MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

June 10, 2008

A regular meeting of the Pittsburg Planning Commission was called to order by Chairperson Ohlson at 7:00 p.m. on Tuesday, June 10, 2008, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL:

Present: Commissioners Diokno, Garcia, Harris, Kelley, Wegerbauer, Chairperson Ohlson

Excused: Commissioner Ramirez

Staff: City Manager/Planning Director Marc Grisham, Senior Planner Dana Hoggatt, and Assistant Planner Jason Burke.

POSTING OF AGENDA:

The agenda was posted at City Hall on Thursday, June 5, 2008.

PLEDGE OF ALLEGIANCE:

Commissioner Kelley 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:

Item 1: Minutes of Meeting, May 27, 2008

MOTION:

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

Ayes: Commissioners Diokno, Garcia, Harris, Kelley, Wegerbauer, Ohlson
Noes: None
Abstain: None
Absent: Commissioner Ramirez

PUBLIC HEARINGS:

Item 2: Contra Costa Waste Service, Inc. Parking Variance. AP-08-520 (DR, VA)

An application by Contra Costa Waste Service, Inc., requesting a variance in order to reduce the minimum parking requirement from six spaces plus one space per 1,000 square feet of gross floor area to one space per 2,450 square feet of gross floor area, and design review approval for revised site and landscaping plans to reflect the variance for reduced parking on an 11-acre parcel located at 1300 Loveridge Road in the IG (General Industrial) District. APN 073-200-015.

Assistant Planner Jason Burke presented the staff report dated June 10, 2008. He recommended that the Planning Commission adopt Resolution No. 9759, approving AP-08-520 (DR, VA), subject to conditions.

Mr. Burke added that the applicant had submitted a letter dated June 10, 2008, after the distribution of the staff report, requesting that Section 3. Decision, subsection A, Design Review, Condition No. 5 of Resolution No. 9759 be revised to allow the climbing vines and canopy to be moved from the western parking area to the eastern building façade fronting Loveridge Road. The applicant was of the opinion that the climbing vines and canopies would be more appropriate on the eastern side of the building and would be more visible along Loveridge Road.

The applicant had also included a hedge of Scarlett Toyon, along the northern property line in areas close to Loveridge Road, which could grow up to 12 feet tall providing a visual buffer for the northern portion of the site while respecting the easement requirements of the overhead power lines along the northern property line. It was these overhead power line easements that prevented the planting of larger trees in that area.

Mr. Burke recommended that the Commission could make the findings to grant a variance to reduce the parking requirements and grant design review approval for the revised site with reduced parking and an increase in landscaping along Loveridge Road.
PUBLIC HEARING OPENED

PROPOSER:

DAVID ADLER, Project Manager, Contra Costa Waste Service, Inc., 4080 Mallard Drive, P.O. Box 5397, Concord, introduced the Project Architect and the General Manager present in the audience.

ROGER WILSON, the Project Architect, 1250 Addison Street, Berkeley, explained that the reduction in the parking count was similar to larger industrial facilities in the area where there was a lot of equipment in the buildings and few employees. Without the variance, there would be unnecessary parking spaces creating additional impervious pavement inconsistent with C.3 Stormwater requirements and adding unnecessarily to environmental problems. He noted that the back of the building where they would like to place canopies over some of the parking for shading was the area of the transfer station where pick-up trucks, trash and a lot of movement occurred. There was concern that anything done in that area would become damaged and be difficult to maintain. Instead, the intent was to provide architectural features that could be visible on the east side along Loveridge Road.

Mr. Wilson referenced the new building for the Mt. Diablo Recycling Center, which had used large steel trellises with vines. Rather than introduce a different architectural feature, he would like to continue that design element on the existing building and to work with staff to tie the two buildings together.

In response to Commissioner Garcia, Mr. Adler advised that he was in agreement with the staff recommended conditions of approval, with the exception of Design Review Condition No. 5 as discussed. He added that the applicant would be hiring an arborist to evaluate the trees that staff had identified in the staff report.

Chairperson Ohlson stated that he patronized the recycling station on a regular basis. He questioned where parking would be located once one left the scale house.

Mr. Adler explained that orange cones had been in place as a traffic and safety device in compliance with California Integrated Waste Board requirements. As part of the new plan, there would be specific parking spaces for the public. The existing employee parking would be relocated to another area. There were 24 existing parking spaces that would be increased by another 15 parking spaces for the public to utilize. He noted that most of the time customers would weigh out and the scale attendant should help in a timely fashion.

Mr. Wilson advised that the new parking lot in front of the recycling center would also be part of the public parking. As one left the scale house to do his or her paperwork, that individual could then leave from there.

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OPPONENTS: None

PUBLIC HEARING CLOSED

MOTION: AP-08-520 (DR, VA)

Motion by Commissioner Garcia to adopt Resolution No. 9759, approving AP-08-520 (DR, VA), a Variance to reduce the minimum off-street parking requirement for the Contra Costa Waste Service Recycling Center and Transfer Station and Mt. Diablo Recycling Center, and Design Review of a revised site plan on an 11-acre site located at 1300 Loveridge Road (APN 073-200-015) for “Contra Costa Waste Service, Inc., Parking Variance, AP-08-520 (DR, VA),” as conditioned, with a revision to Condition No. 5 as follows:

- Remove the trellises from the western parking area, with staff to work with the architect to relocate the trellis and landscaping along the east side of the building.

