

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

April 9, 2019

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:05 p.m. on Tuesday, April 9, 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, Coniglio

Staff: City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose, Assistant Planner John Dacey, Contract Planner Joan Lamphier

PLEDGE OF ALLEGIANCE

Commissioner Fields led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item 2, Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR, TRP), on the Public Hearing calendar was continued to a date uncertain.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of March 26, 2019

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

PUBLIC HEARINGS

2. Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR, TRP)

A public hearing requesting approval of a use permit to establish a drive-thru establishment within an approximately 250 square-foot building, on a 62,726 square-

foot parcel, located at 2075 E. Leland Road, in the CS (Service Commercial) District. APN: 088-152-032.

The public hearing was continued to a date uncertain.

STUDY SESSION

3. Pittsburg Technology Park, Conceptual Plan, AP-18-1395 (PPR)

A study session to receive initial comments on a Preliminary Plan Review for a conceptual plan which would facilitate development of a series of data centers, or other light industrial park uses yet to be determined, on a 101-acre portion of the former Pittsburg Golf Course. The forthcoming proposal would include, at minimum: 1) general plan amendment; 2) rezoning for a Master Plan Overlay District; 3) major subdivision of the site into approximately 25 equal lots; and 4) environmental review for future development of the full site under the terms of the master plan. The site generally encompasses the eastern half of the existing 175-acre golf course located at 2232 Golf Club Road. APN's: 095-150-032; 094-080-011; 095-160-001; 095-160-002; and portions of 094-080-002 and 094-090-001.

Contract Planner Joan Lamphier gave a presentation.

Diarmuid MacNeill spoke as the applicant on behalf of Energy Delivery Solutions, LLC.

Jeremy Ward, Pittsburg, expressed concerns with the location and height of the structures in the proposal.

Bruce Ohlson, Pittsburg, spoke on behalf of the bicycle community and expressed they are in favor of the proposal. He proposed multiple ideas regarding bicycle and pedestrian paths as well as a concrete barrier at the canal to minimize accidents.

Lenette Hendricks, Pittsburg, expressed concerns with the proximity of the proposed development to the existing homes backing the development as well as noise from generators.

Nancy Parent, Pittsburg, asked commission to consider views from all areas of the city as well as which phase to start first.

The Commissioners discussed and provided feedback to staff related to grading, conforming to existing landscape, building heights, potential loss of open space and views of the hills, and communication with the community.

4. Fishermen's Catch, AP-19-1416 (PPR)

A study session to receive Planning Commission feedback on an application from David Fogelman requesting Preliminary Plan Review to construct a new 12,000 square-foot restaurant on a 1.63-acre site located at 27-31 Marina Boulevard, in the CW (Waterfront Commercial) District. Assessor's Parcel Nos. 085-071-030; 085-071-038; 085-071-046 and 085-290-001.

Assistant Planner John Dacey gave a presentation.

Dave Fogleman, Pittsburg, spoke as the applicant.

Bruce Ohlson, Pittsburg, spoke in favor of the proposal and asked that trees be incorporated into the site.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submit a notice of intent to exercise delegated design review authority for a remodel of a building at 266 Diane Avenue for Taqueria Los Gallos.

The Commissioners acknowledged receipt of the notice of intent.

STAFF COMMUNICATIONS

6. Tentative Schedule

Planning Secretary / Planning Manager Kristin Pollot stated that the Tentative Schedule was included in the agenda packet and offered to answer any questions the Commission may have.

Planning Secretary / Planning Manager Kristin Pollot announced the following upcoming meetings:

First General Plan Visioning Workshop – April 13, 2019 at 10:00 am
Alves Ranch EIR Comment Meeting – April 16, 2019 at 6:00 pm

COMMITTEE REPORTS

Chair Robinson assigned Commissioners to the following Committees:

TRANSPLAN: Sarah Foster with James Coniglio as the alternate.
Land Use: Christopher Moreno, Elissa Robinson with Michael Caliguire and Sarah Foster as alternates.
Pittsburg Recognition: Faye Fields with Trinh Nguyen as the alternate.

ADJOURNMENT

The meeting was adjourned at 8:33 p.m. to April 23, 2019.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary