MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION
January 23, 2008

A regular meeting of the Pittsburg Planning Commission was called to order by Vice Chairperson Garcia at 7:00 P.M. on Tuesday, January 23, 2008, in the Council Chambers, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL:

Present: Commissioners Diokno, Harris, Kelley, Ramirez, Wegerbauer, Vice Chairperson Garcia

Excused: Chairperson Ohlson

Absent: None

Staff: City Manager Marc Grisham, Director Pittsburg Power Company Garrett Evans, Assistant Planner Leigha Schmidt, and Senior Civil Engineer Alfredo Hurtado.

POSTING OF AGENDA:

The agenda was posted at City Hall on Friday, January 18, 2008.

PLEDGE OF ALLEGIANCE:

Commissioner Wegerbauer led the Pledge of Allegiance.

DELETIONS/WITHDRAWALS/CONTINUANCES:

City Manager Grisham reported that agenda Item No. 1, Trans Bay Cable-Pittsburg Converter Station, would be continued to the Planning Commission meeting of February 13, 2008, pending additional review by legal counsel of the Environmental Impact Report (EIR) and underlying mitigation documents.
COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

PRESENTATIONS:

There were no presentations.

CONSENT:

a. Minutes - January 8, 2008

MOTION:

Motion by Commissioner Ramirez to adopt the Consent Calendar, as shown. The motion was seconded by Commissioner Kelley and carried by the following vote:

Ayes: Commissioners Diokno, Harris, Kelley, Ramirez, Wegerbauer, Garcia
Noes: None
Abstain: None
Excused: Chairperson Ohlson

PUBLIC HEARINGS:

There were no Public Hearings.

COMMISSION CONSIDERATIONS:

Item 1: Trans Bay Cable-Pittsburg Converter Station. AP-07-500 (DR)

An application by John Dennett requesting design review approval of architectural and site development plans to construct a 22,900 square foot single-story converter hall, a 3,750 square foot single-story operations building, 1,507 single-story spare parts building and associated electrical equipment and landscaping on a 5.6-acre site located from 610 to 570 West Tenth Street within the CS-O 1277 (Service Commercial with a Limited Overlay, Ordinance No. 06-1277) District; APNs 085-270-018, 085-270-019 and 085-270-025.

As reported, the item was continued to the Commission meeting of February 13, 2008. Mr. Grisham recommended a motion to that effect.

MOTION: Continue AP-07-500 (DR)

Motion by Commissioner Ramirez to continue the Trans Bay Cable Converter Station,
AP-07-500 (DR), to the Planning Commission meeting scheduled for February 13, 2008. The motion was seconded by Commissioner Harris and carried by the following vote:

Ayes: Commissioners Diokno, Harris, Kelley, Ramirez, Wegerbauer, Garcia
Noes: None
Abstain: None
Excused: Chairperson Ohlson

Item 2: St. Peter Martyr School Sign Exception. AP-07-498 (SE)
An application by Matt Weber on behalf of In-Town Communications, LLC, requesting a sign exception to construct a 32 square foot off-site freestanding sign for St. Peter Martyr School near the southwestern corner of Bayside Drive and West Fourth Street in the GQ (Governmental QuasiPublic) District. APN 085-130-046.

Assistant Planner Leigha Schmidt presented the staff report dated January 23, 2008. She recommended that the Planning Commission adopt Resolution No. 9744, approving AP-07-498 (DR), as conditioned.

Commissioner Wegerbauer understood that the reader board would be covered with a secure cover to prevent vandalism and damage. She inquired of the material to be used. She expressed concern that over time she had seen such signs turn yellow and become attractive nuisances for graffiti.

Ms. Schmidt advised that she had spoken with the procurer of the signs and understood that the plastic cover would be locked down to prevent vandalism and would consist of a UV blocker material, with a solar grade polycarbonate plastic face to prevent yellowing. The plastic cover would also carry a lifetime warranty. In the event yellowing should occur, the plastic cover would be replaced.

Commissioner Wegerbauer added that sheeting material could be placed over the reader board in the event of graffiti where the sheeting material could be pulled off.

In response to Commissioner Ramirez, Ms. Schmidt reiterated that the sign face had originally been proposed to be one-sided, although staff had recommended a two-sided sign face perpendicular to Bayside Drive which would increase visibility north/south on Bayside Drive. A two-sided sign face would also increase the visibility of the message on the reader board. She affirmed that she had spoken with the applicant regarding the staff recommendation.

PROponent:
JOE SIINO, Principal, St. Peter Martyr School, clarified that The Olson Company was the
procuer and installer of the sign. He had not spoken with them regarding the staff recommended changes since he understood that the applicant on record, Matt Weber, was no longer in the employ of The Olson Company. He otherwise did not object to the sign being two-sided. He emphasized, however, that the school had been waiting for a sign for the past two years. When the housing had been constructed, the school had been assured that no home would be built in front of the statue impairing the school’s visibility.

Mr. Grisham clarified that the applicant was The Olson Company which would be paying for the sign. Absent representation from that company, he suggested that whatever decisions the Commission made, whether or not to follow the staff recommendation which he supported, or approve the sign as proposed, he was confident The Olson Company would comply with whatever direction the Commission determined.

Commissioner Ramirez questioned whether or nor Mr. Siino had read the conditions of approval.

Mr. Siino stated he had not read the conditions of approval since he was not the applicant. He reiterated that he liked the idea of a two-sided face sign which would make sense if the sign were perpendicular to Bayside Drive.

Commissioner Kelley recommended that Mr. Siino be provided with a copy of the conditions for review at this time.

Ms. Schmidt explained that her contact for the application had been the identified applicant, Matt Weber, to whom she had spoken and had recently e-mailed the resolution with the conditions of approval. She acknowledged that she had attempted to contact Mr. Weber on several occasions this date but had received no answer.

Mr. Siino stated that Mr. Weber had informed him he would not be coming to the meeting based on his [Mr. Siino’s] understanding that Mr. Weber was no longer employed with The Olson Company. Based on his quick review of the conditions of approval, as recommended by staff, he stated for the record that he had read and was in agreement with those conditions.

Commissioner Diokno clarified with Mr. Siino that the traffic to the school would come into the parking lot off of the street and there would still be one entrance/exit off of Fourth Street with the one off Bayside Drive strictly an exit only.

Mr. Grisham reported that the City had done a complete redesign and had removed the existing median to ensure that traffic circulation was adequate for the new driveway that had been created.

OPPONENTS: None
MOTION: AP-07-498 (SE)

Motion by Commissioner Kelley to adopt Resolution No. 9744, approving AP-07-498 (SE), a Freestanding Sign and Sign Exceptions for location, size and height for “St. Peter Martyr Freestanding Sign, AP-07-498 (SE),” as conditioned. The motion was seconded by Commissioner Ramirez and carried by the following vote:

  Ayes: Commissioners Diokno, Harris, Kelley, Ramirez, Wegerbauer, Garcia
  Noes: None
  Abstain: None
  Excused: Chairperson Ohlson

STAFF COMMUNICATIONS:

The Commission acknowledged receipt of the following Notice of Intent (to review/ approve project at staff level):


COMMITTEE REPORTS:

There were no committee reports.

COMMENTS FROM COMMISSIONERS:

Commissioner Kelley apologized for not being able to attend the Sign Code Update workshop that had been held on January 17, since she had to attend a funeral. She advised that she would also be unable to attend the next Sign Code Workshop scheduled for Tuesday, January 29, since she was on the committee to interview a new Pastor for her church.

Commissioner Wegerbauer reported that half of the lights appeared to be out on the pylon sign at North Park Plaza closest to Staples. She also reported that the wind appeared to have blown over the Los Medaos College (LMC) sign located along State Route 4. Since she understood that the signs were not under the purview of the City, she asked that the City contact Caltrans to see if the sign could be repaired. In addition, she noted that the stop signs at Mike’s Auto Body into North Park Plaza were faded and should be replaced.

Commissioner Harris suggested that the striping in the North Park Plaza should also be repainted since it was faded.

Mr. Grisham advised that the City was responsible for the striping out along the drive aisle.
road while the interior was the owner’s responsibility.

Vice Chairperson Garcia reported that PG&E had not yet repaired the lights that were located to the east of Harbor Street at Stoneman Avenue which had been out for the past six to eight months.

Mr. Grisham stated that he would forward the comments to the Public Works Department.

He otherwise reported that the tentative schedule provided to the Commission would be revised as it related to the status of applications and staff assignments. Inactive applications would be placed in a separate inactive area with the status identified for current projects. Projects assigned to staff would also identify the status and include a short description.

Mr. Grisham further reported that he would be serving as the Acting Planning Director, would be attending future Commission meetings for the next several months and would spend time with planning staff to understand the work load of each. He would also like to meet individually with each Commissioner. He identified his experience and background as an AICP Certified Planner with previous experience in planning in Los Angeles County. He had also been the Community Development Director for two cities, and had experience with two large civil engineering planning firms and a large land use engineering firm.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:30 P.M. to a Regular Meeting scheduled on February 13, 2008, in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

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MARC GRISHAM, Secretary
Pittsburg Planning Commission