A regular meeting of the Pittsburg Planning Commission was called to order by Chairperson Ohlson at 7:00 P.M. on Tuesday, August 14, 2007 in the Council Chambers, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL:

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

Excused: Commissioners Garcia, Wegerbauer

Absent: None

Staff: Planning Director Melissa Ayres, Project Planner Ali Endress, Senior Civil Engineer Alfredo Hurtado

POSTING OF AGENDA:

The agenda was posted at City Hall on Friday, August 10, 2007.

PLEDGE OF ALLEGIANCE:

Commissioner Diokno 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:


Commissioner Diokno spoke to the third paragraph of Page 19 of the July 24, 2007 minutes and the comments he had made under Comments from Commissioners. He asked that his comments be recorded verbatim into the record and he offered a written statement for the record.

Planning Director Melissa Ayres explained that the minutes were intended to be a summary of the discussion of the Planning Commission and not verbatim minutes. She stated Commissioner Diokno’s written statement could be forwarded directly to the City Council if he so wished.

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
Noes: None
Abstain: Chairperson Ohlson
Excused: Commissioners Garcia, Wegerbauer

PUBLIC HEARING:

Item 1: Delta Household Hazardous Waste Collection Facility Expansion. AP-07-444 (UP/DR)

An application by Delta Diablo Sanitation District requesting use permit and design review approval to expand the existing full service Delta Household Hazardous Waste (DHHW) Collection Facility by constructing 3,580 square feet in building additions to the 4,725 square feet of existing structures on the 5.09 acre site located at 2550 Pittsburg Antioch Highway, accessed via Arcy lane. The site is in the IG (General Industrial) District. APN 073-230-037.

Project Planner Ali Endress presented the staff report dated August 14, 2007. She recommended that the Planning Commission adopt Resolution No. 9730 approving AP-07-444 (UP/DR) as conditioned.
Ms. Endress requested that Section 3. Decision of Resolution No. 9730 be amended to include an additional recital under Section A, to include Section B reflecting the Commission’s review and consideration of the addendum to the adopted Negative Declaration.

Chairperson Ohlson spoke to Page 2 of 9 of the staff report and the project description reference to the Atkinson Topeka Santa Fe Railroads tracks. He asked that the name of the railroad tracks be modified to read Atchinson Topeka Railroad tracks, although he acknowledged that the tracks had just recently been renamed the Burlington Northern Santa Fe railroad tracks.

Chairperson Ohlson also referenced Page 10 of 11 of Resolution No. 9730, General Conditions, Condition 31 which had reflected that the use permit and design review applications, if approved, would expire on August 14, 2009. He inquired why staff had recommended a two year approval.

Ms. Endress explained that staff had intended a two year approval since the Delta Diablo Sanitation District (DDSD) must go through additional approvals through its own district including the City’s approvals, and was intended to avoid any requests for extensions.

PUBLIC HEARING OPENED

PROPOONENT:

AMANDA WONG, Environmental Compliance Engineer, Delta Diablo Sanitation District, 2500 Pittsburg-Antioch Highway, Antioch, explained that the Delta Household Hazardous Waste Collection Facility (DHHW) had been in operation since 1996 with the DDSD having had a successful partnership with the cities of Pittsburg, Antioch, Brentwood, Contra Costa County and the Iron House Sanitary District.

Ms. Wong advised that the intent of the expansion of the DHHW was to accommodate new waste streams and increase usage of the facility.

Commissioner Diokno inquired how long it would be before the facility must expand in the future given the increasing growth in the area.

Ms. Wong stated that the intent was to think long term. If in the future there were further increases in waste volumes, the DDSD would have to increase pick ups. The DHHW had started electronic waste collection last year which was large and bulky. The intent was to hide it and have a place for storage. Currently the hazardous waste shipments were picked up every six weeks or so and might have to be increased in the event existing volumes increased.
Chairperson Ohlson spoke to the first paragraph of Page 8 of 9 of the staff report and inquired of the intent of the reference to the buyback room.

