

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

March 8, 2022

In compliance with Section 54953(e)(2), of Executive Order N-15-21, issued by Governor Newsom effective October 1, 2021, the City Council authorized the regular meeting of the Planning Commission for March 7, 2022, to be held as a teleconferenced meeting upon findings made in Resolution 22-14063 as required by state law. Planning Commissioners and appropriate staff participated electronically. 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. The Public continued virtual participation via Zoom with broadcasting live through Granicus on the City's website.

Commissioner Robinson called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. via Zoom teleconference.

ADMINISTRATION OF OATH

Assistant City Clerk, Amanda McVey issued the oath of office to newly appointed Planning Commissioners Kobata and Jackson.

ROLL CALL

Present: Commissioners Foster, Jackson, Kobata, Moreno Jr, Popova, Robinson

Absent: Commissioner Perkins

Staff: Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Assistant City Clerk Amanda McVey, Permit Center Supervisor Shelby Rose, Acting Planning Manager Christie Robinson, Administrative Specialist Sharon Paz

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

REORGANIZATION

Per Planning Commission bylaws, as the currently sitting Vice-Chair, Commissioner Robinson assumed the role of Chair. In the order of seniority, Commissioner Moreno, Jr assumed the role of Vice-Chair.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances.

Secretary Funderburg clarified that the GHF Enterprises item was actually for Public Hearing and continued from the February 8 Planning Commission meeting.

COMMENTS FROM THE AUDIENCE

There were none.

PRESENTATIONS

Jordan Davis recognized James Coniglio and thanked him for his seven years of service to the Planning Commission and the City. Many of the commissioners expressed their thanks and appreciation for serving with him over the years.

CONSENT

1. Meeting Minutes of February 8, 2022

On motion by Commissioner Moreno, Jr, seconded by Commissioner Popova to approve the Meeting Minutes of February 8, 2022, and carried by the following vote:

AYES: Foster, Jackson, Kobata, Moreno, Jr, Popova, Robinson

NAYES:

ABSTAIN:

ABSENT: Perkins

COMMISSION CONSIDERATION

2. Consideration of a Resolution Approving Tuscany Meadows Residential Subdivision Design Review for Units 1 and 2, AP-20-1549 (DR).

This was a request regarding Tuscany Meadows Subdivision located west of Somersville Rd and south of Buchanan Rd in the RS-4 (Single-Family Residential) District. The Tuscany Meadows Subdivision (Tract 8654) was approved by the Planning Commission on February 9, 2016 (Resolution No. 10015). A total of 200 units will be constructed in Units 1 and 2.

Secretary Funderburg gave a presentation on the subdivision design.

Commissioner Foster asked questions for clarification on the sidewalk on Buchanan Rd and any traffic mitigation that may have been done to protect pedestrians on a highly

traveled area.

Josh Randles, Residential Project Manager of Discovery Builders answered the commissioners' questions on the sidewalk design plan.

Public comment was received through call-in from the following:

Bruce Ohlson
Unidentified resident

Commissioners asked questions of Staff and Mr. Randles and engaged in discussion.

On a motion by Commissioner Moreno Jr, seconded by Commissioner Foster to approve Tuscany Meadows Residential Subdivision Design Review for Units 1 and 2, AP-20-1549 (DR).

AYES: Foster, Jackson, Kobata, Moreno, Jr, Popova, Robinson

NAYES:

ABSTAIN:

ABSENT: Perkins

PUBLIC HEARING

3. Consideration of a Resolution Approving a Use Permit on GHF Enterprises LLC, Auto Sales, AP-21-1575 (UP).

This was a public hearing requesting approval of a use permit to establish an auto sales use within an approximately 32-square-foot-office tenant space in an existing approximately 3,904-square-foot multi-tenant building, located at 40 N Parkside Dr, in the CS (Service Commercial) District. APN: 086-171-026. This item was continued from the February 8, 2022, meeting.

Christie Robinson, Acting Planning Manager gave a presentation.

Chair Robinson opened the item to public comment.

There was no public comment.

The Commissioners engaged in general discussion and asked questions of Staff and the Applicant, Grzegorz (Greg) Fedenczak.

On Motion by Commissioner Moreno Jr, seconded by Commissioner Foster to approve a use permit for GHF Enterprises LLC, Auto Sales, AP-21-1575 (UP).

AYES: Foster, Jackson, Kobata, Moreno, Jr, Popova, Robinson

NAYES:

ABSTAIN:

ABSENT: Perkins

STAFF COMMUNICATIONS

Secretary Funderburg welcomed the new Commissioners and encouraged them to reach out to Staff with any questions they may have.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

Chair Robinson said that subcommittee assignments will be announced at the next meeting. She also reported that the Land Use Subcommittee meeting met in February and discussed the general plan update, medium density residential designs, and the new Accela permitting platform.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m. to March 22, 2022.

Respectfully Submitted,

John Funderburg, Secretary