

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

October 12, 2021

This meeting was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website pursuant to California Government Code Section 54953(e)(2), which was added by Assembly Bill 361 and became effective Oct. 1, 2021, pursuant to the Governor's Executive Order N-15-21. On October 4, 2021, the City Council authorized teleconferenced meetings of the City Council and Commissions upon findings made in Resolution 21-13997 as required by state law. To ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Commission Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Moreno called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday October 12, 2021, via Zoom teleconference.

ROLL CALL

Present: Chair C. Moreno, Vice-Chair James Coniglio, Commissioners Foster, H. Moreno Jr., Perkins, Robinson

Absent: Commissioner Popova

Staff: City Attorney Donna Mooney, Acting Secretary Jordan Davis, Assistant Planner Celina Palmer, Assistant City Clerk Amanda McVey, Permit Center Supervisor Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner H. Moreno Jr. led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

COMMENTS FROM THE AUDIENCE

There were none.

CONSENT

1. Minutes of October 12, 2021
2. West Leland Road Partial Vacation – General Plan Consistency Determination

A request for the Planning Commission to determine whether a proposed partial vacation of West Leland Road, is consistent with the City's General Plan.

On motion by Commissioner H. Moreno Jr., seconded by Commissioner Perkins to approve the Minutes of October 12, 2021, and carried by the following vote:

AYES: Coniglio, Foster, H. Moreno Jr., Perkins, C. Moreno, Robinson
NAYES: None
ABSTAIN: None
ABSENT: Popova

PUBLIC HEARING

3. Consideration of a Resolution Recommending City Council Approval of a General Plan Amendment, Zoning Map Amendment, Use Permit, and Design Review for Home2Suites Hotel, AP-20-1536 (GP, RZ, UP, DR)

A public hearing on a request for recommendation of City Council approval of a general plan amendment, zoning map amendment, use permit and design review for a 115-room hotel on 2.09-acre site located at 2112 Loveridge Road in the IP (Industrial Park) district. Assessor's Parcel No. 088-240-068. The requested approvals include: 1) a General Plan map amendment to change the site's land use designation to 'Community Commercial'; 2) a zoning map amendment to rezone the site to CC-O (Community Commercial with a limited Overlay in order to increase the maximum allowable floor area ratio to .69), District; 3) a use permit to establish a 115-room hotel; and 4) design review to construct a four-story 61,617 square-foot commercial building.

Acting Secretary Davis gave presentation.

Applicant Shawn Trainum spoke on behalf of their project.

Chair C. Moreno opened the public hearing.

Public comment was received through call-in from the following:

Bruce Ohlson, Pittsburg

There being no one to speak, Chair C. Moreno closed the public hearing.

On motion by Commissioner Coniglio with the amendment to increase the FAR from 0.5 to 0.69 and approve a general plan amendment, zoning map amendment, and use permit and design review for Home2Suites, AP-20-1536 (GP, RZ, UP, DR), seconded by Commissioner C. Moreno and carried by the following vote:

AYES: Coniglio, Foster, C. Moreno, H. Moreno Jr., Perkins, Robinson
NAYES: None
ABSTAIN: None
ABSENT: Popova

4. Consideration of a Resolution Approving a Use Permit for Delta Diablo Sanitation District Fueling Station Replacement, AP-21-1566 (UP)

A public hearing on a request for approval of a use permit to install a 6,000-gallon above-ground split fuel tank and fuel dispensing island (capacity of 4,000 gallons of diesel and 2,000 gallons of gasoline) at the southeast corner of the Delta Diablo Sanitation District (DDSD) treatment facility's fenced boundary at 3500 Pittsburg-Antioch Highway. The property is within the IG (General Industrial) District. Assessor's Parcel Number: 073-230-041.

Assistant Planner Palmer gave a presentation.

Applicant Chris Tomas, E.I.T. spoke on behalf of the project.

Chair C. Moreno opened the public hearing.

There being no one to speak, Chair C. Moreno closed the public hearing.

On motion by Commissioner H. Moreno Jr. to approve a use permit for Delta Diablo Sanitation District Fueling Station Replacement, AP-21-1566 (UP), seconded by Commissioner Robinson and carried by the following vote:

AYES: Coniglio, C. Moreno, H. Moreno Jr., Perkins, Robinson
NAYES: Foster
ABSTAIN: None
ABSENT: Popova

ZONING ADMINISTRATOR REPORT

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for approval to apply new paint colors to the exterior facades of the building located at 335 Central Avenue, in the CS-O (Service Commercial with a Limited Overlay, City Council Ordinance No. 05-1239) District. Assessor's Parcel Number 086-132-022.

STAFF COMMUNICATIONS

Acting Secretary Davis notified the commission that Assistant Planner John Dacey is no longer with the city.

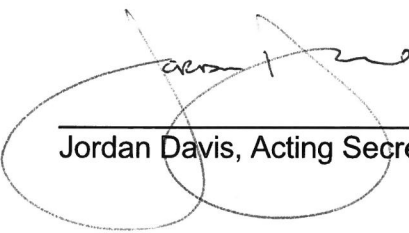
COMMITTEE REPORTS / COMMISSIONER COMMENTS

No committee reports.

ADJOURNMENT

The meeting was adjourned at 8:31-p.m. to October 26, 2021.

Respectfully Submitted,



Jordan Davis, Acting Secretary