

**SPECIAL CITY COUNCIL / PLANNING
COMMISSION WORKSHOP MEETING
MINUTES
JANUARY 28, 2019**

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

The Special City Council/Planning Commission Workshop Meeting was held in the Pinole Senior Center, 2500 Charles Avenue, Pinole, California. Mayor Murray called the Special Workshop Meeting to order at 6:03 p.m. and led the Pledge of Allegiance.

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

A. COUNCIL MEMBERS/PLANNING COMMISSIONERS PRESENT

Peter Murray, Mayor
Roy Swearingen, Mayor Pro Tem
Vincent Salimi, Council Member
Anthony Tave, Council Member
Norma Martinez-Rubin, Council Member – ABSENT

Simon Wong, Planning Commission Chair
Tom Brooks, Planning Commissioner
Ruskin Hartley, Planning Commissioner
Dave Kurrent, Planning Commissioner
Carol Thompson, Planning Commissioner – ABSENT

B. STAFF PRESENT

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

Deputy City Clerk De La Rosa inquiry if the Council had any conflict with items on the Agenda. The Council reported there were no conflicts with any items on the agenda.

3. CITIZENS TO BE HEARD (Public Comments)

At 6:05 pm, the Mayor inquired if there were any Public Comments. The following speakers addressed the City Council:

Jack Meehan, resident of Pinole, stated that he would like to see Bart Director extend services to Pinole and other cities, suggested posting the Fire call log sheets, requested additional signage so that the public is aware where smoking is allowed.

Sal Spataro, resident of Pinole, congratulated the Councilmembers who supported extending the hours of the library.

4. WORKSHOP ITEM

- A. Pinole Square – Appian 80 Update [Action: Presentation - Provide Direction (Rhodes/Goetz)]

Planning Manager Winston Rhodes presented the report. He provided information on the proposed development, issues related to the specific plan regarding housing overlay on the site, and requested direction from the Council on whether to require housing or not on the site.

The Councilmembers/Planning Commissions discussed the following: design of the project, color scheme, the impact of eliminating the housing overlay requirements on the City's Regional Housing Needs Assessment (RHNA) housing allocation, can the allocated RHNA number on the site be accommodated at other sites, the benefits of the proposed development, time frame for development of site and amendment to General Plan and Specific Plan.

Carl Goldstone, owner of the property, Tony Valdez, Architect, and Todd Paradise, Real Estate Manager for Safeway, addressed the Council speaking to the project development phasing plan, the benefits to the community, and why housing is not proposed on the site.

The following speaker addressed the City Council/Planning Commission at 7:37 pm.:

Joice Dementshuk, resident of Pinole, supported the project and provided reasons for the need for the development but expressed concerns regarding traffic in the area.

Maureen Toms, resident of Pinole, expressed that delays to the project were not on the City and expressed advantages to removing housing overlay on the site.

Sara Roberts, resident of Pinole, expressed concerns about existing traffic and additional traffic if a gas station is located on the site.

Sal Spataro, resident of Pinole, asked if any developers have complied with building housing to address the RHNA allocation, suggested Doctors Hospital should be designated for housing, asked if the proposed drive-thru was for a fast food establishment.

Sara Mae Parker, resident of Pinole, expressed concern as to why applicant has not addressed why housing was not feasible and stated that she does not support a gas station on the site.

At 7:50 p.m., Mayor Murray requested direction from the City Council/Planning Commission on the direction sought by Staff. Councilmembers expressed support for removing the housing overlay as well as requiring housing. Planning Commissioners expressed concerns on traffic circulation related to the proposed gas station and lack of rooftop screening of equipment.

ACTION: The City Council directed staff to move forward with a General Plan (GP) and Specific Plan amendment (SP) to remove the Housing Overlay on the site, seek alternate sites to place housing, and have applicant pay for the cost of the GP & SP Amendments.

At 8:24 pm the Mayor requested a 5 minute recess. The Council/Planning Commission reconvened the meeting at 8:34 pm.

B. San Pablo Avenue Mini-Storage (2 sites) **[Action: Presentation - Provide Direction (Rhodes)]**

Planning Manager Winston Rhodes presented the report citing the proposed development of two mini storage facilities and sought direction from the City Council on whether the projects are consistent with the General Plan and Specific Plan goals. Planning Manager also requested input from the Planning Commission on design.

Beau Reinberg, owner, Bruce Jordon, Architect, spoke to their proposed project at 890 San Pablo Avenue. Followed by Nolan Borden, applicant for the project located at 760 San Pablo Avenue.

The following speaker addressed the City Council/Planning Commission.

Sara Roberts, resident of Pinole, supported the development proposed at 760 San Pablo Avenue.

Maureen Toms, resident of Pinole, shared her observation on the two projects expressing concerns regarding size of building, loss of view by existing residents, and limited job and tax from these projects.

Ivette Rico, resident of Pinole, raised concerns over projects lack of jobs and tax and suggested denial of projects.

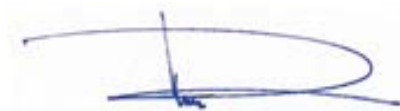
At 10:00 p.m., Mayor Murray requested direction from the City Council/Planning Commission on the direction sought by Staff. Councilmember Salimi and Mayor Murray stated that the project was not consistent with the General Plan and/or Specific Plan. Councilmember Tave and Mayor Pro Tem Swearingen supported the project proposed at 760 San Pablo but would like to see it as a two story project. There was no consensus to approve or deny the projects.

Planning Commissioners expressed concerns regarding the height of the project, footprint on the property and need for more landscaping.

5. ADJOURNMENT of the City Council to the Regular Council Meeting of February 5, 2019 and in Remembrance of the Amber Swartz.

At 10:18 p.m., Mayor Murray adjourned to the Regular City Council meeting of February 5, 2018, in Remembrance of Amber Swartz.

Submitted by:



Hector De La Rosa, Deputy City Clerk

Approved by City Council: February 19, 2019