

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

February 25, 2020

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, February 25, 2020, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

OATH OF OFFICE

Commissioners Jim Coniglio, Sarah Foster, and Punita Bhasin were administered the oath of office.

ROLL CALL

Present: Chair Robinson, Vice-Chair Foster, Commissioners Moreno, Nguyen, Croskey, Coniglio, Bhasin

Staff: Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Assistant Planner Celina Palmer, Assistant Planner John Dacey, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Nguyen led the Pledge of Allegiance.

REORGANIZATION

Chair Robinson announced, per the Planning Commission Bylaws, Vice-Chair Foster will now be assuming the role of Chair.

At this time, Commissioner Foster was handed the gavel and took over the meeting as Chair.

Chair Foster announced, per the Planning Commission Bylaws, Commissioner Moreno will now be assuming the role of Vice-Chair.

DELETIONS / WITHDRAWALS / CONTINUANCES

1. Rege Ministorage and Trucking Yard, AP-18-1319 (UP, DR), was continued to a date uncertain.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

2. Minutes of December 10, 2019.

On motion by Commissioner Croskey and seconded by Commissioner Robinson to approve the consent calendar and carried by the following vote:

AYES:	Bhasin, Coniglio, Croskey, Foster, Moreno, Nguyen, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC HEARING

3. Number One Concrete Ready Mix, Inc., AP-18-1350 (UP, DR)

A public hearing on a request for approval of a use permit to legalize an existing concrete batch plant on a 2.5-acre portion of a 26-acre parcel, and design review to legalize the installation of a 440-square-foot office, an 840-square-foot maintenance garage, a 440-square-foot storage container and a 120-square-foot storage shed, located at 1101 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-031.

Assistant Planner Dacey gave a presentation on the item.

Chair Foster opened the public hearing.

Jose Gonzalez, Applicant, spoke on behalf of the business.

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

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

AYES:	Bhasin, Coniglio, Croskey, Foster, Moreno, Nguyen, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	None

4. Unique Motors, AP-19-1479 (UP, DR)

A public hearing on a request for a use permit and design review approval of plans to establish a used auto dealership at 3745 Railroad Avenue in the CN (Neighborhood) District. Assessor's Parcel No. 088-161-025.

Assistant Planner Palmer gave a presentation on the item.

Chair Foster opened the public hearing.

Carl Campos, Architect for the Applicant spoke on behalf of the business.

Durie Foster, Pittsburg, spoke in opposition to the project.

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

On motion by Commissioner Croskey seconded by Commissioner Coniglio to continue this item to a date uncertain to allow the applicant to come forward with plans for a permanent structure, site improvements and landscaping, and carried by the following vote:

AYES:	Bhasin, Coniglio, Croskey, Foster, Moreno,
NAYES:	Foster, Nguyen, Robinson
ABSTAIN:	None
ABSENT:	None

ZONING ADMINISTRATOR REPORTS

5. The Zoning Administrator submits four resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

The Commissioners acknowledged receipt of the resolutions.

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot stated the Tentative Schedule was included in the agenda packet and offered to answer any questions the Commission may have. Suggested the Commission convene to next regular meeting of March 10, 2020.

COMMITTEE REPORTS

Commissioner Croskey asked when will the Commission receive an updated RHNA Report.

Commissioner Moreno asked City Staff if he could request notes from his alternate for the most recent Land Use Subcommittee meeting.

Commissioner Robinson reported on the Land Use Subcommittee meeting. Two proposals were made. First, for a Recreational Vehicle (RV) Storage lot on Willow Pass Road. Second, Retail Cannabis on Railroad Avenue. A third topic was also discussed regarding RV related code updates on single family properties and how they should be screened.

Commissioner Nguyen reported the Pittsburg Recognition Committee met to consider a historic interpretive sign marking the location of the Bay View Saloon at the Marina Waterfront. The committee was in favor with the exact location to be worked out with the applicant and City Staff. The item will be considered by City Council at their next public meeting.

Commissioner Croskey asked if new committee assignments were going to be made due to the reorganization.

Vice-Chair Foster reported the TRANSPLAN committee has not met but may schedule a meeting for April 2020.

ADJOURNMENT

The meeting was adjourned at 7:57 p.m. to March 10, 2020.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Kristin Pollot', written over a horizontal line.

Kristin Pollot, AICP, Secretary