A regular meeting of the Pittsburg Planning Commission was called to order by Chairperson Ohlson at 7:00 P.M. on Tuesday, September 11, 2007 in the Council Chambers, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL:

Present: Commissioners Diokno, Garcia, Harris, Kelley*, Wegerbauer, Chairperson Ohlson
Excused: Commissioner Ramirez
Staff: Planning Director Melissa Ayres, Associate Planner Dana Hoggatt, and Senior Civil Engineer Alfredo Hurtado.

* Arrived after Roll Call

POSTING OF AGENDA:

The agenda was posted at City Hall on Friday, September 7, 2007.

PLEDGE OF ALLEGIANCE:

Commissioner Wegerbauer led the Pledge of Allegiance.

DELETIONS/WITHDRAWALS/CONTINUANCES:

Ms. Ayres reported that agenda Items 1 and 2 would be continued to the Planning Commission meeting of September 25, 2007.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.
PRESENTATIONS:

There were no presentations.

CONSENT:

a. Minutes - August 28, 2007
b. Request to Initiate a Study to Amend Title 18 of the Pittsburg Municipal Code to Prohibit Parking in Residential Districts on Unpaved Surfaces

Commissioner Wegerbauer requested the removal of Consent Item a. for discussion.

MOTION:

Motion by Commissioner Garcia to adopt Consent Item b, a Request to Initiate Study to Amend Title 18 of the Pittsburg Municipal Code to Prohibit Parking in Residential Districts on Unpaved Surfaces. The motion was seconded by Commissioner Diokno and carried by the following vote:

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

With respect to Consent Item a, the August 28, 2007 minutes Commissioner Wegerbauer requested the elimination of the additional notation “[w/an 8,000 square foot lot protection]," from her vote on Option 2 – Visually Sensitive Areas: as shown on Page 14 of 20. She asked that the vote reflect only that she supported New Option E.

MOTION:

Motion by Commissioner Wegerbauer to approve the minutes of the August 28, 2007 meeting, as amended. The motion was seconded by Commissioner Diokno and carried by the following vote:

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

Item 1: Zoning Text Amendment to Prohibit Parking in Residential Districts on Unpaved Surfaces

A City-initiated proposal to amend Title 18 of the Pittsburg Municipal Code to require that vehicles in the front or corner side yard of residential lots be prohibited from parking on unpaved surfaces. A City-wide zoning amendment (Continue to September 25, 2007)


An application by United Spiral Pipe LLC requesting approval of a parcel map to subdivide a 72.6-acre parcel into three separate parcels; including one 5-acre parcel, one 44.8-acre parcel and one 22.8-acre parcel located at 900 East Third Street in the IG (General Industrial) District; APNs 073-030-015 and 073-210-031. (Continue to September 25, 2007)

AS EARLIER REPORTED, ITEMS 1 AND 2 CONTINUED TO THE PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2007

Item 3: Boilermakers Local 549 Outdoor Storage. AP-07-457 (UP)

An application by Frank Secreet of Boilermakers Local 549 requesting a use permit to place two 40-foot long by 8-foot wide shipping containers for storage in the side yard of a 1.01-acre property located at 2191 Piedmont Way, in the IP (Industrial Park) District; APN 088-240-063.

Associate Planner Dana Hoggatt presented the staff report dated September 11, 2007. She recommended that the Planning Commission adopt Resolution No. 9732 approving AP-07-457 (UP), as conditioned.

PUBLIC HEARING OPENED

PROPONENT:

JOHNNIE GALLEN, Boilermakers Local 549, 2191 Piedmont Way, Pittsburg, explained that there were problems at the site with break-ins with their existing sheds which had resulted in the loss of expensive equipment. The proposed containers were intended to better secure the property. He affirmed, when asked, that he had read and was in agreement with the staff recommended conditions of approval as contained in Resolution No. 9732.

OPPONENTS: None

PUBLIC HEARING CLOSED
MOTION: AP-07-457

Motion by Commissioner Garcia to adopt Resolution No. 9732, approving AP-07-457 (UP), a Use Permit to allow two cargo containers for storage of equipment at 2191 Piedmont Way, “Boilermakers Local 549 Outdoor Storage Containers, AP-07-457 (UP),” as conditioned. The motion was seconded by Commissioner Wegerbauer and carried by the following vote:

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

COMMISSION CONSIDERATION:

Item 4: Assembly Masters. AP-07-459 (DR)

An application by George Barkley of Assembly Masters, requesting design review approval to install a 500 square foot prefabricated metal building behind an existing 3,000 square foot building on a 6,500 square foot lot at 270 East Tenth Street. The site is in the CS-D (Service Commercial-Downtown) District. APN 085-205-009.

Planning Director Melissa Ayres presented the staff report dated September 11, 2007. She recommended that the Planning Commission adopt Resolution No. 9734 approving AP-07-459 (DR), as conditioned.

Commissioner Wegerbauer inquired whether or not the applicant owned the building.

Speaking from the audience, the applicant affirmed that they owned the building where the business was located.

Commissioner Wegerbauer requested that the design review permit be tied into the subject application and whenever the business vacated the site, the prefabricated building shall be removed.

