

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

August 13, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, August 13, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Kobata, Commissioners Gordon, Popova, Robinson, Stokes

Absent: Vice-Chair Foster

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

PLEDGE OF ALLEGIANCE

Commissioner Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

1. Railroad Commons, AP-22-0105 (SUBD, DR, TRP)

Staff will be requesting a continuance on this item to a date to be determined. Once a date has been determined, staff will re-notice the item for the Planning Commissions consideration and prepare a staff report.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

Secretary Funderburg updated the Commissioners on the arrival of Vice-Chair Foster at 7:05 pm.

CONSENT

1. Minutes
Minutes of July 23, 2024

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

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

COMMISSION CONSIDERATION

2. Consideration of a Resolution approving Bancroft Gardens II Residential Subdivision Design Review, AP-16-1170 (DR).

A presentation was made to the Planning Commission by Assistant Planner Ariana Ruiz requesting for an approval of Design Review of floor plans and architectural plans, and conceptual landscape plans of 28 new single-family residential homes within Subdivision 8805, "Bancroft Gardens II Subdivision". There are a total of four floor plans (2 single-story and 2 two-story), each with three architectural types proposed to be used throughout Subdivision 8805 (Mission, French Country, and Prairie). Proposed single-family homes consist of single-story and two-story plans ranging from 1,977 square-feet to 2,569 square-feet. The project site is located at the terminus of Birchwood Drive and is within the RS-6 (Single-Family Residential, minimum 6,000 square-foot lot) Zoning District. (APN's 095-046-001 through -028).

Applicant Mike Dupont spoke on behalf of the project.

Chair Kobata opened the consideration item, there being no one to speak further on this time, Chair Kobata closed consideration.

On a motion by Commissioner Robinson, to adopt a Resolution approving Design Review approval of floor plans and architectural plans, and conceptual landscape plans of 28 new single-family residential homes within Subdivision 8805, "Bancroft Gardens II Subdivision" (APN's 095-046-001 through -028) AP-16-1170 (DR), seconded by Commissioner Stokes:

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

3. New FirstNet/AT&T Wireless Facility, AP-22-0123 (DR, VA).

A presentation was made to the Planning Commission by Associate Planner Alison Spells approval of a Design Review for installation of new of a new, 80-foot-tall faux 'Water Tank' Telecommunications Facility, and a Variance from the required maximum height standards. The project site is located on a leased portion of the 1.89-acre property located at 14165 Simpson Court. The site is located within with 'Community Commercial' (CC) Zoning District. Assessor's Parcel No. 088-570-013. The purpose of the proposed project is to enhance wireless broadband connectivity and capacity for emergency service uses, as well as enhancing services to AT&T Wireless users.

Applicant Michael McLaughlin spoke on behalf of the project.

Chair Kobata opened the consideration item, there being no one to speak further on this time, Chair Kobata closed consideration.

On a motion by Commissioner Robinson, approving a Design Review for installation of new of a new, 80-foot-tall faux 'Water Tank' Telecommunications Facility, and a Variance from the required maximum height standards. The project site is located on a leased portion of the 1.89-acre property located at 14165 Simpson Court. The site is located within with 'Community Commercial' (CC) Zoning District. Assessor's Parcel No. 088-570-013, seconded by Commissioner Stokes:

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

ZONING ADMINISTRATOR REPROTS

The Zoning Administrator submitted one notice of intent to exercise delegated design review authority and one notice of intent to approve a use permit:

- 1) 1062 Beacon Street – Fence Height Exception (FHE) – to construct an eight-foot fence.
- 2) 2585 East Leland Road – Use Permit (UP) and Design Review (DR) – to establish a commercial seafood store and processing operations.

STAFF COMMUNICATIONS

Secretary Funderburg discussed the tentative schedule for upcoming meetings.

One (1) item tentatively being presented at the August 27, 2024, meeting;

1. AP-16-0026 - 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'.

One (1) item tentatively being presented at the September 10, 2024, meeting;

1. AP-24-0028 - Pittsburg Technology Park Specific Plan (Specific Plan) and EIR. The proposed Specific Plan is based on a concept for development of the Plan Area in three phases. Phase I would include the development of a data center and corresponding substation on the 22.05-acre portion of the Plan Area north of the Contra Costa Canal. Phase I development would allow up to 347,740 square feet of estimated development. Future Phases II and III, on the 54.33-acre portion of the Plan Area south of the canal, would be designed to accommodate up to 761,118 square feet of development.

There were no further staff communications.

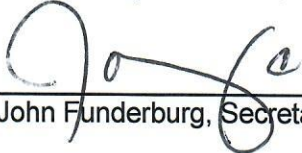
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:33 p.m. to August 27, 2024.

Respectfully Submitted,



John Funderburg, Secretary