MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION
December 9, 2008

A regular meeting of the Pittsburg Planning Commission was called to order by Chairperson Ramirez at 7:00 p.m. on Tuesday, December 9, 2008, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL:

Present: Commissioners Diokno, Fardella, Garcia, Kelley, Wegerbauer, Chairperson Ramirez

Excused: Commissioner Ohlson

Absent: None

Staff: City Manager/Planning Commission Secretary Marc Grisham, Planning Manager Dana Hoggatt, Associate Planner Kristi Vahl, Assistant Planner Leigha Schmidt, Pittsburg Police Senior Officer Dan Callahan, and Administrative Assistant to Director Kathy Comtois

PLEDGE OF ALLEGIANCE:

Commissioner Fardella 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:

Construction Plans for the Pittsburg High School Campus
(Pittsburg High Unified School District)

TIM GALLI, Director of New Construction, Pittsburg Unified School District (PUSD), introduced Mitch McAllister, the Lead Architect with California Designs West, along with Mark Bonnett, the Assistant Superintendent of Business Services. He understood that the Planning Commission desired a presentation on the new Pittsburg High School Campus. He noted that the presentation was being made in a state-of-the art, three-dimensional format presented by California Designs West.

Mr. Galli described Pittsburg High School Increment One, a 258,000 square foot project to be completed in 15 months with construction to commence in two days. The new entrance would be located on Harbor Street. Directional parking would be provided in the front pursuant to Department of School Administration (DSA) requirements. The building would have a combination of brick and stone in an intercollegiate design. The Library in the second story would have a glass front. The interior of the building would include display cases. He noted that the building would house one of five administration centers in the school. The administration offices would not be centrally located but would be satellite throughout the school to maximize service to students and to maximize security on campus.

Mr. Galli walked the Commission through the project and stated that outside the Principal’s and Administration Suites, one would approach doors leading to stairways to two of the academies and directly to the quad open space area. There would be full dining facilities for the school, to be DSA rated at 2,850 students, but which could easily handle 3,300 students as the community grew.

Mr. Galli explained that the high school model had been copied from a high school facility located in the city of Fresno. Views out of the entrance directly to School Street were displayed to show security doors that could be locked down in an emergency and that would only be open before and after school and would be closed during the school day. The only entrance into the school would be through the front doors. The school would be a closed campus. Pictures of the side entrance back to the front on Harbor Street were displayed. He noted that the two-story structure had been built with flexibility to handle an academy, a school-within-school, or a typical school environment.

Mr. Galli reported that the PUSD had received a grant from the State for $3.8 million for additional construction and materials for current technological education. The facility would include three such strands of education including Transportation, Construction Tech and Information Technology. The new gym would hold 3,000, and the roof would be designed to accommodate a solar conversion. The staff parking lot was also pointed out as was the existing Creative Arts Building (CAB), which had also been scheduled for
an approximate $7.25 million renovation during the high school project and which would once again be state-of-the-art.

Mr. Galli highlighted the new cafeteria adjacent to the CAB. He also highlighted the teacher parking lot, which would be controlled by an electronic gate, and student parking that would primarily be located across the street with mechanical gates rather than manned gates. Police and emergency services would have the ability to open those gates at any time.

Mr. Galli reiterated that Increment One of the new Pittsburg High School was due to open in June 2010, to be turned over to the PUSD and be available for the 2010-2011 school year. Increment Two would take most of 2011 to complete and would include two synthetic women’s softball fields, additional parking and renovations to the east and south of the facility.

In response to the Chair, Mr. Galli advised that the old junior high school, formerly Central Junior High School, had been built in three phases. Phase I, the front of the main building, would remain. Phase II, the original science wing and cafeteria, would eventually be removed. Phase III, the old wings to the east, would also be removed. The annex built in 1964 on the left would remain and potentially the annex to the right. All else would be removed to accommodate additional parking.

For the high school, School Street had been envisioned to be closed only during the pre-school hours to create a safe path of travel. Afterward, the mechanical gates would be withdrawn and re-implemented when the students needed to cross the street to reach the student parking. Unless a different agreement was reached between the PUSD and the City, that was the vision for the circulation of School Street.

Commissioner Fardella liked the design and the three-dimensional rendering that had been presented. He inquired whether or not there was any potential design or construction problems that could delay the project.

Mr. Galli noted that there had been no surprises during the recent demolition of the old school site. The project involved an aggressive build schedule with a seven to seven work day including Saturdays. There would be no incentives for completion as part of the contract until the work was partially completed, at which time incentives may be offered.

Commissioner Diokno asked whether or not the color scheme would match the presented drawings, to which Mr. Galli affirmed and clarified that a standing seam metal roof would be provided with the buildings to match the existing school building colors. All of the four buildings with the exception of the gym would be two stories in size, with three elevators.

Commissioner Diokno wanted to see mature trees be planted in the courtyard area.
In response, MITCH McALLISTER, Lead Architect, advised that 24-inch box trees had been specified.

In response to Commissioner Diokno, Mr. Galli clarified that Career Tech would be isolated in the security zones and could be used easily after hours. It was envisioned that Career Tech would be used for the training of high school students but also for retraining after market employees who may have lost a job. It was anticipated that Career Tech would operate 16 to 17 hours a day. A fourth strand in Alternative Energy would also be proposed, to be placed in one of the existing structures. He added that the building would be state-of-the-art technology with the ability to share information between teachers and other campuses through a very aggressive plan.

In further response to Commissioner Diokno as to the traffic patterns, Mr. Galli explained that that the Police Department had been approached as had the necessary City staff to remove a U-turn restriction at the intersection of Harbor and School Streets, in order to allow the contractor to make U-turns into the area of construction, to prevent construction trucks entering onto School Street, and to avoid risks to students. In the future, the drop off point would be located in the parking lot, where traffic would turn into the parking lot to drop off students to ensure a flow pattern in and out. With the improvements the City had made to Harbor Street and with the improvements to the parking facility, it was expected that the traffic patterns would be somewhat lighter since the traffic flow would be better. There was also an existing bus stop on Harbor Street as part of the Harbor Street improvements.

MARK BONNETT, Assistant Superintendent of Business Services for the PUSD, thanked the community for passing a bond for the project. He also thanked the City for the improvements along Harbor Street and for working with the PUSD on some of the design issues.

Chairperson Ramirez suggested that the project would be an asset to the community, to the students and to the teachers.

CONSENT:

Item 1: Meeting Minutes, November 12, 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, Fardella, Garcia, Kelley, Wegerbauer, Ramirez
Noes: None
Abstain: None
Absent: Commissioner Ohlson

Commissioner Diokno stepped down from the dais at this time due to a potential conflict of interest with the next item.

PUBLIC HEARINGS:

Item 2: La Hacienda Bar - Consideration of Use Permit Revocation. UP-83-27
A request for the Planning Commission to consider revocation of a use permit (Planning Commission Resolution No. 1901) allowing a cardroom and full alcoholic beverage service for the La Hacienda Bar located at 301 East Tenth Street in the CS-D (Downtown Service Commercial) District. APN 085-182-009.

Associate Planner Kristi Vahl presented the staff report dated December 9, 2008. She recommended that the Planning Commission make the findings necessary to revoke Use Permit U-83-27 (Planning Commission Resolution No. 1901) based on the business owner’s failure to show complete compliance or a means for compliance with Condition Nos. 5, 6, 9, 13 and 14, generally relating to lighting, noise, parking lot conditions and acceptable social conduct at and adjacent to the business.

Commissioner Fardella asked Officer Dan Callahan to address the number of calls for service to the site after the business had been required to close in May.

Officer Dan Callahan reported that he was unaware of any calls for service to the site since the business had been closed.

PUBLIC HEARING OPENED

PROPOSENT: City of Pittsburg

OPPONENTS:

JOSE RODRIGUEZ, Jr. speaking for Jose Rodriguez, Sr., the business owner, stated that Mr. Rodriguez Sr. would like the business to be allowed to reopen to allow repairs to be made to bring the building up to code.

Commissioner Wegerbauer understood that the business had been closed due to County Health Department regulations not related to the issues before the Commission.
Mr. Rodriguez explained that barbecued food had been served outside on the weekdays, and a Police Officer had checked the permit for the site at that time. He stated that was when the problems had commenced.

Ms. Vahl explained that the County Health Department had conducted an inspection in early November, and another checklist had been provided to the business owner for completion. The Health Department had not been called back out to the property since that time.

