

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

May 26, 2020

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 May 26, 2020 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 Foster called the meeting of the Pittsburg Planning Commission to order at 7:05 p.m. on Tuesday, May 26, 2020, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California via Zoom teleconference.

ROLL CALL

Present: Chair Foster, Vice-Chair Moreno, Commissioners Nguyen, Croskey, Coniglio

Absent: Commissioners Bhasin, Robinson

Staff: City Attorney Donna Mooney, Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Associate Planner Trishia Caguiat, Assistant Planner Celina Palmer, Assistant Planner John Dacey, Senior Civil Engineer Paul Reinders, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Croskey 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.

CONSENT

1. Minutes of May 12, 2020

On motion by Commissioner Moreno and seconded by Commissioner Croskey to approve the Minutes of May 12, 2020 and carried by the following vote:

AYES: Coniglio, Croskey, Moreno, Nguyen, Foster
NAYES: None
ABSTAIN: None
ABSENT: Bhasin, Robinson

PUBLIC HEARINGS

2. Dos Cuñados Market Use Permit Modification, AP-20-1500 (UP)

Commissioner Croskey recused himself from Item 6 stating a conflict of interest due to the applicant being a tenant of a property he manages. At this time, Commissioner Croskey was placed in a waiting room within Zoom where he could not hear or participate in the meeting.

A public hearing on a request for approval of a modification to Condition No. 5(b) of an approved use permit, Planning Commission Resolution No. 10112, in order to allow the sale of 200ml containers of distilled spirits at an existing convenience store for off-site consumption. The convenience store is located at 3105 Railroad Avenue, Suite A-1, in the CN (Neighborhood Commercial) District. Assessor's Parcel No. 088-065-026.

Assistant Planner Dacey gave a presentation on the item.

Chair Foster opened the public hearing.

Applicant's Attorney Justin Hein spoke on behalf of the application.

Comments were received through email from the following and were read aloud:

Carol Del Monte, Pittsburg
Bruce Ohlson, Pittsburg
William Goodwin, Pittsburg

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

On motion by Commissioner Moreno and seconded by Commissioner Coniglio to deny and carried by the following vote:

AYES: Coniglio, Croskey, Moreno, Foster
NAYES: Nguyen
ABSTAIN: Croskey
ABSENT: Bhasin, Robinson

At this time Commissioner Croskey was brought back into the Zoom meeting.

COMMISSION CONSIDERATION

3. Esperanza Apartments at San Marco (Village M), Extension of Approval, AP-20-1509

A request for a three-year extension of approval for design review of plans to construction 318-unit apartment complex, consisting of twelve three-story buildings and one clubhouse, on a 13.3 acre site located immediately west of Tomales Bay Drive and known as "Village M" of the San Marco PD (Planned Development, Ordinance No. 12-1362) District. Assessor's Parcel No. 091-050-064.

Associate Planner Caguiat gave a presentation on the item.

Applicants Doug Messner, Louis Parsons, and traffic engineer Stephen Abrams spoke on behalf of the project.

Comments were received through email from the following and were read aloud:

Tina Sanchez, Pittsburg
Mark Linde, Pittsburg
Bruce Olson, Pittsburg
Jessee Garcia III, Pittsburg

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

AYES: Coniglio, Croskey Moreno, Nguyen, Foster
NAYES: None
ABSTAIN: None
ABSENT: Bhasin, Robinson

4. T-Mobile New Wireless Facility at 1592 Willow Pass, AP-20-1497 (DR)

A request for design review approval of plans to construct a new 75' tall monopole tower with 12 antennas and supporting radio equipment, enclosed within an 8' tall chain link compound on an approximately 43,000 square foot site located at 1592 Willow Pass Road, in the IG (General Industrial) District. Assessor's Parcel No. 097-092-007.

Assistant Planner Palmer gave a presentation on the item.

Applicants Shane Woodruff and Tom Johnson spoke on behalf of the application.

