



City of Pittsburg Planning Commission Agenda and Historic Resources Commission Agenda

03/14/2023

**City Hall Council Chamber
65 Civic Avenue, Pittsburg, CA 94565**

**Regular Meeting
7:00 P.M.**

Planning Commission Members

**Elissa Robinson, Chair
Ivelina Popova, Vice-Chair
Arlene Kobata, Commissioner
Sarah Foster, Commissioner
Alvin Jackson, Commissioner
Donna Smith, Commissioner**

Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais. Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburg. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

PLANNING COMMISSION MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REORGANIZATION

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

1. **Housing Element Presentation**
Housing Element Presentation

CONSENT

2. **Minutes**
Minutes of December 13, 2022
Minutes of January 24, 2023

ZONING ADMINISTRATOR REPORTS

3. **Notice of Intent to Conduct a Zoning Administrator Public Hearing**
The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing on a proposed Tree Removal Permit pursuant to PMC 18.84.850.C.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

HISTORIC RESOURCES COMMISSION MEETING
--

CALL TO ORDER

ROLL CALL

REORGANIZATION

DELETIONS, WITHDRAWS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

ADJOURNMENT OF HISTORIC RESOURCES COMMISSION

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the city of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Commission meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

GENERAL INFORMATION

Copies of the open session agenda packets that are distributed to the Planning Commission are on file in the office of the Planning Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning no fewer than 72 hours in advance of the meeting, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except city holidays). Additionally, if any reports or documents that are public records are distributed to the Planning Commission fewer than 72 hours before the meeting, those reports and documents will also be available for public inspection in the city's Planning Department and at the Commission meeting. The Pittsburg Library is also provided a full agenda packet for your convenience. As a courtesy, the agenda is also located on the city's website at www.pittsburgca.gov.

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

December 13, 2022

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, December 13, 2022, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Senior Planner Maurice Brenyah-Addow, Associate Planner Alison Hodgkin, Associate Planner Kelsey Gunter, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Jackson 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 November 22, 2022
2. Harbor Street Church (Chosen Remnant), AP-22-0084 (UP). Approval of a Use Permit application for a religious assembly facility located at 1150 Harbor Street.
3. Jointer Elite Fitness Academy, AP-22-0099 (UP). Approval of a Use Permit application to establish a fitness academy studio on the ground floor of an existing commercial space located at 645 Railroad Avenue.

On motion by Vice-Chair Popova, seconded by Commissioner Foster to approve the consent items and carried by the following vote:

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

PUBLIC HEARING

City Attorney Donna Mooney stated that due to a conflict of interest and/or real property pertaining to Item #No. 4, Commissioner Tolliver must recuse herself and she dismissed herself for this item and left the Council Chamber.

4. San Marco Commercial Center Project – Phase II, AP-22-0118 (UP, DR, SR-PR)

A public hearing to approve a Use Permit, Design Review and Master Sign Program review of Phase II of the previously approved San Marco Commercial Center project. The project site is located at the southeast corner of San Marco Boulevard and W. Leland Road. Phase I of the project was approved in April 2021 and consisted of an approximately 23,204-square-foot anchor tenant building to be occupied by a potential grocery store (Sprouts). Phase II is proposed to include the following: 1.) Pad-1, a 6,525 square-foot multi-tenant commercial building; 2.) Pad-2, a 2,364 square-foot restaurant with drive-through facilities; and 3) A Master Sign Program for the entire development site. Vehicular access to the site is both from the north along West Leland Road and from the west along San Marco Boulevard. The project is located in the PD-1362 (Planned Development 1362) Zoning District. Assessor's Parcel Numbers 091-050-077 and 091-050-066.

Senior Planner Maurice Brenyah-Addow gave a presentation.

Applicant Douglas Messner spoke on behalf of the project.

City Engineer Richard Abono spoke on behalf of the project regarding traffic.

Chair Robinson opened the public hearing.

There being no one to speak, Chair Robinson closed the public hearing.

