

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

November 13, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, November 13, 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, Linde

Staff: Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Deputy City Clerk Amanda McVey, Senior Planner Hector Rojas, Senior Planner Jordan Davis, Planning Technician Celina Palmer, Contract Planner Joan Lamphier

PLEDGE OF ALLEGIANCE

Commissioner Ward 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.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of October 23, 2018

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

PUBLIC HEARINGS

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

A continued public hearing on a request for: 1) approval of a 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 and a building addition totaling 67,405 square feet of new building area beyond what was most recently approved on site 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.

Contract Planner Joan Lamphier gave a presentation.

Chair Coniglio opened the public hearing.

Dana Dean gave a presentation on behalf of the applicant.

Bruce Ohlson, Pittsburg, requested the applicant be responsible for the striping / re-striping of the bicycle lanes along the frontage of their property.

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

On motion by Commissioner D. Foster seconded by Commissioner Linde to approve the use permit and design review and carried unanimously.

3. America's Tire, AP-18-1329 (UP, AD, SE, TRP)

A public hearing on a request for approval of: 1) use permit to establish a tire replacement business within an existing 7,826 square foot (s.f.) commercial space; 2) design review approval of plans for façade and parking lot improvements; 3) a sign exception to locate a freestanding sign within the public right-of-way; and 4) a tree removal permit to remove up to five protected trees on site. The project site is located at 2220-2224 Railroad Avenue, in the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District. Assessor's Parcel Nos. 087-042-019, 087-042-020, and 087-042-021.

Senior Planner Jordan Davis gave a presentation.

Chair Coniglio opened the public hearing.

Travis Brooks, legal representation for America's Tire, spoke on behalf of the applicant and stated they agree to all conditions of approval as presented.

Kyle Schoenthaler, President/CEO of Tredshed Pittsburg, spoke in opposition to the application.

Bruce Ohlson, Pittsburg, requested trees to provide shade in the parking lot. Speaking on behalf of the bicycle community, Mr. Ohlson requested to have the applicant finance the bike and pedestrian path that goes along the project site.

Adam Sapir, project site property owner, expressed the financial hardship in trying to acquire a serious buyer for the site.

Wolfgang Croskey, Pittsburg, spoke with concern regarding traffic and suggested a traffic study.

Yolanda Jackson, Pittsburg, spoke with concern regarding traffic.

James K. Loesch, Pittsburg, spoke with concern regarding traffic and potential noise disturbances.

Isaiah Jackson, Pittsburg, spoke with concern regarding potential future impacts to the surrounding businesses.

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

On motion by Commissioner D. Foster seconded by Commissioner Linde to continue the item to a future date, requesting a trip generation study for the use, and carried by the following vote:

AYES:	Coniglio, D. Foster, Linde, Robinson
NOES:	Fields, S. Foster, Ward
ABSTAIN:	None
ABSENT:	None

4. Bobcat of Contra Costa, AP-18-1363 (UP)

A public hearing on a request for approval of a use permit to establish an equipment sales and rental use within an existing approximately 17,040 square-foot building, on an approximately 75,000 square-foot parcel located at 2035 E. Leland Road, in the CS (Service Commercial) District. Assessor's Parcel No. 088-152-029.

Commissioner Ward recused himself from this item and left the dais at this time due to a conflict of real estate investment.

Planning Technician Celina Palmer gave a presentation.

Chair Coniglio opened the public hearing.

Craig Thompson, Sales Manager with Bobcat, spoke on behalf of the applicant.

Wolfgang Croskey, Pittsburg, spoke in favor of the application.

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

On motion by Commissioner Robinson seconded by Commissioner Linde to approve the application and carried by the following vote:

AYES:	Coniglio, Fields, D. Foster, S. Foster, Linde, Robinson
NOES:	Ward
ABSTAIN:	None
ABSENT:	Ward [Recused]

Commissioner Ward returned to his seat at the dais following the vote.

5. Nazari Contractor Yard, AP-17-1303 (RZ, UP)

A public hearing on a request for a recommendation to City Council for approval for a zoning amendment establishing a limited overlay district to allow a 'contractor vehicle storage yard' as a conditionally permitted use, and approval of a new use permit, contingent on City Council approval of the overlay district, amending the allowable uses onsite to include a contractor vehicle storage yard located at 1700 N. Parkside Drive in the CS (Service Commercial) District. Assessor's Parcel No. 096-093-005.

Senior Planner Hector Rojas gave a presentation.

Chair Coniglio opened the public hearing.

Mike Nazari, Pittsburg, spoke as the applicant.

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

On motion by Commissioner D. Foster seconded by Commissioner Ward to approve the zoning amendment and carried unanimously.

On motion by Commissioner D. Foster seconded by Commissioner Ward to approve a new use permit and carried unanimously with the additional condition requiring the unpaved area to be a gravel lot, compacted at a comparable rate, 95% recycle aggregate, and replaced every 3 years as necessary.

ZONING ADMINISTRATOR REPORTS

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

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for a minor remodel of the bait shop located at 27 Marina Blvd. The Zoning Administrator also submits two 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 Manager / Secretary Kristin Pollot gave an update regarding the wind turbines on the PUSD property and explained while this specific application would be exempt from Planning Commission review and approval, the school district is still subject to the process and standards set forth by the State Architect.

Planning Manager / Secretary Kristin Pollot stated that the minutes from the most recent Land Use Subcommittee had been sent to the Planning Commissioners and that they will continue to receive these minutes via email from now on.

Senior Planner Hector Rojas stated the draft Environmental Impact Report (EIR) for the Making Waves project had been prepared and released for public review, as well as the EIR for the Faria project.

The City interviewed and chose De Novo Planning Group for the preparation of the Pittsburg General Plan update. The City Council will consider approving an agreement at the City Council meeting on November 19, 2018.

Senior Planner Hector Rojas invited everyone to share their ideas with Pittsburg Moves on Thursday, November 15, 2018 from 8:30 a.m. to 10:30 a.m.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 9:46 p.m. to November 27, 2018.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary