

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

December 12, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:00 p.m. on Tuesday, December 12, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

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

PLEDGE OF ALLEGIANCE

Commissioner Coniglio led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

Bruce Ohlson, Pittsburg, thanked everyone on the Commission and City Staff for caring about the City. Mr. Ohlson asked everyone to think good thoughts in honor of the loss of San Francisco's Mayor Ed Lee who passed away in the early morning of December 12, 2017.

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of November 28, 2017

On motion by Commissioner Coniglio seconded by Commissioner Ward to approve the minutes and carried unanimously.

PUBLIC HEARINGS

2. Rescind Resolution 10075 and Revise Recommendation on an Amendment of an Open Space Overlay District near Avila Road, AP-17-1253 (RZ)

A public hearing on a request to revise a recommendation for City Council approval of an Overlay District Amendment to add the land use category “warehousing and storage limited,” subject to a use permit and limitations, within the existing Open Space Overlay District No. 07-1284, located in the vicinity of 100 - 104 Avila Road. APN's 097-140-014, 016, 017, 018 and 097-130-009.

Contract Planner Christine Gregory gave a presentation.

Chair Gargalikis opened the public hearing.

Dave Rege, Clayton, spoke as the applicant.

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

On motion by Commissioner Croskey seconded by Commissioner Coniglio to approve and carried unanimously.

3. Nazari Use Permit Amendment, AP-17-1215 (UP).

A public hearing on a request for a use permit amendment to modify the conditions of approval for auto repair and automobile sales at 1700 N. Parkside Drive in the CS (Service Commercial) District. Assessor's Parcel Nos. 096-093-002, -003, and -004.

Senior Planner Hector Rojas gave a presentation

Chair Gargalikis opened the public hearing.

Mike Nazari spoke as the applicant and opposed condition number two of the agreement.

William Lee, Pittsburg, to his experience with Chevron pipelines.

Bruce Ohlson, Pittsburg, spoke on behalf of the bicycle community regarding structural upgrade to bridge over Range Road. Mr. Ohlson requested space be set aside for construction of bike lanes along Parkside Drive.

Rod Dupont, Pittsburg Police Department, stated it is the add-on to the structure that is the point of concern to the Fire Marshall. The area is not safe and if emergency repairs were necessary, there would not be immediate access.

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

On motion by Commissioner Croskey seconded by Commissioner Coniglio to approve and carried by the following vote:

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

COMMISSION CONSIDERATIONS

4. 2108 Railroad Avenue Commercial Shell Building, AP-17-1274 (DR).

A request for design review approval of plans to construct a 3,168-square foot, single-story commercial shell building on an 8,598-square foot parcel located at 2108 Railroad Avenue. The property is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP Land Use Designation of TOD-H (Transit Oriented Development, High Density). Assessor's Parcel No. 087-030-087.

Associate Planner Jordan Davis gave a presentation.

Randy Baugh, Developments Consultants Inc., spoke as the applicant.

Bruce Ohlson, Pittsburg, spoke on behalf of the bicycle community and stated they would like to see the design standards of the Railroad Avenue Specific Plan enforced. Also, the bicycle community would like to be assured that at both the north side of the project site, approaching the freeway, and the east side, approaching Railroad Avenue, there will be pedestrian and bicycle connections made to each of the trails.

On motion by Commissioner Croskey seconded by Commissioner Foster to continue the item and carried unanimously.

ZONING ADMINISTRATOR REPORTS

There were no Zoning Administrator Reports

STAFF COMMUNICATIONS

Planning Manager / Secretary Kristin Pollot suggested the meeting be adjourned to January 9, 2018.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 9:12 p.m. to January 9, 2018.

Kristin Pollot, AICP, Secretary