

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

February 13, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:00 p.m. on Tuesday, February 13, 2018, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Robinson

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

PLEDGE OF ALLEGIANCE

Commissioner Ward led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item 4, Alves Ranch Housing Element Amendment, AP-18-1311 (GPA) was continued to a future date uncertain.

COMMENTS FROM THE AUDIENCE

Bruce Ohlson, Pittsburg, spoke on behalf of Bike East Bay regarding the Alves Ranch Housing Element Amendment. Mr. Ohlson commented that they would like to see a sidewalk on the west side of San Marco Boulevard connecting to the bike path on the west side of San Marco to the Delta DeAnza Regional Trail.

Zulfie Hai, Pittsburg, spoke in favor of the Alves Ranch project and the revised concept with a grocery store and commercial retail component.

Amy Kubeck, Pittsburg, spoke in favor of the Alves Ranch project and expressed the current need for better grocery shopping locations in the area.

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of February 13, 2018

2. General Plan Annual Progress Report for Calendar Year 2017

A request for the Planning Commission to: 1) review the draft General Plan Annual Progress Report (APR) for Calendar Year 2017; and 2) authorize its submittal to the City Council, Governor's Office of Planning and Research (OPR), State Housing and Community Development Department (HCD), and Contra Costa Transportation Authority (CCTA).

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

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

PUBLIC HEARINGS

3. Nunley's Karate-Do, AP-17-1301 (UP, SR).

A public hearing on a request for approval of a use permit to establish a karate school within an existing 1,617 square foot commercial space. The applicant is also requesting approval of a sign review application to install a projecting sign near the entrance of the proposed use located at 760 Railroad Avenue, within the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-164-018.

Senior Planner Jordan Davis gave a presentation.

Chair Gargalikis opened the public hearing.

Allan Nunley, Antioch, spoke as the applicant.

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

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

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

4. Alves Ranch Housing Element Amendment, AP-18-1311 (GPA).

A public hearing on a request for a recommendation of a General Plan amendment modifying the Housing Element data to eliminate the affordable units anticipated for the Alves Ranch Development project.

This item was continued by staff to a date uncertain.

ZONING ADMINISTRATOR REPORTS

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

The Zoning Administrator submit two notices of intent to exercise delegated design review authority for: 1) a new accessory building to house an emergency back-up generator for Delta Diablo at 3500 Pittsburg-Antioch Hwy; and 2) a minor façade remodel at 4405 Century Blvd.

The Commissioners acknowledged receipt of notices.

STAFF COMMUNICATIONS

Planning Manager / Secretary Kristin Pollot reported the Tentative Schedule was provided to the Commissioners as well as the Goals as they will be presented to the City Council.

Planning Manager / Secretary Kristin Pollot informed the Commissioners of the upcoming Senate Bill 827. The Commissioners requested to be kept informed of the status of this bill.

Planning Manager / Secretary Kristin Pollot announced the Planning Commissioner Academy will be April 4 - 6, 2018 in Monterey.

COMMITTEE REPORTS

Chair Mark Gargalikis appointed Durie Foster as the alternate to the TRANSPLAN Committee.

Commissioner Croskey reported the Land Use Subcommittee discussed the item of a combination of charter school and senior housing, options being pursued in the progression of the Mi Pueblo shopping center and food vendors/ food truck encouraging possible code changes.

ADJOURNMENT

The meeting was adjourned at 7:26 p.m. to March 13, 2018.

Kristin Pollot, AICP, Secretary