

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

February 14, 2023

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

ROLL CALL

Present: Chair Robinson, Vice-Chair Popova, Commissioners Foster, Jackson, Kobata, Smith, Tolliver

Absent: Commissioner Foster

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, City Clerk Alice Evenson, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Tolliver led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdraws or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARING

City Attorney Donna Mooney made a statement that due to a possible conflict of interest and/or real property pertaining to item # 1, Commissioner Tolliver made the choice to recuse herself and left the Council Chambers.

1. Recommendation for City Council Approval of a Development Agreement, Amendments to the General Plan and Prezoning Designations, and Adoption of a Master Plan for the Faria/Southwest Hills Annexation Project. AP-10-717 (GP, RZ, DA)

A public hearing to request for recommendation of City Council approval of a development agreement, amendments to the General Plan and prezoning designations, and adoption of a Master Plan for future development of an approximately 607-acre site located in the hills southwest of the existing City Limits.

The proposed Master Plan would allow for development of approximately 341 acres of residential use and require approximately 265 acres to be preserved for open space, where the current General Plan allows for up to 478 acres of residential use and 129 acres of open space. Proposed amendments would not change existing maximum development potential (1,500 single family units), but rather would focus the development to the center of the site within the valley area. In addition, the proposed project also includes consideration of an Environmental Impact Report (EIR) and a subsequent request for the City to initiate proceedings to annex the property to the City of Pittsburg. APNs: 091-040-002, 092-010-002, 092-010-006, 092-020-002, 092-020-003, 092-040-008, 092-050-002, and a portion of 092-030-012.

Secretary John Funderburg and Director of Community and Economic Development Jordan Davis gave a presentation.

Consultant Rod Stinson with Raney Management spoke on behalf of the project.

Applicant Lewis Parsons with Discovery Builders spoke on behalf of the project.

Chair Robinson opened the public hearing.

Chair Robinson requested a five-minute recess, starting at approximately 8:25 p.m. and reconvened at approximately 8:34 p.m.

Public comment was received from the following:

Written comments were received.

Aran Rodgers, Pittsburg resident in favor of the project.

Mindy Jian, Attorney for Save Mt. Diablo opposed the project.

Tom Hansen, Crockett resident in favor of the project.

LaRae Banks, Pittsburg resident in favor of the project.

Juan Pablo Galvan Martinez, with Save Mt. Diablo opposed the project.

Jacob Bush, Pittsburg resident in favor of the project.

Nick Goodwin, Pittsburg resident in favor of the project.

Bruce Ohlson, Pittsburg resident in favor of the project.

Jason Chi, Pittsburg resident opposed the project.

Robin Baral, Attorney for Discovery Builders spoke on behalf of the project.

Wolfgang Croskey, Pittsburg resident in favor of the project.

Motion made by Commissioner Jackson for a recommendation for City Council Approval of a Development Agreement, Amendments to the General Plan and Rezoning Designations, and Adoption of a Master Plan for the Faria/Southwest Hills Annexation Project. AP-10-717 (GP, RZ, DA), no second to motion was made, the motion died.

City Attorney, Donna Mooney requested a five-minute recess through the Chair, starting at approximately 9:25 p.m. and reconvened at approximately 9:30 p.m.

Motion made by Chair Robinson for a recommendation that the City Council not adopt a resolution and ordinance for the requested entitlements for the Faria/Southwest Hills Annexation Project. AP-10-717 (GP, RZ, DA) seconded by Commissioner Kobata and carried by the following vote:

AYES:	Kobata, Popova, Robinson, Smith
NAYES:	Jackson
ABSTAIN:	None
ABSENT:	Foster, Tolliver [Recused]

STAFF COMMUNICATIONS

Chair Robison asked Secretary Funderburg about the Planning Commission Academy. Secretary Funderburg provided brief information regarding the upcoming Planning Commission Academy.

There were no other staff communications.

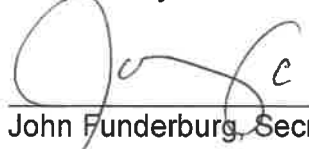
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 10:05 p.m. to February 28, 2023.

Respectfully Submitted,



John Funderburg, Secretary