

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

December 8, 2020

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for December 8, 2020 was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Foster called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday, December 8, 2020, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California via Zoom teleconference.

ROLL CALL

Present: Chair Foster, Vice-Chair Moreno, Commissioners Croskey, Coniglio, Bhasin, Robinson

Absent: Commissioner Nguyen

Staff: City Attorney Donna Mooney, Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Senior Civil Engineer Gina Haynes, Associate Planner Trishia Caguiat, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Coniglio led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

1. Addendum to the Five-Year Capital Improvement Program (CIP) for 2020/21 through 2024/25.

Gina Haynes, Senior Civil Engineer, gave presentation.

CONSENT

2. Minutes of November 10, 2020
3. General Plan Consistency Determination for an Addendum to the Five-Year Capital Improvement Program (CIP) for 2020/21 through 2024/25.

On motion by Commissioner Robinson and seconded by Commissioner Moreno to approve the Minutes of November 10, 2020 and carried by the following vote:

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

STUDY SESSION

4. West Leland Commerce Center, AP-20-1540 (PPR)

A study session of a preliminary plan review to receive Planning Commission feedback on a proposal to construct a new regional retail commercial center, consisting of two large anchor tenant pads (58,000 square-foot and 37,000 square-foot in size) and two smaller commercial tenant pads (3,500 square-foot and 2,800 square-foot), on an approximate 12-acre site located along the north side of Avila Road, just west of the existing San Marco development area. Assessor Parcel Number 091-020-018

Associate Planner Caguiat gave a presentation on the item.

Applicants Louis Parsons, Doug Messner, Kris Kamerzell, Massoud Naraghi, John Vizcay spoke on behalf of their application.

Public comment was received through email from the following and were read aloud:

Jonathon Mendoza, Pittsburg

The Commissioners discussed and provided feedback to staff related to parking, preserving the views from the site, retaining open space appearance, flexibility in allowable uses for the site, visibility from the freeway, and landscaping.

ZONING ADMINISTRATOR REPORTS

5. The Zoning Administrator submit one notice of intent to exercise delegated design review authority for six revised model homes for the San Marco Subdivision, Village "E". The Zoning Administrator also submit three resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of December 22, 2020.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

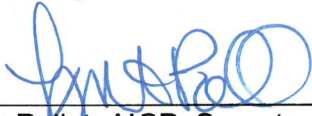
Chair Foster reported on the TransPlan reorganization.

Commissioner Croskey spoke on behalf of the Chamber of Commerce regarding the Reimagine and Thrive Workshop for small business owners.

ADJOURNMENT

The meeting was adjourned at 8:36 p.m. to December 22, 2020.

Respectfully Submitted,



Kristin Pollot, AICP, Secretary

MeetingComments

From: Jonathan Samuel Mendoza <jonathansmendoza@gmail.com>
Sent: Monday, December 7, 2020 11:47 PM
To: meetingcomments@ci.pittsburg.ca.us
Subject: FOR PUBLIC COMMENT - 4. West Leland Commerce Center, AP-20-1540 (PPR)

****External Sender: Use caution before opening links or attachments****

Dear Pittsburg Planning Commission:

Please include the following comments in your review/consideration of this proposed project (and any projects in the vicinity):

- Require Class I bikeways/paths along West Leland Road and Avila Road connecting Pittsburg and Concord (especially to the future NPS/EBRPD Concord Hills Regional Park);
- Protect the views of the hillside along highway 4 by 1) prohibiting grading of the hills visible from highway 4; and 2) prohibiting illuminated signage towers visible from the freeway (like those seen along highway 4 between Somersville and Loveridge exits);
- Work with the City of Concord to widen and install signals along West Leland Road / Avila Road for drivers to safely turn onto Willow Pass Road in Concord.

Thanks for your time.

Best,

Jonathan M.