A regular meeting of the Pittsburg Planning Commission was called to order by Vice Chairperson Ohlson at 7:00 P.M. on Tuesday, July 10, 2007 in the Council Chambers, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL:

Present: Commissioners Garcia, Harris, Kelley, Ramirez, Wegerbauer, Vice Chairperson Ohlson

Excused: Commissioner Diokno

Staff: Planning Director Melissa Ayres, Associate Planner Christopher Barton, Assistant Planner Leigha Schmidt, and Senior Civil Engineer Alfredo Hurtado

POSTING OF AGENDA:

The agenda was posted at City Hall on Friday, July 6, 2007.

PLEDGE OF ALLEGIANCE:

Doris Kelley led the Pledge of Allegiance.

REORGANIZATION

1. Oath and Seating of Newly Appointed Commissioners

City Clerk Alice Evenson presented the Oath of Office to Doris Kelley and Caryn Wegerbauer, newly appointed members of the Planning Commission, and to Bruce Ohlson, who had been reappointed to the Planning Commission.

2. Election of Chair, Vice Chair
Chair

Commissioner Garcia nominated Bruce Ohlson to be the Chair of the Planning Commission. Commissioner Harris seconded the nomination. There were no other nominations. The nominations were closed. Bruce Ohlson was unanimously selected to serve as the Chair of the Planning Commission.

Vice Chair

Commissioner Ramirez nominated Jack Garcia to be the Vice Chair of the Planning Commission. Commissioner Harris seconded the nomination. There were no other nominations. The nominations were closed. Jack Garcia was unanimously selected to serve as the Vice Chair of the Planning Commission.

3. Committee Assignments

Chairperson Ohlson identified the following Committee Assignments:

TRANSPLAN: Jack Garcia - Primary/Bruce Ohlson - Alternate

Land Use Subcommittee: Ralph Ramirez and Ed Diokno - Primary/
Caryn Wegerbauer - Alternate

DELETIONS/WITHDRAWALS/CONTINUANCES:

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE:

TOM LUKAS, Pittsburg, commented that he was a fairly new resident of the City. He spoke to the recent construction of projects along Railroad Avenue. Given the new development in the area, he recommended that Railroad Avenue be changed to New York Landing Boulevard or New York Landing Parkway. He noted that the City of Antioch had changed a portion of Somersville Road to Auto Mall given the new auto dealerships along Somersville Road.

Chairperson Ohlson explained that the comments would be more appropriately addressed to the City Council rather than the Planning Commission. He advised of the meeting schedule for the City Council.

Ms. Ayres advised that the City Council was charged with changing street names. She expressed the willingness to forward the comments to the City Manager.
PRESENTATIONS:

There were no presentations.

CONSENT:


MOTION:

Motion by Commissioner Garcia to adopt the Consent Calendar, as shown. The motion was seconded by Commissioner Ramirez and carried by a roll call vote:

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

PUBLIC HEARINGS:

There were no Public Hearings.

COMMISSION CONSIDERATIONS:

Item 1: San Marco Villas Freestanding Signs and Sign Exception. AP-06-382 (SR)

An application requesting sign review approval of two freestanding signs and sign exceptions for one of the two signs to 1) be located on an area without direct access from a public right-of-way to the use identified by the sign; 2) exceed the maximum allowable sign area by approximately 40 square feet, and 3) exceed the maximum allowable height by one foot six inches. The signs are proposed for the San Marco Villas Apartment project currently under construction at the northwest corner of San Marco Boulevard and West Leland Road; APN 097-550-004.

Associate Planner Christopher Barton presented the staff report dated July 10, 2007. He recommended that the Planning Commission adopt Resolution No. 9719 approving AP-06-382 (SR), as conditioned.

PROONENT:

LOUIS PARSONS, Discovery Builders, 4061 Port Chicago Highway, Suite H, Concord, stated that as indicated by staff the project would be quite large with three story buildings
As to the secondary sign proposed along West Leland Road, Mr. Parsons noted that initially it was not to be two-sided, although after review the applicant had agreed with staff that it should be two-sided since West Leland Road could be continued in the future. Mr. Parsons expressed his agreement with the staff recommended conditions in the staff report. He added that there would be landscaping benches between the two areas of the signs, with the signs to be illuminated in the evening.

