A regular meeting of the Pittsburg Planning Commission was called to order by Chairperson Ramirez at 7:00 P.M. on Tuesday, March 28, 2006 in the Council Chambers, City Hall, Civic Avenue, Pittsburg, California.

ROLL CALL:

Present: Commissioners Dolojan, Garcia, Harris, Ohlson, Williams-Thomas, Tumbaga, Chairperson Ramirez
(Commissioner Williams-Thomas arrived after roll call)

Absent: None

Staff: Planning Director Melissa Ayres, Associate Planner Christopher Barton, Assistant Planner Leigha Schmidt, Assistant Planner Kristi Vahl, Project Planner Alexandra Endress, and Senior Civil Engineer Alfredo Hurtado.

POSTING OF AGENDA:

The agenda was posted at City Hall on Friday, March 24, 2006.

PLEDGE OF ALLEGIANCE:

Commissioner Tumbaga led the Pledge of Allegiance.

DELETIONS/WITHDRAWALS/CONTINUANCES:

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE:

PETE CARPINO, 151 El Camino Drive, Pittsburg, submitted three letters to staff and the Planning Commission from Thomas Stall, 139 El Camino Drive, Jon Fredrickson, 115 El Camino Drive and one from himself regarding the Mehran Restaurant.
Mr. Carpino noted that a subcommittee had been selected by the City Council to work with the business operator and the neighbors, resulting in an agreement which had later been approved by the City Council and included in City Council Resolution No. 05-10416. He stated that several conditions of approval had not been met since that time, including no restaurant or banquet parking on nearby residential streets with signage to be posted prior to January 20, 2006. He added that the applicant was to have installed double pane windows in the banquet facility room by January 15 and was to have installed ‘No Parking’ signs every 50 feet on center along the eastern property line behind the building and the southern property line abutting the residential neighborhood by January 20. None of those conditions had been met to date. He also reported that the City’s noise ordinance had been violated by the business on at least two separate occasions.

Given that he had appeared before the Commission in the past to address concerns with non-compliance with the conditions related to the Mehran Restaurant, Mr. Carpino requested that the Planning Commission address the matter. He pointed out that the business operator had been given extensions of time to get much of the work done that was to have been completed by a specific time period, although nothing had been done. He asked that a fine be imposed for the non-compliant items and that the business be placed on a future agenda for discussion.

Chairperson Ramirez asked that staff contact the business operator to invite him to appear before the Planning Commission during its next meeting, scheduled for April 11 to allow the Planning Commission the opportunity to address the issue.

PRESENTATIONS:

There were no presentations.

CONSENT:


MOTION:

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

Ayes: Commissioners Dolojan, Harris, Garcia, Ohlson, Williams-Thomas, Tumbaga, Ramirez
Noes: None
Abstain: None
Absent: None
Commissioner Harris excused himself from the dais as a result of a potential conflict of Interest with the first public hearing item, Mt. Diablo Habitat for Humanity Homes, 14th Street.

PUBLIC HEARINGS:

**Item 1: Habitat for Humanity Homes – 14th Street. AP-05-277 (UP)**

Application submitted by Mt. Diablo Habitat for Humanity for a use permit to construct three detached single-family homes on three substandard lots located near the northeast corner of Harbor Street and East 14th Street, in the RS (Single Family Residential) District. APNs 073-111-020, 073-111-021, 073-111-030.

Project Planner Alexandra Endress presented the staff report dated March 28, 2006. She recommended that the Planning Commission adopt Resolution No. 9632 approving AP-05-277, with the conditions as shown.

Commissioner Williams-Thomas inquired of the income level for the potential occupants of the homes. She liked the project and the organization and she preferred that all areas of the community be able to afford a home. She commended the organization’s decision to change the landscaping materials used on the rear yards.

Ms. Endress advised of her understanding that the homes would be for Very Low Income households.

Planning Director Melissa Ayres clarified that a Very Low Income household earned less than 50 percent of the median income.

Ms. Endress also clarified that the change in the landscaping to drought tolerant plant material had been recommended by the City Manager and the Redevelopment Director. She pointed out that zeroscape landscaping had also been successfully used in the front of City Hall.

