

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION**

November 14, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:00 p.m. on Tuesday, November 14, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Gargalikis, Coniglio, Croskey, Foster, Ward

Absent: Commissioner Robinson

Staff: Community Development Director Jill Hecht, Planning Manager/Secretary Kristin Pollot, Senior Civil Engineer Richard Abono, Senior Planner Hector Rojas, Associate Planner Jordan Davis, Administrative Assistant Amanda McVey

PLEDGE OF ALLEGIANCE

Chair Gargalikis led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of November 14, 2017
2. Los Medanos Street Partial Vacation – General Plan Consistency Determination

A request for the Planning Commission to determine whether a proposed partial vacation of Los Medanos Street, south of E. 10th Street, is consistent with the City's General Plan.

On motion by Commissioner Coniglio seconded by Commissioner Foster to approve the consent calendar and carried by the following vote:

AYES: Coniglio, Croskey, Foster, Ward, Gargalikis
NOES: None
ABSTAIN: None
ABSENT: Robinson

PUBLIC HEARINGS

3. Recommendation on Zoning Text Amendments to Pittsburg Municipal Code Title 18 Related to the CP District, AP-17-1277 (RZ)

A public hearing on a City-initiated proposal to consider amendments to Title 18, "Zoning," of the Pittsburg Municipal Code (PMC) in order to consolidate the CP-1 and CP-2 sub-districts in order to provide more flexibility related to the allowable uses within the CP (Pedestrian Commercial) District. In addition, the proposal includes amendments to the specific findings necessary for approval of a use permit in the CP District, changes to land use classification definitions, as well as other minor changes intended to ensure consistency throughout Title 18.

Associate Planner Jordan Davis gave a presentation.

Chair Gargalikis opened the public hearing.

There being no one to speak further to the item, Chair Gargalikis closed the public hearing.

On motion by Commissioner Coniglio seconded by Commissioner Ward to approve the consent calendar and carried by the following vote:

AYES: Coniglio, Foster, Ward, Gargalikis
NOES: None
ABSTAIN: Croskey
ABSENT: Robinson

STUDY SESSION

4. Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR).

A preliminary plan review of a potential proposal to construct a new RV/boat and mini-storage facility on an undeveloped, 12.5-acre site located at 3478 Pittsburg-Antioch Highway in the CS (Service Commercial) Zoning District. APN 074-100-018.

Senior Planner Hector Rojas gave a presentation.

Chris Koeing, Danville, spoke as the applicant.

Bruce Ohlson, Pittsburg, spoke as a bicycle advocate, encouraged planting of trees with longevity and spoke against barbed wire along the fencing.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Exercise Delegated Design Review Authority.

The Zoning Administrator submit one notice of intent to exercise delegated design review authority for new Dow Chemical electrical infrastructure, including new steel supports for cable trays and an accessory structure to house electrical equipment, all located at 901 Loveridge Road.

The commissioners acknowledged receipt of the notice of intent.

STAFF COMMUNICATIONS

Planning Manager / Secretary Kristin Pollot informed the Commission that the next meeting is scheduled for November 28, 2017.

COMMITTEE REPORTS

Commissioner Croskey reported Land Use Subcommittee met and discussed the Alves Ranch property and potential development, Pittsburg Unified School District workforce housing, 981 Railroad Avenue, and a bike share pilot program with Zagster.

ADJOURNMENT

The meeting was adjourned at 8:04 p.m. to November 28, 2017.

Kristin Pollot, AICP, Secretary