MINUTES
OF A SPECIAL MEETING
OF THE
PITTSBURG PLANNING COMMISSION

August 21, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, August 21, 2018, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Commissioner Fields, D. Foster, S. Foster, Ward

Absent: Chair Coniglio, Commissioner Robinson, Linde

Staff: Community Development Director Jill Hecht, City Engineer Richard Abono, Acting Planning Manager/ Secretary Jordan Davis, Deputy City Clerk Amanda McVey, City Attorney Shaye Diveley

PLEDGE OF ALLEGIANCE

Commissioner Ward led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

There were no consent items.

PUBLIC HEARINGS

1. 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.

Acting Planning Manager Jordan Davis gave a presentation.

Acting Chair D. Foster opened the public hearing.

Scott Roylance, William Lyons Homes, spoke on behalf of the applicant.

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

Bruce Ohlson, Pittsburg, spoke on behalf of the Pittsburg bicycle community.

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

On motion by Commissioner Ward seconded by Commissioner S. Foster to approve and carried by the following vote:

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

ZONING ADMINISTRATOR REPORTS

2. Notice of Intent to Exercise Delegated Design Review Authority, Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolutions.

The Zoning Administrator submit two notices of intent to exercise delegated design review authority for: 1) installation of a freestanding sign for the Diamond Hillside Apartments at 2241 E. Leland Road; and 2) a Verizon Wireless cell site modification at 555 Clark Avenue. The Zoning Administrator also submits two notices of intent to conduct a Zoning Administrator public hearing regarding: 1) approval of a home occupation permit to allow a medical services office at 146 Redondo Avenue; and 2) a fence height exception to allow a 10-foot tall fence at 125 Jimno Avenue. The Zoning Administrator also submits two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

Commissioners acknowledged receipt of notices.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:48 p.m. to August 28, 2018.

Respectfully Submitted,

Jordan Davis, AICP, Acting Secretary