped to have information soon which could e-  
29 mailed to the Commission.

30  
31 **I. COMMUNICATIONS:** None

32  
33 **J. NEXT MEETING**

34  
35 The next meeting of the Planning Commission to be a Regular Meeting to be held  
36 on Monday, January 25, 2021 at 7:00 P.M.

37  
38 **K. ADJOURNMENT:** 7:24 P.M.

39  
40 Transcribed by:

41  
42  
43 Sherri D. Lewis  
44 Transcriber