A regular meeting of the Pittsburg Planning Commission was called to order by Chairperson Jack Garcia at 7:01 P.M. on Tuesday, March 8, 2005 in the City Council Chambers of City Hall at 65 Civic Avenue, Pittsburg, CA.

ROLL CALL:

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

Absent: None

Staff: Planning Director Melissa Ayres, Associate Planner Ken Strelo, Assistant Planner Christopher Barton, Assistant Planner Dana Hoggatt, and Senior Civil Engineer Alfredo Hurtado.

POSTING OF AGENDA:

The agenda was posted at City Hall on Friday, March 4, 2005.

PLEDGE OF ALLEGIANCE:

Commissioner Williams led the Pledge of Allegiance.

DELETIONS/WITHDRAWALS/CONTINUANCES:

Planning Director Melissa Ayres reported that the applicant for agenda Item No. 5, Los Medanos Industrial Park II, AP-04-118 (DR) had withdrawn the application in writing, dated March 8, 2005.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.
PRESENTATIONS:

There were no presentations.

CONSENT:

a. Minutes – February 23, 2005

MOTION:

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

Ayes: Commissioners Dolojan, Gordon, Ohlson, Ramirez, Tumbaga, Williams, Garcia
Noes: None
Abstain: None
Absent: None

Due to the absence of the applicant for the first item, the Chair rearranged the agenda at this time to allow the Commission to proceed with the second agenda item.

PUBLIC HEARINGS:

Item 2: Hampton Inn. AP-05-186 (RZ, UP and DR).

Application by Natwarbhai Patel requesting: 1) an amendment to the existing 16.2-acre CS-O (Service Commercial with a Limited Overlay, Ord. No. 02-1103) District, in order to increase the maximum building height from 36 feet to 55 feet and to amend the minimum parking requirement for hotel uses; 2) a use permit to operate a hotel; and 3) design review approval of architectural floor plans and elevations and site improvement plans in order to construct a four story, 96-room hotel with a pool, meeting rooms, and an accessory dining area for guests on a vacant 1.74-acre lot located at 1201 California Avenue; APN 073-190-027.

Assistant Planner Dana Hoggatt presented the staff report dated March 8, 2005. She recommended that the Planning Commission recommend Council approval of Rezoning Application No. AP-05-186, and continue the public hearing on Use Permit and Design Review Application No. AP-05-186 to April 12, 2005.

Commissioner Ohlson expressed concern with the adequacy of the parking for the hotel use at one parking space per room. Since the hotel was a long term stay facility, if the rooms had two occupants with two vehicles, as an example, he questioned the impact that would occur to the parking accommodations due to the additional vehicles.
Chairperson Garcia pointed out that there was additional parking available adjacent to the site.

Ms. Hoggatt clarified that she would have to check the CC&Rs for the subdivision to determine whether or not shared parking was available between the hotel property and the other tenants in the subdivision.

Based on his own experience, Chairperson Garcia suggested it was typical for most companies not to force two employees to share a room, particularly since it was an inconvenience to the employees to be away from home and the companies usually provided a private room and did not team up employees in one room.

Ms. Hoggatt added that the applicant had informed staff that 100 percent occupancy was not anticipated at the facility. A 70 to 75 percent occupancy rate was expected. Therefore, all of the rooms and parking spaces were not anticipated to be filled by hotel guests and vehicles.

Commissioner Ohlson commented that his own experience with long term facilities was different although he would defer to the applicant.

Commissioner Ramirez also understood that 100 percent occupancy in such facilities would be rare.

PUBLIC HEARING OPENED

PROPOSPONENT:

RAMESH PATEL, BMS Investments, 5 LLC, 405 Parker Avenue, San Francisco, explained that in terms of the parking, the hotel was an extended stay long term facility with travelers to stay a week, two weeks, a month to three months, as examples. Customers would be in single rooms if a company had more than one employee arrive at one time. Parking would not likely be an issue with the anticipated occupancy rate of 70 percent. There was more than sufficient parking for guests. In response to the Chair, he affirmed that he had read and agreed with the conditions stipulated in the resolution.

