

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

December 11, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, December 11, 2018, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Coniglio, Vice-Chair Robinson, Commissioner D. Foster, S. Foster, Fields, Ward

Absent: Commissioner Linde

Staff: Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Deputy City Clerk Amanda McVey, Senior Planner Hector Rojas, Senior Planner Jordan Davis

PLEDGE OF ALLEGIANCE

Commissioner D. Foster 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 27, 2018

On motion by Commissioner Ward seconded by Commissioner D. Foster to approve the Consent Calendar and carried by the following vote:

AYES:	Coniglio, Fields, D. Foster, S. Foster, Robinson, Ward
NOES:	None
ABSTAIN:	None
ABSENT:	Linde

PUBLIC HEARINGS

2. America's Tire, AP-18-1329 (UP, AD, SE, TRP)

A continued public hearing on a request for approval of: 1) use permit to establish a tire replacement business within an existing 7,826 square foot (s.f.) commercial space; 2) design review approval of plans for façade and parking lot improvements; 3) a sign exception to locate a freestanding sign within the public right-of-way; and 4) a tree removal permit to remove up to five protected trees on site. The project site is located at 2220-2224 Railroad Avenue, in the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District. Assessor's Parcel Nos. 087-042-019, 087-042-020, and 087-042-021.

Senior Planner Jordan Davis gave a presentation.

Travis Brooks, legal representation for America's Tire, spoke on behalf of the applicant.

Bruce Ohlson, Pittsburg, explained that the project is in line with the Railroad Avenue Specific Plan and should be approved .

Adam Sapor, project site property owner, stated the project site is currently a public nuisance while the property sits vacant and asked that the Commission approve the project.

James K. Loesch, Pittsburg, spoke with concern regarding traffic.

Kyle Schoenthaler, President/CEO of Tredshed Pittsburg, expressed his opposition to a competing business opening so close and voiced concern regarding noise disturbances to nearby residents and schools.

On motion by Commissioner Ward seconded by Commissioner Robinson to approve and carried by the following vote:

AYES:	Fields, S. Foster, Robinson, Ward
NOES:	Coniglio, D. Foster
ABSTAIN:	None
ABSENT:	Linde

STUDY SESSION

3. Making Waves Academy Charter School Project, AP-18-1339 (DR)

A study session to accept oral comments on the Draft Environmental Impact Report (EIR) for the Making Waves Academy Charter School Project. The project consists of a new charter school campus on a site located at 420 E. 3rd Street in the

RMD-O (Downtown Medium Density Residential with an Overlay, Ordinance No.07-1284) and CP (Pedestrian Commercial) districts. APN: 073-050-001. The applicant is also contemplating future construction of a multi-purpose sports facility on several vacant parcels immediately north of the campus site in the CW (Waterfront Commercial) and IG (General Industrial) districts. APNs: 073-010-002, 073-010-003, 073-010-004, 073-010-005, 073-010-08, 073-010-013.

Senior Planner Hector Rojas and Consultant Shanna Guiler gave a presentation.

Bruce Ohlson, Pittsburg, spoke on behalf of the Pittsburg bicycle community and asked that bicycle facilities through the project are addressed.

The Commissioners discussed and provided feedback to staff related to vehicle and pedestrian traffic, crosswalks, sidewalks, potential noise disturbances, and the coexistence of the school and industrial businesses nearby.

ZONING ADMINISTRATOR REPORTS

The Zoning Administrator submits two notices of intent to exercise delegated design review authority for: 1) a mobile office trailer at 707 E. 3rd Street, and 2) a new storefront entrance for an existing building at 2035 E. Leland Road

Commissioners acknowledged receipt of the two notices of intent.

STAFF COMMUNICATIONS

Planning Secretary / Planning Manager Kristin Pollot stated the next regularly scheduled meeting falls on a holiday and suggested the Commission adjourns to January 8, 2019.

COMMITTEE REPORTS

Chair Coniglio reported TRANSPLAN is meeting on Thursday, December 13, 2018.

ADJOURNMENT

The meeting was adjourned at 8:12 p.m. to January 8, 2019.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary