A regular meeting of the Pittsburg Planning Commission was called to order by Vice Chairperson Ohlson at 7:02 P.M. on Tuesday, April 24, 2007 in the Council Chambers, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL:

Present: Commissioners Garcia, Harris, Ramirez, Vice Chairperson Ohlson, Chairperson Tumbaga
(Chairperson Tumbaga arrived at 7:31 P.M.)

Excused: Commissioner Thomas

Absent: Commissioner Diokno

Staff: Associate Planner Dana Hoggatt, Assistant Planner Jason Burke, Assistant Planner Leigha Schmidt, Project Planner Ali Endress, Senior Civil Engineer Alfredo Hurtado

POSTING OF AGENDA:

The agenda was posted at City Hall on Friday, April 20, 2007.

PLEDGE OF ALLEGIANCE:

Commissioner Garcia led the Pledge of Allegiance.

DELETIONS/WITHDRAWALS/CONTINUANCES:

Associate Planner Dana Hoggatt reported that staff and the applicant had agreed to continue agenda Item No. 5, North Park Plaza Expansion Sign Exception, AP-07-422 (SR) to a date uncertain pending submittal of photo renderings.

COMMENTS FROM THE AUDIENCE:
There were no comments from the audience.

PRESENTATIONS:

There were no presentations.

CONSENT:

a. Minutes – April 10, 2007

MOTION:

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

- **Ayes:** Commissioners Garcia, Harris, Ramirez, Ohlson
- **Noes:** None
- **Abstain:** None
- **Absent:** Commissioners Diokno, Thomas, Tumbaga

Vice Chairperson Ohlson advised that the public hearings for agenda Items Nos. 1 through 5 would be considered collectively.

CONTINUED PUBLIC HEARING:

**Item 1: North Park Plaza Expansion – Drive-Through Restaurant. AP-06-360 (UP)**

An application by Discovery Builders requesting approval of a use permit to establish a restaurant with drive-through service for a 3,000 square foot restaurant building on a portion of a 6.81-acre parcel located west of the existing in-line retail stores on North Park Boulevard in the North Park Plaza shopping center. The property is located in the CC (Community Commercial) District; APN 088-151-032. *(Continued from March 13, 2007.)*

**Item 2: North Park Plaza Expansion – Service Station with Car Wash. AP-06-361 (UP/VAR/DR)**

An application by Discovery Builders requesting approval of: 1) a use permit to establish a service station, convenience store and self-service car wash; 2) approval of a variance to reduce the depth of the minimum front yard landscaped setback from 15 feet to 9 feet; and 3) design review approval of plans to construct a pump station canopy and 3,504 square foot structure housing the convenience store and self-service car wash, on a 1.24-acre parcel located east of Loveridge Road and the north of the North Park Boulevard in the North Park Plaza shopping center. The property is located in the CC (Community Commercial) District; APN 088-151-020. *(Continued from March 13, 2007)*
Item 3: North Park Plaza Expansion – Limited Auto Repair. AP-06-362 (UP/VAR/DR)
An application by Discovery Builders requesting approval of: 1) a use permit to establish a limited automotive repair use; and 2) design review of plans to construct a 1,825 square foot building housing a lobby/office and three automobile bays on a portion of a 6.81-acre parcel located west of the existing in-line retail stores on North Park Boulevard in the North Park Plaza Shopping Center. The property is located in the CC (Community Commercial) District; APN 088-151-032. (Continued from March 13, 2007)

Item 4: North Park Plaza Expansion – Multi-Tenant Retail Building. AP-06-363 VAR/DR)
An application by Discovery Builders requesting 1) design review approval of plans to construct a 54,173 square foot multi-tenant retail building and 2) approval of a variance to reduce the depth of the minimum front yard landscaped setback from 15 feet to 4 feet on portions of two existing parcels totaling 9.24 acres. The property is located in the CC (Community Commercial) District; APN 088-151-030 and 088-151-032. (Continued from March 13, 2007)

COMMISSION CONSIDERATION:

Item 5: North Park Plaza Expansion Sign Exception. AP-07-422 (SR)
An application by Discovery Builders requesting approval of a sign exception to allow for the construction of an 80 foot tall free standing pylon sign to replace an approximately 40 foot tall existing free standing sign that will be removed from the western portion of the site located west of the existing in-line retail stores on North Park Boulevard and east of Loveridge Road. The property is located in the CC (Community Commercial) District; APN 088-151-030. (Continued to a date uncertain)

Assistant Planner Jason Burke presented the staff reports dated April 24, 2007 for agenda Item Nos. 1 through 4, as shown. Staff reiterated that agenda Item No. 5 would be continued to a date uncertain.

Mr. Burke recommended that the Planning Commission take the following actions:

- Adopt Resolution No. 9694, approving AP-06-360, UP as conditioned;
- Adopt Resolution No. 9695, approving AP-06-361, UP, VAR, and DR, as conditioned;
- Adopt Resolution No. 9696, approving AP-06-362, UP and DR, as conditioned; and
- Adopt Resolution No. 9697, approving AP-06-363, DR and VAR, as conditioned.
Vice Chairperson Ohlson requested clarification from staff as to the new National Pollutants Discharge Elimination System (NPDES) regulations which had gone into effect in October 2006, and his understanding that the new regulations would not affect the subject applications.

Mr. Burke explained that the new changes would require off-site flows to be reduced in accordance with the new NPDES requirements. The former requirements related to storm treatment and drainage swales which had been provided in the project. The NPDES requirements after October 2006 had provided for specific calculations that must be done in accordance with the Contra Costa County Hydrograph Modification Plan for stormwater. He advised that the application had been deemed complete prior to the new requirement date and the developer was not required to comply with the plan. The project included drainage swales and bio-retention bonds that had been designed to reduce the peak hour flows of stormwater from the project site.

With State Route 4 being widened and the project abutting State Route 4, Vice Chairperson Ohlson questioned whether or not all of the new buildings would be set back far enough where they would not have to be demolished when Caltrans widened the freeway.

Mr. Burke advised that the buildings had been set back enough and were more oriented towards the north where there was a substantial amount of space. Due to the future freeway widening plans, three specific conditions of approval had been imposed on the development to ensure sufficient room for stop signs and the landscape medians along North Park Boulevard. As such, the buildings would not be affected by the future widening of State Route 4.

Vice Chairperson Ohlson also commented that the status of eBART was uncertain. Given those future plans, he questioned whether or not the buildings would be situated far enough away from the railroad spur in the event that eBART was located in the median or if Caltrans wanted to conduct other improvements where no buildings would have to be demolished.

Mr. Burke commented that the buildings had been located outside of the railroad easement with sufficient space for the existing setbacks to provide for adequate rail. As to the eBART prospective plans for the eBART station, staff had received a letter from Caltrans, identified as Attachment 5 to Item No.1, where Caltrans had informed the City that eBART might have plans to locate in the freeway median rather than on the railroad tracks north of the project.

Vice Chairperson Ohlson understood there was a condition that a sidewalk be built along the northerly edge of the property from California Avenue over to one of the sidewalks of the building which was currently deferred.
The Vice Chair questioned how it was in the best interest of the community to allow the construction of the development and not allow for pedestrian access from the bus stop on the corner of Loveridge Road and California Avenue.

Mr. Burke explained that originally there were eBART plans potentially for a site along the northern part of the railroad tracks and the intent was to defer the sidewalk improvements so that could be done in conjunction with any eBART plans. However, since those plans were questionable at this point, staff did not want to tie that improvement to the eBART project. The condition had been worded in such a way that the sidewalk improvement would be required at the discretion of the City Engineer.

Senior Civil Engineer Alfredo Hurtado concurred with the staff comments regarding the deferred requirement for the sidewalk due to the uncertain status of eBART. In further response to the Vice Chair as to whether or not the sidewalk would be finished in terms of curbs and gutters during the construction of the improvements to the center, he advised that the City regulated stormwater and would want to see gutters in place to divert any runoff. He recommended that the developer further clarify that situation.

Commissioner Garcia pointed out that the existing railroad spur was an issue and meant that anyone crossing would have to cross the railroad tracks with no safety improvements. He did not see that sidewalk could be installed without obtaining an easement from the railroad company. He understood that Piedmont Lumber had agreed to eliminate the tracks that traveled over the freeway. The spur track would be retained to unload for Piedmont Lumber and other customers in the area.