In response to Commissioner Williams, Mr. Patel explained that he had been in the hotel business for approximately 30 years. He had built a hotel property in the City of Oakley a year and a half ago and was building a Hampton Inn in the City of Brentwood. He also had several other properties. He clarified that he did not own the Hampton Inn located in the City of Hayward.

Commissioner Williams emphasized the need for the property to be maintained at all times. She did not want to see the local facility fall below the Hilton Hotel standards which had occurred at Hampton Inn Suites in Hayward.
Mr. Patel commented he had attended a recent Hilton Hotel Convention in Las Vegas. He emphasized that Hilton Hotels had strict regulations for its brands of which Hampton Inn Suites was included. He reiterated that he had built Comfort Suites located in the City of Oakley and he encouraged Commissioners to view that facility to see for themselves how it was operated and maintained. He assured the Commission that the proposed facility would be properly maintained.

Commissioner Ohlson inquired whether or not a bus stop was located in the area, to which Ms. Hoggatt advised that the nearest bus stop was located at the intersection of California Avenue and Loveridge Road. There was no bus line that would run down California Avenue. Tri Delta Transit had reviewed the applicant’s plans and had expressed no plans for a bus line in that area.

Commissioner Ohlson inquired whether or not bicycle lanes would be striped along California Avenue adjacent to the property.

Ms. Hoggatt stated that she had not seen any of the cross sections for site improvements for California Avenue. She understood that the right-of-way had been dedicated as part of the original subdivision to make California Avenue four lanes. The right-of-way was not part of the applicant’s plans. She would have to review the City’s General Plan to see whether or not the area had been designated as a bicycle route or lane.

OPPONENTS: None

Chairperson Garcia welcomed the applicant to the City. He commented that he had viewed the hotels that the applicant had built in Oakley and Brentwood. He was confident that an attractive facility would be provided in Pittsburg.

PUBLIC HEARING CLOSED

MOTION: AP-05-186 (Rezoning)

Motion by Commissioner Williams to adopt Resolution No. 9561, recommending that the City Council adopt an Ordinance Amending an Existing Overlay District’s Development Standards in order to increase the Maximum Allowable Building Height and change the Minimum Off-Street Parking Requirement for Hotel Uses on a 1.74-acre site, for “Hampton Inn” (Rezoning Application No. AP-05-186), with the conditions as shown. The motion was seconded by Commissioner Ramirez and carried by the following vote:

Ayes: Commissioners Dolojan, Gordon, Ohlson, Ramirez, Tumbaga, Williams, Garcia
Noes: None
Abstain: None
Absent: None
MOTION: Continued AP-05-186 (UP and DR)

Motion by Commissioner Williams to continue the public hearing for the Use Permit and Design Review Application No. AP-05-186 to the Planning Commission meeting of April 12, 2005. The motion was seconded by Commissioner Ramirez and carried by the following vote:

Ayes: Commissioners Dolojan, Gordon, Ohlson, Ramirez, Tumbaga, Williams, Garcia
Noes: None
Abstain: None
Absent: None

Item 1: Christenson Recycling at Loveridge Road. AP-04-184 (UP)

Application by Cary Christenson requesting a use permit to establish a large recycling facility within an existing building located at 1501 Loveridge Road, Building 16, IG (General Industrial) District; APN 073-230-033.

Assistant Planner Christopher Barton presented the staff report dated March 8, 2005. He recommended that the Planning Commission adopt Resolution No. 9557, approving Use Permit Application No. AP-04-184, with the conditions as shown.

Chairperson Garcia understood that the site was hidden from view and was not visible from the freeway. Staff affirmed that was the case.

PUBLIC HEARING OPENED

CARY CHRISTENSON, Christenson Recycling, 2148 Harbor Street, advised that he was in agreement with the staff recommended conditions of approval.

In response to Commissioner Ohlson as to why the business was moving, Mr. Christenson explained that the business had outgrown its existing site where there was no room for expansion. In addition, the terms of the existing lease were month to month, which made it difficult to operate the business. The new building would be larger than the current building and was the only site available with sufficient parking.

Mr. Christenson added that the intent was to utilize the full building over time. In the meantime, there was enough room inside the building for bicycle parking.

OPPONENTS: None

PUBLIC HEARING CLOSED
MOTION: AP-04-184 (UP)

Motion by Commissioner Ramirez to adopt Resolution No. 9557 approving a Use Permit, AP-04-184 (UP) to allow a “Large Recycling Facility” within an existing building located at 1501 Loveridge Road, Building #16, IG (General Industrial) District for “Christenson Recycling,” with the conditions as shown. The motion was seconded by Commissioner Tumbaga and carried by the following vote:

Ayes: Commissioners Dolojan, Gordon, Ohlson, Ramirez, Tumbaga, Williams, Garcia
Noes: None
Abstain: None
Absent: None

Item 3: Harbor/14th Street Minor Subdivision. AP-04-148 (Subdivision 678-04/VAR)

Application by Charles Capp of Billecci and Associates, Inc. requesting approval to subdivide three existing parcels into four parcels for future development of three detached, single family homes and future right of way to be dedicated to the City. The variance is to allow the creation of three substandard lots (4,816 square feet, 4,294 square feet and 4,529 square feet) and allow reduced lot widths of 55 feet on one lot (Parcel B) and 45 feet on two lots (Parcels C and D) in an RS (Single-Family Residential) District that requires a 6,000 square foot minimum lot size and 60 foot minimum lot width. The project is located at the northeast corner of Harbor Street and East 14th Street. APNs 073-111-020, 021, and 030.

Associate Planner Ken Strelo presented the staff report dated March 8, 2005. He clarified that the application involved a Redevelopment Agency project and he would be acting as staff in that regard absent representation from the Redevelopment Agency.

Mr. Strelo recommended that the Planning Commission approve Variance Application No. AP-04-148 subject to conditions and approve Minor Subdivision (MS 678-04) Application No. AP-04-148, with the conditions as shown.

Commissioner Ohlson spoke to the second paragraph of Page 7 of 7 of the March 8, 2005 staff report, and the reference to an electrolier being located on Parcel D. He requested clarification from staff as to the definition of an electrolier.

Mr. Strelo explained that an electrolier was a street light. In this instance, the easement would be required to encompass the electrolier [street light] located on Parcel D.

Commissioner Ohlson also spoke to Condition No. 16 of Resolution 9560, regarding the first sentence. He requested that the language at the end of that sentence "if feasible" be eliminated from that condition. He would like to see the trees on the property be preserved.
Mr. Strelo understood that some of the trees might not survive if a sidewalk were installed per Americans with Disabilities Act (ADA) requirements. He therefore recommended that the condition remain, as written, to allow the Engineering Department to review and approve the applicant’s plans and to then make the determination as to whether or not Condition No. 16 should include Commissioner Ohlson’s recommended language.

Mr. Ohlson deferred to the staff recommendation for Condition No. 16.

Commissioner Williams inquired whether or not the homes would be affordable, to which Mr. Strelo understood that one unit would be affordable. It was possible that all of the units could, in fact, be affordable, although pending verification with Redevelopment Agency staff he was uncertain of those details at this time.

Commissioner Williams supported affordable housing and suggested that the City make every effort to ensure that its housing stock would be made affordable since there were a number of concessions being asked for the development of the lots that would normally not be allowed to an outside developer. She urged the City to include affordable housing consistent with the City’s Inclusionary Housing Ordinance.

Mr. Strelo understood that Redevelopment Agency staff had been speaking with Habitat for Humanity regarding the development of the homes.

Commissioner Gordon understood that the Inclusionary Housing Ordinance only applied to the development of five or more units.

Ms. Ayres clarified that the Inclusionary Housing Ordinance would not be triggered for the proposed development since only three homes had been proposed. She acknowledged that the Redevelopment Agency had been considering the property for affordable housing.

Chairperson Garcia commented that the Habitat for Humanity development located on Central Avenue had been in poor condition for some time, with no landscaping. He would rather see Habitat for Humanity take responsibility for its existing developments before any new developments were approved in the community. He also commented that the landscaping for the Habitat for Humanity homes located on Herb White Way had not been completed.

PROPOONENT: City of Pittsburg Redevelopment Agency
Charles Capp, Billecci and Associates, Inc.

There was no one present to speak on behalf of the applicant Billecci and Associates, Inc.

Mr. Strelo affirmed, when asked by the Chair, that he was acting on behalf of
Redevelopment Agency, which was in agreement with the staff recommended conditions of approval.