Ms. Wong explained that the buyback room was a reuse room where items more than half full with legible labels were available for residents to use if desired. The goal was to reduce, reuse, and recycle with an attempt not to landfill. The buyback room would not involve the actual buying of anything. She added that items could be picked up. Customers would fill out a waiver form. Recycled latex paint might be sold in the future, although there was no storage space for such items at this time.

Chairperson Ohlson again spoke to Page 8 of 9 of the staff report and the fact that the construction of the facility would remove three of four sea containers from the location, with the one remaining sea container to be located outside the City limits. He questioned why all four sea containers were not being eliminated.

Ms. Wong advised that the remaining sea container would be painted to match the building. Since latex paint was DDSD’s largest waste stream, the intent was to save up a semi-truck load of latex paint before shipping. The remaining sea container at 40 feet would allow that goal to be accomplished.

Chairperson Ohlson referenced Page 8 of 11, Design Review Conditions 18 and 19 of Resolution No. 9730, and clarified with Ms. Wong that drought tolerant trees would be planted and be irrigated with recycled water.

Ms. Wong added that she would work with the landscape architect to ensure that the tree species to be planted would thrive with the recycled water.

Chairperson Ohlson also spoke to Page 8 of 11 Design Review Condition 15 of Resolution No. 9730, and asked that the applicant consider a wave bicycle rack design for the bicycle racks to be installed.

Chairperson Ohlson further referenced Page 1 of Exhibit A, Delta Household Hazardous Waste Collection Facility, Operations Plan, and the reference to the conditionally exempt small quantity generators. He asked the applicant to clarify the intent of that program.

Ms. Wong advised that small businesses generating less than 100 kilograms of waste could use the facility. The DHHW charged small businesses for this service and oftentimes small businesses chose not to bring their waste to the DHHW due to the cost. The program was growing and with the expansion there would be new staff. Currently the program involved two to three businesses a month that used the facility. As to the number of residential households that used the facility, she reported that currently on Saturdays, there was an average of 72 vehicles per day. Fridays averaged 44 vehicles and Thursday
averaged 26 vehicles.

Chairperson Ohlson spoke to Page 4 of Exhibit A, Delta Household Hazardous Waste Collection Facility, Operations Plan and the reference to the Cal EPA ID number from the State of California Department of Toxic Substances Control for the conditionally exempt small quantity generators. He inquired how small businesses could obtain the EPA ID number.

Ms. Wong commented that the website for the DHHW had information links for small businesses. The EPA ID number was not issued by the DHHW but by the Department of Toxic Substances Control. If a small business wished to generate forms of waste and wanted to use the DHHW facility, it must have a Cal EPA ID number.

Chairperson Ohlson also referenced Page 6, Exhibit A, Delta Household Hazardous Waste Collection Facility, Operations Plan, Waste Handling, 5.3, Non-Motor Vehicle Participation, and clarified with Ms. Wong that she was unaware of a bicyclist, as an example, who might have visited the DHHW facility to bring in hazardous waste.

Chairperson Ohlson further spoke to Page 10 of Exhibit A, Delta Household Hazardous Waste Collection Facility, Operations Plan, 5.10, Response to Special Wastes, Explosives, and the fact that if ammunition was inadvertently accepted it would be turned over to the Antioch Police Department. He questioned that aspect of the program given the location of the facility in Pittsburg.

Ms. Wong advised that she would have to update the plan on that issue. She also clarified, when asked, that in working with staff from other cities, it was hoped that with the expansion of the DHHW facility and with more convenience to residents, problems with abandoned waste could be avoided.

Commissioner Ramirez requested clarification of the hours of operation. He also inquired whether or not the applicant was in agreement with the conditions of approval included in Resolution No. 9730.

Ms. Wong explained that the hours of operation for the DHHW were Thursday, Friday and Saturday from 9:00 A.M. to 4:00 P.M. as of July 1, 2007. Once the expansion to the facility was complete and in the event there was an increase in participation the hours of operation could be expanded although the cost factors would have to be taken into consideration to justify an increase in staffing. She affirmed that she was in agreement with the conditions of approval.

OPPONENTS: None

PUBLIC HEARING CLOSED
Commissioner Ramirez made a motion to adopt Resolution No. 9730, as conditioned.