PUBLIC HEARING OPENED

PROPOSANT:

RYAN COX, Discovery Builders, 4061 Port Chicago Highway, Suite H, Concord, referring to agenda Item No. 1 for the drive-through restaurant, stated that the developer was in agreement with all staff recommended conditions of approval with the exception of Section 3. Decision, Use Permit: Operation of a Restaurant with Drive-Through Service, Site Improvements, Condition 19, which he suggested should be in the resolution of approval for the multi-tenant retail building.

Vice Chairperson Ohlson suggested that Condition 19 should remain in place for the drive-through restaurant as well as the multi-tenant retail building since the sidewalk would wend its way through and touch each of the subject properties.

Mr. Burke suggested that the condition should remain in place specifically to ensure compliance with Americans with Disabilities Act (ADA) requirements in the event that not
all of the components were constructed.

DOUG MESSNER, Sierra Pacific Properties, 3890 Railroad Avenue, Pittsburg, explained that the subject sidewalk had been planned as a means to access the future eBART station if one was built. The sidewalk traveled from Loveridge Road to the in-line space and it made no sense to have it go to the in-line space if not constructed, which was the reason he would prefer that condition be imposed on the multi-tenant retail building. The sidewalk would otherwise go nowhere, which would lead to ADA and other issues. Once the design was finalized, he was not opposed to installing the appropriate curbs and gutters for stormwater access.

Vice Chairperson Ohlson noted that pedestrians wanted to walk to the property from the public sidewalks in the City whether or not the multi-tenant retail building was developed.

Mr. Messner noted that would lead to an open space and he did not want to lead a sidewalk to nowhere particularly as it related to ADA requirements.

Vice Chairperson Ohlson also would like to see the North Park Plaza access road be re-striped. He commented that he had spoken to a former staff person regarding the striping and had been told that nothing could be done until there was an application for other improvements.

Mr. Messner clarified that the developer did not own the entire drive access but owned the area just in front of the properties. He understood that there was a condition in the resolution of approval to re-stripe their portion of North Park Boulevard in order to line up with the Home Depot portion. Also, Caltrans would be reworking part of the drive and islands as part of its widening work and there could be an opportunity to work that out when Caltrans widened the freeway. The owner of the private road included the property owner of WinCo Foods, owners of Home Depot, Staples, Home Furnishings Store and Burger King, with Discovery Builders being the owner of the subject parcels.

As to whether or not a condition could be imposed that the developer be required to cooperate with Caltrans’ widening plans, Mr. Messner stated that the developer would accept a condition to work with Caltrans in terms of striping for their portion of the property.

Speaking to the service station with car wash component of the expansion project, Mr. Cox advised that the developer was satisfied with the use permit and variance staff recommended conditions of approval. He pointed out that the variance was consistent with the existing Burger King and the applicant would be extending its landscaped front yard similar to existing conditions.

Vice Chairperson Ohlson commented that since North Park Boulevard had become a de facto public street and since the development fronted Loveridge Road, it was reasonable to not have the variance match existing conditions and rather require the installation of
sidewalks.

Mr. Cox noted that the problem was that Burger King and Big O’ Tires did not have sidewalks and there would then be a sidewalk to nowhere through the gas station.

Mr. Messner pointed out that there was a sidewalk designed in front of the gas station.

Vice Chairperson Ohlson referred to the Service Station with Car Wash, AP-06-361, specifically Section 3. Decision, Design Review Conditions, Condition 10 of Resolution No. 9695, and asked that the developer be required to replace any landscaping that might die.

Again speaking to the Service Station with Car Wash, specifically Section 3. Decision, Design Review Conditions, Condition 11 of Resolution No. 9695, Vice Chairperson Ohlson inquired of the size of the trellis to be added to the eastern elevation of the car wash building.

Mr. Burke explained that the trellis would not be too small. The intent was to break up the continuous blank wall.

Vice Chairperson Ohlson recommended that condition be revised to require that 60 percent of the wall be covered by a mature trellis within five years after planting.

Mr. Cox explained that the landscaping plans had shown two trees in front of the blank wall. He suggested that 30 percent coverage would be more than adequate to break up the wall.

Mr. Burke clarified that Section 3. Decision, Use Permit Operation of a Service Station, Condition 7 required any dead or unhealthy plants to be replaced with a similar species.