On motion by Chair Robinson to approve a Use Permit, Design Review and Master Sign Program review of Phase II of the previously approved San Marco Commercial Center project. The project site is located at the southeast corner of San Marco Boulevard and W. Leland Road, AP-22-0118 (UP, DR, SR-PR), seconded by Vice-Chair Popova and carried by the following vote:

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

Commissioner Tolliver returned to the Council Chamber.

5. Resolution Recommending City Council adoption of an Initial Study and Mitigated Negative Declaration for a General Plan Map and Zoning Map Amendment, as proposed, and approval of the LMK Petro Use Permit and Design Review applications for an Automobile Service Station with an Automated Car Wash, and Convenience Store with Beer and Wine Sales for “LMK Petro, AP-16-1189 (GP, RZ, UP, DR).

A public hearing on a request for the recommendation to City Council for the approval of a General Plan amendment, Zoning Map amendment, Use Permit and Design Review to construct a new gas station with ancillary uses including a Convenience Store, and a Car Wash on a five-acre parcel located at 1625 Buchanan Road. The gas station is proposed to have a 4,253 sq. ft. fuel canopy over a four-island gas pumps serving eight cars, a 3,850 sq. ft. convenience store with a deli and ABC license to sell beer and wine, and a 2,800 sq. ft. car wash facility. The proposed development would require the following land use applications: 1) General Plan Amendment (GPA) to change the site’s land use designation from Low Density Residential (LDR) to Community Commercial (CC); 2) Rezone from Residential Single-Family 6,000 Square Foot (sq. ft.) Minimum Lot Size (RS-6) to Neighborhood Commercial (CN); 3) Use Permit pursuant to CN zoning regulations to allow for the operation of a gas station with a convenience store with ABC license to sell beer and wine, and car wash as accessory uses on the project site; and 4.) Design Review for new construction.

Senior Planner Maurice Brenyah-Addow gave a presentation.

Applicant Ashok Vaid spoke on behalf of the project.

City Engineer Richard Abono spoke on behalf of the project regarding traffic.

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

Chair Robinson opened the public hearing.

Public Comment was received from the following:

Bruce Ohlson, a Pittsburg resident in favor of the project.

Brenda Kozak, a Pittsburg resident opposed the project.

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

On motion by Chair Robinson for the recommendation to City Council for the approval of a General Plan amendment, Zoning Map amendment, Use Permit and Design Review to construct a new gas station with ancillary uses including a Convenience Store, and a Car Wash on a five-acre parcel located at 1625 Buchanan Road, AP-16-1189 (GP, RZ, UP, DR) seconded by Commissioner Foster and carried by the following vote:

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

The motion failed 3-2, with Commissioner Jackson abstaining.

City Attorney Donna Mooney directed the Commission to discuss the project further and reconsider a new motion for consideration on the project.

Secretary Funderburg proposed that the Commission review the application findings for the General Plan amendment, Zoning Map amendment, Use Permit and Design Review and make a recommendation to the City Council based on the ability or inability to make the finding.

Chair Robinson made a motion to deny recommendation to the City Council for approval of a General Plan amendment, Zoning Map amendment, Use Permit and Design Review to construct a new gas station with ancillary uses including a Convenience Store, and a Car Wash on a five-acre parcel located at 1625 Buchanan Road, AP-16-1189 (GP, RZ, UP, DR) based on the inability to make the following findings below and seconded by Commissioner Kobata and carried by the following vote:

Zoning Map Amendment – A and B. The change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan and a community need is demonstrated for the project.

This finding cannot be made because the project area is predominantly developed with residential uses and the proposed project would be incompatible with the surrounding land uses. Rezoning the site from residential to commercial would not be consistent with the character of the existing community.

Use Permit – A. Is not detrimental to the health, safety, and general welfare of the city. The project sites' historical land uses are of a concern and the proposed projects proximity to the canal and not having a large enough buffer is a health and safety concern.

AYES: Kobata, Popova, Robinson, Tolliver

NAYES: Foster

ABSTAIN: Jackson

ABSENT: None

6. Resolution Recommending City Council adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit and Design Review Applications for the Blue Wave Car Wash, AP-21-1562 (RZ, UP, DR).

A public hearing on a request for the recommendation to City Council for the approval of a Zoning Map Amendment (Rezone), Use Permit, and Design Review application for Blue Wave Car Wash. The project is requesting three approvals, including: 1) Zoning Map Amendment from CC (Community Commercial) to establish a Limited Overlay District (CC-O) to conditionally permit Automobile Washing, 2) a Use Permit to establish an Automobile Washing facility, and 3) a Design Review application to construct one 3,600 square foot commercial, self-service car wash on a 1.36-acre parcel located at 1160 E. Leland Road; Assessor Parcel Number: 088-230-028.

Associate Planner Kelsey Gunter gave a presentation.

Applicant Stratt Portland and Sheelah Taylor spoke on behalf of the project.

Chair Robinson opened the public hearing.

Public Comment was received from the following:

Bruce Ohlson, a Pittsburg resident.

There being no one to speak, Chair Robinson closed the public hearing.

On motion by Commissioner Foster to approve the recommendation to City Council for the approval of a Zoning Map Amendment (Rezone), Use Permit, and Design Review application for Blue Wave Car Wash, AP-21-1562 (RZ, UP, DR), seconded by Commissioner Kobata and carried by the following vote:

AYES: Foster, Jackson, Kobata, Popova, Robinson, Tolliver

NAYES: None

ABSTAIN: None

ABSENT: None

Chair Robinson requested a five-minute recess starting at approximately 10:00 p.m. and reconvened at approximately 10:05 p.m.

7. Blue Sea Massage Therapy, AP-22-0103 (UP)

A public hearing to approve a Use Permit to allow a massage therapy establishment within an existing 800 square-foot (sq. ft.) commercial space located at 3815 Railroad Avenue, within an existing multi-tenant building. The property is in the CN (Neighborhood Commercial) District. Assessor's Parcel Number: 088-072-068.

Associate Planner Alison Hodgkin gave a presentation.

Applicant's Assistant Ricky Tung spoke on behalf of the project.

Chair Robinson opened the public hearing.

There being no one to speak, Chair Robinson closed the public hearing.

On motion by Commissioner Foster to approve a Use Permit to allow a massage therapy establishment located at 3815 Railroad Avenue, Blue Sea Massage Therapy, AP-22-0103 (UP), seconded by Vice-Chair Popova and carried by the following vote:

AYES: Foster, Jackson, Kobata, Popova, Tolliver

NAYES: Robinson

ABSTAIN: None

ABSENT: None

ZONING ADMINISTRATOR REPORTS

5. The Zoning Administrator submitted two notices of intent to exercise delegated design review authority:

1) An application filed by Alberto Perez requesting Administrative Design Review approval to modify two existing parking stalls within the San Marco Arco Parking Lot. Project includes the installation of associated electrical vehicle station signage, "reserved" spaces, modifications of the curbing/gutter surrounding the parking stalls, and restriping of the spaces themselves. The project site is located at 2102 W. Leland Road, in the CS (Service Commercial) District. Assessor's Parcel Number: 091-050-038

2) An application filed by SGE Consulting Engineers on behalf of Linde Inc. requesting approval of Administrative Design Review by the Pittsburg Planning Division for a proposal to replace two existing aging cooling towers with two new ones at the Linde Inc./Praxair plant site located at 2000 Loveridge Road, in the Industrial, General Plan designation and the IG (General Industrial) district. Assessor's Parcel No. 073-190-035

COMMISSION CONSIDERATIONS

There were no commission considerations.

STAFF COMMUNICATIONS

Secretary Funderburg stated that there are no tentative items schedule for the December 27, 2022 Planning Commission meeting.

Secretary Funderburg stated that there are no tentative items schedule for the January 10, 2023 Planning Commission meeting.

Secretary Funderburg stated that Planning Commission meetings would resume January 24, 2023.

Director of Community and Economic Development Jordan Davis congratulated Secretary Funderburg for passing the American Institute of Certified Planners Exam and obtaining his AICP.

COMMITTEE REPORTS

Commissioner Foster provided an update on the December 8, 2022 TransPlan Committee Meeting.

ADJOURNMENT

The meeting was adjourned at 10:21 p.m. to January 24, 2023.