Commissioner Garcia spoke to the drawings and questioned why the rear yard was not accessible in that the floor plan had shown a door to the garage and a door to the dining/kitchen area. He would not support a door from the bedroom to reach the rear yard but would support cement from the garage door or the dining/kitchen door area to the rear yard which would be more accessible.

In response, Ms. Endress identified the site plan, in particular Home C, which would have doors off of the kitchen with landscaping along the side of the Harbor Street court and a fence preventing access to the rear yard. She suggested that the architect clarify the floor plan during his presentation.
PUBLIC HEARING OPENED

PROPOONENT:

JANET STONE, Forward Planning Manager, Habitat for Humanity, 5702 Marsh Drive Suite T, Pacheco, commended the assistance from the Planning Department on the site plan and suggestions for improvements. In response to some of the issues raised by staff, she clarified that nine street trees would be provided and the landscaping plan would be revised to reflect that correction. The rear yard access issue would be addressed through a hallway created in the floor plan.

As to the zerospace landscaping recommendation, Ms. Stone was supportive of that recommendation which would be a standard the organization would likely incorporate into the development of future homes since it helped the homeowner and the community with drought tolerant environmental friendly plant material. She otherwise supported the staff report and would make the changes recommended by staff.

DAVE JOHNSON, Johnson-Lyman Architects, 1375 Locust Street, Walnut Creek, stated that the access to the rear yard would be addressed with direct access through a revision to the floor plan where the hallway would be extended to the back of the home. The eastern portion of Home C on East 14th Street had been extended to project out and would be broken down with another gable, thus improving the home elevation. He suggested that through the use of the proposed building materials they would create a nice project.

Commissioner Dolojan inquired of the dimensions for the bathrooms, to which Mr. Johnson explained that the bathrooms would allow for handicap accessibility, which while not a requirement was a Habitat for Humanity standard. The bathroom would be 8 feet by 8 feet in size. He was unaware at this time whether or not any of the occupants of the homes would be handicapped although the bathrooms would be designed for handicap accessibility.

Ms. Stone advised that the organization had a policy to ensure that the home designs met the needs of the families occupying the home. The families had not been selected at this time. That would come later in the process.

Commissioner Garcia recognized that the hallway would be continued to the back of the homes to provide access to the rear. Since access was typically through the garage, he wanted assurance that the bedrooms would not be reduced in size to provide that access. Mr. Johnson clarified that the home had been enlarged in size. The size of the bedrooms had not been reduced. The hallway had been extended.

Commissioner Tumbaga commented that the bedrooms appeared to be too small, in particular the bedrooms for Home C. She inquired whether or not the bedrooms could be increased in size since they did not appear to be large enough to accommodate furniture. Mr. Johnson pointed out that the site was constrained due to the sideyard setback.
Ms. Endress commented that the rear yard setback was 10 feet, with the corner side setback for Home C also at 10 feet.

Mr. Johnson commented that with the 10 foot required rear yard it would not be feasible to expand the bedrooms. The rears of Homes A and B could potentially be expanded.

Mr. Johnson pointed out that with the hallway extension the home had been pushed back two feet. He added that Homes A and B would have to wrap the bedrooms around the garage and the garage could not be moved since it was already as close as allowed to the side.

Ms. Ayres suggested that the garage could be moved closer to the street and pushed up another two to three feet without interrupting the floor plan, to which Mr. Johnson acknowledged that possibility although he stated that the bathroom next to the garage was limited and the home could not be widened without jogging the hallway. The intent was to make the design as efficient as possible.

Ms. Ayres suggested flipping the bottom half of the floor plan where the longer bedroom and bathroom were on the other side at 5 feet, and where the garage could be moved up to allow the expansion of the two bedrooms, although Mr. Johnson reiterated that the hallway could require a jog in that case.

In response to Commissioner Garcia as to whether or not six inches could be taken from the bedrooms that were 10 feet by 10 feet in size, Ms. Ayres explained that a variance would be required in that instance.

Mr. Johnson suggested that they be allowed to work with staff on the possible options since he could not make a commitment at this time.

Commissioner Tumbaga stated that she could not approve the project with the size of the bedrooms as shown. She supported a minimum size of 10 feet by 9 feet 6 inches for the bedrooms.