Commissioner Wegerbauer commented that she had noticed no address on either of the freestanding signs where most monument signs included addresses. Rather than have the address be added at a later date where it might appear as an add-on and be out of place, she recommended that the address be placed on the sign closest to the entrance at West Leland Road and Villa Drive.

Mr. Parsons agreed that the sign closest to the entrance at West Leland Road should include the address. He noted it was likely that the address for the clubhouse would be used with similar lettering as indicated on the details for the east/west sign on Villa Drive.

Commissioner Wegerbauer expressed a preference that the address appear as if it was planned and not added on. She otherwise liked the color board and would like to see a quality image that would match what was being presented, while also standing out.

Mr. Parsons recommended the same lettering and material, a gold metal material as indicated on the materials board, at the base of the sign or a bronze, which would also be illuminated.

Planning Director Melissa Ayres suggested that the address should be the range of addresses served by the driveway, particularly for emergency services response purposes.

Commissioner Wegerbauer suggested that recommendation be added as an additional condition to the resolution.

Mr. Parsons reiterated, when asked, that he was in agreement with the staff recommended conditions of approval.

OPPONENTS: None

In response to the Chair as to the photo simulation, whether the signs would be clearly readable and whether the signs should be even larger in size, Mr. Parsons explained that the signs were intended to be sensitive to the scale of the project. He explained that there was already an exception to the sign standards. He acknowledged that the signs might not
be readable from the freeway. The signs were intended to be identifier signs for traffic along San Marco Boulevard.

Mr. Parsons explained that the photo simulation was to scale and in actuality, the signs would be larger. He added that in working with their architect, the intent was to make the signs conducive to the project and to the site.

**MOTION:**

Motion by Commissioner Garcia to adopt Resolution No. 9719, approving AP-06-382 (SR), two freestanding signs and sign exceptions for sign placement and exceedance of Pittsburg Municipal Code (PMC) Maximum Allowable Height and Sign Face Area, “San Marco Villas Freestanding Signs and Sign Exception,” with the conditions as shown and with the following additional condition:

- The project address shall be added to the sign at the entrance to the site at West Leland Road.

The motion was seconded by Commissioner Ramirez and carried by a roll call vote:

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

**Item 2: KFC/Long John Silvers. AP-07-438 (DR)**

An application by Harman Managers Investment requesting design review approval to demolish the existing 2,971 square foot KFC drive-thru restaurant and to construct a new 3,140 square foot drive-thru restaurant containing both KFC and Long John Silvers at 2155 Railroad Avenue in the CC (Community Commercial) District. APN 088-183-011.

Assistant Planner Leigha Schmidt presented the staff report dated July 10, 2007. She recommended that the Planning Commission adopt Resolution No. 9724 approving AP-07-438 (DR), as conditioned.

Commissioner Garcia inquired whether or not the site would meet the new Contra Costa County Health Department standards for trash enclosures which required hot and cold water.

Ms. Schmidt explained that when the applicant submitted plans for building permits, plans must also be submitted to the Contra Costa County Fire Protection District and to the
Contra Costa County Health Department. Before building permits were issued, the applicant must also obtain approvals from those two agencies.

Given that requirement, Commissioner Garcia suggested that staff should inquire what the Health Department would require to ensure that everyone was on the same page. With the applications for more restaurants in the City, Commissioner Garcia suggested that the City’s requirements, as opposed to the County’s requirements, should be clarified, although Ms. Schmidt noted that the applicant was a national corporation and was likely familiar with the requirements. She suggested the applicant clarify that issue.

Commissioner Wegerbauer verified with staff that the project would involve a two-way driveway at the southern end, with a one-way exit from the drive through from the northern portion of the site.

Chairperson Ohlson spoke to the first paragraph of Page 6 of 9 of the July 10 staff report and requested clarification from staff as to the total number of parking spaces to be provided.

Ms. Schmidt advised that the project would include 33 parking stalls, 31 standard and two handicap parking spaces.

PROONENT:

LINDA BUDGE, Harman Managers Investments, 199 First Street, Los Altos, advised that the project was the same as the previous project approved by the Planning Commission in November 2006, with the exception of A&W, which had been replaced with Long John Silvers. The site plan had not changed.

