

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

**June 25, 2019**

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, June 25, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

**ROLL CALL**

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

Absent: Commissioner Coniglio

Staff: Director of Community Development Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Senior Planner Hector Rojas, Assistant Planner John Dacey, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

**PLEDGE OF ALLEGIANCE**

Commissioner Caliguire 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.

**PRESENTATIONS**

There were no presentations.

**CONSENT**

1. Minutes of June 11, 2019

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

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

## **PUBLIC HEARINGS**

### **2. Courtyard by Marriott Project, AP-19-1417 (DR, TRP)**

This is a public hearing on a request for design review approval of plans to construct a four-story, 69,972-square-foot hotel with 125 guest rooms on the 2.75-acre eastern portion of a larger 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. The property is located within the Railroad Avenue Specific Plan (RASP) land use designation of Public/Institutional. Assessor's Parcel Nos. 086-100-040 and 086-100-041. A tree removal permit is also requested in order to remove several mature trees having protected status under the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX).

David Chordbajian on behalf of StayCal Hotels spoke as the applicant.

Bruce Ohlson, Pittsburg, would like pedestrian pathway going north-south between the hotel and the office. Also, would like to see the free right turn onto freeway (west bound) removed.

Durie Foster, Pittsburg, expressed concern over freeway noise and would like to see that soundproof windows be installed in sleeping rooms. Would like clarification on the types of trees that will be removed. Recommends fencing around the entire site. Serious consideration of pedestrian over crossings and raised question as to why there are no regional trail fees.

On motion by Commissioner Moreno with a modification to Condition of Approval #5 in order to add tree 8 for preservation. Seconded by Commissioner Foster to approve the application and carried by the following vote:

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

### **3. Fernandes Towing, AP-18-1326 (UP, DR)**

This is a public hearing on a request by Fernandes Towing for approval of a use permit to expand an existing vehicle towing and storage yard onto a new site, and design review approval of plans to construct a new 4,000 square-foot steel-sheeted storage building located at 554 W. 10th Street, within the CS-O (Service Commercial with an Overlay, Ordinance No. 06-1277) District. Assessor's Parcel Nos. 085-270-016, -045, and -046.

David Fogelman spoke as the applicant.

David Bustos, Pittsburg, expressed concern regarding the drainage and storm water runoff to neighboring property.

On motion by Commissioner Moreno with the condition for red tag related to drainage issue be resolved prior to October 15, 2019. Seconded by Commissioner Foster to approve the application and carried by the following vote:

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

### **STAFF COMMUNICATIONS**

4. Notice of Intent to Exercise Delegated Design Review Authority, Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator resolutions.

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for an exterior façade update at 635 Railroad Avenue, one notice of intent to conduct a Zoning Administrator public hearing on a proposed fence height exception for Taqueria Los Gallos at 266 Diane Ave., and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

The Commissioners acknowledged receipt of the notice of intent.

### **COMMITTEE REPORTS**

Commissioner Foster reported the TransPlan Subcommittee meet Tuesday, June 18, 2019 and reported they are actively working on adopting their budget.

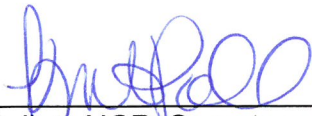
Commissioner Moreno reported the Land Use Subcommittee meet Tuesday, June 18, 2019 to discuss 3 upcoming applications.

Commissioner Moreno reported the Land Use Subcommittee is scheduled to meet again on June 28, 2019.

### **ADJOURNMENT**

The meeting was adjourned at 8:28 p.m. to July 23, 2019.

Respectfully Submitted,



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Kristin Pollot, AICP, Secretary