City Manager Marc Grisham clarified that the issues related to the County Health Department and the Pittsburg Building Department were not before the Commission.

Mr. Rodriguez advised that the Health Department had provided a letter to the business owner stating that he would be allowed to operate his business.

Mr. Grisham explained that the letter presented by the applicant was a permit to operate at the location, valid from March 1, 2008, through February 2009, for a restaurant operation only. However, he was under the impression that the permit was not valid since it had been pulled by the County Health Department.

Commissioner Fardella asked whether or not the remaining planning conditions had been addressed. Based on the extensive history of the operation of the facility and having sat in the audience during past discussions, he was aware that the business owner had been given repeated opportunities to address the conditions while the business at that time had been allowed to operate.

MARIA CONTRERAS explained that she had been working with Mr. Rodriguez Sr. to address the concerns of the County Health Inspector. She noted that three of the four items from the checklist provided by the County in November 2008 had been met. The remaining item required a permit from the City to do some flooring and was the only item pending from the recent Health Department inspection. She understood that condition was required to be met before the facility could commence operations. As to the City’s planning conditions, after May 2008 when the business had been closed, the business owner had no income to address those items. Since the owner did not have any funds, he could not address those repairs.

Chairperson Ramirez again identified the conditions remaining to be met that the applicant had not brought into compliance, including repairs to the parking lot, restriping, lighting, and that must be met for the use permit to remain valid.

Ms. Contreras clarified for the record that the business was a full alcohol beverage service with beer, although no hard liquor or cardroom was involved with the business.
MARCELINO VASQUEZ, 345 West Tenth Street, Pittsburg, commented that the business had been in operation for some time and that he had been associated with the prior owner of the business who owned other businesses in the City. He added that he knew the current family well. He suggested that the business owner had made a good attempt to run a good business. Based on his personal experience, he had not seen the police come in and stop any disturbances at the facility other than a fight over the use of the pool table.

Mr. Vasquez added that the business owner had not caused any intentional problems with the City other than possible errors in judgment. He asked that the business owner be given the opportunity to correct any concerns the City might have and allow the business to continue. He pointed out that the bar was the only bar of Latin extraction, owned by a Latino, that allowed patrons to speak in Spanish and dance.

Mr. Vasquez expressed the willingness to work with the business owner, the City and the Police Department to assist the business owner in responding to the City's requirements so that he could reopen for business.

Chairperson Ramirez pointed out that there was another Latino bar on Cumberland Street. He added that this was the third time the business owner had appeared before the Commission and the business owner had been given ample time to address the items of non-compliance. He emphasized that there was a record of police calls to the property.

Commissioner Fardella noted the history of the management of the facility. Some of the non-compliant items were owner violations, including a combination of consumption of alcohol after hours, a minor in presence where liquor was consumed, and a violation of the live entertainment regulations.

PUBLIC HEARING CLOSED

Commissioner Garcia emphasized that the issue had gone on for over a year. The City had not closed the business. The County Health Department had closed the business. Conditions required by the City had not been met. He added that while the business owner would not be able to operate the business until those conditions had been met, that did not mean that the business would be demolished. The business could be allowed to reopen and operate once the conditions had been met and the problems corrected.

MOTION:

Motion by Commissioner Garcia to adopt Resolution No. 9780, revoking the Use Permit for the La Hacienda Bar located at 301 East Tenth Street, U-83-27, as conditioned. The motion was seconded by Commissioner Fardella and carried by the following vote:

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Ayes: Commissioners Fardella, Garcia, Kelley, Wegerbauer, Ramirez
Noes: None
Abstain: None
Absent: Commissioners Diokno [recused], Ohlson

Commissioner Diokno returned to the dais at this time.

**COMMISSION CONSIDERATIONS:**

**Item 3: Housing Element Update (Review of Draft).**
A review of the draft update of the City’s Housing Element for the reporting period of 2007-2014. This project is Citywide.

Assistant Planner Leigha Schmidt presented the staff report dated December 9, 2008. She recommended that the Planning Commission review the draft Housing Element, provide comments and recommend by minute order that the document be forwarded to the City Council for review, and that the Council direct staff to submit the draft Housing Element to the State Department of Housing and Community Development (HCD) for a formal 60-day review.