Commissioner Kelley seconded the motion. She added that the signage identifying the hours of operation was not visible to the public and should be modified.

Ms. Ayres asked that the motion be amended to include a finding that the Planning Commission had reviewed and considered the Amended Negative Declaration prior to taking action. She also asked that Design Review Condition 25 of Resolution No. 9730 be moved to the use permit conditions portion of the resolution since it was an operational condition.

Commissioners Ramirez and Kelley accepted the staff recommended amendments.

MOTION: AP-07-444 (UP/DR)

Motion by Commissioner Ramirez to adopt Resolution No. 9730 approving AP-07-444 (UP/DR), a Use Permit and Design Review application to allow the expansion of the services and the structures themselves at the existing Delta Household Hazardous Waste Collection Facility, located at 2550 Pittsburg-Antioch Highway in Pittsburg, “Delta Household Hazardous Waste Collection Facility Expansion, AP-07-444, (UP, DR) APN 073-230-037,” as conditioned and subject to the following revisions:

- The Planning Commission has reviewed and considered the Amended Negative Declaration prior to taking action; and
- Design Review Condition 25 of Resolution No. 9730 to be moved to the use permit conditions portion of the resolution since it was an operational condition.

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

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

COMMISSION CONSIDERATION:

There was no Commission Consideration.

STAFF COMMUNICATIONS:

Ms. Ayres reported that Associate Planner Chris Barton had given notice to the City and was now a Senior Planner for the East Bay Regional Park District (EBRPD). She also clarified that a public hearing notice, which had erroneously been sent out to some people
on the Hillside Regulations regarding a meeting of the City Council on August 20, would be corrected with those persons to receive a correction notice advising of the error in noticing of the item. Ms. Ayres clarified that the item would next be discussed by the Planning Commission on August 28.

COMMITTEE REPORTS:

There were no committee reports.

COMMENTS FROM COMMISSIONERS:

Commissioner Ramirez inquired of the status of the Carnitas Tijuana Restaurant which had not met its conditions of approval.

Ms. Ayres expressed her understanding that the applicant had an old permit for interior improvements and the use permit had come up later. Staff had notified the applicant of the need to comply with the conditions of approval including an Americans with Disabilities Act (ADA) compliant ramp from the street, a required trash enclosure and re-landscaping of the front area. The applicant leased an area at the rear of the site and desired to move the trash bin inside roll up doors, which would qualify as a trash enclosure.

Planning staff had informed the applicant of the timeframe to complete the remaining conditions of approval. If not completed within that timeframe, a citation would be issued.

Ms. Ayres understood, when asked, that the rear parking area of the site had been striped. As to whether or not lights were required in the rear parking area, she would have to review the conditions of approval for the project to clarify that issue.

Commissioner Harris reported that someone from the City had been asked whether or not it would be acceptable for Carnitas Tijuana patrons to park in Martin Guzman’s parking lot. While the property owner had not permitted such a use, he understood the staff person had referred the person to Mr. Guzman. He reiterated that there were a number of vehicles parked on Bliss Avenue oftentimes making it difficult for through traffic.

In response to the Chair as to the number of City employees in the Planning Department, Ms. Ayres advised that the Planning Director, six planners and two administrative staff comprised the Planning Department. Due to Mr. Barton’s departure, she had negotiated with PMC Consulting for another planner who would assist with counter duty for the Planning Department during the recruitment process for Mr. Barton’s position. She expected to have that position filled by mid-November.

Chairperson Ohlson added that the new Delta Hawaii sign which had been damaged remained to be repaired. He reported that the fence had been repaired. He otherwise
wished Mr. Barton all the best on his new endeavor.

Ms. Ayres expressed the willingness to contact Delta Hawaii to inform them of the need to repair the sign.

Commissioner Harris clarified with staff that the Clear Channel billboard signs along State Route 4 had been angled, one to catch eastbound traffic and the other for westbound traffic.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:44 P.M. to a regularly scheduled meeting on August 28, 2007, in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

MELISSA AYRES, Secretary
Pittsburg Planning Commission