

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

March 28, 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, March 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, City Clerk Alice Evenson, Planning Manager/Secretary Kristin Pollot, Assistant City Attorney Nicholas Norvell, Senior Civil Engineer Richard Abono, Assistant to the City Manager Jill Hecht, Senior Planner Hector Rojas, Associate Planner Jordan Davis

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

1. Minutes of March 14, 2017

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

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

PUBLIC HEARINGS

2. SONIC Drive-In Restaurant, AP-16-1190 (UP, DR).

A public hearing on a request for use permit and design review approval of plans to construct a 2,720-square-foot, full-service restaurant with outdoor dining, drive-in service, and drive-through service on a 0.86-acre property located at 1600 North Parkside Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 088-151-041.

Senior Planner Hector Rojas gave a presentation.

Acting Chair Gargalikis opened the public hearing.

Julio Tinajro spoke as the applicant. He stated that he agreed to all conditions as presented.

Bruce Ohlson, Pittsburg, commented on bicycle lanes, inverted "U" style bike racks and signal timing.

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

On motion by Commissioner Croskey, seconded by Commissioner Fardella to approve with the additional condition of a walkway be installed between the Big-O property and the proposed SONIC and carried by the following vote:

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

3. HHI Community Garden and Urban Farm, AP-16-1211 (UP, DR).

A public hearing on a request for use permit and design review approval to allow a community garden and urban farm on an approximately two-acre site located within the El Pueblo Housing Development at 875 El Pueblo Avenue in the RH (High-Density Residential) District. Assessor's Parcel No. 073-150-003. The garden and farm would grow fruits and vegetables and would also include beehives and chicken coops to produce honey and eggs. A substantial portion of the crops produced would be put up for sale to local businesses and/or organizations as part of a 'market garden' concept.

Senior Planner Hector Rojas gave a presentation.

Acting Chair Gargalikis opened the public hearing.

Ray Harts, Healthy Hearts Institute, spoke as the applicant. He stated that he agreed to all conditions as presented. Mr. Harts also stated that he plans to have ten (10) plots in the ground by April 29, 2017.

Bruce Ohlson, Pittsburg, spoke in favor of the community garden and urban farm.

Coire Reilly, Oakland, spoke in favor of the community garden and urban farm.

Charles Smith, Pittsburg, spoke in favor of the project with a few concerns.

Willie Mims, Pittsburg, inquired if there would be a negative impact on residents during the beginning development of the community garden and urban farm. Mr. Mims also inquired if the residents of El Pueblo would have priority to claim plots first.

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 Croskey to approve and carried by the following vote:

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

STUDY SESSION

4. Edgewater Apartments, AP-17-1228 (PPR).

A preliminary plan review of a proposal by Discovery Builders, Inc. to construct a 62-unit, multi-family development on a 4.4-acre site located along the east side of Carion Court, across from Martin Luther King Jr. Junior High School, within the RM (Medium Density Residential) District. APN: 073-190-033.

Commissioners discussed the proposal and provided feedback to staff, as requested.

ZONING ADMINISTRATOR REPORTS

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

The Zoning Administrator submit one notice of intent to exercise delegated design review authority for a minor remodel of the Jack in the Box restaurant at 2135 Railroad Avenue, and two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

Commissioners acknowledged receipt of the notice of intent.

STAFF COMMUNICATIONS

Planning Manager Kristin Pollot announced the Zoning Administrator Hearing regarding Pittsburg High School Protected Tree Removal is scheduled for April 6, 2017. For clarification, it was originally presented as five (5) trees; however, it is a total of six (6) trees.

Assistant City Attorney Nicholaus Norvell announced that the Conflict of Interest Form 700s are due to the City Clerk by the April 1, 2017.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:49 p.m. to April 11, 2017.

Kristin Pollot, AICP, Acting Secretary