A regular meeting of the Pittsburg Planning Commission was called to order by Chair Pro Tem Jack Garcia at 7:00 P.M. on Tuesday, August 12, 2003, in the City Council Chambers of City Hall at 65 Civic Avenue, Pittsburg, CA.

ROLL CALL:

Present: Commissioners Dolojan, Harris, Kelley, Ramirez, Tumbaga, Chair Pro Tem Garcia

Absent: Chairperson Leonard

Staff: Director of Planning and Building Randy Jerome; Planning Manager Melissa Ayres; Assistant Planner Ken Strelo; Planning Technician Christopher Barton; and Civil Engineer II Alfredo Hurtado.

POSTING OF AGENDA:

Chair Pro Tem Garcia advised that the agenda had been posted at City Hall on Friday, August 8, 2003.

PLEDGE OF ALLEGIANCE:

Commissioner Tumbaga led the Pledge of Allegiance.

DELETIONS/WITHDRAWALS/CONTINUANCES:

Planning Manager Melissa Ayres reported that the applicant for agenda item No. 3, Cingular Wireless Collocation at 100 Bliss Avenue, had formally submitted a request for a withdrawal of the application. A copy of the letter making the request was presented to each Commissioner.
COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

PRESENTATIONS:

There were no presentations.

CONSENT:

A. PC Minutes July 8, 2003

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

Ayes: Commissioners Dolojan, Harris, Kelley, Ramirez, Garcia
Noes: None
Abstain: Commissioner Tumbaga
Absent: Chairperson Leonard

Commissioner Harris stepped down from the dais due to a potential conflict of interest with agenda Item No. 1.

PUBLIC HEARINGS:

Item 1: Delta Hawaii Senior Apartments. UP-02-29 and DR-02-41.

Public hearing on an application by Brian Temple requesting a use permit to establish a senior apartment complex and design review approval of architectural and site development plans for the construction of a 16,608 square foot 24-unit senior apartment complex including three apartment buildings on an undeveloped 1.46 acre parcel at the northeast corner of Harbor Street and Stoneman Avenue, RM (Medium Density Residential) District; APN 088-300-005.

Planning Technician Christopher Barton presented the staff report. The project had originally been approved by the Planning Commission in 1987 with some minor modifications to the project since that time. The project would now include laundry units in each unit as opposed to a centrally located laundry facility. Minor changes had also been proposed to the colors and site plan.

The 24-unit complex would be for seniors 55 years of age and older. The project would be consistent with the General Plan and Zoning Ordinance. The applicant had applied for a density bonus incentive consistent with City code. In this instance, the applicant had applied for up to a 25 percent reduction in fees.
Mr. Barton explained that the City did not have set parking standards for senior Multi-Family Housing, and that the Planning Commission had the discretion to determine whether or not a proposed project would provide adequate parking. The City’s Traffic Division had reviewed the parking arrangement and had determined that it would be more than adequate to accommodate the site.

Mr. Barton advised that the freestanding sign was slightly over the size allowed by City code. As such, the applicant would have to reduce the size of the sign to be consistent with City policy, which would allow up to 10 square feet of sign area. The applicant had expressed a willingness to revise the sign to meet City requirements.

Mr. Barton recommended that the Planning Commission adopt Resolution Nos. 9442 and 9443 approving UP-02-29 and DR-02-41, with the conditions as shown.

PUBLIC HEARING OPENED

PROPRIETORS:

BRIAN TEMPLE, Delta Hawaii Apartments, LLC, P.O, Box 1187 Santa Monica, explained that his father owned the Delta Hawaii Mobile Home Park and that the property located directly adjacent to the mobile home park and the storage yard had been vacant for some time. The property had now been acquired and the former "Stone Terrace" apartment project could now be pursued.

Mr. Temple advised that the 24 market rate senior apartments would allow residents of Delta Hawaii who could no longer maintain his/her homes but who would like to maintain his/her relationships with others in the mobile home park to move directly to the new facility.

Mr. Temple explained that although the site was very small, some on-site recreational facilities such as shuffle board and bocce ball courts would be provided, with access to the Delta Hawaii recreational facilities including the clubhouse and swimming pool.

Commissioner Kelley expressed concern with the fact that there would be one access into the project and the possibility that one access could be blocked. As such, she questioned whether or not an additional driveway could be provided near the decorative fence.

