

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

April 24, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:00 p.m. on Tuesday, April 24, 2018, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Coniglio and Robinson

Staff: Community Development Director Jill Hecht, Acting Planning Manager/
Secretary Jordan Davis, Senior Planner Hector Rojas, Deputy City Clerk
Amanda McVey, Planning Technician Celina Palmer

PLEDGE OF ALLEGIANCE

Commissioner Linde led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item 3 from the Public Hearings calendar, Diablo Energy Storage Project, Ap-17-1270 (RZ, UP, DR, DA), was continued to the next regularly scheduled meeting of May 8, 2018.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of March 27, 2018

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

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

PUBLIC HEARINGS

2. Hazard Mitigation Plan General Plan Amendment, AP-18-1332 (GP)

A public hearing on a request for a recommendation for City Council approval of a General Plan amendment to add a new policy to the Health and Safety Element to incorporate the recently adopted 2017 Hazard Mitigation Plan (“HMP”) by reference. This amendment would apply citywide.

Acting Planning Manager/Secretary Jordan Davis gave a presentation.

Chair Gargalikis opened the public hearing.

Bruce Ohlson, Pittsburg, spoke about automatic gas shut off systems for earthquakes registering 5.0 or greater on the Richter Scale.

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

On motion by Commissioner Ward seconded by Commissioner Foster to approve the proposed amendments and carried by the following vote:

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

3. Diablo Energy Storage Project, AP-17-1270 (RZ, UP, DR, DA)

A continued public hearing on a request for a recommendation to City Council for: 1) adoption of an amendment to the existing ‘Empire Business Park’ Overlay Zoning District (Ord. No’s. 07-1284 and 04-1214) to allow a “Major Utility” use subject to a use permit; 2) approval of a development agreement; 3) approval of a use permit for a Major Utility; and 4) design review approval of plans to install an energy storage project in three 60,000 sq. ft. buildings with related accessory equipment and tie-line to an existing PG&E substation. The project site covers a 12-acre portion of the 35-acre Empire Business Park parcel located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor’s Parcel No. 085-280-010.

This item was continued to the meeting of May 8, 2018.

COMMISSION CONSIDERATIONS

4. Alturas Triplexes, AP-17-1276 (DR)

A request for design review approval of plans to construct five, three-unit apartment buildings and related site improvements on five vacant parcels (ranging in size

from 9,652 and 10,025 square feet) located at 6, 14, 45, 70, and 78 Alturas Avenue, in the RM (Medium Density Residential) District. Assessor's Parcel Nos.: 087-114-012; 087-114-011; 087-114-014; 087-114-004; and 087-114-003.

Planning Technician Celina Palmer gave a presentation.

Anthony Venturi, Danville, spoke as the applicant.

There being no one to speak further to the item, Chair Gargalikis brought the item back to the Commission to discuss.

On motion by Commissioner Croskey seconded by Commissioner Linde to approve design review and carried by the following vote:

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

5. Public Storage at 1275 California Avenue, AP-17-1288 (DR)

An application by Public Storage, Inc., requesting design review approval to construct a new, approximately 42,776 square foot, two-story self-storage building within the existing Public Storage facility and repaint the exterior of the existing storage and office buildings. The newly proposed building would occupy a portion of the property currently used for RV and boat storage. The project site is located at 1275 California Avenue, in the CS-O (Service Commercial with an Overlay, Ordinance No. 07-1284) District. APN: 073-190-031.

Acting Planning Manager/Secretary Jordan Davis gave a presentation.

Andres Friedman, spoke as the applicant.

Bruce Ohlson, Pittsburg, suggested including a fee for frontage improvements at the project site in anticipation of a future bicycle plan involving bicycle access from Loveridge Road to Harbor Street.

There being no one to speak further to the item, Chair Gargalikis brought the item back to the Commission to discuss.

On motion by Commissioner Croskey seconded by Commissioner Linde to approve design review with an added condition of approval requiring the developer pay a fee not to exceed \$10,000 for bicycle facility improvements, with the added stipulation that should the developer request and be granted a certificate of occupancy for the new structure prior to adoption by the City of a master plan or other plan identifying a specific bicycle facility project, project cost estimate, and project timeline on or adjacent to the

project site for which the developer would be required to pay a fair share of, the developer would be relieved of this requirement, and carried by the following vote:

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

STUDY SESSION

6. Liberty Residential Subdivision Trash Collection Plan

A study session concerning garbage collection options for a 57-unit, single-family development on a 4.98-acre site located at 350 Central Avenue in the CS (Service Commercial) and RS-5 (Single-Family Residential) districts. Assessor's Parcel Nos. 086-160-009, -011, -012, and 086-151-001. Staff is requesting the Commission consider two trash collection approaches and provide feedback as to which option would be preferable moving forward.

Senior Planner Hector gave a presentation.

Bruce Ohlson, Pittsburg, spoke against garbage bins that may block parking in front of his house.

Commissioners provided feedback to staff.

7. Galloway Mutiplexes Update

A study session to review concept plans for construction of three, three-unit apartment buildings on three separate parcels located at 345 W. 10th Street, 172 W. 10th Street, and 463 W. 10th Street in the M (Mixed Use) District. Assessor's Parcel Nos. 085-211-004, 085-226-014, and 085-241-003. Staff is requesting the Commission provide comments before complete plans are brought back for formal consideration.

Planning Technician Celina Palmer gave a presentation.

Gwen Bertolami, Bertolami Engineering, spoke as the applicant.

Commissioners provided feedback to staff.

ZONING ADMINISTRATOR REPORTS

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

The Zoning Administrator one notice of intent to exercise delegated design review authority for the construction of a new 1,050 square-foot, two cell cooling water tower that replace an existing cooling tower and would utilize existing pipe racks at the Dow chemical Company facility at 901 Loveridge Road. The Zoning Administrator also

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

Commissioners acknowledged receipt of notice and resolutions.

STAFF COMMUNICATIONS

9. Tentative Schedule

Acting Planning Manager / Secretary Jordan Davis reviewed the tentative schedule with the Commissioners.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m. to May 8, 2018.

Jordan Davis, AICP, Acting Secretary