

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

November 27, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Vice-Chair Robinson at 7:00 p.m. on Tuesday, November 27, 2018, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Chair Coniglio, Commissioner S. Foster

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

PLEDGE OF ALLEGIANCE

Commissioner Fields led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances

COMMENTS FROM THE AUDIENCE

Larry Scott introduced himself as the new Director of Facilities Management and Information Technology for the Pittsburg Unified School District.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of November 13, 2018

On motion by Commissioner D. Foster seconded by Commissioner Ward to approve the Consent Calendar and carried by the following vote:

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

COMMISSION CONSIDERATIONS

2. Family Harvest Farm, AP-18-1361 (DR)

A request for design review approval of plans to establish a community garden on an approximately 3.5-acre site located along the south side of Polaris Drive, west of the Belmont Apartment Homes and east of the Meadows Mobile Home Community, in the OS (Open Space) District. The project site is part of a 39.22-acre parcel located within the PG&E utility corridor north of State Route 4, and would include multiple temporary structures for storage, shade, and fruit and vegetable processing, as well as a chicken coop, composting bins, restrooms, and a parking area. Assessor's Parcel No. 086-010-023.

Planning Technician Celina Palmer gave a presentation.

Bruce Ohlson, Pittsburg, expressed concern for the left turn lane and wanted to be reassured that the existing bicycle lanes will remain.

Larry Wirick, Pittsburg, spoke of seeing turkeys and other wild animals at this project location and expressed concern for the protection of the crops from these animals and other pests.

The manager at the Meadows Mobile Home Park in Pittsburg inquired to learn more about the chicken coops, composting and noise that would result from this project.

Nancy Cardella, Pittsburg, expressed concern for noise and traffic.

Jack Cortis, Family Harvest Farm, spoke as the applicant. He explained that there would seldom be heavy equipment utilized on the farm. He also explained that the compost will be turned regularly which will prevent any odors from emitting.

On motion by Commissioner D. Foster seconded by Commissioner Ward to adopt Resolution 10110 and carried by the following vote:

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

STUDY SESSION

3. Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR).

A study session to receive Planning Commission feedback on an application by Public Storage, Inc., to demolish an existing storage facility, and redevelop the project site with a new, three-story, climate-controlled building totaling approximately 151,392 square feet (s.f.). As part of the project, the developer would also be requesting a

zoning map amendment specific to the site in order to: 1) allow an increase in the allowable floor area ratio (FAR) from 1.0 to 1.75; 2) reduce the required first floor height of commercial structures from 15 feet to 10 feet; and 3) allow Self-Storage facilities as a permitted use. The project site is located at 525 California Avenue, and is within the High School Village Subarea of the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of TOD-M (Transit Oriented Development – Medium Density). Assessor's Parcel No.: 073-270-088.

Senior Planner Jordan Davis gave a presentation. He noted that he received a letter from a neighbor regarding parking concerns. The letter was provided to the Commissioners and copies were made available for the public.

Mark Kennedy, Public Storage, spoke as the applicant.

Wolfgang Croskey, Pittsburg, suggested making sure the turning points within the project are wide enough for large vehicles and moving trucks.

Bruce Ohlson, Pittsburg, promoted a bicycle lane in front of the project site and down California Avenue, meeting with established bicycle paths. Mr. Ohlson suggested the applicant install a large “Welcome to Pittsburg” sign that would be visible from the freeway off ramp.

The Commissioners discussed and provided feedback to staff related to the proposed location of the project’s ingress and egress points, on-site traffic circulation and the building design and layout as it relates to the shading of neighboring properties.

STAFF COMMUNICATIONS

Planning Secretary / Planning Manager Kristin Pollot informed the Commissioners that the City Council has adopted a revised Advisory Body Handbook. The Commissioners will need to review the revised Handbook and return a signed acknowledgment page at the next Planning Commission meeting.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:56 p.m. to December 11, 2018.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary