

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

August 27, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, August 27, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Popova, Smith

Staff: Director of Community and Economic Development Jordan Davis, Assistant Director of Community and Economic Development John Funderburg, Outside Council Leslie Zellers, Associate Planner Kelsey Gunter, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Vice-Chair Foster 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 August 13, 2024

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

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

COMMISSION CONSIDERATION

2. Consideration of a Resolution Approving a Major Subdivision, Desing Review, and Tree Removal Permit for Railroad Commons, AP-22-0105 (SUBD, DR, TRP)

A presentation was made to the Planning Commission by Associate Planner Kelsey Gunter requesting approval for three separate applicaion, approval for a Major Subdivisions to subdivide an approximate .36-acre parcel into 14 residential parcels for condominium purposes. The second application includes a request for approval of Design Review to construct two, three-story buildings for 14 multi-family dwelling units. The third application includes a request for approval of a Tree Removal Permit to remove four protected trees. The project is located at 101 School Street, within the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD-M (Transit Oriented Development – Medium). Assessor's Parcel Numbers (APNs) 086-175-012; 086-175-013; 086-175-014.

Applicant Kevin Harrel spoke on behalf of the project.

Chair Kobata opened the consideration item.

Public Comment was received by the following:

Lisa Hopkins, Pittsburg resident

Wolfgang Croskey, Pittsburg resident

There being no further public comments at this time, Chair Kobata closed the consideration item.

On a motion by Commissioner Gordon, to adopt a Resolution approving a Major Subdivision, Desing Review, and Tree Removal Permit for Railroad Commons and the condition to include a Homeowners Associates for the development, AP-22-0105 (SUBD, DR, TRP), seconded by Vice-Chair Foster:

AYES: Foster, Gordon, Kobata, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Popova, Smith

PUBLIC HEARING

3. Recommending City Council introduce and adopt two Ordinances for the Creating Healthy Communities Project: 1) Amending Titles 5, 8, 9, and 18 of the Pittsburg Municipal Code, to Revise Requirements for a Tobacco Retailer License, Limit Smoking in Specific Locations, Update the Social Host Ordinance, and Add Requirements for Cannabis Businesses, consistent with state law; and 2) Amending Title 18 of the Pittsburg Municipal Code, Adding Article XXII to Chapter 18.84 to establish Alcohol Performance Standards, AP-23-0145 (RZ – Text Amendment).

A public hearing was held requesting a recommendation to the City Council to introduce and adopt two Ordinances for the Creating Healthy Communities Project: 1) Amending Titles 5, 8, 9, and 18 of the Pittsburg Municipal Code, to Revise Requirements for a Tobacco Retailer License, Limit Smoking in Specific Locations, Update the Social Host Ordinance, and Add Requirements for Cannabis Businesses, consistent with state law; and 2) Amending Title 18 of the Pittsburg Municipal Code, Adding Article XXII to Chapter 18.84 to establish Alcohol Performance Standards.

Associate Planner Kelsey Gunter gave a presentation.

Chair Kobata opened the public hearing.

Public Comment was received by the following:

Azi Carter, Pittsburg resident
Wolfgang Croskey, Pittsburg resident
Maria Cardenas, Concord resident and local business owner
Tajinder (Tony) Singh, a Pittsburg resident and local business owner
Ahmed Ahmed, Pittsburg resident and local business owner
Emily Chan, with the Tobacco Prevention Program in Contra Costa
Marvin Edwards was called, but did not speak, no longer present
Veronica Maya, Pittsburg resident
Shashi Paul, Fairfield resident and local congregation member
Ramesh Suman, Antioch resident and local business owner
Paul Hayes, Fairfield resident, representing stores throughout California
and local business owner
Ranjit Dosanjh, a local business owner
Atul Kalra, a local business owner
Amaya Wooding, with the Contra Costa Tobacco Coalition
Nisha Toor, Pittsburg resident

There being no further public comments at this time, Chair Kobata closed the public hearing item.

On a motion by Commissioner Gordon, approving recommending City Council introduce and adopt two Ordinances for the Creating Healthy Communities Project: 1) Amending Titles 5, 8, 9, and 18 of the Pittsburg Municipal Code, to Revise Requirements for a Tobacco Retailer License, Limit Smoking in Specific Locations, Update the Social Host Ordinance, and Add Requirements for Cannabis Businesses, consistent with state law; and 2) Amending Title 18 of the Pittsburg Municipal Code, Adding Article XXII to Chapter 18.84 to establish Alcohol Performance Standards, AP-23-0145 (RZ – Text Amendment), seconded by Vice-Chair Foster:

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

ZONING ADMINISTRATOR REPROTS

The Zoning Administrator submitted one notice of intent to exercise delegated design review authority:

- 1) Chlorine Pipe Re-Route Project, AP-24-0082 (ADR) – Design Review to re- existing chlorine pipeline at Corteva Agriscience campus located at 901 Loveridge Road.

STAFF COMMUNICATIONS

Secretary Funderburg discussed the tentative schedule for upcoming meetings.

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

1. AP-24-0028 – Pittsburg Technology Park Specific Plan (SP) 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 will allow up to 347,740 square feet of established development. Future Phases II and II, 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.

One (1) item tentatively being presented at the September 24, 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 AP 094-030-044 along Delta Vista Lane, also a request for approval of 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'.

There were no further staff communications.

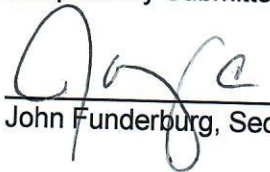
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 9:24 p.m. to September 10, 2024.

Respectfully Submitted,



John Funderburg, Secretary