**PROPOSER:** City of Pittsburg

ALEXANDER QUINN, Director of Sustainable Economics Group for EDAW, the City’s consultant, reported on the Draft Housing Element Update, one of the seven State mandated elements of the General Plan normally updated every five years and last updated in 2001. He suggested that the draft would likely be approved in 2009. He noted that the City was on schedule to meet its deadline for certification.

Mr. Quinn explained that HCD allocated the housing distribution to the Association of Bay Area Governments (ABAG), which distributed housing in the different jurisdictions of the Bay Area. The Housing Element requirements included the identification of adequate sites to facilitate and encourage development of housing for all income levels, accommodate the City’s share of housing needs, assist in the development of adequate housing for Low and Moderate Incomes, conserve the affordable housing the City already had, and remove any constraints on the production of housing.

The Draft Housing Element Update would cover the period of January 2007 through June 2014. The City was currently in the process of bringing the matter to the Commission and to the City Council in January with an informal draft review to be forwarded to HCD. HCD would provide comments on the draft, after which the City would make adjustments and go through the environmental process in order to adopt the Housing Element by late June 2009, which would meet the certification process.
Mr. Quinn advised that the City’s share of Low and Very Low Income housing had decreased due to the fact that the City had done a good job of accommodating low income housing in the past. A recent settlement agreement with the Redevelopment Agency (RDA) dictated the housing production that should occur in the City with a higher need for larger than smaller families, which was the most difficult housing need to meet. He stated that the City had some money to build affordable housing.

Based on the allocation, Mr. Quinn identified what had been produced based on the projects approved since January 1, 2008. The home price by unit size for 2008 was also noted, with prices having dropped and units having become more affordable.

Mr. Quinn identified the median home price in the City as $265,000 and described changes in median home price between 2001 and 2008, noting a peak in 2007 followed by a significant drop in 2008. He also identified rental housing data showing that average rents had increased from the second quarter of 2006 to 2008. The average rent was approximately $1,150 for a typical 830 square foot one/small two bedroom unit. He noted that Low Income households could afford the typical unit in Pittsburg. Foreclosures were also identified for the month of August 2008, now overall at four percent of the total housing supply. A map of the areas of the City with the highest concentration of foreclosures was displayed. Other areas that were less than three percent were also identified.

Mr. Quinn reported that Applied Housing Survey Conditions of 2008 had been identified for the City of Pittsburg and cross tracked with foreclosures to determine any linkage between units in foreclosure and those in poor condition. Although no direct correlation was observed between units in foreclosure and those in disrepair, it was observed that neighborhoods with a higher concentration of foreclosed units had higher quantities of units in poor condition. He noted that for multifamily rental units, complexes consisting of five or more units were in better condition than multifamily buildings with fewer than five units. Overall, the City had done a good job of maintaining its housing supply.

With respect to opportunity sites and the fact that HCD was most interested in finding out how the City would identify sites for affordable housing, Mr. Quinn stated that City staff had done an excellent job in putting that together. A total of 300 acres of vacant land had been identified, as well as 60 acres of underutilized sites.

Mr. Quinn summarized the community outreach involved in the process, identifying three community workshops, direct mailings to over 15,000 community groups and residents, flyers and posters both in English and Spanish, and a dedicated City webpage that had been regularly updated with different presentations and information. The public had also been invited to comment through e-mails and telephone calls to staff. Possible themes for the Draft Housing Element Update were also noted based on the public workshop discussions.

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The community input had led to adjustments of the policies. The overall goal was to foster development of a variety of housing types and densities, balance the housing stock and meet the City’s regional housing for all income levels. The community comments included recommendations for incentives for such development, encouraging more construction of rental housing for low income households, a more equitable distribution of housing, and discouraging segregation from low and high income neighborhoods to create better inclusion.

As a result of those discussions, Mr. Quinn explained that many of the Housing Element policies had been adjusted to encourage development within the Urban Limit Line (ULL), support move up housing throughout the entire City and not just in the hills, encourage small lot single family housing, create pre-approved architectural plans for small lots, ensure construction of high end housing, permit manufactured and modular homes, promote Transit Oriented Development (TOD) plans and traffic demand management strategies, adopt the eBART Specific Plan, and support senior housing.