In response to the questions with respect to Health Department requirements, Ms. Budge acknowledged that she was unaware that the Health Department now required hot water at trash enclosures. She recognized that Contra Costa County had very stringent health requirements and had always required roofs over trash enclosures. She advised that she would check with the County Health Department to become apprised of the current necessary requirements.

In terms of accessibility, Ms. Budge advised that when remodeling an older building, the building would almost always be demolished due to changes in accessibility laws since a building must grow by about 10 feet to accommodate additional aisle widths, a five foot radius within all restrooms, and specific height and length requirements for counter tops. Also a certain width was required for the sides of the doors to accommodate all light switches and the like. The building would be fully compliant with all accessibility requirements. She otherwise agreed with all staff recommended conditions of approval.
Commissioner Ramirez spoke to the restroom areas per Sheet DD2 and commented that the doors would have to be locked for use. He recommended that the commode be separated by a wall although he acknowledged that might not comply with accessibility requirements.

Ms. Budge suggested that the door swing the other direction since it would function as a wall/screen.

Commissioner Ramirez also understood that Americans with Disabilities Act (ADA) requirements required a baby change board in the restrooms which had not been shown on the plans.

Ms. Budge stated that she was uncertain that was a requirement although if there was room in the women’s restroom without obstruction from the door a baby changer could be accommodated.

Commissioner Ramirez also noted that the two disabled parking stalls had been located away from the main entrance rather than near the front.

Ms. Budge explained that due to the depth of the disabled parking spaces, they had been placed on the plans as shown. The trash enclosure would be located at the far eastern side of the rear of the property, with the accessible parking spaces in front of the lawn since they required extra depth. A striped area and one space was required to be van accessible. The handicap parking spaces were approximately 40 feet from the main entrance. Again, those spaces could not be brought closer to the front door due to the lot width and stall depth required. She noted that while one space could be moved to the west, that was all that would be gained.

Commissioner Wegerbauer complimented the project and was pleased with the design. Familiar with the site which she drove past on a daily basis, she was also familiar with the design for the KFC/A&W site that was located in the City of Concord on Clayton Road. As to the south elevation which had shown three faux windows under the red and white striped awnings, she questioned whether or not real windows could be installed.

Uncertain what window signage would be permitted, Commissioner Wegerbauer suggested that the three spaces could be used as a display window with the use of window signage. She liked the use of the trellis on the east side towards the rear. She inquired of the type of trellis material that would be used.

Ms. Budge explained that the three panels referenced under the striped awnings at the south elevation were stucco panels. She noted that there would be a trellis to the rear of the site with additional trellises on the south wall. She presented photo renderings to that effect. She suggested that the three stucco panels could include super graphics with generic photos of a container of fries or basket of chicken or fish, as examples. Super
graphics could be used in those three panels, which had been done in some of their other locations. She commented that the City’s sign ordinance would need to be flexible to consider that use as super graphics and public art as opposed to signage. Ms. Budge added that the super graphics would not include the brand name and would be a generic image of a food item.

Commissioner Wegerbauer also suggested that a mural on both sides of the building could also be an option. Given the nice design she would like to see it look better.

Ms. Budge reiterated that such an option would again depend on the City’s sign ordinance requirements but could be an option investigated with staff. There could otherwise be trellises with green screen vines.

Commissioner Wegerbauer suggested if they were to use a display window that the quality of the display window be done well. She would like to see the options be considered. As to the use of the trellises with green screens, she would recommend something with more presence. She presented an example of a photograph of a trellis visualizing the depth of the green screen. She recommended that be used for the rear area.

Ms. Budge clarified that a trellis had been proposed for the east elevation. A trellis had also been proposed for each of the stucco areas on the south side of the building and there could be more of a dimensional trellis, in metal and not wood for longevity. However, she noted that they would need 24 inches for a planter to allow a plant to grow and thrive. She explained that since the site was only 100 feet from north to south, by the time a 24-inch planter was added to the south side, there would be little room on the north side. She suggested that could be done on the south side and the green screen could be replaced with a dimensional planter.

Ms. Budge advised that there were also the stucco panels on the north side where the drive through elevation was located. If the zoning code would allow, the trellises could be placed on the south side and the super graphics on the north side.

Commissioner Wegerbauer asked to see what that option looked like at other locations.

Ms. Schmidt noted that trellises would not work on the south side due to the ADA access requirements, although murals could be considered for the north and south elevations or something that attached to the wall more closely.

As a patron of other establishments along Railroad Avenue, Commissioner Wegerbauer inquired whether or not it would be possible to move the building back from the street shifting some of the rear landscaping to the front to buffer the traffic on Railroad Avenue to provide a nicer outdoor area. Ms. Budge explained that there was no room to move the building back since a berm would require around 20 feet, which was not available give the required stacking room, as required by code.
Ms. Budge recommended a 30-inch decorative railing separating the patio area from the sidewalk. She also noted that if the building were to be moved farther back from the sidewalk, it would have more of a suburban character rather than pedestrian/bicycle orientation that was one of the goals of the Railroad Avenue Specific Plan. She wanted to create a visual buffer offering a feeling of security behind the decorative railing.

Commissioner Wegerbauer inquired whether or not the landscaping on the applicant's side of the sidewalk could be extended.

Ms. Budge reiterated that the intent was that the building be situated closer to the street.

Commissioner Harris suggested that the existing eucalyptus trees on the site be cut down given the buzzards in the trees, the messiness of the trees and the fact that along with the birds the trees could be a safety hazard. He did not see that the trees would allow outside seating to be an enjoyable experience. He pointed out that the adjacent business, Super Taco, also wished to make improvements to their site but was waiting the outcome of the subject application.

Ms. Budge affirmed that the eucalyptus trees on the property would be removed.

Commissioner Harris inquired of the venting proposed for the building given that the co-tenant would be serving fish.

Ms. Budge advised that the venting would be the same as the original proposal for KFC/A&W.

Commissioner Harris recommended that the vent be placed higher than shown on the plans.

Commissioner Garcia commented on his understanding that Popeye's Chicken had a mural which had not been counted as part of its sign percentage. He suggested that option could be considered for the three stucco panels. He recommended that the applicant work with staff on that option.

Commissioner Ramirez commented on the earlier discussion of the handicap parking spaces possibly being moved closer to the entrance and conceded that the design of the handicap parking should be left as proposed.

Chairperson Ohlson acknowledged that per Section 3. Decision, Condition 5 of Resolution No. 9724, bicycle parking would be provided. He asked that the bicycle racks be placed no farther from the front door than the closest non-handicap automobile parking stall.
Ms. Ayres advised that the site plan showed the bicycle racks would be located outside the front door.

Chairperson Ohlson also spoke to Section 3. Decision, Condition 11 of Resolution No. 9724 and questioned how often the mobile surface cleaners would clean the parking lot and paved areas.

Ms. Ayres advised that the property would be required to be cleaned with the mobile surface cleaners twice a year as part of the City’s National Pollutants Discharge Elimination System (NPDES) requirements.

Chairperson Ohlson further spoke to Section 3. Decision, Condition 35 of Resolution No. 9724, and clarified with staff that the sidewalk width would be whatever the current street standards were for the area pending the outcome of the Railroad Avenue Specific Plan. He requested a 10-foot wide sidewalk per Title 12 requirements.

Senior Civil Engineer Alfredo Hurtado agreed that pending the completion of the Railroad Avenue Specific Plan, the sidewalk width remain as it was at 5.5 feet. He stated that the existing sidewalk width met handicap requirements. The 10-foot sidewalk requirement would be from the face of the curb to the back of the sidewalk with no landscaping in between. The subject site had a 12-foot landscaping area between the curb and the sidewalk and was one of the areas with a 5.5 foot wide walkway along Railroad Avenue. He pointed out that it would be very odd to have one section of the sidewalk at 10 feet and the rest narrower. He agreed with the staff recommendation at this time.

Commissioner Wegerbauer recommended if there was a possibility the sidewalk could be extended in the future that it would be possible for the building to be set back a bit while adding more landscaping at the front to offer a buffer area.

Commissioner Garcia noted that he believed the applicant owned the sidewalk with no easement and the property ran to the curb. The applicant would therefore be liable for whatever was installed. He suggested that with the width of the driveway going in and out, there would be little sidewalk left. As such, he recommended it should remain as it was until the City made a decision for the entire stretch of Railroad Avenue.

Commissioner Kelley spoke to Section 3. Decision, Condition 37 of Resolution No. 9724 and inquired of the time frame when the existing storm, sewer, and water facilities would be evaluated.