OPPONENTS: None

PUBLIC HEARING CLOSED

MOTION: AP-04-148 (VA)

Motion by Commissioner Gordon to adopt Resolution No. 9559, approving AP-04-148 (VA) Variances to allow the creation of three substandard lots and allow reduced lot widths on two lots in an RS (Single family Residential) District located at the northeast corner of Harbor Street and East 14th Street, for “Harbor Street – East 14th Street Minor Subdivision,” with the conditions as shown. The motion was seconded by Commissioner Tumbaga and carried by the following vote:

  Ayes: Commissioners Dolojan, Gordon, Ohlson, Ramirez, Tumbaga, Garcia
  Noes: None
  Abstain: Commissioner Williams
  Absent: None

MOTION: AP-04-148 (MS 678-04)

Motion by Commissioner Gordon to adopt Resolution No. 9560, approving AP-04-148 (MS 678-04), a Tentative Map to subdivide three existing parcels into four parcels for future development of three detached, single-family homes and future right of way to be dedicated to the City located at the northeast corner of Harbor Street and East 14th Street for “Harbor Street – East 14th Street Minor Subdivision,” with the conditions as shown. The motion was seconded by Commissioner Tumbaga and carried by the following vote:

  Ayes: Commissioners Dolojan, Gordon, Ohlson, Ramirez, Tumbaga, Garcia
  Noes: None
  Abstain: Commissioner Williams
  Absent: None

COMMISSION CONSIDERATIONS:

Item 4: Empire Business Park II. AP-03-70 (DR)
Application by Stan Davis requesting design review approval of architectural and site development plans to construct a 326,000 square foot building on a 35.95 acre lot located at 701 Willow Pass Road. The site is zoned IP-O (Industrial Park with a Limited Overlay) District. APN pending.

Associate Planner Ken Strelo presented the staff report dated March 8, 2005. He recommended that the Planning Commission adopt Resolution No. 9558, approving AP-03-70 (DR) with the conditions as shown.

Commissioner Williams stated that she had viewed the renderings and had found the plans to be aesthetically pleasing. She was confident that the proposal would be a good project.

Commissioner Ohlson spoke to Condition No. 13 of Resolution No. 9558. He expressed his agreement with that condition.

Mr. Strelo explained that Condition No. 13 had been included in other projects making plan check more efficient.

Commissioner Ohlson also spoke to the traffic mitigation measure for northbound Bailey Road to westbound State Route 4 going from two left turn lanes to three. Having experienced that intersection, which was built out, he questioned how an additional lane could be accommodated.

Mr. Strelo explained that it was a regional traffic mitigation measure. The subject project had been analyzed along with the Pittsburg Commerce Center in terms of the traffic impacts since the applications had been submitted around the same time to avoid piecemealing the traffic mitigation. That mitigation measure had arisen from that analysis. While the impact was minor, it would be cumulative.

Commissioner Ohlson otherwise agreed with staff that bicycles could be locked to the ramp railing with no problem.

PROPOSER:

JIM MILLER, Architect, representing the applicant, Davis & Associates, explained that the project had been a culmination of planning for the past five years with the final building on the site. From an architectural perspective, he commented that the project had been fun, accomplishing many things, including completely improving the south side of Willow Pass Road with curb, gutter, sidewalk and some storm water conditions to mitigate local flooding. There would also be a bus stop at the western side of the entrance into Empire Business Park, as well as a stop light.

Mr. Miller noted that the building would be stepped back farther than the required setbacks.
The building colors had been intended to provide different textures and colors and the stepping back of the building would create interest. He added that the applicant had no concerns with the recommended conditions regarding architecture, although the applicant did have some concerns regarding some of the fees which the applicant had already paid to the City.

Mr. Miller cited Condition No. 18 as an example of one of the fee conditions. He noted that a grading permit had already been issued for the project. The traffic mitigation fees had also been paid by the developer.

Mr. Hurtado explained that Condition No. 18 was simply a formality for plan check and grading for the Engineering Department with the last portion of that condition to be submitted for the final plans. As to the traffic mitigation fee, he understood that those fees had not been paid since there was a new building involved.

Chairperson Garcia noted that the fees were not under the purview of the Commission but must be resolved between the Building and Engineering Departments.

