

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

April 27, 2021

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 April 27, 2021 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 Moreno called the meeting of the Pittsburg Planning Commission to order at 7:10 p.m. on Tuesday April 27, 2021, via Zoom teleconference.

ROLL CALL

Present: Chair Moreno, Vice-Chair Coniglio, Commissioners Foster, Moreno, Perkins, Popova, Robinson

Staff: City Attorney Donna Mooney, Interim Deputy City Manager for Operations Jill Hecht, Director of Public Works/City Engineer Richard Abono, Acting Planning Manager/Secretary Hector Rojas, Assistant Planner John Dacey, Assistant 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.

CONSENT

1. Minutes of April 13, 2021

On motion by Commissioner Foster, seconded by Commissioner Robinson to approve the Minutes of April 13, 2021, and carried unanimously.

PUBLIC HEARINGS

2. Dos Cuñados Market Expansion and Amendments to Pittsburg Properties Master Sign Program, AP-21-1554 (UP, SR)

A public hearing on an application by Amen Saleh requesting: 1) approval of a use permit to allow a 995-square-foot expansion of an existing convenience store; and 2) approval of amendments to an existing master sign program for Pittsburg Properties located at 3105 Railroad Avenue, in the CN (Neighborhood Commercial) District. Assessor's Parcel No. 088-065-026.

Assistant Planner Dacey gave a presentation.

Applicants Amen Saleh spoke on behalf of the project.

Chair Moreno opened the public hearing.

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

On motion by Commissioner Coniglio and seconded by Commissioner Foster to approve the application and carried unanimously.

3. San Marco Commercial Center Project – Phase I, AP-18-1349 (UP, DR)

A public hearing on a request for use permit and design review approval of plans to construct the first phase of a new commercial center on a 3.69-acre site located at the southeast corner of San Marco Boulevard and W. Leland Road in the San Marco PD (Planned Development, Ordinance 12-1362) District. Assessor's Parcel Nos. 094-050-065 and 066. The first phase would consist of an approximately 30,499-square-foot anchor tenant building to be occupied by a potential grocery store or retail tenant. The remaining phases would require subsequent approvals and could include a full-service restaurant and another restaurant with drive-through service. At this time, the applicant is only requesting a use permit and design review approval for Phase I.

Acting Planning Manager Rojas gave a presentation.

Applicants Louis Parsons and Doug Messner spoke on behalf of the project.

Chair Moreno opened the public hearing.

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

Kathleen West, Pittsburg
Bruce Ohlson, Pittsburg

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

Jonathon Mendoza, Pittsburg

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

On motion by Commissioner Robinson with the added conditions to ensure consistency with design review guidelines to eliminate blank walls and provide supplemental studies for traffic and pedestrian safety, and seconded by Commissioner Perkins to approve the application and carried by the following vote:

AYES:	Coniglio, Foster, H. Moreno Jr., Perkins, Robinson, C. Moreno
NAYES:	Popova
ABSTAIN:	None
ABSENT:	None

ZONING ADMINISTRATOR REPORT

There were none.

STAFF COMMUNICATIONS

Acting Planning Manager/Secretary Hector Rojas said his farewells to the Planning Commission as he has accepted a job offer and will no longer be working for the city.

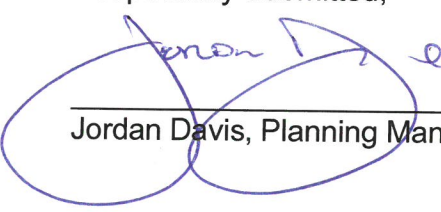
COMMITTEE REPORTS / COMMISSIONER COMMENTS

Commissioner Robinson reported on the Land Use Subcommittee Meeting held April 16.

ADJOURNMENT

The meeting was adjourned at 9:06 p.m. to May 11, 2021.