JOHN COSTANZA, Project Architect, advised that when the project had initially been proposed the City had expressed a preference for one drive into the site due to the proximity to the corner and possible stacking of traffic in and out. In addition, there was an insufficient amount of street footage to create/justify two driveways.
Civil Engineer II Alfredo Hurtado explained that the project met Contra Costa Consolidated Fire District regulations.

Mr. Barton added that a secondary pedestrian access would be provided. He also pointed out that there would be a 50 foot easement that would run along Kirker Creek, which easement was desired by the Public Works Department to allow access to service Kirker Creek. The applicant would have to ensure vehicle and/or equipment access to Kirker Creek.

When asked, Mr. Temple clarified that the market rate units would be available to anyone, not just to Delta Hawaii residents.

Commissioner Tumbaga expressed concern that the two-story units could be difficult for seniors. She also questioned the need for so much parking in the project. She referenced the optional parking area and recommended that area as a nice place for more greenery. Commissioner Tumbaga further suggested that more amenities be included in the lawn area, such as seating areas or a possible courtyard/patio. While the perimeter landscaping would be acceptable, she noted that the 50-foot easement had been vacant for some time and had been weed infested. She inquired whether or not that area would be maintained or planted with landscaping.

Mr. Temple stated some sort of vegetation would be planted within the easement. He agreed that the number of parking spaces that had been shown on the plan would not be necessary and agreed that area could be incorporated into the landscape plan and accommodate additional amenities.

Mr. Barton clarified that the staff recommendation had been that the area shown as optional parking be landscaped and suggested that the City Park Planner review the changes in the Landscape Plan. Amenities, as proposed by Commissioner Tumbaga, could be considered by the Park Planner for incorporation into the design review resolution of approval.

HUBERT TEMPLE, a resident of Los Angeles, identified himself as the co-owner of the property. He expressed his support for the project.

OPPONENTS:  None

MOTION:  **UP-02-29**

Motion by Commissioner Tumbaga to adopt Resolution No. 9442, approving UP-02-29, a Use Permit to operate a 24-unit senior apartment complex located at the northeast corner of Harbor Street and Stoneman Avenue for “Delta Hawaii Senior Apartments,” with the
The motion was seconded by Commissioner Kelley and carried by the following vote:

Ayes: Commissioners Dolojan, Kelley, Ramirez, Tumbaga, Garcia
Noes: None
Abstain: Commissioner Harris
Absent: Chairperson Leonard

MOTION: DR-02-41

Motion by Commissioner Tumbaga to adopt Resolution No. 9443, approving DR-02-41, Design Review approval of architectural drawings to construct a 24-unit 16,608 square foot senior apartment complex including three apartment buildings located at the northeast corner of Harbor Street and Stoneman Avenue for "Delta Hawaii Senior Apartments," with the conditions as shown and with a conversion of the optional parking area to provide recreational amenities, as discussed. The motion was seconded by Commissioner Ramirez and carried by the following vote:

Ayes: Commissioners Dolojan, Kelley, Ramirez, Tumbaga, Garcia
Noes: None
Abstain: Commissioner Harris
Absent: Chairperson Leonard

Commissioner Harris returned to the dais at this time.


Application by Patrick Winters of Hunter Paine Enterprises LLC for a use permit to operate a limited manufacturer that produces Lexite™, a 100 percent recyclable material currently used to replace wood in many applications, in 73,252 square feet of an existing 305,500 square foot building located at 701 Willow Pass Road, Suite 7. The site is zoned IP (Industrial Park) District; APN 085-280-002.

Assistant Planner Ken Strelo presented the request for a use permit to operate a limited manufacturer that produces Lexite™, a 100 percent recyclable material currently used to replace wood in many applications at 701 Willow Pass Road in Suite 7.

Mr. Strelo noted that on March 25, 2003, the Planning Commission had approved the design review for the Empire Business Park to add a 105,000 square foot building to an existing 300,000 square foot building. The intent had been to enhance the property and to make other changes to the existing building to attract businesses to occupy the building.

Mr. Strelo explained that the company produced Lexite™, which would be used for pallets, fencing, marine, railway and commercial lumber and highway safety applications. The
product would be used to manufacture 100 percent recyclable and repairable Bulldog Pallets. The business would use a raw product of ground rubber, epoxy, fiberglass, urethane, paper and miscellaneous fillers.

