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**MINUTES OF THE REGULAR
PINOLE PLANNING COMMISSION**

July 23, 2018

A. CALL TO ORDER: 7:04 P.M.

B. PLEDGE OF ALLEGIANCE AND ROLL CALL

Commissioners Present: Brooks, Hartley, Kurrent, Martinez-Rubin, Tave,
Thompson*, Chair Wong
*Arrived after Roll Call

Commissioners Absent: None

Staff Present: Winston Rhodes, Planning Manager
Tamara Miller, Development Services Director/City Engineer

C. CITIZENS TO BE HEARD

There were no citizens to be heard.

D. CONSENT CALENDAR

1. Planning Commission Meeting Minutes from June 25, 2018

MOTION to approve the Planning Commission Meeting Minutes from June 25, 2018, as shown.

MOTION: Brooks SECONDED: Hartley APPROVED: 7-0

E. PUBLIC HEARINGS: None

F. OLD BUSINESS: None

G. NEW BUSINESS

1. **Review of Draft Five-Year Capital Improvement Plan for Consistency with the General Plan**

Request: Review of the Draft 2018/19 – 2022/23 City Capital Improvement Plan for Consistency with the City's General Plan

Project Staff: Tamara Miller

1
2 Development Services Director/City Engineer Tamara Miller presented a
3 PowerPoint of the staff report dated July 23, 2018, and recommended the
4 Planning Commission adopt Resolution 18-05 finding the proposed Capital
5 Improvement Plan (CIP) for Fiscal Years 2018-2019 through 2022-2023
6 consistent with the General Plan.
7

8 Both Planning Manager Winston Rhodes and Ms. Miller responded to questions
9 from the Planning Commission on the list of CIP projects.
10

11 As requested by the Commission, the CIP Consistency Matrix on Page 1 of
12 Attachment C for 2548 Charles Avenue Repurposing (Fowler House), would be
13 corrected to include General Plan Policy CS3.1 of the Community Services and
14 Facilities Element, which reads: *Continue to provide a variety of recreational*
15 *opportunities that serve and represent all aspects of the community.*
16

17 Clarification of financing, funding resources, and additional project details were
18 also provided on the following CIP projects: Sharrow Pavement Markings, Hazel
19 Street Gap Closure (Sunnyview), list of sanitary sewer and storm drain projects,
20 Rodeo Outfall Project, Pinole Valley Road Improvements, Uniform Park Signage,
21 and infrastructure and green street planning efforts. Staff also clarified the
22 decision not to proceed at this time with the installation of electronic charging
23 stations in the downtown by the City for a number of reasons, although that
24 project would be revisited in the future.
25

26 Additional clarification was provided on unfunded projects with the goal that all
27 assets would be managed proactively. Staff described the process of
28 implementing and updating the City's General Plan as needed based on changes
29 in the community and in response to recent State legislative actions including the
30 Housing Element and Circulation Element.
31

32 PUBLIC COMMENTS OPENED 33

34 DAVID BOWMAN, Pinole, again clarified with staff the details of the Rodeo
35 Outfall Project; the volume of stormwater into the collection system; population of
36 Hercules versus Pinole; and clarification about a portion of Pinole's wastewater
37 movement to the West County Wastewater District and treatment of Hercules'
38 wastewater.
39

40 PUBLIC COMMENTS CLOSED 41

42 The Planning Commission discussed the Draft Five-Year CIP and offered the
43 following comments:
44

- 45 • Suggested the use of college level interns to record local road conditions,

1 and encouraged consideration of sustainable projects in the future. [Tave]

- 2
- 3 • Expressed concern the list of CIP projects were primarily paving related,
4 did not address future challenges and investment in green infrastructure,
5 climate change and reduction of vehicle trips, which raised concern the
6 Draft Five-Year CIP could be inconsistent with the General Plan. Looked
7 forward to additional information to illustrate how the Intermodal Project
8 and Green Infrastructure Plan could be used to shape the Draft Five-Year
9 CIP. [Hartley]

10
11 **MOTION** to adopt Resolution 18-05, a Resolution of the Planning Commission of
12 the City of Pinole Recommending the City Council of the City of Pinole Find that the
13 Proposed Capital Improvement Plan for Fiscal Years 2018-2019 Through 2022-
14 2023 is in Conformance with the City of Pinole General Plan; subject to:

15
16 Revision to Page 1 of Attachment C, General Plan – Capital Improvement
17 Plan Consistency Matrix, 2548 Charles Avenue Repurposing (Fowler
18 House), to include General Plan Policy CS3.1 of the Community Services
19 and Facilities Element, which reads: *Continue to provide a variety of*
20 *recreational opportunities that serve and represent all aspects of the*
21 *community.*

22
23 **MOTION: Kurrent**

SECONDED: Thompson

APPROVED: 6-1

NOES: Hartley

24
25
26 **H. CITY PLANNER'S / COMMISSIONERS' REPORT**

27
28 Mr. Rhodes reported the East Bay Regional Park District (EBRPD) Ribbon Cutting
29 Ceremony for the new Bay Trail opening continued to be postponed with a new
30 date yet to be determined; AAA Office Grand Opening had been held on July 21, a
31 replacement office to the former facility located in Hilltop Mall; National Night Out
32 was scheduled for Tuesday, August 7 from 5:00 to 8:00 P.M. at Fernandez Park;
33 progress was being made at the DaVita Dialysis and CVS sites; and there was no
34 new information on the Appian 80 Shopping Center with staff awaiting updated
35 information from the applicant. In addition, a building permit had been issued for
36 the Planet Fitness tenant improvements.

37
38 In response to Commissioner Kurrent, Mr. Rhodes provided an update of the
39 Measure J Growth Management Checklist requirements necessary for the receipt
40 of return to source transportation funds, with the checklist to be approved by the
41 City Council prior to submittal to the Contra Costa Transportation Authority (CCTA).

42
43 Chair Wong reminded Commissioners of AB 1234 training and Mr. Rhodes
44 reported Ethics Training would be provided by the City Attorney in the Council
45 Chambers on August 14, 2018 from 6:00 to 8:00 P.M. He confirmed that on-line

1 training is also available.

2
3 **I. COMMUNICATIONS:** None

4
5 **J. NEXT MEETING**

6
7 The next meeting of the Planning Commission will be a Regular Meeting to be
8 held on Monday, August 27, 2018 at 7:00 P.M.

9
10 **K. ADJOURNMENT:** 8:49 P.M

11
12 Transcribed by:

13
14
15 Anita L. Tucci-Smith
16 Transcriber
17