Given the concerns for the hallway, Commissioner Garcia preferred to consider a variance to address that situation.

Ms. Ayres stated that the Planning Commission could not consider a variance since no application had been filed by the applicant and a variance was not under Commission consideration at this time.

Commissioner Williams-Thomas asked staff to work with the applicant to reach a fair solution. She supported the affordability of the project and she recognized the concerns.
with the bedroom sizes. She inquired whether or not any other project had been approved in the City with the same bedroom sizes. She expressed her hope that a solution could be found while also ensuring that the homes would be livable and still remain affordable.

Commissioner Garcia otherwise referenced existing Habitat for Humanity units which had already been constructed in the community but which had not been well maintained. He referenced an empty home located on Harbor Street which was in need of maintenance, and added that landscaping on some of the homes on Beacon Street was not being properly maintained. Also the homes on Herb White Way had weeds and no landscaping. As he had in the past, he supported Habitat for Humanity, although he urged the organization to do a better job monitoring the homes once occupied.

OPPONENTS: None

PUBLIC HEARING CLOSED

Commissioner Williams-Thomas made a motion to approve the project as conditioned, with an additional condition that staff be directed to work with the developer to possibly increase the size of the bedrooms.

Commissioner Tumbaga stated that she would second the motion with an amendment to the additional condition, that staff be directed to work with Habitat for Humanity to revise the floor plans to increase the smaller four bedroom size of the bedrooms from 10 feet by 8 feet 6 inches to a minimum of 10 feet by 9 feet 6 inches to the extent feasible.

Ms. Ayres noted that if such direction was proven not to be feasible, it would allow the applicants the opportunity to return with a variance, which staff noted would be at a cost of $500.

As the maker of the motion, Commissioner Williams-Thomas agreed to the amendment to her additional condition.

On the discussion on the motion, Ms. Ayres responded that the applicant had the right to request a waiver of the variance fee. A variance application would be heard by the Zoning Administrator which could be done once an application had been filed. The applicant would have to appear before the Council to request the fee waiver prior to scheduling a variance hearing.

MOTION: AP-05-277 (UP)

Motion by Commissioner Williams-Thomas to adopt Resolution No. 9632, approving AP-05-277 (UP) a Use Permit to construct three single-family homes on three substandard lots located near the northeast corner of Harbor Street and East 14th Street in the RS (Single-Family Residential) District, “Habitat Harbor Homes,” with the conditions as shown and with
an additional condition generally as follows:

- Staff and Habitat for Humanity shall work to revise the floor plans to increase the smaller four bedrooms size of the bedrooms from 10 feet by 8 feet 6 inches to a minimum of 10 feet by 9 feet 6 inches, to the extent feasible.

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

Ayes: Commissioners Dolojan, Garcia, Ohlson, Williams-Thomas, Tumbaga, Ramirez

Noes: None

Abstain: None

Absent: Commissioner Harris [recused]

Commissioner Harris returned to the dais at this time.

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**Item 2: Majestic Pools Minor Subdivision. AP-05-282 (MS)**

Application by Courtney Turpen of Majestic Pools requesting approval of a vesting tentative map to subdivide a 10.6 acre parcel into two 5.3 acre lots at 104 Avila Road, APN 097-140-012.

Associate Planner Christopher Barton presented the staff report dated March 28, 2006. He recommended that the Planning Commission adopt Resolution No. 9630 approving AP-05-282, with the conditions as shown.

PUBLIC HEARING OPENED

PROPONEENT:

COURTNEY TURPEN, Majestic Pools and Landscape, P.O. Box 479, Clayton, agreed with the staff recommended conditions of approval.

