MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

October 13, 2020

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for October 13, 2020 was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and 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. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Foster called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday, October 13, 2020, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California via Zoom teleconference.

ROLL CALL

Present: Chair Foster, Vice-Chair Moreno, Commissioners Nguyen, Croskey, Coniglio, Robinson

Absent: Commissioner Bhasin

Staff: City Attorney Donna Mooney, Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Senior Planner Hector Rojas, Senior Civil Engineer Paul Reinders, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of September 22, 2020

2. Minutes of October 6, 2020

On motion by Commissioner Coniglio and seconded by Commissioner Moreno to approve the Minutes of September 22, 2020 and Minutes of October 6, 2020 and carried by the following vote:

AYES:	Coniglio, Croskey, Moreno, Nguyen, Robinson, Foster
NAYES:	None
ABSTAIN:	None
ABSENT:	Bhasin

PUBLIC HEARING

3. Recommendation on a General Plan Map Amendment and Amendments to the San Marco PD District, Development Plan, and Development Agreement for the San Marco Commercial Center Project, AP-18-1349 (GP, RZ, DA)

A public hearing on a request for recommendation of City Council approval of a General Plan map amendment and amendments to the San Marco Planned Development District, San Marco Development Plan, and San Marco Development Agreement for the proposed San Marco Commercial Center Project. The project includes a 29,822-square-foot anchor tenant building and two separate commercial pad sites on a 3.69-acre site located at the southeast corner of San Marco Boulevard and W. Leland Road in San Marco PD (Planned Development, Ordinance No. 12-1362) District. Assessor's Parcel Nos. 091-050-065 and -066. Assessor's Parcel No. 088-072-055

Senior Planner Rojas gave a presentation on the item.

Chair Foster opened the public hearing.

Applicants Albert Seeno III, Louis Parsons and Doug Messner spoke on behalf of this project.

Comments were received through email from the following and were read aloud:

Bruce Ohlson, Pittsburg

There being no one to speak further to the item, Chair Foster closed the public hearing.

On motion by Commissioner Croskey and seconded by Commissioner Moreno to approve the application and carried by the following vote:

AYES:	Coniglio, Croskey, Moreno, Nguyen, Robinson, Foster
NAYES:	None
ABSTAIN:	None

ABSENT: Bhasin

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot stated that an appeal has been received for the K2 Pure Chlorine Curtailment Project.

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of Tuesday, October 27, 2020.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

Commissioner Coniglio provided information regarding TransPlan flyer regarding State Route 239 Project.

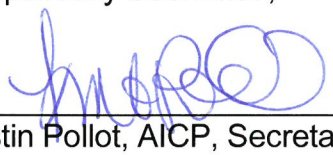
Commissioner Croskey stated a virtual tour of the Pittsburg Historical Museum will be available on October 15, 2020.

Commissioner Robinson asked that meetings stay focused and streamlined.

ADJOURNMENT

The meeting was adjourned at 8:44 p.m. to October 27, 2020.

Respectfully Submitted,



Kristin Pollot, AICP, Secretary

From: Bruce 0le Ohlson [bruceoleohlson@hotmail.com]
Sent: Tuesday, October 13, 2020 7:13 PM
To: meetingcomments
Subject: Item 3 Public comment. Please Read Aloud

External Sender: Use caution before opening links or attachments

Please Read this Comment to the Planning Commission regarding Item 3 on the October 13, 2020 meeting agenda. Thank you.

"Good Evening Chair Foster and Commissioners,

This comment has to do with the General Plan change for the development of a shopping center in the San Marco Area. Pedestrians and bicyclists would like to see an eight-foot-wide sidewalk built along the west side of San Marco Boulevard between Highway 4 and the gas station/mini mart on the corner of West Leland Road as part of the construction of this apartment expansion. This sidewalk is directly adjacent to the San Marco Villas apartment complex. This is a reasonable request and would enable the connection of the Delta de Anza Regional Trail (located just to the north of Highway 4) to the trail and sidewalk network in the western portion of the City of Pittsburg.

When the developer originally built San Marco Boulevard, which borders the project that is being built, a sidewalk was built on only one side of the street, the east side. This was back in the 1990s and that was the way these things were done. Now, in the Twenty First Century, pedestrians and bicyclists are treated with more respect.

During the intervening 25 years, the developer and the City have built a trail along the western side of San Marco Boulevard between Lasater Park (the Delta View Elementary School) and the gas station/mini mart on West Leland Road. The mini mart built a sidewalk along the edge of its property on San Marco Boulevard. Caltrans has adjusted its policies (DD-64) and now requires the construction of sidewalks on both sides of every freeway crossing. There is sufficient space under the existing bridge for the construction of a sidewalk.

The Developer is currently in the midst of applying for a development agreement to build 1500 homes in the Faria area to the southwest of the project under discussion. As part of that agreement, they are building trails through their project that will connect with the East Bay Regional Park District's new Concord Hills Regional Park. The construction of this eight-foot sidewalk would be an addition to the network of sidewalks and trails in Pittsburg and in this near-by development.

For this sidewalk to be constructed, one of the Commissioners must "move" to include the construction of this sidewalk as part of the conditions of approval of this project. Please mention in the condition of approval that any trees removed during the construction of this sidewalk must be replaced in the immediate vicinity. Please include in the condition that this sidewalk must be completed before the first tenant space is occupied.

In the big picture, this will be a very inexpensive project for the developer. The construction of this sidewalk will bring Pittsburg into the Twenty First Century. And this sidewalk will fill a large void in Pittsburg's sidewalk and trail network.

Thank you for your consideration of this reasonable request.

-30-

~0le

Bruce "0le" Ohlson
Bike East Bay
Delta Pedalers Bicycle Club
Contra Costa Countywide Bicycle Advisory Committee CCTA Bicycle & Pedestrian Advisory Committee Caltrans District 4 Bicycle Advisory Committee TRANSPLAN appointee to Highway 4 Integrated Corridor Management Study Healthy and Livable Pittsburg Collaborative