

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

July 10, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, July 10, 2018, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

OATH OF OFFICE

Commissioners James Coniglio, Sarah Foster, and J. Faye Fields were administered the oath of office.

ROLL CALL

Present: Chair Coniglio, Commissioner Robinson, D. Foster, Ward, Linde, S. Foster, Fields

Staff: Community Development Director Jill Hecht, City Engineer Richard Abono, Acting Planning Manager/ Secretary Jordan Davis, Deputy City Clerk Amanda McVey, Senior Planner Hector Rojas, Contract Planner Joan Lamphier

PLEDGE OF ALLEGIANCE

Commissioner S. Foster led the Pledge of Allegiance.

REORGANIZATION

On motion by Commissioner D. Foster seconded by Commissioner Robinson to nominate James Coniglio as Chair and carried unanimously.

On motion by Chair Coniglio seconded by Commissioner Ward to nominate Elissa Robinson as Vice Chair and carried unanimously.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE

Luis Lopez, Pittsburg, stated his concerns within the City.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of May 22, 2018

On motion by Commissioner D. Foster seconded by Commissioner Robinson to approve the minutes and carried unanimously.

PUBLIC HEARINGS

2. Consideration of a Resolution Recommending City Council Approval of the Diablo Energy Storage Project, AP-17-1270 (RZ, UP, DR).

A public hearing on a continued public hearing on a request for a recommendation to City Council for: 1) adoption of an amendment to the existing 'Empire Business Park' Overlay Zoning District (Ord. Nos. 07-1284 and 04-1214) to allow a "Major Utility" use subject to a use permit; 2) approval of a use permit for a Major Utility; and 3) design review approval of plans to install an energy storage project in three 60,000 sq. ft. buildings with related accessory equipment and tie-line to an existing PG&E substation. 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.

Contract Planner Joan Lamphier gave a presentation.

Chair Coniglio opened the public hearing.

Kevin Johnson spoke as the applicant on behalf of Diablo Energy Storage LLC.

Bruce Ohlson, Pittsburg, suggested the City require the developer to make the project bicycle and pedestrian friendly by helping construct the Great Delta Trail and by creating a bike path from the Great Delta trail to Willow Pass Road.

The following individuals spoke in support of the project:

Bill Whitney, Contra Costa Building and Construction Trades Council

Tom Hansen, Electricians Union IBEW Local 302

Vince Ferrante, Pittsburg

BJ Delgado, Pittsburg

Derek Cole, Pittsburg

Pat Matejcek, Pittsburg

Jason Lindsey, Antioch

The following individuals spoke against the project:

Luis Lopez, Pittsburg

Robert Bouman, Pittsburg

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

On motion by Commissioner D. Foster seconded by Commissioner Linde to continue the item to the next meeting of July 24, 2018 and carried unanimously.

STUDY SESSION

3. San Marco Commercial Center, AP-18-1349 (PPR).

A preliminary plan review of a proposal to construct a new commercial center on a 3.69-acre site located at 2011 W. Leland Road in the PD (Planned Development, Ordinance No. 12-1362) District. Assessor's Parcel No. 097-550-054.

Senior Planner Hector Rojas gave a presentation.

Doug Messner spoke as the applicant on behalf of Sierra Pacific Properties, Inc.

Bruce Ohlson, Pittsburg, suggested the Commission require the developer to connect Giacomelli Park and Larry Lasater Park by a pedestrian / bicycle trail.

Luis Lopez, Pittsburg, spoke in favor of the proposal.

Lisa Mull, Pittsburg, expressed concerns with the proximity of the proposed commercial development to the park as well as concerns regarding traffic.

Amy Kubeck, Pittsburg, spoke in favor of the proposal.

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Exercise Delegated Design Review Authority and Submittal of Adopted Zoning Administrator Resolutions.

The Zoning Administrator submits five notices of intent to exercise delegated design review authority for: 1) an application by Durham School Services, LP, to install of a 1,440-square-foot modular office building for an existing bus storage yard; 2) an application by Praxair to construct a 0.16-acre, secure cylinder storage facility; 3) an application to remodel the existing Woods Grove Apartments common building; 4) an application by the Dow Chemical Company to install an approximately 3,600 square foot ISO container offloading station; and 5) an application to relocate the monument sign for the Sonic Drive-In Restaurant. The Zoning Administrator also submits one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

Commissioners acknowledged receipt of the notices and previously approved resolution.

STAFF COMMUNICATIONS

Acting Planning Manager / Secretary Jordan Davis stated that there has been a request for a study session or workshop to review the Planning Commission Bylaws.

Pittsburg Moves will be hosting a community workshop at Pittsburg City Hall in the Council Chamber on Thursday, July 12, 2018, from 6:30 p.m. to 8:30 p.m.

COMMITTEE REPORTS

Chair Coniglio reported that TRANSPLAN met on June 14, 2018. The 2018/2019 fiscal budget was approved.

Chair Coniglio assigned Commissioners to the following Committees:

TRANSPLAN: James Coniglio and Durie Foster (as alternate)
Land Use: Elissa Robinson, Durie Foster, and Marke Linde (as alternate)
Pittsburg Recognition: Jeremy Ward and Faye Fields (as alternate)

ADJOURNMENT

The meeting was adjourned at 9:09 p.m. to July 24, 2018.

Respectfully Submitted,

Jordan Davis, AICP, Acting Secretary