OPPONENTS: None

PUBLIC HEARING CLOSED

MOTION: AP-05-282 (MS)

Motion by Commissioner Garcia to adopt Resolution No. 9630, approving AP-05-282 (MS-680-05), a Tentative Parcel Map to subdivide a 10.4 acre parcel into 2 lots at 104 Avila Road, for "Majestic Pools Minor Subdivision" AP-05-282 (MS 680-05)," with the conditions as shown. The motion was seconded by Commissioner Tumbaga and carried by the
following vote:

Ayes: Commissioners Dolojan, Garcia, Harris, Ohlson, Williams-Thomas, Tumbaga, Ramirez
Nees: None
Abstain: None
Absent: None

Item 3: Hernandez Residential Addition (78 Madoline Street). AP-06-295 (UP)

Application by Leticia Hernandez requesting a use permit to construct an 892 square foot addition to an existing 1,223 square foot home located on a sub-standard lot at 78 Madoline Street in the RS (Single-Family Residential) District. APN 087-121-017.

Assistant Planner Leigha Schmidt presented the staff report dated March 28, 2006. She recommended that the Planning Commission adopt Resolution No. 9631 approving AP-06-295 (UP) with the conditions as shown and with a revision to the first sentence of Condition 10, of Section 3. Decision, to read:

This approval will expire on March 28, 2007 unless a building permit has been issued or a written request for extension is filed with the Planning Department prior to the expiration date and subsequently approved by the Planning Department.

Commissioner Williams-Thomas understood that access to the rear yard would be through a sliding glass door in the master bedroom, which staff affirmed, with no hallway to the rear of the home.

PUBLIC HEARING OPENED

PROPOSENT:

LETICIA HERNANDEZ, 78 Madoline Street, Pittsburg, introduced her daughter Claudia Hernandez who resided with her at the same residence.

CLAUDIA HERNANDEZ, Pittsburg, stated, when asked, that her mother had read the conditions of approval and was in agreement with those conditions with the exception of the staff recommendation to use hardy plank wood material for the exterior of the home. Her mother would like to use a stucco material which would be less expensive for the addition.

Ms. Schmidt explained that the intent of the staff recommendation to use wood or similar siding had been so that the addition would be compatible with the surrounding neighborhood. Staff had intended that the material be cost effective to the property owner.
In response to Commissioner Dolojan, Ms. Hernandez explained that the garage had been converted prior to her move into the home. The garage was currently being used for storage. The addition would have two bedrooms, and absent a garage parking would be provided in the existing two car driveway.

Ms. Schmidt clarified that the resolution was conditioned to require the applicant to obtain a building permit for the garage conversion which was permitted and which could continue to be used for storage.

Ms. Ayres also clarified in response to Commissioner Dolojan that covered parking was not required in the neighborhood.

Commissioner Dolojan suggested that the garage be converted back to a garage, although Commissioners noted that the garage was quite small and was not large enough to accommodate a standard sized vehicle.

Commissioner Harris inquired whether or not the existing home consisted of a stucco material.

Ms. Hernandez noted that the existing home had tile on the outside which she had been informed was full of asbestos around the entire home. The intent was to remove the tiles and use stucco materials for the entire home and the addition.

Commissioner Ohlson understood the concern that the home match the appearance of the surrounding neighborhood, although in this instance he suggested that the stucco should be allowed given that the entire home would have the stucco material along with the addition avoiding the appearance of an add-on.

Commissioner Garcia understood that the windows would have to be trimmed as well.

Ms. Ayres clarified that the plans had shown stucco with window trim. There was a condition that the trim be added around the doors as well.

OPPONENTS: None

PUBLIC HEARING CLOSED

MOTION: AP-06-295 (UP)

Motion by Commissioner Garcia to adopt Resolution No.9631, approving AP-06-295 (UP), a Use Permit to construct an 892 square foot addition to an existing 1,103 square foot residence located on a substandard lot at 78 Madoline Street for “Hernandez Residential Addition AP-06-295 (UP)”, with the conditions as shown and with the following revisions:
• Condition 4 to be revised to reflect that the entire home shall be stuccoed with the older portion of the residence to be trimmed out the same as the addition.

• Condition 10 to be revised as identified by staff.

The motion was seconded by Commissioner Williams-Thomas and carried by the following vote:

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

Item 4: JFK University. AP-06-306 (UP/SR)

Application by JFK University requesting a use permit to establish a private college within two existing recreation buildings and installation of a 30 square foot freestanding sign located in City Park at 60 Civic Avenue. The site is zoned GQ (Governmental Quasi-Public) District. APN 086-100-019.