In addition, second units had been encouraged, possible fee waivers and reduced parking requirements for affordable units had been supported, and live/work lofts with ground floor commercial space along arterials had been proposed.

Other comments included recommendations for policies that address special needs populations such as seniors and female headed households with children; pursuit of grants for special housing needs; facilitation of the development of on-site child care space; and encouragement of universal design for enhanced accessibility and to allow seniors to age in place.

Mr. Quinn explained that since the adoption of the City’s last Housing Element, the State now required cities to identify zones within which emergency shelters would be allowed by right. Each Housing Element would now have to find locations where such housing may occur. City staff recommended that the City’s Zoning Ordinance be revised so that emergency shelters would be allowed by right in the CS (Commercial Service) District.

An inclusionary housing component had also been discussed with consideration of whether or not the resale restrictions would be necessary. In response to foreclosures, a policy had been proposed to create programs to address and provide education to those persons going through the foreclosure process, or to have a mechanism in place that would allow for those units that were bank owned to be maintained, while assisting those households going through dislocation from their homes due to foreclosure.

Programs being considered included the Housing Rehabilitation Program, publicizing the Housing Choice Voucher Program that would assist those going through dislocation, offering rehabilitation loans targeting those units in the foreclosure process, providing assistance to those in the foreclosure process, increasing the supply of rental housing,
ensuring the integration of inclusionary and market rate housing within a development, and considering energy conservation.

Mr. Quinn stated that AB 32 would impact the City and there was a need to create incentives to promote green development within the City and work with the power company to fund solar panels on roofs. Further, there was a need to improve and preserve the existing housing stock, monitor resale restrictions, enhance the visual quality of neighborhoods, and update the design guidelines.

Mr. Quinn emphasized that the City of Pittsburg had made an earnest effort to facilitate the production of affordable housing.

Commissioner Wegerbauer stated that she had attended two of the three public workshops on the Housing Element, which she found to be beneficial. She thanked Mr. Quinn for the presentation. She otherwise commented that the reference to female households had shown different percentages in the report. She also spoke to Page 3 of 15 of the Draft Housing Element, regarding mobile homes, and asked if such structures were permitted in all districts.

Staff affirmed that mobile homes were permitted in all districts where single-family residences were allowed, as long as the mobile home met the zoning standards.

Planning Manager Dana Hoggatt added that a Certificate of Compatibility would allow the City to review the design of the mobile home to ensure it was consistent with the design of homes in the surrounding neighborhood.

Commissioner Wegerbauer also referenced Page 3 of 33 of the Draft Housing Element regarding residential care facilities and asked for clarification from staff.

Ms. Schmidt explained that State law was inconsistent, with one section of the Health and Safety Code disallowing the 300-foot barrier while another section required it. City regulations showed the 300-foot barrier between transitional housing establishments and between group homes or care facilities in the interest of preventing an over concentration of these types of facilities in one particular area. She stated that staff would like to leave that limitation in the City’s code. She reiterated that State law was inconsistent.

Commissioner Fardella commended the efforts related to the preparation of the Draft Housing Element, including the work of City staff. Compared to the County, he noted that the City of Pittsburg currently had 11 percent more Low Income households. He questioned whether or not the ABAG allocation of Low Income housing meant that Pittsburg was carrying some of the burden of other communities.

Mr. Quinn commented that the City of Livermore had not provided adequate housing for Low and Very Low Income Households, as an example, and their fair share was greater
than Pittsburg’s share while the Above Moderate Income Household level was lower. He noted that there had been some analysis reviewing the allocation of the different income groups.

Commissioner Fardella commented on the lack of low-income senior housing in the City. He suggested that was an area absent from the Pittsburg Housing Element that must be filled. As to the opportunity to encourage and find ways to have new construction take advantage of solar and wind power, he suggested that was very important. He also inquired about the lack of housing conditions data for units in his area of the City.

Mr. Quinn commented that per HCD regulations, the Housing Conditions Survey had evaluated areas where construction had occurred prior to 30 years ago and that the survey had been focused on those areas of the City where significant home construction had occurred prior to 1970. Newer neighborhoods had not been surveyed in the home condition analysis.

