

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION**

July 23, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, July 23, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Kobata, Vice-Chair Foster, Commissioners Gordon, Popova, Robinson, Stokes

Absent: Commissioner Smith

Staff: Assistant Director of Community and Economic Development John Funderburg,
Assistant Planner Ariana Ruiz, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes
Minutes of June 25, 2024

On motion by Commissioner Gordon, to approve the consent item(s), seconded by Commissioner Robinson.

AYES: Foster, Gordon, Kobata, Popova, Robinson, Stokes
NAYES: None
ABSTAIN: None
ABSENT: Smith

COMMISSION CONSIDERATION

2. AP-24-0046 Public Storage Redevelopment – Extension of Approval of AP-18-1315 (RZ, DR, TRP.

A presentation was made to the Planning Commission by Assistant Planner Ariana Ruiz requesting a two-year extension for the design review approval to construct a three-story self-storage building totaling approximately 151,392 square feet. The site is zoned PD-O (Planned Development with limited overlay) District. Accessor's Parcel No. 073-270-088.

Applicant Brian Ulrich spoke on behalf of the project.
Chair Kobata opened public comment.
There being no one to speak further on this time, Chair Kobata closed the public comment.

On a motion by Commissioner Robinson, to adopt a Resolution extending the Term of Design Review approval for the Public Storage Development project subject to conditions AP-24-0046 (EXT of DR), seconded by Commissioner Gordon:

AYES: Foster, Gordon, Kobata, Popova, Robinson, Stokes
NAYES: None
ABSTAIN: None
ABSENT: Smith

ZONING ADMINISTRATOR REPROTS

There were no zoning administrator reports.

STAFF COMMUNICATIONS

Secretary Funderburg discussed the tentative schedule for upcoming meetings.

Two (2) items tentatively being presented at the August 13, 2024, meeting;

1. AP-16-1170 - Design Review approval for 28 new single-family residential homes. The project site is located west of Birchwood Drive and is within the RS-6 (Single-Family residential, minimum 6,000 square foot lot) zoning district.
2. AP- 22-0123 -Design Review approval to install a new, approximately 80-foot-tall 'Water Tower' Telecommunications Facility on a leased portion of the property located at 1415 Simpson Court. The site is located within the 'Single-Family Residential, 6,000 Square-Foot Minimum Lot Size" (RS-6) Zoning District and has a General Plan land use designation of 'Low Density Residential.' Assessor's Parcel No. 094-030-004.

Two (2) items tentatively being presented at the August 27, 2024, meeting;

1. AP-24-0026 - Design Review approval for installation of a new, 40-foot-tall 'Mono-Eucalyptus' Telecommunications Facility on an existing AT&T Unmanned Telecommunication Facility (facility expansion) located on APN: 094-030-004 along Delta Vista Lane, also a request for approval a Variance application is included in the proposed project to exceed the maximum allowable height in the RS-6 Zoning District from 28' to 40'.
2. AP-24-0047 – VMT Updates (Senate Bill (SB) 743) which was signed into law in 2013, initiated an update to the California Environmental Quality Act (CEQA) Guidelines to change how transportation impacts are evaluated under CEQA, with the goal of better measuring the actual transportation-related environmental impacts of any given project. Under SB 743, the City must now look at a metric known as Vehicle Miles Traveled (VMT) instead of Level of Service (LOS) when analyzing the transportation impacts of new projects.

3. The City will be adopting the Transportation Impact Analysis (TIA) Guidelines (in accordance with VMT thresholds) to establish general procedures and requirements pertaining to if, and when, a TIA is needed and must be prepared for proposed development projects within the City. This guidance is intended to ensure that if a TIA is required, it will address the potential effects of a proposed development on the City's transportation system, giving equal attention to all modes of travel, consistent with the goals of the City's 2040 General Plan.

There were no further staff communications.

COMMITTEE REPORTS

Commissioner Gordon asked a question regarding the notices for the TransPlan meeting and if they were notified that Commissioner Gordon is an alternate and how he will be notified when needed for meetings.

Secretary Funderburg responded that if the primary person for that particular Committee is absent then the Secretary will notify the alternate.

Commissioner Foster informed the Planning Commission that the TransPlan meeting was cancelled but provide an update that CalTrans has a draft bike plan that was implemented in 2018 and is open for comments until August 30, 2024.

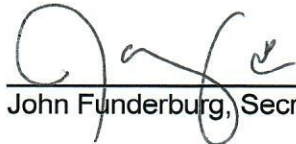
Commissioner Robinson provided a comment on the event that was held Port Chicago celebration at Maire Island that included the celebration for the exonerated soldiers.

There were no other committee reports.

ADJOURNMENT

The meeting was adjourned at 7:23 p.m. to August 13, 2024.

Respectfully Submitted,



John Funderburg, Secretary