Mr. Cox spoke to Section 3. Decision, Design Review Conditions, Condition 40, of Resolution No. 9695, and asked that the condition be modified in that if they were to go beyond a 2 percent slope to prevent ponding. As written, the condition would be non-compliant with ADA requirements.

Chairperson Tumbaga recommended that the condition be modified to strike the reference to a 4 percent slope.

Mr. Messner advised that they must be under 2 percent on the cross slope to meet ADA requirements. A one percent slope would be adequate.

Mr. Cox spoke to the Limited Auto Repair application and advised that the developer was satisfied with the staff recommended conditions for the use permit, variance and design review aspects of the application.

Speaking to the same application, Vice Chairperson Ohlson understood that five parking
spaces would be required for the use, although 34 parking stalls would be provided. He questioned why there was such a discrepancy.

Mr. Messner explained that although the projects had been broken down into separate approvals, due to the different uses and since the project was part of an integrated shopping center, some of the parking would overflow into the in-line shops. There were parking requirements as necessitated by the City and requirements of their users and tenants, oftentimes greater than what the City required.

Vice Chairperson Ohlson also commented that the auto repair facility would have ample temporary vehicle storage between the time when the vehicles were dropped off and left for service and then ultimately picked up by the customer. He noted that other auto repair businesses in the City had been prohibited from having any overnight parking on-site or from having vehicles parked in the building in the evening. He sought a condition that overnight parking would not be permitted.

Mr. Burke advised that there was a condition that would prohibit 24-hour vehicle storage.

Mr. Cox was not opposed to a condition prohibiting 24-hour vehicle storage.

Vice Chairperson Ohlson also spoke to Section 3. Decision, Design Review Conditions of Resolution No. 9696, Condition 10, and requested that the condition include a statement that eucalyptus trees be prohibited and a specific tree species that would be permitted be identified.

As to the multi-tenant retail building component of the project, Mr. Cox noted that the developer was satisfied with the staff recommended conditions, although he requested clarification of the screening requirements of the rooftop mechanical equipment as outlined in Section 3. Decision, Design Review Conditions, Condition 2.

Mr. Messner questioned the determination of where the views were coming from. He requested consideration of an alternative method of screening from view rather than raising the parapets, if for some reason the mechanical units did not fit where the parapet was built so that modifications would not be required.

Mr. Burke noted that Sheet A-7 had shown the western elevation of the multi-tenant building where it would be possible to see the rooftop mechanical equipment on the side. Mr. Messner commented that the rooftop mechanical equipment would not be visible from the ground. He stated that equipment could be screened depending on where it was placed on the building. He again requested consideration of an alternative method to allow the screening of the equipment other than having to raise the parapets.

PETER STACKPOLE, Loving and Campos Architects, clarified in response to Commissioner Harris that the rooftop mechanical equipment would be approximately four
and a half feet in height.

Mr. Burke commented that per the plans it appeared that some of the rooftop mechanical equipment would be above some of the parapets on the facades in the front.

Mr. Messner suggested that if the rooftop mechanical equipment was located in the middle of the building, it would not be visible unless one was at the same elevation of the building. He again reiterated that he would like consideration of alternative screening methods other than raising the parapet as an option to hide the units from view.

Mr. Stackpole also clarified that the parapets would range up to 18 inches and the mechanical units would not be visible from the front.

Mr. Messner noted that to raise the parapets on the two lines would be acceptable.

Vice Chairperson Ohlson suggested that the parapets on the north side were a concern since he had heard rumors that the railroad would go away and a team track could be specified elsewhere for Piedmont Lumber to offload its lumber from the train cars. There were also rumors that Antioch Building Materials planned to move and the City hoped to install a big box retailer on the property currently occupied by that business within the next five to eight years. He suggested addressing any future concerns now.

Mr. Messner reiterated that if the rooftop mechanical equipment was visible from the rear, they would agree to screen it through an alternative method. There were attractive methods of screening to hide the units that had been utilized for the developer’s other local projects.

Mr. Cox added that the rear of the property had existing trees that would protect that area from view. He otherwise concluded his remarks for the four components for the North Park Plaza expansion project.

OPPONENTS: None

PUBLIC HEARING CLOSED

Commissioner Garcia made a motion to adopt Resolution No. 9694, with the elimination of Section 3. Decision, Use Permit: Operation of a Restaurant with Drive-Through Service, Site Improvements, Condition 19.

