

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

March 13, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:01 p.m. on Tuesday, March 13, 2018, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Gargalikis, Commissioner Coniglio, Croskey, Foster, Linde, 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 Jordan Davis, Planning Technician Celina Palmer

PLEDGE OF ALLEGIANCE

Commissioner Linde 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

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of February 13, 2018
2. Disposition of 764 E. 11th Street (APN 073-082-020) – General Plan Consistency Determination

A request for the Planning Commission to determine whether a proposed disposition of 764 E. 11th Street, also known as County Assessor's Parcel Number 073-082-020 (the "Property") is consistent with the City's General Plan.

On motion by Commissioner Coniglio seconded by Commissioner Foster to approve the consent calendar and carried unanimously.

PUBLIC HEARINGS

3. 2108 Railroad Avenue Commercial Shell Building, AP-17-1274 (VA, DR)

A public hearing on a request for approval of: 1) a variance from the adopted height requirements; and 2) 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 Jordan Davis gave a presentation.

Chair Gargalikis opened the public hearing.

Randy Baugh, Development Consultants, Inc., spoke as the applicant.

Bruce Ohlson, Pittsburg, asked that the Railroad Avenue Specific Plan be enforced and the variance is not approved.

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 Resolution 10092, with removal of Condition Nos. 5 and 3, and modification of Condition No. 2 to reduce the payment to \$10,000, and failed by the following vote:

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

On motion by Chair Gargalikis seconded by Commissioner Coniglio to approve Resolution 10091 and carried by the following vote:

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

4. JC's Auto Body, AP-17-1299 (UP)

A public hearing requesting approval of a use permit to establish a major auto repair use within an approximately 1,950 square foot tenant space in an existing multi-tenant building, located at 999 Harbor Street, Suite C, in the CS (Service Commercial) District. APN: 073-060-001.

Planning Technician Celina Palmer gave a presentation.

Chair Gargalikis opened the public hearing.

Hosai Mehr, spoke on behalf of the applicant.

Bruce Ohlson, Pittsburg, spoke in favor of the project.

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 unanimously.

COMMISSION CONSIDERATIONS

5. Beacon Villas, AP-17-1260 (DR)

A request for design review approval of plans to construct a 40-unit townhouse apartment complex, as well as a mixed-use building with 14 apartment units and approximately 2,840 square feet of commercial/office space, on 2.36 acres of vacant land located at the southwest corner of West 10th Street and Beacon Street. The property is within the M (Mixed Use) District. APNs: 082-260-009, 082-260-012, 082-260-044, 085-243-001, 085-243-002, and 085-260-178.

Commissioner Croskey recused himself due to a conflict of interest and left the room.

Senior Planner Jordan Davis gave a presentation.

Justin Tin, Amerasia LLC, spoke as the applicant.

Ed Roscher, Pittsburg, expressed concerns for safety and traffic control in the project site area.

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

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

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

Commissioner Croskey rejoined the Commissioners at the dais.

ZONING ADMINISTRATOR REPORTS

6. Notice of Intent to Exercise Delegated Design Review Authority and Submittal of Adopted Zoning Administrator Resolutions.

Planning Manager/Secretary Kristin Pollot clarified that the description included in the agenda was incorrect and the Zoning Administrator had actually submitted five notices of intent to exercise delegated design review authority for: 1) a new 35 foot chimney stack which would extend 17.5 feet above an existing building, for the Pet Loss Center at 620 Garcia Avenue; 2) a parking lot expansion for the New Destiny Church located at 1434 Simpson Court; 3) new exterior paint colors for the historic Bank of America Building at 420 Railroad Avenue; 4) a new pedestrian ramp to provide access to an existing lower level church hall for St. Peter Martyr at 740 Black Diamond Street; and 5) installation of a new 400 square foot office trailer for DOW Chemical at 901 Loveridge Road. The Zoning Administrator also submitted one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

The Commissioners acknowledged receipt of notices and resolution.

STAFF COMMUNICATIONS

Planning Manager/Secretary Kristin Pollot stated the next regularly scheduled meeting would be on March 27, 2018

COMMITTEE REPORTS

Chair Mark Gargalikis welcomed Commissioner Linde to the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 9:11 p.m. to March 27, 2018.

Kristin Pollot, AICP, Secretary