

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

October 8, 2019

A workshop was held at 5:45 p.m. presenting information to Planning Commissioners regarding Robert's Rules of Order.

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, October 8, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Robinson, Vice-Chair Foster, Commissioners Coniglio, Fields, Moreno

Absent: Commissioner Nguyen

Staff: City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Associate Planner Trishia Caguiat, Assistant Planner Celina Palmer, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Chair Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

1. Habibiz Smoke Shop, AP-19-1448 (UP), was continued to a date uncertain.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

2. Minutes of September 24, 2019.

On motion by Commissioner Moreno and seconded by Commissioner Coniglio to approve the consent calendar and carried by the following vote:

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

COMMISSION CONSIDERATIONS

Commissioner Coniglio recused himself from Item 3 stating a conflict of interest due to the applicant being his employer. Commissioner Coniglio left the dais and exited the Council Chamber.

3. Dow Chemical Company Water Recovery System Equipment Replacement – Extension of Approval of AP-16-1169 (DR)

A public hearing on a request for a one-year extension of design review approval of plans to construct a 95-foot tall water recovery system on an approximately 1.34-acre portion of the existing Dow Chemical Plant, now Corteva Agriscience, located at 901 Loveridge Road, in the IG (General Industrial) District.
Assessor's Parcel Number: 073-220-041.

Assistant Planner Palmer gave a presentation on the item.

Chair Robinson opened the public hearing.

Jason Ruhls, Applicant, spoke on behalf of the project.

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

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

AYES:	Fields, Foster, Moreno, Nguyen, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Nguyen, Coniglio [Recused]

Commissioner Coniglio returned to the dais.

4. Grace Bible Fellowship Church Sign Exception, AP-19-1426 (SE)

A continued public meeting on a request for approval of a sign exception to legalize a 42 square-foot reader board sign and two existing freestanding signs (approximately 39 square-feet and 31 square-feet) for a total of 112 square-feet, at 2220 Crestview Drive, in the RM (Medium Density Residential) District.
Assessor's Parcel Number: 087-205-026.

Assistant Planner Palmer gave a presentation on the item.

Chair Robinson opened the public hearing.

Michael Burris, Applicant, spoke on behalf of the project.

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

On motion by Commissioner Coniglio seconded by Commissioner Foster to approve and carried by the following vote:

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

STUDY SESSION

5. San Marco Villas III, AP-19-1458 (PPR)

A study session to receive Planning Commission comments on a preliminary plan review application to construct a 270-unit extension, consisting of eleven new three story buildings and one clubhouse, to the existing San Marco Villas apartment complex located at the northwest corner of West Leland Road and San Marco Boulevard with access off of Villa Drive. The project site consists of approximately 14.92 acres and is zoned PD (Planned Development, City Council Ordinance No. 12-13620) District. Assessor's Parcel Number: 091-050-047.

Associate Planner Caguiat gave a presentation.

Chair Robinson opened the public hearing.

Louis Parsons, Applicant, spoke on behalf of the project.

The Commissioners discussed and provided feedback to staff.

ZONING ADMINISTRATOR REPORTS

7. The Zoning Administrator submits two notice of intent to exercise delegated design review authority for: 1) placement of a second carport structure within the Police parking lot at the Pittsburg City Hall, and 2) a façade update for the existing Wendy's Restaurant, located at 2243 Loveridge Road.

The Commissioners acknowledged receipt of the notices of intent.

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of October 22, 2019.

COMMITTEE REPORTS

Vice-Chair Foster reported TRANSPLAN is scheduled to meet on October 10, 2019.

Commissioner Moreno reported there will be a pop-up event held at Pittsburg's Farmers Market by the Association of Bay Area Governments and the Metropolitan Transportation regarding regional planning through the year 2050 on October 12, 2019.

ADJOURNMENT

The meeting was adjourned at 8:09p.m. to October 22, 2019.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Kristin Pollot', written over a horizontal line.

Kristin Pollot, AICP, Secretary