The motion was seconded by Commissioner Wegerbauer and carried by the following vote:

Ayes: Commissioners Diokno, Garcia, Harris, Kelley, Wegerbauer, Ohlson
Noes: None
Abstain: None
Absent: Commissioner Ramirez

Chairperson Ohlson identified the process to appeal a decision of the Planning Commission within 10 days by filing a written appeal with the Planning Department for a hearing before the City Council.

COMMISSION CONSIDERATIONS:

There were no Commission Considerations.

ZONING ADMINISTRATOR REPORTS:

The Planning Commission acknowledged receipt of the following:

3. **Notice of Intent to Exercise Delegated Design Review Authority:**
   Arco Station E.V.R. System Installation. AP-08-432 (DR).
   Ayala Addition at 345 West Tenth Street. AP-08-535 (DR).

PLANNING DIRECTOR/STAFF COMMUNICATIONS:

Fire Station #84 – Plan Revision
Mr. Grisham advised that the design for Fire Station #84 that had been approved by the Planning Commission had remained the same with the exception of the removal of the training center and truck parking along the rear of the site, which had shortened the building design. Staff had determined that the revised design was in substantial conformity with the Commission approval. The training offices would be moved to Fire Station #85, which would be the first station to go under construction pending any challenges to the Mirant annexation.

Mr. Grisham added that the applicant for Don Pepe’s Mexican Market had appealed the decision of the Planning Commission not to allow the sale of alcohol. Staff was now recommending approval of that request based on the fact that the applicant would be purchasing an existing liquor license from an existing business that was going out of business in the vicinity of his grocery store. Therefore, there would not be an increase in existing liquor licenses in the immediate area as a result of the license transfer to Don Pepe’s Market. In addition, staff had recommended a series of conditions including those proposed by the applicant at the Commission public hearing. The applicant had agreed to sell alcohol only with the sale of food items. Staff was also recommending that any alcohol products purchased not be refrigerated.

Commissioner Wegerbauer suggested if alcohol was permitted to be sold at Don Pepe’s, the product should be moved to the rear of the store.

As to the Arco Station E.V.R. System Installation, Commissioner Wegerbauer referred to the Valero Gas Station located at the corner of Kirker Pass and Clayton Roads in the City of Concord where the E.V.R. system had been visible but had been placed behind a trellis with vines. She found that combination of trellises and vines to be an attractive method to screen the equipment from view. She urged consideration of that method.

**COMMITTEE REPORTS:**

Chairperson Ohlson reported that the TRANSPLAN Committee would meet on June 12.

**PLANNING COMMISSIONERS’ COMMENTS:**

Commissioner Diokno asked staff whether the courthouse project would be designed by the state or by the county. Mr. Grisham advised that the courthouse would be a state office building project.

Commissioner Diokno asked that the Planning Commission or the City Council have early input on the design.

Mr. Grisham explained that the early design elements had been presented to the City Council. He had received no new information on the project, noting that the city would have no input on state buildings. The Commission could be provided with the site plans, elevations and renderings available to date.
Commissioner Garcia referenced the annexation of large industrial sites, and with the anticipation of the Mirant property coming into the City limits, he asked staff in the future to re-evaluate parking requirements that were based on building square footage, given that the size of many of the industrial buildings would create a situation where the required parking could be out of proportion with the actual need. He requested a more reasonable approach than consideration of variances.

Chairperson Ohlson commented that author Don Shoup had written a book titled, *The High Cost of Free Parking*, which he found to be very interesting.

Mr. Grisham agreed and noted that staff was aware of the issue with parking and the perception that there was not enough parking in Old Town, as an example. He suggested that success for Old Town would be when he had to look for parking.

Commissioner Wegerbauer reported that she had attended the recent Grand Opening of La Veranda Restaurant, which had been very busy due to the car show.

Mr. Grisham added that the car show would be extended down Third Street this week. Third Street would remain open on the north side all the way down to the Liberty Hotel. In addition, the City had a great band director and there would be a jazz band for the summer at the Liberty Hotel.

Commissioner Kelley advised that she would be out of town and would not be in attendance at the Planning Commission meeting on June 24.

In response to the Chair as to the status of the E.J. Phair Brewing Company, Mr. Grisham reported that work had stopped on the property and the city had brought in an independent engineer who was going through the project. There were concerns with the baker tanks which had been pumping water out of the elevator shaft and which could be repaired, although that would have to be resolved to ensure that the applicant had appropriate direction. He explained that the tanks should be gone by Wednesday or Thursday of this week with the water removed from the tanks to be placed on existing construction sites for dust mitigation.

Chairperson Ohlson added that he would be attending a Construction Management Class at Diablo Valley College (DVC) in the fall and would be unable to attend TRANSPLAN Committee meetings on Thursday evenings from September through December. To ensure Pittsburg Planning Commission representation at TRANSPLAN Committee meetings during that time, Chairperson Ohlson expressed his hope that the Commission Alternate or another appointee could be available to cover those meeting dates.

Mr. Grisham recommended that if the Alternate could not attend the TRANSPLAN Committee meetings, another appointment could be discussed at the next meeting of the Commission.
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:37 p.m. to a Regular Meeting scheduled on June 24, 2008, in the City Council Chamber at 65 Civic Avenue, Pittsburg, CA.

MARC S. GRISHAM, Secretary
Pittsburg Planning Commission