Mr. Strelo advised that the property was located in the Business Commercial land use designation of the General Plan and was zoned Industrial Park. Pursuant to Ordinance No. 03-1220, the City’s Interim Ordinance, the Industrial Park zone would be consistent with the Business Commercial land use designation. The General Plan also contained a policy, which encouraged the City to have the parcel developed into a commercial center.

Mr. Strelo reported that the parking requirements would be met and that the Empire Business Park had been analyzed through a Mitigated Negative Declaration that had been approved on March 25, 2003. Staff had also reviewed the traffic impacts and had found that the traffic analysis conducted for the Empire Business Park had reviewed full occupancy of the existing building, the approved building and a phase 3 building the property owner planned in the future. It had been determined that the proposed business would not generate more traffic that analyzed in the original traffic study for this property and no new mitigation would be required. Further, the required findings could be made to approve the project.

Mr. Strelo recommended that the Planning Commission adopt Resolution No. 9441, approving AP 03-25, subject to the conditions of approval.

PUBLIC HEARING OPENED

PROONENTS:

ARTHUR ROTH, President, Hunter Paine Enterprises, LLC One Arbor Way, Lafayette, noted that the company had invented the Lexite™ material. Two patents had been issued and a third was in process. The product was a revolutionary wood substitute that was impervious to mold and infestation and which could be shipped internationally. The product would allow for the replication of lumber from balsam wood to Brazilian ironwood.

Mr. Roth described the production process and noted that the Pittsburg facility would fabricate composite lumber to assemble pallets, with shipping platforms to be shipped internationally to be used by businesses that shipped high value, beverage and food products.

Mr. Roth added that there would be sufficient space at the proposed site to allow an automated pallet assembly machine. He also clarified that no odors would be generated and that Lexite™ was a non-VOC product. There would also be no by-products or disposal issues. Any wood that did not meet regulation would go through a chipper and be reprocessed.
In response to Commissioner Tumbaga, Mr. Roth reported that 53 new jobs would be created by the business, with approximately 45 of those jobs involving industrial grade blue-collar jobs that would fit well in the City. It was his hope to hire locally. He described the hiring process and explained that the business was expected to be operational within nine months.

In response to the Chair Pro Tem, Mr. Roth affirmed that he had read and was in agreement with the staff recommended conditions of approval.

Mr. Roth also explained that there was an assembly facility located in the City of Stockton although there was no site in the State that currently produced Lexite™. The proposed site would be the first site in the State and would be a showplace for this product. He expected to bring people from all over the world to see the operation, including government recycling divisions.

Commissioner Dolojan commented that he had used similar product on his deck, although it had faded over time.

Mr. Roth explained the process that would result in a faded appearance. He reiterated that his product’s ekto-skeleton design had many benefits, one of which would be fade resistance. He also clarified that while his buyers would be as far away as Fresno, most would be situated within a 200-mile radius.

Commissioner Tumbaga inquired of the number of trucks that would ship out the material. She also inquired whether or not the material would be flammable.

Mr. Roth commented while that information was not specifically available at this time, the average flat could take approximately 200 pallets, with possibly one truck trip a day shipping the product. He clarified that the material would be no more flammable than wood because of Lexite’s™ patented and trade secret ekto-skeleton design. He emphasized that there would be no gas emission issues and that those issues had been adequately reviewed.

OPPONENTS: None

MOTION: AP-03-25

Motion by Commissioner Tumbaga to adopt Resolution No. 9441, approving AP-03-25 (UP) a Use Permit to allow Limited Manufacturing in 73,252 square feet of an existing 305,500 square foot building located at 701 Willow Pass Road, Suite 7 for Hunter Paine, with the conditions as shown. The motion was seconded by Commissioner Kelley and carried by the following vote:
Ayes: Commissioners Dolojan, Harris, Kelley, Ramirez, Tumbaga, Garcia  
Noes: None  
Abstain: None  
Absent: Chairperson Leonard  

COMMISSION CONSIDERATION:  

Item 3: Cingular Wireless Collocation at 100 Bliss Avenue. AP-03-28 (DR).  
Application by Chad Abbott, of Cingular Wireless, Inc., requesting design review approval of architectural plans for the installation of six wireless phone panel antennas above existing panels on an existing 71 foot tall monopole and the placement of accessory equipment cabinets on the ground below located at 100 Bliss Avenue, CS (Service Commercial) District; APN 088-171-005.  

As earlier reported, the application had been withdrawn by the applicant.  