On motion by Commissioner Croskey to approve with the condition that the pole be camouflaged to look like a tree, subject to Planning Division final review and approval, and modification to Condition of Approval #2 to remove reference to grey, and seconded by Commissioner Moreno to approve and carried by the following vote:

AYES: Coniglio, Croskey Moreno, Nguyen, Foster
NAYES: None
ABSTAIN: None
ABSENT: Bhasin, Robinson

5. Diablo Energy Storage Project, 2020 Amendment, AP-20-1507 (DR)

A request for design review approval of plans to allow for the installation of batteries in cubes and cores as an alternative to the batteries in buildings, previously approved by City Council Resolution No. 18-13531. The project site covers a 12-acre

portion of the 35-acre Empire Business Park parcel located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor's Parcel No. 085-280-010.

Consultant Planner Joan Lamphier gave a presentation on the item.

Applicants Kevin Johnson, Michael Woods, Eric Zell, and Cody Hill spoke on behalf of the project.

Comments were received through email from the following and were read aloud:

Joanne Fanucchi, Pittsburg
Bruce Olson, Pittsburg
Rachel Fernandes, Pittsburg

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

AYES: Coniglio, Croskey Moreno, Nguyen, Foster
NAYES: None
ABSTAIN: None
ABSENT: Bhasin, Robinson

ZONING ADMINISTRATOR REPORTS

6. The Zoning Administrator submits one notice of intent to exercises the delegated design review authority for the Crossroads Christian Church Patio Cover at 3840 Railroad Avenue.

The Commissioners acknowledged receipt.

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of June 9, 2020.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

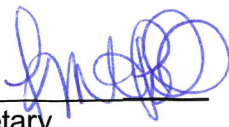
Commissioner Moreno reported on the Land Use Subcommittee meeting. The topics of discussion were grant applications and prioritizing grant money.

Commissioner Coniglio reported on the TransPlan Subcommittee meeting. Topics included removal of the standing agenda item for Concord Naval Weapon Station re-use plan, approval of the budget, and discussion on the Brentwood pedestrian bridge.

ADJOURNMENT

The meeting was adjourned at 10:52p.m. to June 9, 2020.

Respectfully Submitted,



Kristin Pollot, AICP, Secretary

From: [Alice Evenson](#)
To: [Shelby Rose](#)
Subject: FW: Esperanza Apartments at San Marco (Village M), Extension of Approval, AP-20-1509 (DR)
Date: Thursday, May 28, 2020 9:34:35 AM

Alice E. Evenson, MMC

City Clerk/Director of Records and Council Services

City of Pittsburg | 65 Civic Avenue | Pittsburg, CA 94565

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Please note that email correspondence with the City of Pittsburg, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: Tina Sanchez <tinas_94565@yahoo.com>

Sent: Monday, May 18, 2020 10:40 AM

To: meetingcomments <meetingcomments@ci.pittsburg.ca.us>

Subject: Esperanza Apartments at San Marco (Village M), Extension of Approval, AP-20-1509 (DR)

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

To Whom it may concern:

I would like to know how the City and developer plans to address the traffic going to the freeway on HWY 4. I live in San Marco and know first hand the traffic can get extremely backed up adding additional time to the morning commute.

Thank you,

Tina Sanchez

From: [Alice Evenson](#)
To: [Donna Mooney](#); [Shelby Rose](#)
Subject: FW: Agenda item 3 /Esperanza Complex
Date: Tuesday, May 26, 2020 3:58:30 PM

Alice E. Evenson, MMC
City Clerk/Director of Records and Council Services
City of Pittsburg | 65 Civic Avenue | Pittsburg, CA 94565
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-----Original Message-----

From: mark linde <mrkemlylinde@att.net>
Sent: Tuesday, May 26, 2020 3:58 PM
To: meetingcomments <meetingcomments@ci.pittsburg.ca.us>; Kristin Pollot <KPollot@ci.pittsburg.ca.us>; Hector Rojas <HRojas@ci.pittsburg.ca.us>; Amanda McVey <AMcVey@ci.pittsburg.ca.us>
Subject: Agenda item 3 /Esperanza Complex

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

Good evening planning commission

I wanted to express some concerns regarding another extension for the San Marcos area apartment complex.

318 apartments have the potential of putting at least 300 more cars on the road if not more, that means more traffic, more pollution, more infrastructure concerns to say the least.

You as the commission owe it to the residents of Pittsburg to put this on hold and request two specific items.

- 1) New Traffic Study
- 2) New EIR Report
- 3) Require recycled water for ALL non- potable uses.

We can't keep building and building without updating freeway entrances, studying emergency services and disaster preparedness. We already have people waiting more than 30 min on an average to enter either Bailey or willow pass freeway entrances in the morning. We already have concerns with aging sewer infrastructure downtown (S flows down hill).

Please do the research, the responsible thing and put this on hold. Economically we know this won't happen soon so let's take a breath and not Bow.

Mark Linde
Sent from my iPhone

From: [meetingcomments](#)
To: [Shelby Rose](#)
Subject: FW: Item 3 San Marco Apartments extension
Date: Thursday, May 28, 2020 9:18:15 AM

From: Bruce Ole Ohlson [bruceoleohlson@hotmail.com]
Sent: Tuesday, May 26, 2020 8:17 PM
To: meetingcomments
Subject: Item 3 San Marco Apartments extension

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To the Pittsburg Planning Commission

Regarding Item 3 on the May 26, 2020 agenda: The extension of design review of the construction of an additional 318 apartments at the San Marco Apartment complex.

Please read these comments aloud at the current Planning Commission meeting and also into the minutes of the Public Hearing.

Pittsburg's bicycle and pedestrian community has no problem with the extension of the design approval for 318 apartments. At the initial approval of the apartments at San Marco, a condition of approval was included that required the applicant to construct an eight-foot wide sidewalk along their frontage along the west side of San Marco Boulevard between West Leland Road and Highway 4. This "sidewalk" will be a continuation of the "path" that is currently constructed and currently in use along the west side of San Marco Boulevard between West Leland Road and Delta View Elementary School. The ultimate objective of this request is to connect the existing path along San Marco Boulevard with the Delta de Anza Regional Trail just to the north of Highway 4. This connection is called for in Pittsburg's Bicycle and Pedestrian Plan, which is called the "Active Transportation Plan." Currently MANY of the people who live in the existing San Marco Apartments walk to the Pittsburg-Bay Point BART station (COVID-19 corona virus notwithstanding). Pittsburg's bicycle and pedestrian community does not want to lose this opportunity to see this sidewalk constructed. Note: A sidewalk should have been constructed on BOTH sides of San Marco Boulevard when the street was originally

constructed back in the early 1990s. We have the opportunity to remedy that oversight at this time. Once this sidewalk is constructed, Pittsburg's bicycle and pedestrian community will pursue the construction of the continuation of the sidewalk under Highway 4 and connecting this sidewalk to the Delta de Anza Trail. The construction of this sidewalk is a reasonable request.

Thank you for including it as a condition of approval.

All best wishes,

~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

Healthy and Livable Pittsburg Collaborative



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From: [meetingcomments](#)
To: [Shelby Rose](#)
Subject: FW: ESPERANZA PLAN
Date: Thursday, May 28, 2020 9:17:59 AM

From: Jesse Garcia [jesse619@gmail.com]
Sent: Tuesday, May 26, 2020 8:36 PM
To: meetingcomments
Subject: ESPERANZA PLAN

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I understand now, this project has already been approved, but if the extension is not granted, is it possible to re-evaluate what is really at stake here? Do not grant an extension just because "it has always been granted." Look at the big picture, the traffic, the lack of space at BART, the heavy traffic on W. Leland, the lack of a middle school in this area, the heavy traffic on Hwy 4. If not granting the extension brings these things back to the drawing board, I say no extension. Doing things because that's how it has always been done, is not a responsible decision.

Jesse Garcia
Toscana Resident

From: [meetingcomments](#)
To: [Shelby Rose](#)
Subject: FW: Esperanza
Date: Thursday, May 28, 2020 9:19:47 AM

From: Jesse Garcia [jesse619@gmail.com]
Sent: Tuesday, May 26, 2020 7:32 PM
To: meetingcomments
Subject: Esperanza

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What is the city planning on doing about adding additional housing, knowing that the Pittsburg/Bay Point BART station is already at capacity by 9am, M-F during normal, non-pandemic days? Adding more housing will also create further gridlock on W. Leland and on Hwy 4. The infrastructure is not present for adding so many more housing units. The current project at the bottom of Alves Ranch is already going to present the same issues, adding even more (Esperanza) will be too much for this immediate area.

Jesse R. Garcia III
Toscana Resident

From: [Joanne Fanucchi](#)
To: [meetingcomments](#)
Subject: diablo energy storage
Date: Thursday, May 21, 2020 9:00:05 AM

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please hold off on making a decision about this change. I don't trust that cubes or cores, especially if buried in the ground are any safer than in buildings, in fact may be worse.

Give it a rest.

--

Joanne Fanucchi, MS.TCM, L.Ac.

From: [meetingcomments](#)
To: [Shelby Rose](#)
Subject: FW: Item 5: the battery installation
Date: Thursday, May 28, 2020 9:17:17 AM

From: Bruce Ole Ohlson [bruceoleohlson@hotmail.com]
Sent: Tuesday, May 26, 2020 10:16 PM
To: meetingcomments
Subject: Item 5: the battery installation

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Dear Planning Commissioners,

Although the new Pittsburg Bicycle and Pedestrian Plan has not been formally adopted by the City of Pittsburg, Willow Pass Road is slated to be listed as a bike facility. Please make sure that when the developer constructs his frontage improvements that space is left between the vehicle traffic lane and the curb to be able to fit in a bicycle lane. If we go ahead and allow this project to be built without the space for a bicycle lane, we will never get a bicycle lane and there will be forever a discontinuity in our bicycle network. I asked for this when the project first came before this body. I want just to be assured that my concerns have been addressed.

Thank you for your concern for augmenting the transportation system in the City and helping to reduce our dependence on the single occupant automobile. We want to reduce our dependence on fossil fueled electric generation, which is increasing our climate change by building a battery storage system that can save our photoelectrically generated power.

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
Healthy and Livable Pittsburgh Collaborative



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From: [meetingcomments](#)
To: [Shelby Rose](#)
Subject: FW: For public agenda
Date: Thursday, May 28, 2020 9:17:25 AM

From: Rachel Fernandes [irocfernandes@gmail.com]
Sent: Tuesday, May 26, 2020 10:07 PM
To: meetingcomments
Subject: For public agenda

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Hello my name is Rachel Fernandes.

I am a resident of Pittsburg and I work in Pittsburg. my question is what plans are in place for runoff from the facility

Rachel Fernandes
Project Manager
Fernandes Auto Wrecking & Towing Inc
650 W. 10th St.
Pittsburg, CA 94565
P: 925-458-4400 F: 925-439-1373

From: [meetingcomments](#)
To: [Shelby Rose](#)
Subject: FW: Item 3, Apartment parking problems
Date: Thursday, May 28, 2020 9:17:51 AM

From: Bruce Ole Ohlson [bruceoleohlson@hotmail.com]
Sent: Tuesday, May 26, 2020 8:55 PM
To: meetingcomments
Subject: Item 3, Apartment parking problems

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Planning Commissioners,

Providing a more connected bicycle and pedestrian network will reduce the number of parking places required by any multi-housing development.

Thank you for your consideration.

~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
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From: [meetingcomments](#)
To: [Shelby Rose](#)
Subject: FW: Item 4 Monopole
Date: Thursday, May 28, 2020 9:17:41 AM

From: Bruce Ole Ohlson [bruceoleohlson@hotmail.com]
Sent: Tuesday, May 26, 2020 9:40 PM
To: meetingcomments
Subject: Item 4 Monopole

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Dear Planning Commissioners,

I am speaking only for myself as a resident of the City of Pittsburg. I have no problem with the construction of this monopole. I don't care about camouflaging this pole. Telephone service is a utility and needs to be provided.

Given that the potential for an earthquake of Magnitude 7 to occur on the Hayward Fault at sometime during the next 43 years, what precautions has the developer taken to assure that this monopole will be able to survive such an earthquake and remain in service during that problem?

It would be reasonable to condition this developer to take specific precautions to keep this monopole in service during any potential earthquake that this site would be capable of undergoing. This requirement would include but not be limited to including stand-by power sufficient to keep this communications facility in service for AT LEAST a week after any significant cataclysm, not just an earthquake.

Given that this project is located close to the intersection---interchange of North Parkside Drive, Range Road, and Willow Pass Road and the railroads, and given that this interchange will need to be rebuilt at some time in the future, it would be a good idea to request that this developer contribute a reasonable amount of money toward upgrading this interchange.

Thank you for your concern.

~0le

Bruce "0le" 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

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From: [Carol Del monte](#)
To: [meetingcomments](#)
Subject: Dos Cunados Market "FOR PUBLIC COMMENT"
Date: Thursday, May 21, 2020 4:34:14 PM

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Dear City of Pittsburg and City Planning Commissioners,

I am writing this letter in support of Dos Cunados Market at 3105 Railroad Ave. Ste 1, here in Pittsburg. I have personally known Amen Saleh for over 20 years. I am now retired from Banking in which my whole career was here in Pittsburg for 47 years. Over the years, Amen was a well respected customer at the Bank. He is extremely dependable, honest and trust worthy. I have also shopped in his store over the years. He runs his store like he does his banking. He follows the rules of the City of Pittsburg can be trusted to handle what he is requesting.

Thank you for your consideration. If needed you can reach me at (925) 381-2726.

Sincerely,

Carol Del Monte

From: [meetingcomments](#)
To: [Shelby Rose](#)
Subject: FW: Item 2
Date: Thursday, May 28, 2020 9:18:25 AM

From: Bruce Ole Ohlson [bruceoleohlson@hotmail.com]
Sent: Tuesday, May 26, 2020 7:37 PM
To: meetingcomments
Subject: Item 2

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Dear Planning Commission.

Please deny the application for decreasing the size of the bottle for hard liquor on the basis that the availability of such sizes is detrimental to the health, safety, and general welfare of the City. Having 83 stores that sell liquor in Pittsburg is sufficient.

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
Healthy and Livable Pittsburg Collaborative



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From: [william goodwin](#)
To: [meetingcomments](#)
Subject: Re: Agenda Item # 6- Dos Cunados Market Permit Use Modification
Date: Tuesday, May 26, 2020 7:33:53 PM

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Agenda AP-20-1500 (UP)
Item 2.

I am concerned whether there are any restrictions of how many liquor selling stores can be in the approximate location of nearby schools in any direction? We have one High School, and two Middle Schools.

From: william goodwin
Sent: Tuesday, April 28, 2020 6:16 PM
To: meetingcomments@ci.pittsburg.ca.us <meetingcomments@ci.pittsburg.ca.us>
Subject: Agenda Item # 6- Dos Cunados Market Permit Use Modification

I have 1 Question.

Am I correct in noting that this permit modification would place a forth market in a four block radius selling alcohol? This one next to a vape shop, which is bound to attract young adults?