

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

January 23, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:01 p.m. on Tuesday, January 23, 2018, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California after convening a Study Session at 6:15 p.m.

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, Deputy City Clerk Amanda McVey, Senior Planner Hector Rojas, Senior Planner Jordan Davis, Planning Technician Celina Palmer

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

Bruce Ohlson, Pittsburg, suggested we add upcoming meeting dates to the agenda.

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of December 12, 2017

On motion by Commissioner Croskey seconded by Commissioner Foster to approve the minutes and carried unanimously.

PUBLIC HEARINGS

2. YC Auto, Used Car Sales, AP-17-1292 (UP).

A public hearing requesting approval of a use permit to establish an auto sales use within an approximately 6,800 square foot tenant space in an existing multi-tenant building, located at 2695 E. Leland Road, in the CS (Service Commercial) District. APN: 088-152-001.

Planning Technician Celina Palmer gave a presentation.

Chair Gargalikis opened the public hearing.

Hen Chen, San Francisco, spoke as the applicant.

Bruce Ohlson, Pittsburg, asked if the dirt lot next to the project site could be covered with asphalt or gravel.

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

On motion by Commissioner Foster seconded by Commissioner Ward to approve and carried unanimously.

3. Edgewater Apartments, AP-17-1228 (DA, DR, FE, SR).

A public hearing on a request for a recommendation for City Council approval of a development agreement and plans to construct a 62-unit, two-story apartment complex on a vacant, 4.42-acre parcel located along the east side of Carion Court, across from Martin Luther King Jr. Junior High School. The applicant is also requesting approval of a fence height exception to establish a six-foot tall fence within the required front yard and an approximately five and one-half-foot-tall freestanding monument sign at the entrance of the project. The property is within the RM (Medium Density Residential) District. Assessor's Parcel Number: 073-190-033.

Senior Planner Jordan Davis gave a presentation

Chair Gargalikis opened the public hearing.

Louis Parsons, Discovery Builders, spoke as the applicant

Bruce Ohlson, Pittsburg, spoke on behalf of the bicycle community requesting bicycle lockers as well as electric hook ups built into the garages for electric vehicles.

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

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

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

COMMISSION CONSIDERATIONS

4. Galloway Fourplexes, AP-17-1294 through 17-1296 (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.

Senior Planner Hector Rojas gave presentation.

Chair Gargalikis opened the public hearing.

Gwen Berolami, Bertolami Engineering, spoke as the applicant.

Sharon Roscher, Pittsburg, stated concerns regarding the proposed design.

Bruce Ohlson, Pittsburg, spoke on behalf of the bicycle community requesting bicycle lockers.

Dinty Jumamoy, Pittsburg, spoke regarding the fence shared along her property line and the project property line.

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

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

ZONING ADMINISTRATOR REPORTS

5. Submittal of Adopted Zoning Administrator Resolutions.

The Zoning Administrator submit one resolution previously approved under delegated authority (Planning Commission Resolution No. 9918).

The Commissioners acknowledged receipt of the resolution.

STAFF COMMUNICATIONS

Planning Manager / Secretary Kristin Pollot stated she would provide the Tentative Schedule on the next scheduled Planning Commission meeting of February 13, 2018. She also announced that the City Council will be interviewing candidates for the vacant Planning Commission seat at the next City Council meeting of February 5, 2018 and will appoint a new Commissioner at the following City Council meeting of February 20, 2018.

COMMITTEE REPORTS

Commissioner Croskey reported the Land Use Subcommittee is scheduled to meet on Wednesday, February 7, 2018.

Commissioner Coniglio reported TRANSPLAN met, however, he was not in attendance.

Commissioner Robinson reported the Pittsburg Recognition Committee is tentatively scheduled to meet in the month of February.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m. to February 13, 2018.

Kristin Pollot, AICP, Secretary