Assistant Planner Kristi Vahl presented the staff report dated March 28, 2006. She recommended that the Planning Commission adopt Resolution No. 9629, approving AP-03-306 (UP/SR), with the conditions as shown.

Ms. Vahl acknowledged that the applicant was not present. She advised that staff had been working with the applicant and was confident that the applicant was in agreement with the staff recommended conditions.

Ms. Ayres clarified that the use was the same project that had been approved by the Planning Commission in February 2005, with the exception of a different location, and with generally the same conditions being imposed.

Commissioner Ohlson thanked staff for the inclusion of Condition 4 requiring bicycle parking. Speaking to the freestanding sign, he questioned whether or not it would be visible since he understood it would not be illuminated.

Ms. Vahl understood that a nearby street light would illuminate the sign.

Commissioner Ohlson preferred that the sign be illuminated to be clearly visible.

Ms. Ayres suggested that the resolution be modified to show that lighting would be acceptable subject to final review and approval by staff.
PUBLIC HEARING OPENED

PROPONENT: None

OPPONENTS: None

PUBLIC HEARING CLOSED

MOTION: AP-06-306 (UP/SR)

Motion by Commissioner Garcia to adopt Resolution No. 9629, approving AP-06-306 (UP/SR) a Use Permit to establish a private college for JFK University and a freestanding sign at 60 Civic Avenue, with the conditions as shown and with an additional condition that the resolution be modified to show that the lighting would be acceptable subject to final review and approval by staff. The motion was seconded by Commissioner Ohlson and carried by the following vote:

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

COMMISSION CONSIDERATION:

Item 5: Delta Gateway Building, Pad 4. AP-05-272 (DR)

Application by Douglas Messner of Sierra Pacific Properties requesting design review approval of architectural and site improvement plans for a 5,700 square foot multi-tenant building, master sign program, and sign exception for wall sign placement located at 4500 Century Boulevard, west of Delta Gateway Boulevard. The site is zoned CC (Community Commercial) District: APN 074-460-022.

Assistant Planner Kristi Vahl presented the staff report dated March 28, 2006. She recommended that the Planning Commission adopt Resolution No. 9633, approving AP-05-272 (DR), with the conditions as shown.

Commissioner Ohlson spoke to Plan DR1, Pad 4, as listed, where it had shown handicap accessible parking and a crosswalk leading from the handicap area out to the sidewalk. He suggested that be provided for every commercial building in the City and be provided for all future development. Noting that the crosswalk ended at the sidewalk with no curb cut to allow a wheelchair to go into the street, cross the street and then back onto the other side, he asked that the applicant clarify that issue.
PROPONENT:

DOUGLAS MESSNER, Sierra Pacific Properties, Inc., 3890 Railroad Avenue, Pittsburg, stated that he had read the conditions of approval and was in agreement with those conditions, but would like clarification with Conditions 18 through 20. He requested clarification that the conditions would apply to the site and not to an area greater than the site requirements, to which staff affirmed.

Senior Civil Engineer Alfredo Hurtado added that Conditions 18 through 20 of Resolution No. 9633 were standard engineering conditions which depended on the potential uses in the multi-tenant building. The conditions would apply to the site although if the use needed additional facilities such as sewer lines or water capacity, the applicant would have to provide additional information to the Engineering Department.

Mr. Hurtado suggested that the conditions remain as shown given that they were standard conditions of approval. He reiterated that the conditions would apply in the event of any additional increase to the off site improvements. In this instance, the site had the capacity which had already been approved. The conditions related to the site itself.

Mr. Messner clarified in response to Commissioner Ohlson’s earlier comments that the path of travel was from the public sidewalk. At the sidewalk he was uncertain whether or not the ramp would be at the grade of the sidewalk. There would be a ramp at the other end of the sidewalk.

Ms. Ayres noted that Condition 16 would require all site development to comply with Title 12 Street, Sidewalks and Utilities. The engineering staff would ensure that there was a handicap curb/ramp at the street intersection as part of the improvement plans.

