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**MINUTES OF THE
PINOLE PLANNING COMMISSION
MEETING**

June 22, 2015

A. CALL TO ORDER: 7:07 P.M.

B. PLEDGE OF ALLEGIANCE AND ROLL CALL:

Commissioners Present: Bender, Kurrent, Martinez-Rubin, Tave, Thompson, and
Chair Toms

Commissioners Absent: Brooks

Staff Present: Winston Rhodes, Planning Manager

C. CITIZENS TO BE HEARD:

There were no citizens to be heard.

D. CONSENT CALENDAR:

1. Planning Commission Meeting Minutes from April 27, 2015

MOTION to adopt the Consent Calendar, as shown.

MOTION: Martinez-Rubin SECONDED: Kurrent APPROVED: 4-0-2-1
ABSTENTION: Tave, Thompson
ABSENT: Brooks

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**

Planning Manager Winston Rhodes presented the staff report for the review of
the Draft Five-Year Capital Improvement Plan for Consistency with the General
Plan dated June 22, 2015, and recommended the adoption of Resolution 15-11
finding that the Proposed Capital Improvement Plan (CIP) for Fiscal Year 2015-
2016 through 2019-2020 is consistent with the General Plan.

1 The Commission reviewed the Draft CIP and Mr. Rhodes clarified questions
2 related to specific projects in the CIP.

3
4 Chair Toms summarized the items the Commission wished to clarify related to
5 the typo errors in Project Nos. 36 and 37; requested a budget or a balance for
6 Project No. 44 prior to action by the City Council; and requested correction of
7 references to General Plan Policy GM.4.1 throughout the document where
8 Policy G.4.1 had been shown.

9
10 Mr. Rhodes clarified as part of the discussion that any further questions related to
11 any of the projects could be explained by Public Works Director/City Engineer
12 Dean Allison.

13
14 **MOTION** to adopt Resolution 15-11 finding that the Proposed Capital
15 Improvement Plan (CIP) for Fiscal Year 2015-2016 through 2019-2020 is
16 consistent with the General Plan; with the correction of the typos to make it clear
17 how the document related to the Growth Management Element.

18
19 **MOTION: Kurrent SECONDED: Martinez-Rubin APPROVED: 6-0-1**
20 **ABSENT: Brooks**

21
22 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**

23
24 Mr. Rhodes updated the Commission on the Housing Element which had been
25 approved by the City Council last month as recommended by the Planning
26 Commission, and which had also been approved by the State Housing and
27 Community Development (HCD) Department as being consistent with State law.
28 He also reported that the City's Measure J Growth Management Compliance
29 Checklist has been prepared for submittal to the Contra Costa Transportation
30 Authority (CCTA) to allow the release of return to source funds roadway
31 maintenance funds.

32
33 Commissioner Kurrent asked if there were any plans to produce recycled water at
34 the Wastewater Treatment Plant, and Mr. Rhodes reported that the City was
35 exploring whether it could utilize any of the water that came out of the plant for plant
36 use or in medians and the like. At this point there was no formal program for
37 wastewater recycling and no plan for a program.

38
39 Commissioner Kurrent asked that Commissioners be advised more timely of
40 invitations to events of interest.

41
42 Chair Toms commented that recycled wastewater was being used for dust control at
43 the high school reconstruction project in Pinole and urged the use of recycled water
44 for dust mitigation in the future at other construction sites.

45
46 Commissioner Martinez-Rubin mentioned that 1431 Nob Hill, a vacant piece of land,

1 was full of weeds and debris that needed to be cleaned up. Commissioner Martinez-
2 Rubin requested that the owners of that property be contacted to remove the
3 unsightly debris and eliminate the fire hazard posed by the dry grass.
4

5 **I. COMMUNICATIONS:** None
6

7 **J. NEXT MEETING:**
8

9 The next meeting of the Planning Commission will be held on Monday, July 27,
10 2015 at 7:00 P.M.
11

12 **K. ADJOURNMENT:** The meeting adjourned at 7:54 P.M.
13

14 Transcribed by:
15

16
17
18 Anita L. Tucci-Smith
19 Transcriber