Respectfully Submitted,



Jordan Davis, Planning Manager/Secretary

MeetingComments

From: Kathleen West <skwest4@att.net>
Sent: Tuesday, April 27, 2021 8:11 AM
To: meetingcomments@ci.pittsburg.ca.us
Subject: Agenda Item #3 Public comments on the San Marco Commercial Center

External Sender: Use caution before opening links or attachments

To the planning commission

The concerns below were shared in our neighborhood e-mail. I concur with them. Placing a park near a shopping center where children and families frequently come and go is a set up for traffic accidents and pedestrian injuries-but unfortunately is the choice the planning commission has already made. As such, the city now has the opportunity and responsibility to improve this project so it optimizes the benefits for the community, addresses safety issues rather than cater to any builder/ business who will invest in Pittsburg. Please take the time to relook at the issues raised and address them. We already have a cross walk on Leland that was only put there after our neighborhood group lobbied for it after a pedestrian was killed walking across the street. You have the opportunity now rather than later to try to ensure something like that doesn't happen again.

Please enter my comments into the meeting notes as I will be unable to attend the zoom meeting.

Thank you for your consideration of this matter

Kathleen West
1783 Peachwillow St
skwest4@att.net
925 709-1603

1) The current plans include a new car driveway and pedestrian stairs along San Marco Blvd. (between West Leland and Santa Teresa Drive). For those that enjoy walking on the eastern side of San Marco Blvd., you will now have cars entering and exiting the new commercial center where currently there is no driveway intersection. Possible solutions: Move this driveway to West Leland (or require the City to add more pedestrian safety measures like crosswalk, lights/beacons, speed bumps, etc. to bring attention to cars entering/exiting the new commercial center). The pedestrian stairs are a great addition (but it would be nice if there was a path to cut through to the Park to avoid cars on San Marco and West Leland). 2) Large trucks would use the existing driveway between San Marco Commercial Center and Ray Giacomelli Park. There are plenty of pedestrians (and children) that walk, ride bikes, etc. across the driveway to access the park. Solution: The City should either move the truck loading dock at the future shopping center to a different location to avoid driveway close to park or restrict the hours trucks can enter/exit the driveway to avoid pedestrians (and particularly small children). 3) The current proposal shows a drive through restaurant (i.e., with idling cars and car exhaust) next to the park. Solution: The City should require that the future drive through restaurant be placed away from the park. The conclusion/take away: the City should use its power to improve and refine projects before approving them. I've heard in different City forums that the City and residents want shopping centers like "the Veranda" closer to San Marco - that requires public participation and thoughtful review that addresses neighborhood concerns and safety of all in the neighborhood, including pedestrians and cyclists. ~~The San Marco Commercial Center is on the Pittsburg Planning Commission Agenda this Tuesday, April 27, 2021 at 7pm. To speak at the Planning Commission, you must~~

Right now

Bruce Ole Ohlson [bruceoleohlson@hotmail.com]

Sent: Tuesday, April 27, 2021 7:41 PM

To: meetingcomments

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Planning Commissioners and Staff:

Please include a condition of approval that several bicycle charging stations be included in the San Marco grocery store development.

I appreciate all the trees on the site.

Keep up the good work.

Thank you

~Ole

Bruce "Ole" Ohlson

Bike East Bay

Delta Pedalers Bicycle Club

Contra Costa Countywide Bicycle Advisory Committee

CCTA Bicycle & Pedestrian Advisory Committee

Caltrans District 4 Bicycle Advisory Committee TRANSPLAN appointee to Highway 4

Integrated Corridor Management Study

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additional comment

Bruce Ole Ohlson [bruceoleohlson@hotmail.com]

Sent: Tuesday, April 27, 2021 7:55 PM

To: meetingcomments

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Since we are adjusting the right turn lane from San Marco to Leland, how about adding a bicycle lane between the turn lane and the through lane?

Thank you.

~Ole

Bruce "Ole" Ohlson

Bike East Bay

Delta Pedalers Bicycle Club

Contra Costa Countywide Bicycle Advisory Committee

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