Respectfully Submitted,

John Funderburg, Secretary

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

January 24, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, January 24, 2023, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Robinson, Commissioners Foster, Kobata, Tolliver

Absent: Vice-Chair Popova, Commissioner Jackson

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Senior Planner Maurice Brenyah-Addow, Permit Center Supervisor Shelby Rose, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Chair Robinson 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.

STUDY SESSION

1. Study Session: Food for Less Fueling Station, AP-22-0114 (PPR, UP, DR)

A study session for an application to demolish an existing 3,873 square-foot restaurant (Country Skillet) building located at 2921 Harbor Street to allow for the construction of a new gas station. The site has a General Plan designation of Community Commercial and located within the CC – Community Commercial zoning district. Assessor's Parcel No. 088-300-020.

Senior Planner Maurice Brenyah-Addow gave a presentation.

Todd Bessire spoke on the project on behalf of the applicant Heslin Holdings.

Public comment was received from the following:

Written comment was received.

Travis Jackson was called but requested to speak after George Su.

George Su, Pittsburg Resident.

Travis Jackson, Pittsburg Resident.

Kelicia Estrada, Pittsburg Resident.

Bruce Ohlson, Pittsburg Resident.

Tara Jimenez was called to speak, she chose not to speak and provided a written comment.

Secretary Funderburg requested a five-minute staff recess thought the Chair, starting at approximately 7:20 p.m. and reconvened at approximately 7:27 p.m.

City Attorney Donna Mooney stated that due to a conflict of interest and/or real property pertaining to item # 1, Commissioner Kobata must recuse herself and left the Council Chamber.

Commissioner Kobata returned to the Council Chamber.

ZONING ADMINISTRATOR REPORTS

2. The Zoning Administrator submitted two notices of intent to exercise delegated design review authority:

1) An application filed by Travis Wells, on behalf of DISH Network, requesting administrative design review approval to install wireless telecommunications equipment to an existing PG&E transmission tower at 2280 Southwood Drive in the PD-1204 (Planned Development District). Assessor's Parcel No. 093-340-039.

2) An application filed by Eugene Gordin, on behalf of McCampbell Analytical, requesting Administrative Design Review approval to install a 3,000-liter, outdoor, Liquid Nitrogen (LIN) tank and associated precast concrete pad, protective bollards, and chain link fence within the existing parking lot. The project site is located at 1534 Willow Pass Road in the IG (General Industrial) District. Assessor's Parcel Number: 096-092-009.

COMMISSION CONSIDERATIONS

There were no commission considerations.

STAFF COMMUNICATIONS

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

One (1) items tentatively being presented at the February 14, 2023 meeting:

1. Faria Development Project – three separate applications consisting of a Development Agreement, General Plan Amendment, Pre-zoning Designations and Adoption of a Mater Plan for the future development of an approximately 607-acre site located in the hills southwest of the existing City Limits. AP-10-717 (GP, RZ, DA

Three (3) items tentatively being presented at the February 28, 2023 meeting:

1. GP/HE Annual Report – General Plan and Housing Element Annual Progress Report for Calendar Year 2022.
2. Clean-Up Text Amendment - Amendments to Title 18 of the Pittsburg Municipal Code for Miscellaneous Zoning Code Updates.
3. P-Town Smoke Shop – a single application consisting of a Use Permit, requesting approval to establish a Smoke Shop.

Secretary Funderburg introduced the new Assistant Planner, Ariana Ruiz, to the Commission.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:03 p.m. to January 24, 2023.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
March 14, 2023**

ITEM: Notice of Intent to Conduct a Zoning Administrator Public Hearing

ORIGINATED BY: City of Pittsburgh, Zoning Administrator, 65 Civic Avenue, Pittsburgh, CA 94565

SUBJECT: The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing on a proposed Tree Removal Permit pursuant to PMC 18.84.850.C.

RECOMMENDATION: Staff recommends that the Commission acknowledge receipt of the attached Notice of Intent to Conduct a Zoning Administrator Public Hearing.