Vice Chairperson Ohlson commented that North Park Boulevard was now a de facto through public route. He was disappointed that the City could not require a sidewalk for every piece fronting North Park Boulevard, even if going nowhere at this point in time. Vice Chairperson Ohlson seconded the motion.
MOTION: AP-06-360 (UP)

Motion by Commissioner Garcia to adopt Resolution No. 9694, approving AP-06-360 (UP), a Use Permit to establish a restaurant with a drive-through service on a portion of a 6.81-acre parcel located west of the existing in-line retail stores on North Park Boulevard in the North Park Plaza Shopping Center, AP-06-360 (UP), as conditioned, with the elimination of Condition 19. The motion was seconded by Vice Chairperson Ohlson and carried by the following vote:

Ayes: Commissioners Garcia, Harris, Ohlson, Ramirez, Tumbaga
Noes: None
Abstain: None
Absent: Commissioners Diokno, Thomas

MOTION: AP-06-361 (UP/DR/VAR)

Motion by Commissioner Garcia to adopt Resolution No. 9695, approving AP-06-361 UP/DR/VAR, Use Permit approval to establish a service station; Design Review approval for site improvements and plans to construct a pump station canopy and a structure containing a convenience store and car wash; and a Variance to reduce the required front yard setback from 15 feet to 9 feet on a 1.24-acre parcel located east of Loveridge Road and north of North Park Boulevard in the North Park Plaza shopping center, AP-06-361, (UP/DR/VAR), APN 088-151-020, as conditioned, and subject to the following revisions:

- Section 3. Decision, Design Review Conditions, Condition 40 to be amended as follows:

  40. The fueling island shall be paved with Portland cement concrete or equivalent smooth impervious surface with a 1 percent slope to prevent ponding and must be separated from the rest of the site by a grade break that prevents run-on from stormwater.

- Section 3. Decision, Design Review Conditions, Condition 11, add a statement that the trellis to cover approximately 30 percent of the building.

- Section 3. Decision, Design Review Conditions, Condition 22, revise the first sentence to read:

  The developer shall identify and provide the appropriate size and provide proper sanitary sewer capacity to accommodate the projects waste water demand.

The motion was seconded by Commissioner Ramirez and carried by the following vote:
MOTION: AP-06-362 (UP/DR)

Motion by Commissioner Garcia to adopt Resolution No. 9696, approving AP-06-362 (UP/DR), a Use Permit to establish a limited automotive repair use and Design Review for site improvements and plans to construct a building housing a lobby/office and three automobile bays on a 6.81-acre parcel located west of the existing in-line retail store on North Park Boulevard in the North Park Plaza Shopping Center, AP-06-362, (UP/DR), APN 088-151-032, as conditioned, and subject to the following revisions:

- **Section 3. Decision, Use Permit: Operation of a Limited Auto Repair Use, Condition 2**: amend the first sentence to read:

  2. The business operator shall ensure that no **24-hour** long term vehicle storage occurs on the site and stalls designated for short term storage and separate customer parking are designated for this business.

- **Section 3. Decision, Design Review Conditions, Condition 10** to be amended to reflect that no eucalyptus trees shall be planted.

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

- Ayes: Commissioners Garcia, Harris, Ohlson, Ramirez, Tumbaga
- Noes: None
- Abstain: None
- Absent: Commissioners Diokno, Thomas

MOTION: AP-06-363 (DR/VAR)

Motion by Commissioner Garcia to adopt Resolution No. 9697, approving AP-06-363 (DR/VAR) Design Review approval for site improvements and plans to construct a 54,173 square foot multi-tenant retail building; and approval of a variance to reduce the required front yard landscape requirement from 15 feet to 4 feet on portions of two existing parcels totaling 9.24 acres located west of the existing in-line retail store on North Park Boulevard in the North Park Plaza Shopping Center, AP-06-363 (DR/VAR) APN 088-151-030 and 088-151-032, as conditioned, subject to revisions to the following:

- **Section 3. Decision, Design Review Conditions, Condition 2**, alternate methods of screening would be permitted; and
• **Section 3. Decision, Design Review Conditions** Condition 5, the trellis to cover approximately 30 percent of the building.

