

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

February 28, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair / Vice Chair Gargalikis at 7:01 p.m. on Tuesday, February 28, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Acting Chair / Vice Chair Gargalikis, Commissioners Coniglio, Croskey, Fardella, Foster, Guerrero

Absent: Commissioner Belleci-Shipe

Staff: City Engineer/Community Development Director Fritz McKinley, Planning Manager/Secretary Kristin Pollot, Administrative Assistant Amanda McVey, City Attorney Ruthann Ziegler, Planning Technician Celina Palmer, Senior Civil Engineer Richard Abono, Assistant to the City Manager Jill Hecht

PLEDGE OF ALLEGIANCE

Commissioner Durie Foster 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 January 24, 2017
3. Empire Business Park Minor Subdivision – Extension of Approval of AP-08-570 (MS-677-08).

A request for approval of a five-year extension for the Empire Business Park Minor Subdivision (MS-677-08) and minor amendments to the tentative map's conditions of approval. The affected property is located at 701 Willow Pass Road, in the IP-O (Industrial Park with a Limited Overlay, Ordinance No. 07-1284) District. Assessor's Parcel Number: 085-280-009.

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

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

2. General Plan Annual Progress Report for Calendar Year 2016

A request for the Planning Commission to: 1) review the draft General Plan Annual Progress Report (APR) for Calendar Year 2016; 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).

Bruce Ohlson, Pittsburg, spoke regarding the Great Delta Trail.

On motion by Commissioner Coniglio seconded by Commissioner Fardella to approve with edits as proposed and carried by the following vote:

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

PUBLIC HEARINGS

4. All Star Hyundai, AP-17-1221, AP-17-1216 (UP, AD).

A public hearing on a request for approval of: 1) a new use permit to re-establish a vehicle sales facility with ancillary vehicle service and parts sales; and 2) design review for a building color change. The project site is located at 3950 Century Court, in the CC (Community Commercial) District. APN: 074-090-028.

Planning Technician Celina Palmer gave a presentation.

Acting Chair Gargalikis opened the public hearing.

Christin Hafstad, Teetime Associates, spoke on behalf of the applicant. Ms. Hafstad stated the owner has read and agrees to all conditions as presented.

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

On motion by Commissioner Fardella, seconded by Commissioner Guerrero to approve and carried by the following vote:

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

ZONING ADMINISTRATOR REPORTS

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

Two notices of intent to exercise delegated design review authority for: 1) placement of up to ten shipping containers on site at the Rege Trucking Yard, located at 103 Avila Road, and 2) placement of one 320 sq. ft. ancillary storage structure on site of the Empire Business Park, located at 701 Willow Pass Road.

Commissioners acknowledged receipt of the two notices of intent.

STAFF COMMUNICATIONS

Planning Manager Kristin Pollot provided the Commission with a copy of the Planning Commission Goals that will be presented to the City Council. Ms. Pollot also informed the Commission that the Transit Oriented Development Tour date has been set for March 9, 2017, from 10:00 a.m. until 2:00 p.m.

COMMITTEE REPORTS

Commissioner Fardella reported that Land Use Subcommittee did not meet.

Commissioner Coniglio reported that TRANSPLAN Committee did not meet.

ADJOURNMENT

The meeting was adjourned at 7:26 p.m. to March 14, 2017.

Kristin Pollot, AICP, Acting Secretary