BACKGROUND: The applicant is requesting approval to remove one protected tree, as defined by Pittsburgh Municipal Code (PMC) section 18.84.830.F.2., located in the front-yard of the subject property. The removal of the tree is necessary as the tree has experienced significant die-back in recent years and has outlived its life span as recommended by a certified arborist. In order to meet the requirements for tree replacement, the applicant is proposing to replace the tree with the same tree species and in the same front-yard location.

PROJECT DESCRIPTION: Since the last Commission meeting, staff has received one application requiring a Zoning Administrator public hearing:

1. 1425 Mondana Place - Protected Tree Removal, AP-23-0018 (TRP)

This is an application by Michele and Michael Jones requesting Zoning Administrator approval of a permit to remove one protected tree, as defined by Pittsburgh Municipal Code (PMC) section 18.84.830.F.2. In order to meet the requirements for tree replacement, the applicant is proposing to replace the tree with the same tree species and in the same front-yard location. The project site is located at 1425 Mondana Place, Pittsburgh, CA 94565, in the RS-6 (Single Family Residential, 6,000 Square Foot Lot Size Minimum) District. Assessor's Parcel No. 088-521-002.

This project is delegated to the Zoning Administrator under PMC section 18.84.850.C.

General Plan: Zoning Administrator Public Hearings: PMC sections 18.32.010 and 18.84.850.C., authorize the Zoning Administrator to hear and decide on applications for approval of variances, exceptions to fence regulations, tree removal permits. large day care homes, small recycling facilities, and wireless telecommunications collocation facilities. PMC section 18.10.100 directs the Zoning Administrator to notify the Planning Commission of his or her intent to schedule and conduct a public hearing on any application for which the Zoning Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

Planning Commission Staff Report

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent.

ATTACHMENTS:

1. 1425 Mondana Place - Protected Tree Removal, AP-23-0018 (TRP) -NOI
2. Accela Application for TRP
3. Arborist email
4. Applicant email
5. Photos and Images of the Tree

Prepared by: John Funderburg, Zoning Administrator

**NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTRATOR PUBLIC HEARING
PURSUANT TO PMC 18.84.850**

1425 Mondana Place - Protected Tree Removal, AP-23-0018 (TRP).

This is an application by Michele and Michael Jones requesting Zoning Administrator approval of a permit to remove one protected tree, as defined by Pittsburg Municipal Code (PMC) section 18.84.830(F). In order to meet the requirements for tree replacement, the applicant is proposing to replace the tree with the same tree species and in the same front-yard location. The project site is located at 1425 Mondana Place, Pittsburg, CA 94565, in the RS-6 (Single Family Residential, 6,000 Square Foot Lot Size Minimum) District. Assessor's Parcel No. 088-521-002.

This project is delegated to the Zoning Administrator under PMC section 18.84.850(C).

AP-23-0018 - Tree Removal Permit - 1425 Mondana Pl.

Menu

Save

Reset

Summary

Help

Record #

AP-23-0018

Status

Submitted

Opened Date

02/22/2023

Record Type

Planning/Projects/NA/NA

Initiated by Product

AV360

Application Name

Tree Removal Permit - 1425 Mondana Pl.

Short Notes

Detailed Description

Good Day,

We are the homeowners and occupants of a single family home at 1425 Mondana Pl., Pittsburg.
We are inquiring if we need to obtain a permit prior to removal, and replacement of one (1) Mayten tree (Maytenus boaria) in our front yard per section "ARTICLE XIX. TREE PRESERVATION AND PROTECTION", or any other section, of the Pittsburg Municipal Code.

The Mayten tree is not a California Native tree per the Calflora online database and has a circumference of about 59 inches at 4.5 feet above grade / soil level.
The Mayten tree was in the front yard when we purchased our residence in November 1991 (house was built in the early-1980's).
The tree has experienced significant die-back in recent years as shown in the below photos.

We have arranged for an Arborist (The Professional Tree Care Company: https://www.professionaltreecare.com) to remove the tree and plant a new Mayten tree, already purchased, in the same front yard location.
The Arborist advises the existing tree is dying, will not recover, and has likely outlived it's expected life span.
Please reference below photos to further illustrate the above information.

