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

5
6 **March 14, 2016**
7

8
9 **A. CALL TO ORDER:** 7:09 P.M.
10

11 **B. PLEDGE OF ALLEGIANCE AND ROLL CALL:**
12

13 Commissioners Present: Bender, Brooks, Tave*, Thompson, Wong, Chair
14 Kurrent
15 *Commissioner Tave arrived at 7:12 P.M.
16

17 Commissioners Absent: Martinez-Rubin
18

19 Staff Present: Winston Rhodes, Planning Manager
20

21 **C. CITIZENS TO BE HEARD:**
22

23 There were no comments.
24

25 **D. CONSENT CALENDAR:**
26

27 1. Planning Commission Meeting Minutes from February 22, 2016
28

29 Chair Kurrent requested a modification to Lines 5 through 9 of Page 3, as follows:
30

31 *IRMA RUPORT, 1131 Marionola Way, Pinole, whose home is located*
32 *adjacent to the complex, expressed concern with the community notification*
33 *area, and suggested that the notification area should be in the front of the*
34 *complex to better advise the apartment community of the rules and*
35 *regulations and to include police and other contact information.*
36

37 Commissioner Thompson requested a modification to Lines 41 through 43 of Page
38 3, as follows:
39

40 *The Commission emphasized the need to be advised of the schedule of*
41 *meetings with the residents in advance, and to be provided a summary of*
42 *the resident meetings held without City notification. (Thompson)*
43

44 **MOTION** to approve the Planning Commission Meeting Minutes for February 22,
45 2016, as modified.

1 **MOTION: Brooks**

2 **SECONDED: Bender**

3 **APPROVED: 6-0-1**
4 **ABSENT: Martinez-Rubin**

5 **E. PUBLIC HEARINGS: None**

6 **F. OLD BUSINESS: None**

7 **G. NEW BUSINESS:**

8 **1. General Plan Housing Element Required Text Amendments Workshop**

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12 Planning Manager Winston Rhodes presented the staff report dated March 14,
13 2016; responded to questions on the required text amendments for the General
14 Plan Housing Element for emergency shelters, transitional housing, residential
15 density bonuses, supportive housing and employee housing; and identified the
16 proposed text amendments to be prepared for consideration by the Planning
17 Commission during a public hearing scheduled for March 28, 2016, at which time
18 the Planning Commission would be asked to make a recommendation to the City
19 Council. He detailed the background of Assembly Bill (AB) 2222 and the need for
20 the required text amendments to ensure consistency with State law; and clarified
21 that the residential density bonuses and the affordability period had been
22 increased from 30 to 55 years for all density bonus units.

23
24 Mr. Rhodes also clarified that transitional housing was intended for six months or
25 more; a safety net for lower income households, children, elderly, those with
26 special needs, and a priority for the State. Given the elimination of redevelopment
27 agencies, the City did not have local housing funds to assist or encourage the
28 production of transitional, long term, or other affordable types of housing.

29
30 Mr. Rhodes advised that the Planning Commission Development Subcommittee
31 had discussed the possibility of extending the more traditional timeframe for
32 transitional housing, and staff could discuss that issue with the City's Housing
33 Consultant to determine whether the timeframe could be extended. He also
34 clarified the differences between supportive and transitional housing.

35
36 Mr. Rhodes added that the Housing Element included a list of affordable units with
37 affordability controls that would expire at different times. When asked he
38 mentioned that, Contra Costa County Housing Authority affordable housing
39 vouchers assist eligible households that can transport vouchers to different
40 communities and do not help the City meet its Association of Bay Area
41 Governments (ABAG) Regional Housing Needs Allocation (RHNA).

42
43 Mr. Rhodes also defined the City's market rate housing; Moderate, Low, Very Low
44 and Extremely Low Income housing; reiterated the intent of the zoning text
45 amendments to be compliant with the State mandate; and identified the ABAG

1 RHNA numbers for the City of Pinole for the period of 2014 to 2022 for Moderate,
2 Low, Very Low, and Extremely Low Incomes.

3
4 There were no comments from the public.

5
6 The Planning Commission discussed the Required Text Amendments and offered
7 the following comments and/or direction to staff:

- 8
9
- 10 • Concern expressed with the Residential Density Bonus increasing the
11 affordability period from 30 to 55 years; with a request that staff check to
12 determine whether that was a regulation followed by all jurisdictions and
13 whether other jurisdictions had extended that period; with concerns
14 expressed for those who might live beyond the 55-year affordability period.
 - 15 • Concern with the elimination of redevelopment agencies removing the City's
16 ability to take ownership to build and retain affordable units and the fact the
17 City had to encourage developers to build affordable housing, which was
18 not occurring; although there had been some discussions for alternate
19 mechanisms such as bonding to replace redevelopment.
 - 20 • Acknowledgement that the required text amendments were required to
21 ensure consistency with State law; recognition of how employee housing
22 shaped the Richmond and Hercules areas
- 23
24

25 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**

26
27 Mr. Rhodes reported that Form 700 was due by the end of March and urged
28 Commissioners to submit the forms to the City Clerk as soon as possible; and
29 reported that the regular Planning Commission meeting on May 23 would be a
30 joint meeting with the City Council.

31
32 Chair Kurrent announced that Dean Allison, the former City Engineer had
33 unexpectedly passed away. He also announced that his father Joseph Kurrent
34 had recently passed away. He asked that the Planning Commission meeting
35 adjourn in memory of Dean Allison and Joseph Kurrent.

36
37 Members of the Commission and staff shared memories of Mr. Allison. A
38 memorial for Mr. Allison had been scheduled for Sunday, April 17 from 4:00 to
39 7:00 P.M., with a location yet to be confirmed.

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41 **I. COMMUNICATIONS:** None

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43 **J. NEXT MEETING:**

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45 The next meeting of the Planning Commission will be held on Monday, March

1 28, 2016 at 7:00 P.M.

2
3 **K. ADJOURNMENT:** 8:28 P.M *In Memory of Dean Allison and Joseph Kurrent.*

4
5 Transcribed by:

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7
8 Anita L. Tucci-Smith
9 Transcriber

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