

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

September 10, 2019

A regular meeting of the Pittsburg Planning Commission was called to order by Vice-Chair Foster at 7:00 p.m. on Tuesday, September 10, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Chair Robinson, Commissioner Coniglio

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

PLEDGE OF ALLEGIANCE

Commissioner Moreno led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

1. Los Medanos Industrial Park, AP-18-1353 (DR), was continued to the next regular scheduled meeting of September 24, 2019.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

2. Minutes of August 13, 2019.

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

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

PUBLIC HEARINGS

3. 70 & 78 Alturas Avenue, AP-19-1425, AP-17-1235 (UP)

This is a public hearing on a request for design review approval of plans for the development of six new single-family dwellings on two 9,600 square-foot lots, and a tree removal permit to remove one protected tree, located at 70 & 78 Alturas Avenue, within the RM (Medium Density Residential) District. Assessor's Parcel Nos.: 087-114-003 and 087-114-004.

Assistant Planner, Dacey gave a presentation on the item.

Vice-Chair Foster opened the public hearing.

Mick DuPont, Applicant, spoke on behalf of the project.

There being no one to speak further to the item, Vice-Chair Foster closed the public hearing.

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

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

4. SFBA Carbon Capture & Mineralization Facility Pilot Project, AP-19-1412 (UP, DR)

This is a public hearing on a request for use permit to operate a temporary carbon capture and mineralization facility on a 2.5-acre site located at 895 E. 3rd Street in the IG (General Industrial) District. Assessor's Parcel No. 073-020-019.

Associate Planner, Rojas gave a presentation on the item.

Vice-Chair Foster opened the public hearing.

Jacob Schneider, Applicant, spoke on behalf of the project.

Charles Davidson, Hercules, spoke with concern regarding the diagram provided for the estimated amount of carbon dioxide to be captured. Asked for the commission to question Calpine's intentions for this pilot project. He expressed his belief that the project would not affect the quality of life in Pittsburg.

Durie Foster, Pittsburg, spoke in favor of the pilot project.

Ms. Weaver, Pittsburg, spoke with concern regarding the quality of the water run-off, when the dust is maintained, to the delta.

There being no one to speak further to the item, Vice-Chair Foster closed the public hearing.

On motion by Commissioner Moreno with a condition that the applicant work with Corteva (formerly known as Dow Chemical) on safety plans, seconded by Commissioner Coniglio to approve and carried by the following vote:

AYES:	Fields, Foster, Moreno, Nguyen
NAYES:	None
ABSTAIN:	None

ABSENT: Coniglio, Robinson

ZONING ADMINISTRATOR REPORTS

5. The Zoning Administrator submits a notice of intent to conduct a Zoning Administrator public hearing on a proposed large family daycare at 251 DiMaggio Avenue, and a resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

The Commissioners acknowledged receipt of the notice of intent.

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot suggested the Commission convene to next meeting of September 24, 2019.

COMMITTEE REPORTS

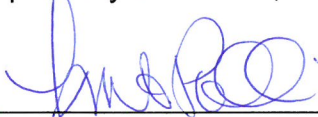
Chair Moreno reported an upcoming Land Use Subcommittee meeting has been scheduled for September 24, 2019.

Vice-Chair Foster reported TRANSPLAN meeting of September 17, 2019 has been cancelled.

ADJOURNMENT

The meeting was adjourned at 8:14 p.m. to September 24, 2019.

Respectfully Submitted,



Kristin Pollot, AICP, Secretary