A regular meeting of the Pittsburg Planning Commission was called to order by Chairperson Jack Garcia at 7:00 P.M. on Tuesday, July 12, 2005 in the City Council Chambers of City Hall at 65 Civic Avenue, Pittsburg, CA.

ROLL CALL:

Present: Commissioners Dolojan, Harris, Ohlson, Ramirez, Tumbaga, Williams, Chairperson Garcia

Absent: None

Staff: Planning Director Melissa Ayres, and Associate Planner Dana Hoggatt.

George Harris, a newly appointed Commissioner and Jack Garcia, a reappointed Commissioner, were present but had not yet been sworn in due to the absence and pending arrival of the City Clerk.

At this time, Vice Chairperson Ramirez chaired the meeting.

POSTING OF AGENDA:

The agenda was posted at City Hall on Friday, July 9, 2005.

PLEDGE OF ALLEGIANCE:

Planning Director Melissa Ayres led the Pledge of Allegiance.

REORGANIZATION:

1. Oath and Seating of Newly Appointed Commissioners

2. Election of Chair, Vice Chair and Committee Appointments
Commissioner Tumbaga nominated Ralph Ramirez to be the Chair of the Planning Commission. Commissioner Williams seconded the nomination. There being no further nominations, the nominations were closed. **Ralph Ramirez** was unanimously selected as the Chair of the Planning Commission. [Commissioners Garcia and Harris were excused since they had not been sworn in as Commissioners.]

Commissioner Tumbaga nominated Orlando Dolojan to be the Vice Chair of the Planning Commission. Commissioner Williams seconded the nomination. There being no further nominations, the nominations were closed. **Orlando Dolojan** was unanimously selected as the Vice Chair of the Planning Commission. [Commissioners Garcia and Harris were excused since they had not been sworn in as Commissioners.]

The Committee Appointments were continued to the next meeting.

**DELETIONS/WITHDRAWALS/CONTINUANCES:**

Ms. Ayres reported that the applicants for public hearing Item 1 had requested a continuance in a letter dated July 11, 2005, to the meeting of August 23, 2005.

**COMMENTS FROM THE AUDIENCE:**

There were no comments from the audience.

**PRESENTATIONS:**

There were no presentations.

**CONSENT:**

a. Minutes – June 28, 2005

**MOTION:**

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

- **Ayes:** Commissioners Dolojan, Ohlson, Tumbaga, Williams, Ramirez
- **Noes:** None
- **Abstain:** None
- **Absent:** Commissioners Garcia, Harris [Pending swearing in]
PUBLIC HEARING:

Item 1: Rege Trucking Yard. AP-03-27 (UP)

Application by David and Kathryn Rege requesting a use permit to establish a construction material hauling/demolition contractor yard on a five acre site located on the north side of Avila Road (northeast of Majestic Pool and Landscape), OS-O (Open Space with a Limited Overlay) District; APN 097-140-014.

As previously reported, the item was continued to the Planning Commission meeting of August 23, 2005.

STAFF COMMUNICATIONS:

Ms. Ayres reported that a Neighborhood Improvement Team meeting had been scheduled for Saturday, July 16, at 1:00 P.M. at Los Medanos Elementary School to discuss the concerns and issues of the neighborhood; it would include participation from City staff from the Police, Public Works, Planning and Engineering Departments. It was likely the Assistant City Manager would also attend. Everyone was invited to participate.

COMMITTEE REPORTS:

Commissioner Garcia reported that he had received a notice from BART which had shown an eBART Station at Railroad Avenue on drawings. A scoping meeting had been scheduled for Tuesday, July 19 from 7:00 to 8:30 P.M. at Dallas Ranch Middle School in the City of Antioch to discuss eBART, with another scoping meeting scheduled for Wednesday, July 20 to be held at the same time, at the Brentwood Community Center.

Commissioner Ohlson noted that the regular transportation meetings, TRANSPLAN, the East Contra Costa Regional Fee and Financing Authority (ECCRFFA), the State Route 4 Bypass Authority, and the eBART Partnership Policy Advisory Committee (ePPAC) had been scheduled for Thursday, July 14, 2005. All meetings were open to the public.

COMMENTS FROM COMMISSIONERS:

Commissioner Ohlson advised staff that the listing of Planning Commissioners should be modified to eliminate his business telephone number since he no longer worked for that firm.

An updated list of Commissioners and current committee appointments and expiration dates was provided along with copies of Planning Commission attendance records dating back to 1998. The records were required by City ordinance to be submitted to the City Council on a quarterly basis.

Commissioner Williams commended the Minutes Clerk for the preparation of the June 28.
2005 meeting minutes which had accurately reflected lengthy discussions on a number of items.

Commissioner Dolojan welcomed Commissioners Garcia and Harris back to the Planning Commission. He congratulated Commissioner Garcia on his tenure as the Chair of the Planning Commission and on his recent reappointment.

Commissioner Ramirez also commended Commissioner Garcia for his efforts as the Chair of the Planning Commission and welcomed him back to the Planning Commission given his expertise and knowledge. He welcomed Commissioner Harris back to the Commission. He expressed his appreciation to Planning staff and looked forward to the next fiscal year.

Commissioner Garcia also took this opportunity to recognize and thank Planning staff.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:17 P.M. to a regular meeting of the Planning Commission on July 26, 2005 at 7:00 P.M. in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

MELISSA AYRES, Secretary
Pittsburg Planning Commission