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

Ayes: Commissioners Garcia, Harris, Ohlson, Ramirez, Tumbaga
Noes: None
Abstain: None
Absent: Commissioners Diokno, Thomas

Ms. Hoggatt reiterated that agenda Item No. 5, North Park Plaza Sign Exception would be continued to a date uncertain, although she asked that the Commission formally continue the item.

**MOTION: AP-07-422 (SR)**

Motion by Commissioner Garcia to continue North Park Plaza Expansion Sign Exception, AP-07-422 (SR), to a date uncertain. The motion was seconded by Commissioner Harris and carried by the following vote:

Ayes: Commissioners Garcia, Harris, Ohlson, Ramirez, Tumbaga
Noes: None
Abstain: None
Absent: Commissioners Diokno, Thomas

**COMMISSION CONSIDERATION:**

**Item 6: Atlantic Plaza Remodel. AP-06-389 (DR/SR)**

An application by Discovery Builders requesting (1) design review approval to remodel the Atlantic Plaza Shopping Center and to construct a 1,288 square foot addition to the Foods Co. store in the shopping center, (2) sign exception approval to allow two double-sided, 32 foot tall, 175 square foot monument signs at the first and third driveway entrances along Atlantic Avenue where 4 monument signs measuring only 15-feet tall and 153 square feet in area are permitted, and (3) sign review approval of an updated sign program for the shopping center. The 13 acre site is located on the south side of Atlantic Avenue, west of Harbor Street in the CC (Community Commercial) District. APNs 088-121-015, 088-121-018, 088-121-028 and 088-121-029.

Project Planner Ali Endress presented the staff report dated April 24 2007. She recommended that the Planning Commission adopt Resolution No. 9690, approving AP-06-389 (DR/SR), as conditioned.

Ms. Endress added that she had provided the Planning Commission with a staff
memorandum dated April 24, 2007, outlining modifications to the following conditions of which the applicant had agreed to comply:

- Condition 15
- Condition 16, a, i, ii, iii, iv, v, vi, vii, viii, b, c, d, e, f, g.

Commissioner Garcia commented that Page 1 of 22 of the April 24 staff report had identified an additional 1,288 square feet to be added to the Foods Co. building, although per correspondence from the Fire Department the addition to the building would be 12,900 square feet. He requested clarification on the square footage.

Ms. Endress understood there would be an additional 1,200 square feet added to Foods Co.

PROPOSER:

DOUG MESSNER, Sierra Pacific Properties, 3890 Railroad Avenue, Pittsburg, clarified that 12,000 square feet would be added to the Foods Co. building, although there would be some shop spaces to be demolished, with a net addition of 8,500 square feet.

In response to the Vice Chair, Ms. Endress explained that there would be substantial improvements to the landscaping. Per the staff recommended conditions, the applicant had agreed to install six new landscaping planters with one palm tree per planter in the deepest portion of the parking lot.

Vice Chairperson Ohlson sought additional trees in the parking lot area.

Ms. Endress noted that the applicant agreed to update the existing landscaping and the existing planters to be more colorful and plentiful. Per Section 3. Decision, Design Conditions, Condition 21, there would be six new irrigated planters with trees and ground cover installed in the parking lot.

Vice Chairperson Ohlson also would like the sidewalks of the shopping center to connect with the public sidewalks, particularly from the north, east and west building sidewalks on Harbor Street and Atlantic Avenue.

Ms. Endress commented that connection along Atlantic Avenue would require a substantial remodel of the parking area and would reduce the amount of parking. The applicant had an agreement with its existing tenants to provide a specific amount of parking, more than the City required.

RYAN COX, Discovery Builders, 4061 Port Chicago Highway, Suite H, Concord, clarified that as part of the remodel they would be adding a total of 29 new trees. Thirteen palm trees would replace those existing, with ten new palm trees down the center drive and an
additional six shade trees.

PETER STACKPOLE, Loving and Campos Architects, walked the Commission through the design for a façade remodel for a long and low building with low eaves and low ceilings along the covered walkway, with little opportunity for signage along the front. The new design would involve raising a portion of the façade to provide variation along the front and in the middle to be accented with a new tower element. The project would have a focus on the new tower element, to be more integrated, with the palm trees to be part of the architecture of the building helping to break up the site and offer variation and interest.