Ms. Ayres recommended that the first sentence of Section 3. Decision, Condition 37 of Resolution No. 9724 be revised to read:

37. The developer shall evaluate all existing storm, sewer, and water facilities directly impacted by this project to assure adequate capacity and provide the
results to the City to identify any service or supply problems prior to issuance of an engineering permit.

Commissioner Wegerbauer clarified on the discussion that she was not asking that the sidewalk be extended. She suggested that the width of the sidewalk was acceptable.

INTERESTED SPEAKER:

JUNE FORSYTH, Pittsburg, understood that the project involved the removal of an existing 45-inch diameter eucalyptus tree, which she suggested if removed would add to pollution and affect the air quality of the patrons to the facility. She also opposed the removal of the eucalyptus trees due to bird habitat. She suggested that the applicant could afford to build around the tree, particularly since the tree to be removed was on the edge of the property. She was familiar with the site and suggested that the tree was not in the way. She requested that the tree be preserve. She also pointed out that the sidewalk was in need of maintenance.

Ms. Forsyth added that the tree would not impact the driveway. Also, the building was not that much larger than the existing building. Again, she questioned the removal of the trees. She cited an article from the Wall Street Journal that had indicated that trees helped to reflect heat from asphalt. Further, she questioned the City’s budget woes by removing existing mature trees and replacing them with smaller trees that affected air quality and pollution. She presented the article from the Wall Street Journal to the Planning Commission at this time.

OPPONENTS: None

Ms. Ayres explained that if the Planning Commission were to allow the removal of trees at the front of the site, there were no conditions in the resolution relating to the review of the landscape plan or a condition for the replacement of street trees. She recommended that any motion to remove those trees include an additional condition that the final landscape plan be reviewed and approved by the Planning Department prior to the issuance of any permits and that the plan include the replacement street trees.

Commissioner Garcia moved to adopt Resolution No. 9724, approving AP-07-438 (DR), Design Review approval to construct a new KFC and Long John Silvers Restaurant at 2155 Railroad Avenue, “KFC/Long John Silvers”, as conditioned and with the following additional conditions:

- The applicant to work with staff to consider a mural for the three panels on the south side;
- Section 3. Decision, Condition 37 of Resolution No. 9724 to be amended to read:
The developer shall evaluate all existing storm, sewer, and water facilities directly impacted by this project to assure adequate capacity and provide the results to the City to identify any service or supply problems prior to issuance of an engineering permit;

- Add a new condition that the two eucalyptus trees to be removed, with the landscape plan to be brought back to staff with replacement trees to be identified on the plans;
- The applicant shall work with staff to either place a wall around the commode in the restrooms or that the entry door be hung in the opposite direction.

Commissioner Harris seconded the motion.

Chairperson Ohlson offered an amendment to the motion that the existing eucalyptus trees be preserved. There was no second to the amendment which failed due to the lack of a second.

MOTION: AP-07-438 (DR)

Motion by Commissioner Garcia to adopt Resolution No. 9724, approving AP-07-438 (DR), Design Review approval to construct a new KFC and Long John Silvers Restaurant at 2155 Railroad Avenue, “KFC/Long John Silvers”, as conditioned and with the following additional conditions:

- The applicant to work with staff to consider a mural for the three panels on the south side;
- **Section 3. Decision**, Condition 37 of Resolution No. 9724 to be amended to read:

  The developer shall evaluate all existing storm, sewer, and water facilities directly impacted by this project to assure adequate capacity and provide the results to the City to identify any service or supply problems prior to issuance of an engineering permit;

- Add a new condition that the two eucalyptus trees to be removed, with the landscape plan to be brought back to staff with replacement trees to be identified on the plans;
- The applicant shall work with staff to either place a wall around the commode in the restrooms or that the doors be made to swing in the opposite direction.
The motion was seconded by Commissioner Harris and carried by a roll call vote:

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

**Item 3: Historic Resources Ordinance**

A City-initiated proposal to amend Chapter 15.84 (Preservation of Historic Structures and Establishment of the Historic District), Chapter 18.36 (Design Review), and Title 19 (Sign Ordinance) of the Pittsburg Municipal Code.