[check spelling](#)

Total Fee Invoiced

762.00

Total Paid

762.00

Balance

0.00

Assigned to Department

Planning Division

Current Department

Assigned to Staff

Kelsey Gunter

Current User

From: [Mike & Michele Jones](#)
To: [Kelsey Gunter](#)
Cc: [Michele Jones](#)
Subject: Fwd: Tree removal note
Date: Tuesday, March 7, 2023 9:26:13 AM

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

Good Morning Kelsey,

Please reference your email query yesterday (03/06/2023), and our phone conversation yesterday afternoon, regarding the tree removal permit at our home, 1425 Mondana Pl., Pittsburg.

Please see the note below from Ruben Vargas, ISA Certified Arborist at The Professional Tree Care Co., Berkeley CA. His verbal, and now written recommendation is for us is to remove the tree as it dying in spite of our best efforts. We will be replacing the tree with another upon removal.

Please confirm that the Arborist's note below is sufficient, or if you need additional information, thanks.

Best Regards,

Mike & Michele Jones

Sent from my iPad

Begin forwarded message:

From: Ruben Vargas <ruben@professionaltreecare.com>
Date: March 7, 2023 at 9:02:54 AM PST
To: msjones19@comcast.net
Subject: Tree removal note

Hi Mike, see note below.

To whom it may concern:

In regards to the Mayten (Maytenus boaria) located in front yard of Mr. Jones home, I have been monitoring it health since 2018 and have administer several treatments with efforts to bring it back to good health. The tree has maintained some green but has shown decline each year. My recommendation based on the current condition of the tree is to have removed as this year the decline has been severe and it is not showing significant improvement.

Please feel free to reach out to me with any questions at the contact information listed below.

Thank you,

Ruben Vargas Hernandez

ISA Certified Arborist #WE-8240A

NCCCO Certified Operator #121084049R

Arboricultural Specialties, Inc.

The Professional Tree Care Co.

www.professionaltreecare.com

[510.549.3954](tel:510.549.3954)

[510.549.3965](tel:510.549.3965)

[510.908.2943](tel:510.908.2943)

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: [Mike & Michele Jones](#)
To: [Planning](#)
Cc: [Michele Jones](#)
Subject: Is a Permit Needed Prior to Tree Removal / Tree Replacement?
Date: Sunday, February 5, 2023 12:37:07 PM
Attachments: [pastedGraphic.png](#)
[pastedGraphic_1.png](#)
[pastedGraphic_2.png](#)

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

Good Day,

We are the homeowners and occupants of a single family home at 1425 Mondana Pl., Pittsburg. We are inquiring if we need to obtain a permit prior to removal, and replacement of one (1) Mayten tree (*Maytenus boaria*) in our front yard per section "ARTICLE XIX. TREE PRESERVATION AND PROTECTION", or any other section, of the Pittsburg Municipal Code.

The Mayten tree is not a California Native tree per the Calflora online database and has a circumference of about 59 inches at 4.5 feet above grade / soil level. The Mayten tree was in the front yard when we purchased our residence in November 1991 (house was built in the early-1980's). The tree has experienced significant die-back in recent years as shown in the below photos.

We have arranged for an Arborist (The Professional Tree Care Company: <https://www.professionaltreecare.com>) to remove the tree and plant a new Mayten tree, already purchased, in the same front yard location. The Arborist advises the existing tree is dying, will not recover, and has likely outlived it's expected life span. Please reference below photos to further illustrate the above information.

1. Current Tree Photo (taken 2/5/23)



(2) Google Street View Tree photo (taken 3 years ago). Provides reference of how much the tree has declined compared to current date / prior photo).



(3) New Tree (to be planted in same location)



Please advise if we need to obtain a permit prior to removing the tree and / or prior to planting the new tree. Please let us know should you require any additional information. Thank you for your attention.

Best Regards,

Michele and Mike Jones
1425 Mondana Place Pittsburg, CA



Photo 1: AP-23-0018 (TRP) Existing tree proposed for removal is Mayten (Maytenus boaria) species.