STAN DAVIS, 1023 Bird Avenue, San Jose, 284 Heron Drive, Pittsburg, commented that often on large projects staff might have added the conditions in the past which included fees that had already been paid. He emphasized that he would not pay a second time for a grading permit. If there were conditions in the resolution that were a duplication of effort, he would not pay those fees again. He advised that the project would involve 350 to 400 employees. He advised that they were working with several tenants, one which would occupy 200,000 square feet of the building with some modifications.

Mr. Davis stated that the economy appeared to be reviving. He expressed his hope that the project would have a positive impact on the City. He looked forward to completing the development in a timely manner.

Commissioner Gordon understood that there was an existing stop light, to which Mr. Davis noted that there was a stop sign but not a stop light.

Mr. Davis stated that the Transportation Study prepared for the project had determined that a traffic signal might not be required until 2014, although the City had required that funds be deposited now for that signal. He would rather install the traffic signal now since it could have an impact on acceleration and deceleration lanes. An acceleration/ deceleration lane had already been installed. With the stop sign, there was a question as to whether or not the traffic signal was needed. He acknowledged that a bus stop was needed for the area. He expressed a willingness to work with staff to resolve any of the remaining concerns with respect to fees.
Mr. Davis emphasized that he desired tenants that were financially stable and committed to the City. He commented that he had been speaking to a steel company and a potential tenant currently located in the City of Richmond. Another potential tenant was a commercial laundry that was a member of the New York Stock Exchange.

OPPONENTS: None

Commissioner Tumbaga was pleased with the product the applicant had presented and was pleased that the applicants appeared to be able to deliver what had been promised. She stated that the project was attractive and she was glad to see the project in the community.

MOTION: AP-03-70 (DR)

Motion by Commissioner Tumbaga to adopt Resolution No. 9558, approving AP-03-70 (DR), Design Review for architectural and site development plans to construct a 326,000 square foot building on a 36 acre site located at 701 Willow Pass Road, for “Empire Business Park II,” with the conditions as shown. The motion was seconded by Commissioner Ramirez and carried by the following vote:

Ayes: Commissioners Dolojan, Gordon, Ohlson, Ramirez, Tumbaga, Williams, Garcia

Noes: None

Abstain: None

Absent: None

Item 5: Los Medanos Industrial Park II. AP-04-118 (DR). Appeal of Staff Determination.

An appeal of a staff determination to require a traffic study for an application requesting 1) design review approval of architectural and site development plans to construct four industrial flex buildings totaling 113,142 square feet on six vacant parcels totaling 7.68 acres and 2) variances from the front yard landscaping requirements and property line setbacks (required yards) for accessory structures located at 900 Garcia Avenue and 2103, 2143, and 2144 Kelley Court. The site is zoned IP (Industrial Park) District. APNs 088-530-004, 005, and 006; 088-540-007, 009 and 014.

This item had been withdrawn at the written request of the applicant, per correspondence dated March 8, 2005

STAFF COMMUNICATIONS:
Ms. Ayres reported that the Redevelopment Agency had contracted with the firm of Main Street to develop design guidelines for the downtown and sign guidelines for downtown properties. To that end, Main Street would like to create a subcommittee of two Planning Commissioners, two Redevelopment Agency/City Councilmembers and two to four business persons who were members of the Chamber of Commerce, to meet and discuss the potential guidelines. The Chair of the Planning Commission had been requested to appoint two Planning Commissioners to serve on the subcommittee.

Chairperson Garcia appointed Commissioners Williams and Gordon to serve on the subcommittee.

Ms. Ayres also reported that the preliminary plans for West Coast Transit Village had been forwarded to the City Council for consideration on March 21. Staff would include all associated information attached to the staff report to the City Council. Staff had also been meeting with Councilmembers Glynn and Kee to discuss the proposed amendments to the Commission bylaws, and to discuss the Commission’s comments regarding the bylaws and the makeup of the Historical Resources Commission (HRC). Staff hoped to meet with Councilmembers Glynn and Kee prior to the resubmittal of the bylaws to the City Council on April 4, 2005 for formal consideration.