Mr. Stackpole presented a number of colored renderings of the site and the proposed façade improvements for Foods Co., illustrating a typical street frontage with the façade elements popped up, and cupola elements having been introduced to break up the top ridge line and skyline of the building.

The building colors would be a lighter color than existing with the architecture turning around the corners wherever there was a retail frontage. The larger buildings would have a more pronounced architectural treatment with a higher popped up façade. The additional square footage to the Foods Co. building was identified and which would eliminate some of the low in-line shops, a higher portion would be inserted matching the higher portion of Foods Co. for a consistent high bay throughout the store and be integrated with the remainder of the project.

Commissioner Harris inquired of the width of the main drive, to which Mr. Stackpole advised that the main drive would remain at its current width of 30 feet with no changes to the traffic circulation.

Chairperson Tumbaga inquired of the species of palm trees to be planted.

Mr. Stackpole noted that Mexican Fan Palms, which were commonly used in the State, were tall, thin and drought tolerant, taking up little space. The palm trees would be situated along the main drive. Thirteen of the existing trees along the frontage would be replaced, on average every 100 to 120 feet, with the palm trees to play off the horizontal shopping center. There would be smaller trees between the palm trees where there was an end cap condition.

Commissioner Ramirez inquired whether or not the palm trees would be as shown on the conceptual renderings or be 10 foot trees.

Mr. Stackpole commented that the colored rendering had shown the palm trees at maturity approximately five years into the future. He understood that there would be a minimum 20 foot palm trees to be planted, per the site plan. As to the location of the bicycle racks in response to Commissioner Harris, he identified seven bicycle racks in front of Foods Co.
and seven racks in front of Long’s Drugs, for a total of 14 bicycle racks.

Vice Chairperson Ohlson stated that he was working with staff to create a zoning ordinance that would require more than 14 bicycle parking spaces for larger shopping centers. He preferred to see one bicycle parking rack per ten automobile parking spaces. While that could not be imposed on the subject application, he recommended that at least 28 bicycle parking spaces be divided evenly along the frontage of the center.

Mr. Cox explained that the center had 600 parking spaces. A couple more bicycle racks could be added for a total of 16 bicycle racks.

Commissioner Garcia recommended a total of 16 bicycle racks, four in front of Long’s Drugs, four at Foods Co. and the remaining eight between Blockbuster and the Goodwill Store.

Mr. Messner agreed to the placement of 16 bicycle racks.

Vice Chairperson Ohlson requested additional bicycle racks. He also would like to see the developer install substantial racks, not those used in front of Goodwill Stores, which were currently damaged and which could be a safety hazard. He recommended a wave design and noted that more information could be found at www.bikeparking.com.

Mr. Cox was otherwise satisfied with the design review recommended conditions with the exception of Section 3. Decision, Fire Conditions, Condition 40 e, which would prohibit cross reveal lines on any of the signs. He asked that the condition be revised to allow cross reveal lines, if necessary.

Ms. Endress was not opposed to that revision noting that the plans had shown the Long’s Drug sign on two portions of the façade at different depths, which was the intent of the original condition to avoid such occurrences.

Vice Chairperson Ohlson was disappointed that the City did not have planning tools in place when a shopping center was remodeled where pedestrian friendly improvements could be provided to connect the sidewalks in the center with the City’s public sidewalks.

OPPONENTS: None

MOTION: AP-06-389 (DR/SR)

Motion by Commissioner Garcia to adopt Resolution No. 9690, approving AP-06-389 (DR/SR) Design Review approval for a façade remodel, building addition, and site improvements; Sign Review approval of a Master Sign Program; and Sign Review approval for a sign exception at the Atlantic Plaza Shopping Center located at the
The applicant to provide 16 bicycle racks;
- Modification to Section 3. Decision, Fire Conditions, Condition 40 e to allow cross reveal lines, if necessary; and
- Subject to the April 24, 2007 staff memorandum identifying additional revisions to the conditions of approval as follows:
  - Condition 15;
  - Condition 16, a, i, ii, iii, iv, v, vi, vii, viii, b, c, d, e, f, g.