Ms. Ayres noted that draft condition 4 currently required the prefabricated structure and all of its component parts would have to be removed from the subject site on or before September 11, 2012, and the site where the prefabricated structure would be placed is to be replaced with site landscaping, hardscaping, and or an alternative approved by the Planning and Engineering Departments prior to December 11, 2012.

PUBLIC HEARING OPENED
PROPONENT:

HAL WESTPHAL, Owner/President, Assembly Masters, 270 East Tenth Street, explained that the business was in the process of expanding. It currently had 17 employees, all of whom were Pittsburg residents. He commented that the business needed to provide its employees with everything they wanted otherwise they would likely work elsewhere. He emphasized the need for the prefabricated building to allow for temporary storage. While Assembly Masters would be considering purchasing a larger building in the near future, the additional structure to store materials was needed at this time.

Commissioner Garcia expressed his pleasure that the business would remain in Pittsburg and his hope that when considering a larger site, the business would still remain in Pittsburg.

When asked, Mr. Westphal verified his agreement with the staff recommended conditions of approval, although he noted that a planter in front of the business had been removed since it had become an attractive nuisance area for debris. He expressed his hope that he would not have to place a planter at the front of the site because of the problems with the planter in the past.

Chairperson Ohlson suggested that the planter could be designed where it would prohibit anyone from sitting on it. He recommended that a trellis arrangement be considered at the front.

Ms. Ayres advised that as the draft condition was written, the applicant could consider street trees as alternative to planters at the front. She clarified that the intent of the condition for a landscape planter in the front, or for street trees, was to provide some landscaping color in the front.

Commissioner Garcia commented that until the area was cleaned up, planting street trees would be the most logical solution. He recommended that the applicant consider planting street trees.

Commissioner Wegerbauer was also pleased with the fact that the business would remain in the community. She encouraged the applicant to think about lighting in terms of what made sense now and in the future in terms of the landscaping requirements. In addition, she recommended that the applicant consider placing a public trash can in the area.

Mr. Westphal added that the meeting agenda was in error in that the applicant on file was Greg Barkley, not George Barkley as shown.

OPPONENTS: None
PUBLIC HEARING CLOSED
MOTION: AP-07-459

Motion by Commissioner Garcia to adopt Resolution No. 9734, approving AP-07-459 (DR), a Design Review application to allow the installation of a 500 square foot prefabricated metal structure behind an existing 3,000 square foot building located at 270 East Tenth Street in Pittsburg, “Assembly Masters, AP-07-459 (DR),” APN 085-205-009, as conditioned. The motion was seconded by Commissioner Wegerbauer and carried by the following vote:

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

STAFF COMMUNICATIONS:

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


Commissioner Wegerbauer recommended that the item be reviewed by a design architect in terms of the approved Downtown Design Guidelines.

Ms. Hoggatt explained that staff would be scheduling a meeting with the applicant to discuss the design guidelines and to provide some feedback.

Commissioner Kelley arrived at 7:30 P.M.

COMMITTEE REPORTS:

There were no committee reports.

COMMENTS FROM COMMISSIONERS:

In response to Commissioner Harris, Ms. Ayres advised that the staff recommendation to initiate a study to amend Title 18 of the Municipal Code to prohibit parking in residential districts on unpaved surfaces had been in response to numerous complaints regarding vehicles being parked on front lawns/yards. The City Attorney and the Code Enforcement Division were of the opinion that the Municipal Code needed to be strengthened to require parking on driveways, garages, or on the street as opposed to in front yards.
Ms. Ayres added that the City Attorney and Code Enforcement Division would be requesting that the City Council consider amendments to Title 10 which was enforced by the Police Department. In order to ensure that the Municipal Code was consistent, there must be changes to the zoning code as well. She added that changes to Title 18 would be parallel to Code Enforcement and City Attorney efforts and the matter would return to the Planning Commission for consideration on September 25.

Commissioner Diokno reported that the street lights on Stoneman Avenue between Harbor Street and Park Place were out and had not been repaired for months.

Commissioner Kelley apologized for being late.

Commissioner Garcia inquired of the status of the landscaping at Auto Zone located at Harbor Street and Leland Road.

Ms. Ayres advised of her understanding that the underground irrigation system had been stolen. The City had informed the business operator that the system would have to be replaced.

Commissioner Garcia understood that Kragens also had a bare spot of landscaping near its signage, to which Ms. Ayres advised that staff had also informed Kragens of the need to upgrade its landscaping.

Commissioner Garcia reported that Commissioner Ramirez had been absent for the past two meetings since he had a pacemaker installed. He added that Commissioner Ramirez was doing well.

Chairperson Ohlson congratulated Assistant Planner Ali Endress on her recent marriage. He otherwise reported that the Delta Hawaii Garden sign had been repaired.

Ms. Ayres also announced that Associate Planner Dana Hoggatt had recently married and that Assistant Planner Leigha Schmidt had welcomed a new baby girl.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:38 P.M. to a regularly scheduled meeting on September 25, 2007, in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

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MELISSA AYRES, Secretary