STAFF COMMUNICATIONS:  

A. Council Meeting August 18 - Review of Commission Regulations  

Ms. Ayres reminded the Commission that the City Council would be meeting on August 18 at 5:00 P.M. to review the recommendations of the Council Subcommittee on the regulations for all City commissions and committees.  

Ms. Ayres also updated the Commission on the status of the Frances Green project. She explained that staff would be issuing an invitation for Ms. Green to attend the September 16 Commission meeting to discuss the status of her project.  

Speaking to St. Vincent de Paul, Ms. Ayres reported that there were no formal applications on the property. There were also no pending code enforcement actions.  

Commissioner Harris emphasized that the St. Vincent de Paul property was in poor condition. Although it was no longer an active business, he emphasized that the property should be maintained and kept clean of debris. He requested that the Code Enforcement Division review the situation.  

Commissioner Garcia commented that when St. Vincent de Paul relocated to another site in the City, it had promised that it would clean up, landscape and maintain the property until it could be sold. He agreed that the matter should be referred to code enforcement.  

Director of Building and Planning Randy Jerome affirmed that the matter would be referred
to code enforcement.

Ms. Ayres also updated the Commission on the Bailey Estates and Alves Ranch applications.

**COMMITTEE REPORTS:**

Commissioner Garcia reported that the TRANSPLAN Committee had met and had reviewed the checklist to the Contra Costa Transportation Authority (CCTA) on congestion management programs. The Committee had also discussed the legality of combining the Joint Exercise of Power agencies and TRANSPLAN into one committee, with the possible elimination of all the Planning Commissioners appointed to that committee, although it was unlikely that would occur. The Committee had also submitted a letter to the State regarding improvements for State Route 84 and Vasco Road.

**COMMENTS FROM COMMISSIONERS:**

Commissioner Tumbaga inquired of the status of Fort Knox Storage, to which Ms. Ayres reported that the City’s Building Inspector was working with the applicants who had agreed to work towards a landscape plan for the north property line of that project. She expressed the willingness to provide the Commission with a status report.

Commissioner Tumbaga also noted that she had recently traveled on Yosemite Drive in the early evening where the traffic was at a standstill from Harbor Street to Railroad Avenue, with spillover traffic from Kirker Pass Road traveling through the adjacent neighborhoods. Since the school grounds were used heavily by children for sports activities, she expressed concern with that amount of traffic, which could pose a safety hazard. She requested that the concern be referred to the Traffic and Circulation Advisory Committee (TCAC).

Commissioner Harris inquired of the status of completion for the Pittsburg/Antioch Highway improvements.

Mr. Hurtado advised that the City would be going out to bid for the improvements along Railroad Avenue and Loveridge Road. He understood that the Pittsburg/Antioch Highway project improvements were on schedule, although he was uncertain of the exact anticipated completion date. He expressed the willingness to report back to the Planning Commission on the timelines for that project.

Mr. Strelo commented on his understanding that the improvements would be completed before Pittsburg High School was in session for the new school year.

Commissioner Harris also reported that the landscaping and parking lot at the Chinese
Restaurant on Railroad Avenue adjacent to Southern Auto was in dire disrepair and should be upgraded with new landscaping and with repairs to the parking lot.

Mr. Jerome pointed out that the property involved a private lot.

Commissioner Kelley reported that the intersection at California Avenue and Harbor Street had become a problem when the light changed, where vehicles making a turn were blocking the intersection and obstructing through traffic. She expressed the willingness to forward the concern to the TCAC.

Commissioner Garcia pointed out that the signal lights had not been synchronized.

Commissioner Tumbaga advised that there was a new business downtown, the Downtown Café. She encouraged residents to visit the downtown.

Commissioner Garcia inquired of the status of the Pittsburg/Bay Point BART Specific Plan, to which Ms. Ayres explained that the project was not a priority at this time given the need to address the cleanup of the Housing Element and the General Plan. She added that there were no development applications pending in the Specific Plan area at this time.

Commissioner Garcia also reported that a section of sidewalk was missing in the area of Leland Road behind the Pittsburg Funeral Home east on Leland Road to Ace Hardware. Given that there was a bus stop in that area, he requested that engineering staff review that situation.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:00 P.M. to a regular meeting of the Planning Commission on August 26, 2003 at 7:00 P.M. in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

MELISSA AYRES, Secretary
Pittsburg Planning Commission