

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

May 14, 2019

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, May 14, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Robinson, Vice-Chair Foster, Commissioners Moreno, Nguyen, Caliguire, Coniglio

Absent: Commissioner Fields

Staff: Director of Community Development Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Assistant to the City Manager/Project Planner Jordan Davis, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Coniglio led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item number 3 from the Public Hearing calendar, Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA), was continued to the next regularly scheduled meeting of May 28, 2019.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of April 23, 2019

On motion by Commissioner Coniglio seconded by Commissioner Foster to approve and carried by the following vote:

AYES:	Caliguire, Coniglio, Foster, Moreno, Nguyen, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Fields

PUBLIC HEARINGS

2. Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR, TRP)

A continued public hearing on a request by Public Storage, Inc., for a recommendation to City Council for approval of: 1) a zoning amendment to establish a PD-O (Planned Development with a Limited Overlay) District to increase the allowable floor-area-ratio from 1.0 to 1.75, reduce the required first floor height of commercial structures from 15 feet to 10 feet, and allow self-storage facilities as a permitted use; 2) design review to demolish the existing self-storage facility, and replace it with a new, three-story, climate-controlled building totaling approximately 151,392 square feet; and 3) a tree removal permit to remove four protected trees. The project site is located at 525 California Avenue, and is within the High School Village Subarea of the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of TOD-M (Transit Oriented Development – Medium Density). Assessor's Parcel No. 073-270-088.

Project Planner Jordan Davis gave a presentation.

Mark Kennedy spoke as the applicant.

Bruce Ohlson, Pittsburg, suggested the agreement includes a requirement for full-size trees to replace removed matured trees, he expressed concerns over the current traffic lane size in front of the project site and requested to install full-width, standard traffic lanes on California Avenue, and recommended the applicant consolidate the existing directional signs at the project site and include a large "Welcome to Pittsburg" directly on the new building.

On motion by Commissioner Moreno seconded by Commissioner Coniglio to approve the application, including condition number 34 per the memorandum provided by staff, and carried by the following vote:

AYES:	Caliguire, Coniglio, Foster, Moreno, Nguyen, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Fields

3. Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

A public hearing on a request by William Lyon Homes, Inc., for a recommendation to City Council for approval of: 1) a General Plan map amendment to change the 57.81-acre site's land use designation to 'Medium Density Residential' (approx. 46 acres) and 'Community Commercial' (approx. 12 acres); 2) a zoning map amendment to rezone the site to PD (Planned Development) District and CC (Community Commercial) District; 3) an amended vesting tentative map to facilitate the construction of 346 single family dwelling units (along with 10 accessory dwelling units), the 12-acre commercial site, and ancillary features; 4) design review of landscape and architectural plans for the residential portion; and 5) a development agreement. The project site is located along the north side of West Leland Road, south of State Route 4, at the intersection of Alves Ranch Road. Assessor's Parcel Nos. 093-460-001; 093-460-002; and 093-460-005.

This item was continued to the next regularly scheduled meeting of May 28, 2019.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

Commissioner Foster acknowledged May as Mental Health Awareness Month.

The meeting was adjourned at 7:34 p.m. to May 28, 2019.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary