

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

August 13, 2019

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, August 13, 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, Coniglio

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

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item number 5 from the Commission Considerations calendar, Los Medanos Industrial Park, AP-18-1353 (DR), was continued to the next regular scheduled meeting of September 10, 2019.

COMMENTS FROM THE AUDIENCE

Lynette Hendricks, voiced concern over the potentially high liquefaction on the golf course property. Concerns over diesel fuel tanks on site for back up generation.

CONSENT

1. Minutes of July 23, 2019
2. Request to Initiate a Study to Update the Water Efficient Landscape Ordinance

This is a City-initiated proposal to consider amendments to Title 18 of the Pittsburg Municipal Code (PMC) to revise the existing Water Efficient Landscape Standards in order to comply with state law. Pursuant to the State Government Code, all California cities and counties are required to adopt the Model Water Efficient Landscaping Ordinance (MWELO), or local regulations which are at least as effective in conserving water as the MWELO.

On motion by Commissioner Foster seconded by Commissioner Nguyen to approve the consent calendar and carried unanimously.

PUBLIC HEARINGS

3. Mt. Diablo Resource Recovery Park Recycle Smart Program Implementation, AP-17-1235 (UP)

This is a public hearing on a request for approval of a use permit to establish a small recycling facility and mail order/direct selling establishment ancillary to the existing Mt. Diablo Resource Recovery administrative office at 555 California Avenue, in the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ord. 1319) District. APN: 073-270-089.

Assistant Planner, Palmer gave a presentation on the item.

Chair Robinson opened the public hearing.

Sal Evola, Applicant, spoke on behalf of the project.

Bruce Ohlson, Pittsburg, spoke in favor of the project.

Gayle Pearson, Pittsburg, concerned about the number of semi-trucks that would be entering Pittsburg in connection with the project.

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

On motion by Commissioner Coniglio seconded by Commissioner Moreno to approve and carried unanimously.

4. Golden State Utility Company, AP-18-1390 (UP, DR)

This is a public hearing on a request for approval of a use permit to legalize an existing contractor yard on an approximate 135,000 square-foot portion of an existing 40.5 acre parcel, and design review to legalize the installation of a 1,440 square-foot office trailer, a two (2) carport structures and three (3) storage containers, located at 1501 Loveridge Road, within the IG (General Industrial) District. APN 073-230-033.

Assistant Planner, Dacey gave a presentation on the item.

Chair Robinson opened the public hearing.

Preston Young, Applicant, spoke on behalf of the project.

Bruce Ohlson, Pittsburg, spoke in favor of the project.

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

On motion by Commissioner Fields seconded by Commissioner Coniglio to approve and carried unanimously.

COMMISSION CONSIDERATIONS

5. Los Medanos Industrial Park, AP-18-1353 (DR)

This is a public meeting on a request for design review approval of plans to construct four shell buildings, totaling 109,884 square feet on the 2.5-acre lot located south of the intersection of Garcia Avenue and Martin Street, the 0.89-acre lot located west of the terminus of Kelley Court, and the 3.77-acre lot located east of the terminus of Kelley Court in the IP (Industrial Park) District. APNs 088-530-004, -005, -006 and 088-540-007, -014, -018.

This Item was continued to September 10, 2019.

STUDY SESSION

6. The Atchison, AP-19-1444 (PPR)

This is a study session to receive Planning Commission comments on a potential proposal to construct a mixed-use development consisting of 212 apartment units and 15,000 square feet of commercial space on a 3.94-acre site located at 2575 Railroad Avenue in the CC (Community Commercial) District. APN 084-184-006.

Planning Manager / Secretary Pollot gave a presentation.

Jake Lingo, Applicant, spoke on behalf of the project.

Siu Ling, Pittsburg, posed questions as to traffic, school availability, southbound traffic entering site, management of property, connection to bike trail should be attractive, dedicated pick up areas for support Uber, etc. and requests that Pittsburg Police Department have integrated video cameras.

Ramona Rios Johnson, Pittsburg, resides on William Way with a backyard facing Railroad Avenue, posed concerns about noise, loss of views and is opposed to the project large building infringing on backyard privacy.

Bruce Ohlson, Pittsburg, spoke in opposition to the palm trees and the lack of shade they provide. Requests shade trees on edge of development next to the bike path. Requests locked gate for pedestrian entrance. Requests electric vehicle charging stations on most parking spots along with electric charging for bicycles and would like a short cut from bike path to street behind the utility vaults.

Commissioners provided feedback to staff.

ZONING ADMINISTRATOR REPORTS

7. The Zoning Administrator submit one notice of intent to exercise delegated design review authority for an update to an existing gas station façade at 2971 Railroad Avenue (in accordance with Planning Commission resolution No. 9918), and two notice of intent to conduct a Zoning Administrator public hearing for a fence height exception at the Mosaic Apartments at 1128 Leland Road and the New Destiny Church at 1411 E Leland Road.

The Commissioners acknowledged receipt of the notices of intent.

STAFF COMMUNICATIONS

8. General Plan Status Update

Planning Manager / Secretary Pollot gave a presentation on the General Plan Status Update.

Planning Manager / Secretary Pollot informed the Commission that former Commissioner Caliguire resigned from his appointment due to a his current work schedule and inability to maintain the minimum attendance requirement.

COMMITTEE REPORTS

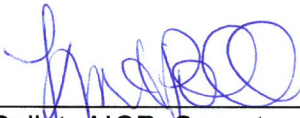
Chair Robinson and Commissioner Moreno reported the Land Use Subcommittee meet on Tuesday, July 30, 2019.

Vice-Chair Foster reported TRANSPLAN met on August 8, 2019 and will be meeting again on August 20, 2019.

ADJOURNMENT

The meeting was adjourned at 9:08 p.m. to August 27, 2019.

Respectfully Submitted,



Kristin Pollot, AICP, Secretary