A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chairperson Tumbaga at 7:00 P.M. on Tuesday, February 28, 2006 in the First Floor Conference Room, City Hall, Civic Avenue, Pittsburg, California.

ROLL CALL:

Present: Commissioners Garcia, Harris, Ohlson, Thomas, Tumbaga

Excused: Commissioner Dolojan, Chairperson Ramirez

Absent: None

Staff: Planning Director Melissa Ayres, and Assistant Planner Leigha Schmidt.

POSTING OF AGENDA:

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

PLEDGE OF ALLEGIANCE:

Acting Chairperson Tumbaga led the Pledge of Allegiance.

DELETIONS/WITHDRAWALS/CONTINUANCES:

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE:

JUNE FORSYTH, 20 Seapoint Way, Pittsburg, referenced the number of windmills in Solano County across the river, which she suggested were impacting the views of Pittsburg residents.
Given the money anticipated to be spent on improvements to the Pittsburg Marina, Ms. Forsyth asked that the County Supervisor contact Solano County Supervisors to inquire whether or not there was a limit to the number of windmills that were permitted across the river from Pittsburg.

Ms. Forsyth also expressed concern with the recent removal of trees along the eastern side of the John Mansville project site. She stated that neighboring residents had purchased his/her home because of the shade of those trees, had not been advised of their removal, and would be impacted by the loss of the trees. She asked that the City protect its street trees as much as possible, noting that the trees in the downtown area helped to offset the impacts from the industrial uses in the downtown.

Ms. Forsyth further commented that the plans for the Marina Promenade had given little thought to shade for pedestrians. She also understood that there had been a request to remove trees in Bay Harbor Park near the tennis courts, on private property. As a resident of Bay Harbor Park, she asked that the removal of the trees be kept to a minimum. She urged the City to consider a Heritage Tree Ordinance in the near future. She further asked that the Public Works Department staff be directed to remove mistletoe, a parasite, from all street trees in the downtown.

PRESENTATIONS:

There were no presentations.

CONSENT:


Commissioner Ohlson requested an amendment to the second sentence of the first paragraph on Page 7 of the minutes, as follows:

He [Commissioner Ohlson] was not happy with stone columns every 20 feet and expressed a desire to see the same type of stone wall as provided on just about every other arterial street in the City.

MOTION:

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

Ayes: Commissioners Harris, Garcia, Ohlson, Thomas Tumbaga
Noes: None
Abstain: None
Absent: Commissioner Dolojan, Chairperson Ramirez
PUBLIC HEARINGS:


Application by United Sign Systems requesting a sign program for a multi-tenant office building located at 1251 California Avenue. The site is zoned CS-O (Service Commercial with a Limited Overlay) District and the land use designation is Business Commercial. APN 073-190-029.

Assistant Planner Leigha Schmidt presented the staff report dated February 28, 2006. She recommended that the Planning Commission adopt Resolution No. 9626 approving AP-05-271, with the conditions as shown.

Ms. Schmidt noted that the applicant was not present but had submitted correspondence indicating agreement with the conditions contained in the resolution of approval.

Commissioner Thomas clarified with staff that the address for the business was 1251 California Avenue, as shown in the staff report, not 1241 California Avenue as shown on the meeting agenda.

PUBLIC HEARING OPENED

PROONENT: None

OPPONENTS: None

PUBLIC HEARING CLOSED

MOTION: AP-05-271

Motion by Commissioner Garcia to adopt Resolution No. 9626, granting sign review approval for AP-05-271, a Master Sign Program for a multi-tenant building located in the Loveridge Business Park at 1251 California Avenue, with the conditions as shown. The motion was seconded by Commissioner Harris and carried by the following vote:

Ayes: Commissioners Garcia, Harris, Ohlson, Thomas, Tumbaga
Noes: None
Abstain: None
Absent: Commissioner Dolojan, Chairperson Ramirez

STAFF COMMUNICATIONS:

Planning Director Melissa Ayres reported that there had been some good editorials in the local newspaper highlighting projects in the City. One of the projects referenced had also
referenced issues with the Tesoro open coke piles. Ms. Ayres advised that the Economic Development Director had met with the Regional Water Quality Control Board (RWQCB) regarding the Tesoro operation and its non-compliance with Best Practices. She reported that staff was working with the RWQCB to have the business either meet Best Practices standards and clean up the site or leave the community.

Ms. Ayres also reported that the City Council had initiated a comprehensive zoning code update. The first phase of that process would involve rezoning to ensure consistency with the General Plan. Staff would return with a request to fine-tune each zoning district, starting with Industrial, Commercial and then Residential zoning districts. Staff would also likely return with a recommendation to form a Pedestrian Retail District to be established in the downtown, and would likely write a new code that would prohibit coke industries in the community.

Ms. Ayres added that with the passage of Measure P, staff had had discussions with the developer of the Montreux property to annex the land to the City. Prezoning for the property was already in place to allow the development of the area. Also with the passage of Measure P, the possibility of expanding the Mirant property would be incorporated into an Initial Study with a possible change to the existing General Plan designation from Open Space to Industrial. She noted that the County designation for a portion of that land was Industrial. The area had been identified as a potential site for the Transbay Cable Project which would greatly benefit the City.

In response to Commissioner Ohlson, Ms. Ayres explained that in the event the City adopted a rule that there were to be no open coke piles permitted in the City, the existing uses would be grandfathered in although future similar uses would be prohibited. In the event the existing sites wished to expand, they would then be required to conform to existing zoning regulations.

Commissioner Harris asked staff to review the lease for the Tesoro property which he understood was close to expiration. If that was the case, it was his opinion that lease should not be renewed.

**COMMITTEE REPORTS**

Ms. Ayres reported that a Land Use Subcommittee meeting on the Civic Center Master Plan had been held at which time three alternatives had been discussed. The next meeting of the Subcommittee had been scheduled for March 16.

Ms. Ayres also updated the Commission on the status of eBART, the City Council’s authorization for MIG Consultants to prepare a Ridership Development Plan (RDP) for eBART, and BART’s Environmental Impact Report (EIR) to be prepared for the project. BART’s EIR would include an anticipated eBART station potentially south of Bliss Avenue.
All East County communities were involved in Requests for Proposals (RFPs) for their respective anticipated eBART stations. It was expected that the future eBART stations would be in place and operational by the year 2010.

Commissioner Garcia reported that ePPAC, the eBART Partnership Policy Advisory Committee, was scheduled for the second Thursday of each month at the Tri Delta Transit offices in the City of Antioch.

Ms. Ayres also reported that the City Council had held a Hillside Regulations Workshop at which time Commissioner Garcia had made an unofficial report to the Council.

**COMMENTS FROM COMMISSIONERS:**

Commissioner Garcia reported that a four door sedan had been parked for about a month west of the main entrance to Delta Hawaii. He asked that code enforcement review that situation.

Commissioner Thomas thanked the Commission for its kindness and concern given that she had to leave the last Planning Commission meeting early as a result of a foot injury and had later received emergency minor surgery that same evening.

Acting Chairperson Tumbaga expressed concern that the area across from Wal-Mart had been growing into a used car lot. She otherwise inquired of the status of the Ferguson application and the proposed transit village near the Pittsburg/Bay Point BART Station.

Ms. Ayres reported that Ferguson representatives had met with the Land Use Subcommittee who had discussed a number of improvements to the site. The applicant had been directed to respond in writing to staff, indicating the improvements that would be made so that the project could be rescheduled for Planning Commission consideration. Staff had not received a response since the subcommittee meeting. She added that the City Manager was working with the developer, Seecon, on the proposal for the transit village. The City Manager would like the developer to enter into a Disposition and Development Agreement (DDA) to build on the BART property prior to commencing with a transit village. She understood that the developer was proceeding with that direction although the City had not been provided with any specific plans.

Ms. Ayres also clarified in response to Commissioner Ohlson, that the City’s new Street Sweeping Ordinance would be enforced once required signage had been posted.

Commissioner Ohlson stated that he would have liked to have attended the Hillside Workshop but had other meeting commitments. He requested that staff consider scheduling non-recurring meetings during the fifth week of each month.
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:45 P.M. to a regular meeting of the Planning Commission on March 14, 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