

**PINOLE JOINT CITY COUNCIL & PLANNING COMMISSION
MINUTES**

May 23, 2016

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

The Special Meeting Pinole Joint City Council/Planning Commission Meeting was held in the Pinole Community Playhouse, 601 Tennent Ave, Pinole, California. Mayor Swearingen called the meeting to order at 6:02 PM and led the Pledge of Allegiance.

2. ROLL CALL, CITY CLERK'S REPORT & STATEMENT OF CONFLICT

An official who has a conflict must, prior to consideration of the decision: (1) publicly identify in detail the financial interest that causes the conflict; (2) recuse himself /herself from discussing and voting on the matter; and (3) leave the room until after the decision has been made, Cal. Gov't Code § 87105.

A. COUNCIL MEMBERS PRESENT

Mayor Roy Swearingen
Mayor Pro Tem Debbie Long
Council Member Tim Banuelos
Council Member Peter Murray
Council Member Maureen Toms

B. PLANNING COMMISSION MEMBERS PRESENT

Planning Commission Chair Dave Kurrent
Planning Commission Vice-Chair Carol Thompson
Planning Commissioner Ruskin Hartley
Planning Commissioner Tom Brookes
Planning Commissioner Norma Martinez-Rubin
Planning Commissioner Simon Wong

Commissioner Tave was absent

C. STAFF PRESENT

Michelle Fitzer, City Manager
Hector De La Rosa, Assistant City Manager
Eric Casher, City Attorney
Tamara Miller, Development Services Director/City Engineer
Winston Rhodes, Planning Manager

Assistant City Manager/Deputy City Clerk De La Rosa announced the Agenda was posted on May 19, 2016 at 4:00 P.M. All legally required notices were provided. The Council/Planning Commissioners responded to the City's Clerk question, stating there were no conflicts with any items on the agenda.

3. CITIZENS TO BE HEARD (Public Comments)

The following speaker addressed the City Council:

Irma Rupert – thanked the City Council for agendizing the discussion on the roles and duties of the City Council and Planning Commission. She stated it was important for both parties plus it helps the public get involved when there is sufficient communication.

Sal Spataro – requested that the City Council and Planning Commission reevaluate the cell tower ordinance if the General Plan will be updated. He also requested that the new members of the Planning Commission keep an open mind when making decisions. Stated that picnic tables are needed at Pinole Valley Park especially during the Memorial Day weekend.

Julie Maier – asked that the City Council work with the citizens affecting changes to the cell tower ordinance in residential areas.

4. NEW BUSINESS

A. Discussion of the Roles, Responsibilities, and Expectations for the Planning Commission; Training; and Communication with the City Council

Discussion revolved around the importance of the Planning Commission attending conferences and training sessions including AB 1234 training, continuing communication among the Planning Commission and City Council but being aware not to violate the Brown Act, and informing the Planning Commission of projects earlier in the process.

Commissioner Tave arrived at 7:00 pm

B. Discussion of Development Application Processing

1. Timelines and Working with Developers
2. The Role of Subcommittees

Planning Commissions expressed that they sometimes feel that they are rushed to make a decision on a project because a Developer has expressed the need for entitlements within a certain timeline. The Planning Commissioners felt that being informed of projects earlier in the process rather than when they are asked to take action would be helpful. The Planning Commissioners cited that the City Council, at times, knows of the projects years prior to the Planning Commission.

Council member Toms discussed reasons why entitlements must be processed within a reasonable time including; need to retain companies, State funding dictating timelines, compliance with legislative timelines, and competing with other cities for business.

Council members shared their views on the subject of negotiating with Developers when it comes to Development Application Processing and project approvals, which included always keeping in mind the benefit to the community, always ask questions and question the responses.

Chair Kurrant stated he was supportive of forming subcommittees to evaluate various aspects of any proposed development project and raised the issue of possibly being involved when a project is first contemplated.

The City Council and Planning Commission were supportive of having subcommittees with a discussion that Planning subcommittees possibly be formed after a project is first presented to the entire Planning Commission.

C. Discussion of Possibly Revisiting the General Plan and Three Corridor Specific Plan for Confirmation That They Still Match Current Visions and Market Conditions

Discussion ensued as to whether the General Plan is in need of updating. A couple of the Planning Commissioners stated they were interested in reviewing the Cell Tower (Wireless Communications) Ordinance.

The consensus of the Planning Commission and City Council was that while the General Plan does not need to be updated certain sections could be evaluated including:

- Issues on non-conforming use
- Traffic within the Three Corridor Specific Plan and I-80
- Sea level rise, climate change and open space (land use impacts)
- Evaluate the Appian Corridor as the next growth area

Mayor Swearingen opened the meeting for public comment. The following speaker addressed the City Council:

Irma Ruport stated that the issue of Affordable Housing should continue to be an item for discussion.

5. **ADJOURNMENT** of the Special Joint Meeting of the City Council/Planning Commission.

At 8:30 p.m., Mayor Swearingen adjourned the Special Meeting of May 23, 2016.

Submitted by:

Hector De La Rosa
Assistant City Manager/Deputy City Clerk

Approved by City Council: