

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

October 23, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, October 23, 2018, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Coniglio, Vice-Chair Robinson, Commissioner D. Foster, S. Foster, Fields, Ward

Staff: Community Development Director Jill Hecht, Director of Community Services Maria Aliotti, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Deputy City Clerk Amanda McVey, Senior Planner Hector Rojas, Contract Planner Cathy Munneke

PLEDGE OF ALLEGIANCE

Commissioner D. Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item number two (2), Mt. Diablo Resource Recovery Park Enhancements Project, AP-18-1325 (UP, DR), was continued to November 13, 2018.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of September 25, 2018

On motion by Commissioner D. Foster seconded by Commissioner Robinson to approve the Consent Calendar and carried unanimously.

PUBLIC HEARINGS

2. Mt. Diablo Resource Recovery Park Enhancements Project, AP-18-1325 (UP, DR)

A public hearing on a request for: 1) approval of an amendment to an existing use permit for operational enhancements at the existing Mt. Diablo Resource Recovery Park (MDRRP), and 2) design review approval of plans to construct four new structures totaling 86,855 square feet. The MDRRP is located at 1300 Loveridge Road in the IG (General Industrial) and IL (Limited Industrial) districts. Assessor's Parcel Nos. 073-200-013, -014, -015, -026, -027, -028, and -029.

Item 2 on the Public Hearing calendar was continued to November 13, 2018.

STUDY SESSION

3. Veterans Square Housing, AP-18-1374 (PPR)

A study session to receive Planning Commission comments on a forthcoming request for a new design review approval for plans to construct an affordable veteran housing project at 901 Los Medanos Street. The project would include a 30-unit, three-story apartment building and parking lot with five spaces on the main 0.49-acre site, with an additional 25 space parking lot provided on a 0.29-acre site, located directly across the street at 295 E. 10th Street. The two sites are located in the RH-D (Downtown High-Density Residential) District. Assessor's Parcel Nos. 085-182-001 and 085-196-001.

Senior Planner Hector Rojas gave a presentation.

Eve Stewart, Satellite Affordable Housing Associates, spoke on behalf of the applicant.

Bruce Ohlson, Pittsburg, spoke on behalf of the bicycle community, commended the project on its bicycle plan and offered additional ideas.

Julie Ann Talbo spoke on behalf of the developer. She stated the developer is committed to developing something that the City can be proud of and that they understand what the needs of the City are as it grows as well as the concern for traffic and desire for event/meeting space.

Wolfgang Croskey, Pittsburg, suggested the Commission hold firm on the established requirements for the project in regard to parking and laundry facilities.

Mark Gargalikis, Pittsburg, spoke against the project.

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Exercise Delegated Design Review Authority, and Submittal of Adopted Zoning Administrator Resolutions

The Zoning Administrator submit two notices of intent to exercise delegated design review authority for: 1) a 1,440 sq. ft. temporary office trailer at 701 Willow Pass Road;

and 2) a new single family home on an existing lot located at 2186 Crestview Drive. The Zoning Administrator also submits three resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918). .

Commissioners acknowledged receipt of the notices of intent and three previously approved resolutions.

STAFF COMMUNICATIONS

Planning Secretary / Planning Manager Kristin Pollot provided a follow up on the tree that was removed on Alturas Avenue stating the developer will plant replacement trees at a 12:1 ratio. This will include four (4) trees which will be planted on the project site and eight (8) additional trees elsewhere within the City of Pittsburg. Also, a 1-year maintenance fee will also be imposed on each tree.

COMMITTEE REPORTS

Chair Coniglio reported the TRANSPLAN Committee met on October 11, 2018.

Commissioner D. Foster reported the Land Use Subcommittee met on October 17, 2018.

ADJOURNMENT

The meeting was adjourned at 7:56 p.m. to November 13, 2018.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary