

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

May 28, 2019

A regular meeting of the Pittsburg Planning Commission was called to order by Vice Chair Foster at 7:00 p.m. on Tuesday, May 28, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Chair Robinson, Commissioner Caliguire

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

Vice-Chair Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item number 4 from the Public Hearing calendar, Electric Guard Dog Electric Fence, AP-18-1321 (UP), was continued to the next regular scheduled meeting of June 11, 2019.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of May 28, 2019

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

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

PUBLIC HEARINGS

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

This is a continued 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.

Project Planner Jordan Davis gave a presentation.

Nancy Parent, Pittsburg, recommended to include one story models in the design of the project and voiced concerns about the small backyards and lack of amenities in the neighborhood for children.

Bruce Ohlson, Pittsburg, recommended the bike path at northeast portion of the project to connect to the neighboring property to the east and suggested a sidewalk be constructed between the project site and the BART station property.

Durie Foster, Pittsburg, voiced concern about the lack of yard space and amenities for kids.

On motion by Commissioner Moreno seconded by Commissioner Fields to approve and carried by the following vote:

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

3. Electric Guard Dog Electric Fence, AP-18-1321 (UP)

This is a public hearing on a request for approval of a use permit to establish a 10-foot tall electric security fence. The proposed fence would measure approximately 1,544 linear feet and would surround an approximately 3.3-acre area of the subject parcel located at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-033.

This item was continued to the next regularly scheduled meeting of June 11, 2019.

STAFF COMMUNICATIONS

4. Notice of Intent to Conduct a Zoning Administrator Public Hearing

The Zoning Administrator submit one notice of intent to conduct a Zoning Administrator public hearing on a proposed acupuncture and herbal medicine office to be operated out of a single-family home located at 53 Alvarado Avenue.

The Commissioners acknowledged receipt of the notice of intent.

STAFF COMMUNICATIONS

There were no staff communications.

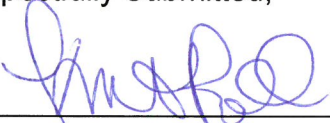
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m. to June 11, 2019.

Respectfully Submitted,



Kristin Pollot, AICP, Secretary