A regular meeting of the Pittsburg Planning Commission was called to order by Chairperson Ohlson at 7:00 P.M. on Tuesday, October 9, 2007 in the Council Chambers, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL:

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

Excused: Commissioner Garcia

Absent: None

Staff: Planning Director Melissa Ayres, Planning Consultant Douglas Brooks, and Senior Civil Engineer Alfredo Hurtado.

POSTING OF AGENDA:

The agenda was posted at City Hall on Friday, October 5, 2007.

PLEDGE OF ALLEGIANCE:

Commissioner Kelley led the Pledge of Allegiance.

DELETIONS/WITHDRAWALS/CONTINUANCES:

Planning Director Melissa Ayres reported that agenda Item 2, United Spiral Pipe LLC, Manufacturing Plant, would be continued at the request of the applicant to the Planning Commission meeting of October 23, 2007.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.
PRESENTATIONS:

There were no presentations.

CONSENT:

a. Minutes - September 25, 2007

The minutes were removed from the Consent Calendar for discussion.

Commissioner Ramirez requested an amendment to the third paragraph of Page 16, as follows:

Commissioner Ramirez apologized for missing the last two meetings of the Commission which was unavoidable since he had been ill and had to have a pacemaker implanted and missed the August 28, 2007 meeting. The September 4, 2007 meeting had been missed because of vacation.

Commissioner Wegerbauer requested an amendment to the second and third sentences of the sixth paragraph of Page 8:

Since the City owns all surface lots in the surrounding area, the City is in the position to provide multi-level parking when the need arises. She understood that studies had found that people preferred surface parking and must be educated when the times comes regarding urban parking strategies.

Commissioner Wegerbauer also requested the elimination of the last sentence of the eighth paragraph of Page 10.

MOTION:

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

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

CONTINUED PUBLIC HEARING:
Item 1: Angelica Textile Services. AP-07-470 (UP)

An application by Ron Sneddon of Angelica Textile Services requesting a use permit to operate a commercial laundry facility occupying 55,040 square feet in an existing 410,000 square feet building located at 701 Willow Pass Road (Empire Business Park). The site is zoned IP-O (Industrial Park with a Limited Overlay) District: APN 085-280-009.

Ms. Ayres introduced Planning Consultant Douglas Brooks to the Planning Commission.

Planning Consultant Brooks presented the staff report dated October 9, 2007. He recommended that the Planning Commission adopt Resolution No. 9737 approving AP-07-470 (UP), as conditioned.

Commissioner Diokno questioned whether or not traffic studies had been prepared for the project, to which Ms. Ayers explained that an extensive traffic study of the entire site had been prepared when the second building for the business park had been proposed.

Ms. Ayres added that the subject proposal was for a use in an approved building. The City's Traffic Engineer would compare new uses to those analyzed in the previously prepared traffic studies. She noted that a copy of the Negative Declaration for the original project had been included in the staff report.

Chairperson Ohlson requested a modification to the required findings as shown on Page 4 of 5 of the staff report, Item H:

\[
H. \quad \text{Will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law;}
\]

PUBLIC HEARING OPENED

PROONENT:

RON SNEDDON, Angelica Textile Services, 1575 Case Street, Orange, concurred with the staff report as presented. He reported that 125 employees would be expected within the first three to four months of operation although that number could couple within one to two years. He noted that Angelica Textile Services had been doing business in Antioch since the 1960's but had outgrown that site. The Pittsburg site would allow the business to grow and prosper.

Commissioner Ramirez welcomed the business to the City. He was pleased with the number of employees associated with the business and was pleased that figure could increase over time. He otherwise inquired whether or not the applicant was in agreement with the staff recommended conditions of approval.
Mr. Sneddon explained that he had not seen the conditions of approval. Staff presented a copy of the conditions at this time. After his review, Mr. Sneddon noted his agreement with the staff recommended conditions.

Chairperson Ohlson referenced Section 3. Decision, Condition 4 and clarified with the applicant that he had spoken with the Delta Diablo Sanitation District (DDSD) regarding the facility operation on August 8. He understood that the DDSD Board of Directors had accepted the transfer of Angelica’s sewer facility from Antioch to Pittsburg subject to additional terms.

Mr. Sneddon also clarified in response to the Chair that as indicated in the staff report the annual volume of laundry would be 80 million pounds, although that figure was five or more years away. He stated that the facility would start out laundering approximately 40 million pounds a year. The facility laundered medical scrubs, hospital sheets and towels.

Speaking to Attachment 3, a letter dated September 11, 2007 from Angelica Textile Services to the Pittsburg Planning Director, Chairperson Ohlson inquired of the size of the subject facility as compared to the average size of other facilities in the Angelica Corporation.

Mr. Sneddon advised that the Pittsburg facility would be close to the medium point of an average size plant at roughly 55,000 square feet. The Antioch facility was only 15,000 square feet. The Angelica Phoenix facility was approximately 70,000 square feet, a site in Massachusetts was 100,000 square feet and the largest facility in Rockmart, Georgia was at 110,000 square feet in size. The original plan was for the subject site to be among the largest facilities. He added that Angelica had an option to expand the subject facility to adjacent space dependent upon market conditions in the future.