Assistant Planner Leigha Schmidt presented the staff report dated July 10, 2007. She recommended that the Planning Commission provide feedback on the proposed changes to the city’s historic resource regulations.

Chairperson Ohlson complimented staff on the proposal. Speaking to Attachment 2, Title 15, BUILDINGS AND CONSTRUCTION, Chapter 15.84 PRESERVATION OF HISTORIC STRUCTURES AND ESTABLISHMENT OF HISTORIC DISTRICTS, 15.84.030 Definitions, Page 3 of 9, he advised that he had a grammatical suggestion he would provide to staff in writing. He also recommended revisions to Attachment 2, Title 15, BUILDINGS AND CONSTRUCTION, Chapter 15.84 PRESERVATION OF HISTORIC STRUCTURES AND ESTABLISHMENT OF HISTORIC DISTRICTS as follows:

- 15.84.050, Designation of Historic Districts Buildings and Sites, Page 5 of 9, E, Historic Resource Designation Procedures, 2, recommended the second sentence of that section be revised to read:

  When the public hearing is held, notice of the date, place, time and purpose of the hearing shall be posted on the site, published in a newspaper of general circulation at least ten (10) days prior to the scheduled public hearing and mailed to the property owner and any person who requests such notice.

- 15.84.050, Designation of Historic Districts Buildings and Sites, Page 6 of 9, E, Historic Resource Designation Procedures, 5, add a sentence in parentheses to indicate the Municipal Code section identifying the appeal process.

- 15.84.050, Designation of Historic Districts Buildings and Sites, Page 6 of 9, E, Historic Resource Designation Procedures, 7, define the Historic Resources Commission as shown on Page 3 of 9, 15.84.040 Historic Resources Commission, A, to be consistent with the entire document, or eliminate the reference to the Planning Commission in that section.
Ms. Ayres explained that the Planning Commission and the Historic Resources Commission were different bodies with different duties. The section referenced the Planning Commission as the agency, under State law, that would recommend amendments to the General Plan. As such, the language in that section was appropriate.

- 15.84.050, Designation of Historic Districts Buildings and Sites, Page 5 of 9, D, General Plan Amendment Required, recommended that the section be revised to reflect that the Planning Commission and not the Historic Resources Commission would be fulfilling that requirement.

Ms. Ayres explained that staff did not want to restate everything about the General Plan Amendment process but could include some language that would include the Planning Commission.

PROPONENT: City of Pittsburg

OPPONENTS: None

Ms. Ayres advised that the item would be brought back to the Planning Commission for a formal public hearing on July 24.

STAFF COMMUNICATIONS:

Ms. Ayres reported that staff had sent out code enforcement letters to auto dealers based on a workshop with the Commission related to the use of banners. Staff had scheduled a meeting on July 11 with those individuals to discuss the types of signage that would be needed to be effective. The Planning Commission would be informed of the outcome of those discussions in the near future.

COMMITTEE REPORTS:

There were no committee reports.

COMMENTS FROM COMMISSIONERS:

Commissioner Harris inquired whether or not the contractor for the West Leland Road improvements had changed since the contractor was not doing a good or clean job. He also reported that some of the trucks had been kicking up smoke and dust and exceeding the speed limit.

Mr. Hurtado advised that the contractor, Bay Cities Paving, was the same contractor doing the work. He would review the matter.
Commissioner Ramirez congratulated the new Commissioners and expressed his confidence they would be an asset to the Commission.

Both Commissioner Wegerbauer and Commissioner Kelley expressed their pleasure at being appointed to the Commission.

Commissioner Garcia welcomed Ms. Kelley back to the Commission and welcomed Ms. Wegerbauer as well.

Chairperson Ohlson noted that the parking lot for the Chinese Restaurant on Railroad Avenue was in the process of being repaved. He otherwise spoke to the corner of Stoneman and Harbor where the new senior housing for Delta Hawaii had been built and where the sign had been damaged when a car had run through the fence a few weeks ago. Commissioner Kelley reported that the lights at Stoneman Avenue had been out over the past few months during the evening period. She reported that while the City had been contacted by residents, nothing had been done.

Commissioner Harris commented on the number of recent robberies of local businesses in the community.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:58 P.M. to a regularly scheduled meeting on July 24, 2007, in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

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MELISSA AXRES, Secretary
Pittsburg Planning Commission