Ms. Ayres reported that the National APA Conference would be held in the City of San Francisco from March 19 to 23. She would be attending the conference as would Commissioner Ohlson. She noted that no items had been scheduled for the Planning Commission meeting of March 22 and that meeting had been canceled. The next meeting of the Planning Commission was scheduled for April 12, 2005.

Ms. Ayres added that she had not yet drafted a letter to the Council on the Commission’s request for a land use committee, although she had sent the City Manager an e-mail. The City Manager had agreed that a staff report would be presented to the Council on March 21. She would like to meet with the Chair to discuss that issue and what could be done for the committee prior to the next Council meeting.

Chairperson Garcia stated that he would like the developer to be involved in any Ad Hoc Subcommittee since some concerns could be resolved before a project was presented to the Planning Commission.

Ms. Ayres agreed that would be appropriate if the subcommittee wished to speak to the developer to discuss any details.

Commissioner Ohlson referenced the former Martin Luther King Jr. School which was now a pre-school. He questioned when a sidewalk would be built in front of the school.

Commissioner Ohlson also inquired of the status of the narrow bridge on California Avenue.
for Kirker Creek.

Ms. Ayres explained that the City was speaking to a restaurant use to take over the front of the property in a lease situation with the Pittsburg Unified School District (PUSD) where the PUSD would have an annual income and the City would be looking at building playfields for the PUSD behind the property at the same time. If the restaurant were to locate at that site, it could be required to build frontage improvements. She was unaware of the details of a bridge over Kirker Creek.

Commissioner Williams spoke to her earlier comments and her interest that affordable housing be provided in the community. She commented that while she had alluded to the fact that the City had inclusionary housing, she had not intended to suggest that the lots be considered for low income housing.

Ms. Ayres also reported that the City Council had recently authorized the issuance of multi-family bonds for the Kirker Creek Apartments, where 105 of the units would be set aside and reserved for households earning less than 50 percent of the median income. That arrangement would provide affordable housing in the community to balance out the upscale housing being proposed in the community.

COMMITTEE REPORTS:

In response to the Chair, Ms. Ayres explained that Commissioner Williams had been assigned by the Chair as the primary member of the School Committee and the Planning Commission liaison to the PUSD. Upon speaking to the Recreation Director and the City Manager she had been informed that when there were land use issues on the PUSD agenda the Commission liaison would be notified to attend those meetings.

The Chair commented that the PUSD had been meeting to select two school sites, to which Ms. Ayres understood that the preferred sites had been made by the PUSD Board. Such action was not taken through a subcommittee format.

COMMENTS FROM COMMISSIONERS:

Commissioner Gordon commented that he would not be in attendance at the meeting of April 12. He also noted that the Internet now provided access to the League of California Cities website, which had listed the meetings scheduled for the upcoming conference, with a separate track for new commissioners.

Commissioner Tumbaga commented that the bike lane located on the Pittsburg/Antioch Highway had no visible dotted lines and appeared to narrow, to which Commissioner Ohlson explained that the area in question was a marked shoulder, not a bike lane.

Commissioner Ohlson advised that several commuters had complained about that situation...
when used as a right turn lane.

Commissioner Tumbaga also reported that Presidio Village had started occupancy and was more than 60 percent full. She encouraged all eligible seniors to apply for occupancy and get on the waiting list for the Presidio Village project.

Commissioner Ramirez inquired of the status of the Frances Green Church located on Central Avenue.

Ms. Ayres understood that the project had been completed and that if a building permit had been pulled periodic inspections were being conducted.

Chairperson Garcia understood that there were several structural violations inside the building. He asked staff to review that matter.

Mr. Hurtado expressed the willingness to forward the concerns to the appropriate parties.

Commissioner Ramirez reported that he would not be in attendance at the regular Planning Commission meeting scheduled for May 13.

Chairperson Garcia reported that there was a palm tree on a property at the southeast corner of Ventura Drive and Loveridge Road where the address was painted over, which palm tree had not been trimmed of dead branches. During windy periods the branches ended up on Loveridge Road. He asked staff to contact the property owner to see whether or not the tree could be cut down or properly pruned.

Commissioner Williams added that the property located at 3911 Alta Vista was an eyesore with trash and debris in the front. She asked staff to review that situation as well.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:33 P.M. to a regular meeting of the Planning Commission on April 12, 2005 at 7:00 P.M. in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.