Photo 2: AP-23-0018 (TRP) New tree proposed for installation is Mayten (Maytenus boaria) species.

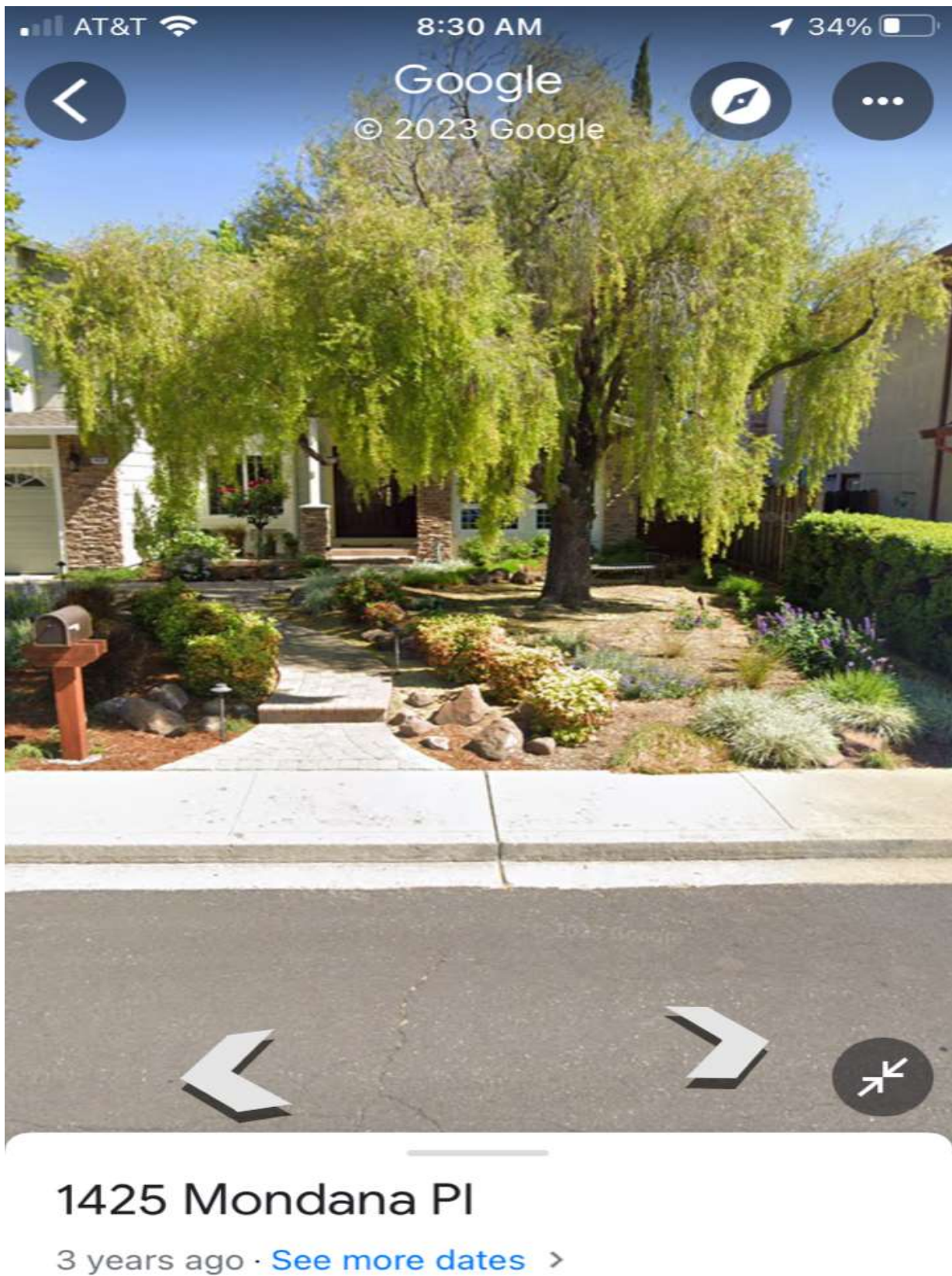


Photo 3: Mayten Tree when it was in good health.