

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

November 14, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Popova at 7:00 p.m. on Tuesday, November 14, 2023, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Popova, Vice-Chair Kobata, Commissioners Foster, Smith

Absent: Commissioner Jackson, Robinson

Staff: Director of Community and Economic Development Jordan Davis, Assistant Director of Community and Economic Development John Funderburg, Senior Planner Maurice Brenyah-Addow, Associate Planner Alison Hodgkin, Associate Planner Kelsey Gunter, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Chair Popova led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Applicant submitted an email on October 23, 2023 requesting to withdrawn Item No. 1, a public hearing on a request for Planning Commission to provide a recommendation to the City Council to Authorize the Vacation of 0.012 Acres of a Public Utility Easement at 1000 Buchanan Road, Pittsburg, CA 94565.

COMMENTS FROM THE AUDIENCE

A comment was received from Adrian Badger, Pittsburg resident.

CONSENT

2. Minutes of October 24, 2023

3. San Marco Villas III Apartments (Village B and C), Extension of Design Review Approval, AP-23-0135 (EXT).

A public hearing to request a request for a three-year extension of design review approval of plans originally approved on October 6, 2020 (Resolution No. 10155) to construct a 270-unit extension, consisting of 11, 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 Villa Drive (Village B and C). The project site consists of approximately 14.92 acres and is zoned PD (Planned Development, City Council Ordinance No. 12-1362) District. Portion of APN: 091-050-071.

Public comment was received by the following:

Bruce Ohlson, Pittsburg resident.

4. Dace Enterprises, AP-23-0138 (UP, ADR)

A public hearing on a request for approval of a of a Use Permit to establish an office, business, and administrative use and two ancillary uses within an existing multi-tenant building; and a request for Administrative Design Review approval for exterior building modifications at 675 Railroad Avenue, in the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-171-009.

Public comment was received by the following:

Adrian Badger, Pittsburg resident.

On motion by Commissioner Smith, seconded by Chair Popova to approve the consent item and carried by the following vote:

AYES: Foster, Kobata, Popova, Smith
NAYES: None
ABSTAIN: None
ABSENT: Jackson, Robinson

PUBLIC HEARING

5. Pittsburg Landing AT&T Wireless Facility, AP-23-0144 (DR)

A public hearing on request to revise application for Design Review (DR) to change the design of a previously approved Telecommunications Facility (disguised as an approx. 80-foot-tall flagpole under Design Review Application AP-22-0122) to a water tank design. The project site is an existing industrial building currently occupied by Site One Landscape Supply, Stone Center, located at 2665 Pittsburg – Antioch Highway. The proposal includes 12 antennas and appurtenances and associated ground-mounted generator and equipment cabinet within a 24'x25' (600 sq. ft.) slatted chain-link fenced enclosure. The site is classified as Service Commercial in the General Plan land use map and zoned CS – Service Commercial District. Assessor's Parcel No. 074-100-009.

Senior Planner Maurice Brenyah-Addow gave a presentation.

Applicant Carl Joes, agent for AT&T spoke on behalf of the project.

Chair Popova opened the public hearing.

Public comment was received by the following:

Bruce Ohlson, Pittsburg resident.

There being no one to speak further on this item, Chair Popova closed the public hearing.

On motion by Commissioner Smith, for approval to revise application for Design Review (DR) to change the design of a previously approved Telecommunications Facility (disguised as an approx. 80-foot-tall flagpole under Design Review Application AP-22-0122) to a water tank design AP-23-0144 (DR), seconded by Vice-Chair Kobota.

AYES: Foster, Kobata, Popova, Smith
NAYES: None
ABSTAIN: None
ABSENT: Jackson, Robinson

6. Advanced Tires, AP-23-0150 (UP)

A public hearing on approval of a Use Permit to establish a tire sales and installation business within an approximately 1,800-square foot (sq. ft.) space (Suite E) within an existing, approximately 14,000 sq. ft. commercial warehouse located at 520 Garcia Avenue. The property is in the Transit Village Sub-Area of the Railroad Avenue Specific Plan (RASP) and has a land use classification of Business Commercial. Proposed commercial land uses with this classification are regulated by property development regulations in the CC (Community Commercial) District. Assessor's Parcel No. 088-183-052.

Associate Planner Alison Hodgkin gave a presentation.

Applicant Steve Bruno spoke on behalf of the project.

Chair Popova opened the public hearing.

There being no one to speak further on this item, Chair Popova closed the public hearing.

On motion by Commissioner Foster, for approval of a Use Permit to establish a tire sales and installation business within an approximately 1,800-square foot (sq. ft.) space (Suite E) within an existing, approximately 14,000 sq. ft. commercial warehouse located at 520 Garcia Avenue AP-23-0150 (UP), seconded by Commissioner Smith.

AYES: Foster, Kobata, Popova, Smith

NAYES: None

ABSTAIN: None

ABSENT: Jackson, Robinson

STAFF COMMUNICATIONS

Secretary Funderburg provided information materials and discussed the tentative schedule for upcoming meetings.

There are no tentative scheduled items for the November 28, 2023, meeting. Secretary Funderburg announced the meeting will be cancelled.

Three (3) items are tentatively being presented at the December 12, 2023, meeting:

1. East Street Estates – Design Review to construct eight new single-family dwellings in an existing subdivision located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street, in the RS-4 (Single-Family Residential, 4,000 sf min.).
2. Pittsburg RV and Storage – Design Review to conduct a commercial management office building on a 12.5-acre lot, at the southwest junction of Pittsburg-Antioch Highway and Arcy Lane, in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.
3. Linde – Use Permit, Design Review, and Variance application for the Northern California Expansion Project (Project Oakstone) at Linde's existing facility located at 2000 Loveridge Road, Pittsburg, CA 94565. The proposed development project will result in the expansion of its Northern California industrial gas market by building anew plant which will involve installation of an air separation unit system.

There are no tentative scheduled items for the December 26, 2023, meeting due to the Winter Closure, Secretary Funderburg announced the meeting will be cancelled. There were no further staff communications.

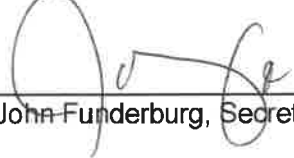
COMMITTEE REPORTS

Chair Popova updated the Planning Commission on the Community and Economic Development Subcommittee meeting.

ADJOURNMENT

The meeting was adjourned at 8:18 p.m. to December 12, 2023.

Respectfully Submitted,



John Funderburg, Secretary