

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

August 14, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, August 14, 2018, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

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, Senior Planner Hector Rojas, Deputy City Clerk Amanda McVey, Contract Planner Joan Lamphier, City Attorney Ruthann Ziegler

PLEDGE OF ALLEGIANCE

Commissioner Ward led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item number three (3), Consideration of a Resolution Recommending City Council Approval of the Alves Ranch Subdivision and Master Plan, AP-18-1348 (RZ, SUBD, DR), was continued to a special meeting date of August 21, 2018.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of July 24, 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 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 and Acting Planning Manager Jordan Davis gave a presentation.

Fire Marshal Robert Marshall explained the Contra Costa County Fire Protection District's role in this application process.

Chair Coniglio opened the public hearing.

The following individuals spoke in favor of the item:

Tom Hansen, Electricians Union IBEW Local 302
BJ Delgado, Pittsburg
Dan Torres, Pittsburg
Jason Lindsey, Antioch

The following individuals spoke in opposition of the item:

Luis Lopez, 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 Ward to approve and carried by the following vote:

AYES:	Coniglio, Fields, D. Foster, S. Foster, Robinson, Ward
NOES:	None
ABSTAIN:	Linde
ABSENT:	None

3. Consideration of a Resolution Recommending City Council Approval of the Alves Ranch Subdivision and Master Plan, AP-18-1348 (RZ, SUBD, DR)

A public hearing on request for a recommendation for City Council approval of an amendment to the previously approved "Alves Ranch Master Plan," including: 1) a zoning map amendment rezoning the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial with a Master Plan Overlay) Districts to PD (Planned Development) District; 2) a vesting tentative map subdividing the 57.81-acre site to allow for the construction of 346 single family dwelling

units, a 12-acre commercial site, and ancillary features; and 3) design review of architectural and landscape plans. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005.

Item 3 on the Public Hearing calendar was continued to a special meeting date of August 21, 2018.

COMMISSION CONSIDERATIONS

4. Consideration of a Resolution Approving Design Review of the Galloway Triplexes Project, AP-17-1294 through 17-1296 (DR).

A request for design review approval of plans to construct three-unit apartment buildings on three separate parcels located at 345 W. 10th Street, 172 W. 10th Street, and 463 W. 10th Street, in the M (Mixed Use) District. Assessor's Parcel Nos. 085-211-004, 085-226-014, 085-241-003.

Senior Planner Hector Rojas gave a presentation.

Dinty Jumamoy, Pittsburg, expressed her concerns with the project.

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

On motion by Commissioner D. Foster seconded by Commissioner Ward to approve and carried unanimously.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:36 p.m. to August 21, 2018.

Respectfully Submitted,

Jordan Davis, AICP, Acting Secretary