Commissioner Fardella stated that he had been concerned with the properties located within the County’s jurisdiction along Bailey Road across from the Oak Hills Shopping Center.
Commissioner Diokno commented that he had also attended all three public workshops on the Draft Housing Element. He agreed that the idea of preapproved architectural plans for developers was a good idea and he would like to see that expanded to include approved manufactured housing. He asked why cities should follow the Housing Element.

Mr. Quinn explained that the primary force was the vulnerability to a lawsuit that could be brought forward if the City was out of compliance with the Housing Element and which was the reason to certify the Housing Element. In addition, there were better competitive opportunities for housing and infrastructure funds with a certified Housing Element.

OPPONENTS: None

MOTION:

Motion by Commissioner Fardella to recommend by Minute Order that the document be forwarded to the City Council for review, and that the Council direct staff to submit the draft Housing Element to the State Department of Housing and Community Development (HCD) for a formal 60-day review. The motion was seconded by Commissioner Wegerbauer and carried by the following vote:
Ayes: Commissioner Diokno, Fardella, Garcia, Kelley, Wegerbauer, Ramirez
Noes: None
Abstain: None
Absent: Commissioner Ohlson

ZONING ADMINISTRATOR REPORTS:

The Planning Commission acknowledged receipt of the following Notices of Intent to Exercise Delegated Design Review Authority:

Burlessas Building Façade Remodel. AP-08-513 (AD).
Bolourchi Culinary School and Bistro. AP-08-550 (AD).
Oak Hills Apartment Clubhouse Remodel. AP-08-567 (AD).

When asked by the Chair as to the Burlessas Building Façade Remodel located on Fourth Street, Mr. Grisham explained that apartments had been proposed on top with commercial uses on the bottom of the building.

Mr. Grisham added that a request for a fence height exception for property located at 55 Hawthorne Lane would be presented to the Zoning Administrator later in the month.

PLANNING DIRECTOR / STAFF COMMUNICATIONS:

Mr. Grisham reported that as part of the City’s restructuring, City Engineer Joe Sbranti would now have oversight of the Planning Department, although he [Mr. Grisham] would continue as the Planning Commission Secretary.

COMMITTEE REPORTS:

There were no committee reports.

PLANNING COMMISSIONERS COMMENTS:

Commissioner Diokno understood that the County and cities received federal funds to address rehabilitation of foreclosed properties. He understood that Pittsburg was seeking other sources of money as well and he asked of the status of those efforts.

Mr. Grisham advised that the City must apply to the State for the allocation of the Housing and Urban Development (HUD) funds. He was confident the City would receive funding. The Community Access Department would be the lead Department on that issue.
Commissioner Fardella referred to the drive into the Delta View Elementary School in terms of the right turn pick up area and asked if the City could install a right turn only sign at that location.

Mr. Grisham expressed the willingness to forward the concern to the Traffic Division.

Commissioner Garcia wished staff and the Planning Commission a Merry Christmas and an even better New Year.

In response to the Chair as to the status of Dow Chemical and USS POSCO, Mr. Grisham reported that USS POSCO had reduced its staff by 80 employees. No notice had been received from Dow Chemical, although several months ago it had shut down itslatex facility operations. He was unaware of the status of other Dow Chemical operations, although he suggested that the agricultural products operations should continue. He expected a major press release in the middle of December on a major company that would be establishing a new $80 million plant within the Dow facility in the next few weeks. The City had been working closely with that company as a positive addition to the City.

Commissioner Diokno expected a story in the media within the next day regarding a report of no layoffs at Dow. It was his understanding that the workers in the latex department would be reassigned to another department.

Mr. Grisham was confident that the steel operations at USS POSCO would come back on line after the New Year.

Commissioner Garcia understood that USS POSCO had shut down the galvanizing line and block sheet plate since appliances were not being made. Many of the workers had been laid off after Thanksgiving, although it was hoped the workers would be brought back after the first of the year and sent to the new pipeline project.

Mr. Grisham understood that the new pipeline facility was planned to be operational in the spring.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:38 p.m. to a Regular Meeting scheduled for January 13, 2009, in the City Council Chamber at 65 Civic Avenue, Pittsburg, CA.

MARC S. GRISHAM, AICP, Secretary
Pittsburg Planning Commission

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