When asked by the Chair, Mr. Sneddon explained that tempered water was water halfway between hot and cold and was used in the initial flush of the operations since hot water set blood and many other types of stains. The process would also involve the recovery of some waste water that would normally go down the drain.

Commissioner Diokno questioned whether or not truck deliveries would occur 24 hours a day as would the operation of the facility, particularly since there were residences close to the site.

Mr. Sneddon commented that truck deliveries would occur generally in the early morning, leaving the facility at 2:00 A.M. since hospitals required deliveries at specified times. Some deliveries could be made during the mid-morning time period. As to whether or not the trucks or trailers used bells or backup alarms, he was uncertain but was confident that noise would not be a problem.

Ms. Ayres pointed out that there were a set of two story light industrial buildings located
between the subject buildings and any nearby residences.

Commissioner Diokno expressed concern that the City could receive noise complaints with the truck activity so early in the morning.

Mr. Sneddon advised that they would respond quickly to any complaints to mitigate whatever noise problems might occur. He did not foresee any problems.

Commissioner Wegerbauer was also pleased that the business was to locate in the City. In terms of deliveries, she inquired of the path of travel to the site from State Route 4. Given the hours of operation, the efforts to create a link from State Route 4 to Railroad Avenue, and the new residential development planned for the area, she was aware that trucks could use that route although she was uncertain of the circulation path for the business.

Mr. Sneddon advised that their trucks would travel either down Railroad Avenue or off of Bailey Road to Willow Pass Road. He noted that the truck sizes varied. Since some of the larger tractor trailers might not be able to travel under the Willow Pass Road underpass those trucks would likely use Railroad Avenue.

Commissioner Harris stated that he was not concerned with any potential noise impacts from the business or its trucks. He suggested that other larger trucks had greater noise impacts than those that would be used for the business. He commended the number of jobs that would be brought to the City as a result of the business.

Senior Civil Engineer Alfredo Hurtado reiterated that a traffic study had been prepared for the business park. Residents located on the west side of Willow Pass Road which were adjacent to the railroad trucks had required additional sound mitigation through window design. As to the potential noise impacts from the business itself and the possibility of future residential development on Tenth Street, he stated that the same type of window mitigation or barriers could be required to address any potential noise impacts.

Commissioner Ramirez commented that one of his neighbors drove a truck for the business and had parked it occasionally near his home. In that case he had not heard any backup sounds or alarms from the company’s trucks.

Commissioner Kelley understood that the applicant would comply with the conditions of approval.

The applicant again affirmed his acceptance with the conditions including the requirements of the Contra Costa Fire Protection District (CCFPD). Plans for the project had been submitted to the CCFPD which had not yet approved the permit.

OPPONENTS: None
PUBLIC HEARING CLOSED

MOTION: AP-07-470 (UP)

Motion by Commissioner Ramirez to adopt Resolution No. 9737, approving AP-07-470 (UP), a Use Permit to allow operation of a commercial laundry in approximately 55,040 square feet of an existing 410,000 square foot building located at 701 Willow Pass Road, Angelica Commercial Laundry, as conditioned. The motion was seconded by Commissioner Kelley and carried by the following vote:

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

Item 2: United Spiral Pipe LLC, Manufacturing Plant. AP-07-445 (UP/DR/VA)

An application by United Spiral Pipe LLC requesting use permit and design review approval to construct and operate a steel pipe manufacturing facility including one 45-foot tall, 340,000 square foot manufacturing building, one 45-foot tall, 12,000 square foot administration building, and related site improvements on a 44.8-acre site located at 900 East Third Street in the IG (General Industrial) District; APNs 073-030-015 and a portion of 073-210-031. The applicant is also requesting a variance to reduce the minimum parking requirement from 1 space per 1,000 square feet to 1 space per 1,787 square feet.

ITEM CONTINUED TO THE PLANNING COMMISSION MEETING OF OCTOBER 23, 2007

COMMISSION CONSIDERATION:

None

STAFF COMMUNICATIONS:

There were no staff communications.

COMMITTEE REPORTS:

Chairperson Ohlson reported that the TRANSPLAN Committee would meet on Thursday, October 11, 2007.

COMMENTS FROM COMMISSIONERS:
Commissioner Wegerbauer inquired of the status of the former Snooker Pete’s Restaurant building.

In response, Commissioner Harris advised of his understanding that the restaurant would reopen under a new name, would have a bar and would be serving dinner only.

Chairperson Ohlson reported that he had received information from Winco Foods soliciting new employees which information he provided to the Commission. He also reported that a Poker Tournament Fundraising event would be held on Friday, October 19, 2007.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:39 P.M. to a regularly scheduled meeting on October 23, 2007, in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

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MELISSA AYRES, Secretary
Pittsburg Planning Commission