MOTION: AP-05-272 (DR)

Motion by Commissioner Garcia to adopt Resolution No. 9633, approving AP 05-272 (DR), granting Design Review approval of architectural and site improvement plans for the construction of a 5,700 square foot multi-tenant building, a Master Sign Program, and approval of a sign exception for wall sign placement, located at 4500 Century Boulevard, APN 074-460-022, with the conditions as shown. The motion was seconded by Commissioner Tumbaga and carried by the following vote:

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

STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve project at staff level):
   b. San Marco Unit #6 Model Homes

Ms. Ayres reported that both items would be considered by the Zoning Administrator at a meeting scheduled for April 10. She also reported that Brown Act and Conflict of Interest Training was now required every two years. The City Attorney had tentatively scheduled a training session for May 8 from 6:00 to 8:00 P.M. at City Hall in the Council Chambers. As to whether or not the session could be open to non-City Commissioners or Councilmembers she did not see that would be a problem. Also, if the training requirement was met elsewhere that would be acceptable with evidence of that training.

Ms. Ayres also reported on the benefits of many of the sessions during the recent Planner’s Institute Conference in Monterey. She stated that she would like the Commission to consider a workshop or training session guided by the City Attorney to provide guidance to the Planning Commission on running smooth meetings. Such a discussion could be agendized during a time when the Commission had a short agenda and could be held either before a regular meeting, or after the conclusion of regular business.

COMMITTEE REPORTS:

Chairperson Ramirez reported that the Land Use Subcommittee had met on March 16 to discuss the phases being proposed for the conceptual plan for the Civic Center. He understood that a joint workshop between the City Council and the Planning Commission would be scheduled within the next month.

Ms. Ayres understood that the courthouse representatives had recommended some additional criteria to the conceptual plan which had resulted in new alternatives that would be presented to the Land Use Subcommittee. As a result, the joint City Council/Planning Commission meeting would be delayed.

Commissioner Ohlson requested that the Chair forward to the Land Use Subcommittee, a request that bike lanes be provided at Railroad Avenue fronting the Civic Center as part of that plan’s consideration.

Ms. Ayres clarified that bike lanes had been identified in the General Plan along Railroad Avenue.
COMMENTS FROM COMMISSIONERS:

Commissioner Ohlson commented that the new Starbucks on Railroad Avenue had not installed bicycle parking for the complex which the applicant had agreed would be provided on site.

Commissioner Tumbaga stated that she had attended a meeting of the Downtown Businesses for the Chamber of Commerce where one of the businesses, “Kissed by the Sun” had indicated it had submitted a sign application to the City, although the business had yet to receive a response from staff on its application.

Ms. Ayres expressed the willingness to review the status of that application.

Commissioner Harris inquired of the status of the traffic signal at Piedmont Way, to which Mr. Hurtado advised that the controller had been received this date and staff was in the process of its evaluation. The signal should be installed within the next five days.

Commissioner Harris inquired whether or not the recent increase in developer fees would apply to the Habitat for Humanity project.

Mr. Hurtado understood that the fees would be imposed for the Habitat for Humanity project unless he received a report from the City Council that the fees had been waived.

Commissioner Harris reiterated his prior request that Frances Green be invited to appear before the Planning Commission to provide a status report on her project. He also reiterated that large trucks had been parking along Garcia Avenue in the middle of the street to load/unload and were obstructing traffic. The trucks had also been parking along Garcia Avenue making it difficult for through traffic. In addition, a fence along Garcia Avenue had encroached into the area of the sidewalk, and a sidewalk in the area from Garcia Avenue to Harbor Street should be reviewed since it was his understanding that the 50 percent or more requirement triggering required improvements could be imposed in this instance.

Commissioner Tumbaga requested a copy of the Marina Master Plan handout.

Chairperson Ramirez thanked those Commissioners who had attended the Planner’s Institute. He also spoke to the benefits of the conference.

Commissioner Williams-Thomas reported that the property located at 3908 Alta Vista had several chickens and roosters which were disturbing the peace. She asked that code enforcement review that situation.

ADJOURNMENT:
There being no further business, the meeting adjourned at 9:10 P.M. to a regular meeting of the Planning Commission on April 11, 2006 at 7:00 P.M. in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

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MELISSA AYRES, Secretary
Pittsburg Planning Commission