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

Ayes: Commissioners Garcia, Harris, Ohlson, Ramirez, Tumbaga
Noes: None
Abstain: None
Absent: Commissioners Diokno, Thomas

Item 7: Discovery Builders Billboard Exceptions. AP-07-409 (SR)

An application filed by Salvatore Evola on behalf of Discovery Builders/Seeno Homes requesting approval of sign exceptions to alter sign faces on three 200 square foot billboard signs that were permitted by Planning Commission Resolution No. 9603. The split-face billboard signs would advertise subdivisions located within and outside of the City of Pittsburg. There are various sites and zones. APN Nos. 074-090-025 and 088-240-074.

Assistant Planner Leigha Schmidt presented the staff report dated April 24, 2007. She advised that staff had prepared a resolution of approval and a resolution of denial for consideration. She recommended that the Planning Commission adopt one of the resolutions.

Ms. Schmidt identified a correction to be made to Page 8 of 8 of Resolution No. 9713, Section 4. Effective Date, where the certification statement should be amended to read:

I hereby certify that the above Resolution No. 9713 was adopted by the Planning Commission of the City of Pittsburg on April 24, 2007.

PROPOZENT:

JOHN WILLSIE, Discovery Builders/Seeno Homes, Marketing Department, 4061 Port Chicago Highway, Concord, commented that the resolution of approval would permit them
to proceed with the project where they would reduce the number of temporary signs. Five temporary signs would be eliminated currently within the State Route 4 Corridor and replaced with two more substantial signs with more interest and detailed architecture, as discussed with staff.

Mr. Willsie suggested it would allow the developer to accomplish a stated goal of reducing clutter and blight along the State Route 4 Corridor, while at the same time allowing the developer the opportunity to advertise its subdivisions on a new sign that would project an image consistent with the quality of that development and the image the City would like to see projected on an ongoing basis.

Mr. Willsie affirmed, when asked, that he had read and was in agreement with the staff recommended conditions of approval per Resolution No. 9713.

Vice Chairperson Ohlson stated that he could not make the findings for approval and suggested that all developers should follow the General Plan. He would rather see fewer signs in the community.

Vice Chairperson Ohlson made a motion to adopt Resolution No. 9708, denying Discovery Builders Billboard Exceptions, AP-07-409 (SR), as conditioned. The motion failed due to the lack of a second.

Chairperson Tumbaga echoed the comments made by the Vice Chair.

MOTION: AP-07-409 (SR)

Motion by Commissioner Garcia to adopt Resolution No. 9713, approving AP-07-409 (SR), Sign Exceptions for two 200 square foot, off-site, two-sided subdivision signs that may advertise subdivisions not located within the City of Pittsburg for Discovery Builders, Inc., “Discovery Builders Sign Exceptions Request II, AP-07-409 (SR), “ as conditioned. The motion was seconded by Commissioner Ramirez and carried by the following vote:

Ayes: Commissioners Garcia, Harris, Ramirez
Noes: Commissioners Ohlson, Tumbaga
Abstain: None
Absent: Commissioners Diokno, Thomas

STAFF COMMUNICATIONS:

Chairperson Tumbaga reported that Commissioners who had attended the April 18 Hillside Performance Development Standards and Guidelines Workshop had been provided with copies of correspondence from two residents attending that workshop. Ms. Hoggatt also reported that a meeting of the Zoning Administrator would be held on May 1 to consider a fence exception for Dow Chemical and a fence exception for a
residential home.

COMMITTEE REPORTS:

Commissioner Garcia reported that he had attended the TRANSPLAN Committee meeting when there had been a presentation from the City of Concord on the future development of the Concord Naval Weapons Station. The Committee had also received an update on transportation funding, received a report on monies to be received by Tri Delta, and had discussed the Highway 4 Finance Committee request for a Letter of Credit from the Contra Costa Transportation Authority (CCTA) for an underpass at Sand Creek Road for the SR4 Bypass.

COMMENTS FROM COMMISSIONERS:

The Planning Commission commended Ms. Hoggatt for acting as the Planning Secretary.

Chairperson Tumbaga reported that an Art Show sponsored by the Pittsburg Adult Education Center had items on display on the first and third floors of City Hall. She understood that there was a catalog available with prices for the items.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:15 P.M. to a regularly scheduled meeting on May 8, 2007, in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

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MELISSA AYRES, Secretary
Pittsburg Planning Commission