

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

January 24, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair / Vice Chair Gargalikis at 7:00 p.m. on Tuesday, January 24, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Acting Chair / Vice Chair Gargalikis, Commissioners Belleci-Shipe, Croskey, Fardella, Guerrero

Absent: Commissioner Coniglio

Staff: City Engineer/Community Development Director Fritz McKinley, Planning Manager/Secretary Kristin Pollot, Administrative Assistant Amanda McVey, Assistant City Attorney Nicholas Norvell, Associate Planner Jordan Davis, Senior Civil Engineer Richard Abono, Assistant to the City Manager Jill Hecht

PLEDGE OF ALLEGIANCE

Commissioner Oliver Guerrero 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.

PRESENTATION

There were no presentations.

CONSENT

Item 2 of the Consent Calendar was pulled by Acting Chair Gargalikis.

1. Minutes of December 20, 2016

On motion by Commissioner Fardella seconded by Commissioner Belleci-Shipe to approve the minutes and carried by the following vote:

AYES: Belleci-Shipe, Fardella, Gargalikis, Guerrero
NOES: None
ABSTAIN: Croskey
ABSENT: Coniglio

2. Marine Express Site Improvements – Extension of Approval of AP-12-864 (UP, DR).

A request for a one-year extension of approval for: 1) a use permit for the storage and handling of hazardous materials; and 2) design review of plans for site improvements to a 2.86-acre parcel currently being used as a small scale contractor yard. The proposed site improvements would facilitate the use of the property as contractor yard supporting Marine Express' upriver marine operations, and the storage and repair of Marine Express' fleet and equipment. The property is located at 695 East 3rd Street in the IG (General Industrial) District. Assessor's Parcel Number: 073-020-004.

Associate Planner Jordan Davis gave a presentation.

On motion by Commissioner Belleci-Shipe seconded by Commissioner Croskey to deny the request for a one year extension and carried by the following vote:

AYES:	Belleci-Shipe, Croskey, Fardella, Gargalikis, Guerrero
NOES:	None
ABSTAIN:	None
ABSENT:	Coniglio

PUBLIC HEARINGS

3. Recommendation on Amendments to Pittsburg Municipal Code Title 18 Related to Permitting for Large Family Daycare Homes, AP-17-1214 (RZ).

A public hearing on a City-initiated proposal to consider an amendment to Title 18, Zoning, of the Pittsburg Municipal Code (PMC) in order to permit large family daycare homes of up to 14 children, with limitations related to noise, parking, and spacing/concentration, consistent with State law. The changes proposed would apply to all residential districts within the city.

Planning Manager Kristin Pollot gave a presentation.

Acting Chair Gargalikis opened the public hearing.

Pat Payton, Pittsburg, thanked the Commission for their support in making their services easier to provide.

Toni Robertson, Contra Costa Child Care Council, asked for the family home daycare curfew to match the city imposed curfew.

Carmeleta Hill, Pittsburg, thanked the Commission for their consideration on waiving zoning permit fees.

Bruce Ohlson, Pittsburg, stated concern with parents having to back out of a driveway with pedestrians walking behind the vehicles.

Laurie Furstenfeld, San Francisco Child Care Law Center, thanked the city for modifying the Pittsburg Municipal Code to become better aligned with State law.

Frances Robinson, Pittsburg, thanked the Commission for their support. She stated all parents are not only required to sign their children into their care, but they must walk their children in and out of the facility. Children are in an adult's presence at all times to eliminate the concern of children walking behind moving vehicles.

Benu Chhabra, President of the Family Child Care of Contra Costa County Association, thanked the Commission for listening to the providers speak and asked that the Commission to please follow the laws the State of California has in place to ensure child care is allowed in every neighborhood.

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

On motion by Commissioner Belleci-Shipe, seconded by Commissioner Guerrero to approve with the condition of a 500 foot radius requirement and no alternative process and carried by the following vote:

AYES:	Belleci-Shipe, Croskey, Gargalikis, Guerrero
NOES:	None
ABSTAIN:	Fardella
ABSENT:	Coniglio

WORKSHOP

4. Planning Commission Goals for FY 2017-18

ZONING ADMINISTRATOR REPORTS

There were no Zoning Administrator Reports

STAFF COMMUNICATIONS

Planning Manager Kristin Pollot reminded the Commissioners to respond to her with their available times to schedule the Transit-Oriented Development (TOD) tour.

COMMITTEE REPORTS

Acting Chair Gargalikis appointed Commissioner Belleci-Shipe as the Land Use Subcommittee alternate.

Commissioner Croskey reported that Land Use Subcommittee did not meet.

ADJOURNMENT

The meeting was adjourned at 9:22 p.m. to February 14, 2017.

Kristin Pollot, AICP, Acting Secretary