

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

April 25, 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, April 25, 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

Staff: City Engineer/Community Development Director Fritz McKinley, Planning Manager/Secretary Kristin Pollot, City Attorney Ruthann Ziegler, Administrative Assistant Amanda McVey, Senior Civil Engineer Richard Abono, Associate Planner Jordan Davis

PLEDGE OF ALLEGIANCE

Commissioner Wolfgang Croskey 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 April 25, 2017
2. Request to Initiate a Zoning Study Related to Allowable Uses in the CP-1 District

A City-initiated proposal to consider potential amendments to Title 18 of the Pittsburg Municipal Code (PMC) in order to provide more flexibility related to the allowable uses in the CP-1 District.

On motion by Commissioner Guerrero seconded by Commissioner Croskey to approve the consent calendar and carried unanimously.

PUBLIC HEARINGS

3. Sky Ranch II Development Agreement, AP-17-1226 (DA).

A public hearing on a request for a recommendation on a development agreement for the previously approved 'Sky Ranch II Residential Subdivision,' located at the terminus of Ventura Drive, South of the Highlands Ranch Subdivision, in the RS-6-O (Single Family Residential with a Limited Overlay, Ordinance No. 07-1285) District. Assessor's Parcel Nos. 089-050-074, 089-470-078, 089-480-036, and 089-530-047.

Planning Manager Kristin Pollot gave a presentation.

Acting Chair Gargalikis opened the public hearing.

Louis Parsons, Sky Ranch Investors LLC, spoke as the applicant.

Spoke with concerns against the project:

Victor Galli, Pittsburg
Bernadette Silva, Pittsburg
Phillip Shoemaker, Pittsburg
Kateryna Candell, Pittsburg

Bruce Ohlson, Pittsburg, commented on bicycle lanes and connections to neighboring developments.

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 unanimously.

COMMISSION CONSIDERATIONS

4. Esperanza Apartments at San Marco (Village M), AP-13-932 (DR).

A request for design review approval of plans to construct a 318-unit apartment complex along the south side of West Leland Road, immediately west of Tomales Bay Drive. The project consists of 12 three-story buildings and site improvements on 13.3 acres in 'Village M' of the San Marco PD (Planned Development, Ordinance No.12-1362) District. Assessor's Parcel No. 097-550-018.

Associate Planner Jordan Davis gave a presentation.

Louis Parsons spoke as the applicant and stated he has read and does agree to all conditions as stated.

Stephanie Satterwhite, Pittsburg, commended staff for addressing a lot of her concerns within the presentation.

Spoke with concerns against the project:

Stephanie Satterwhite, Pittsburg
Cherie L, Pittsburg
Michael L, Pittsburg
Dorothy Dominguez, Pittsburg
Prolet Miteva, Pittsburg
Walt Podesta, Pittsburg
David Kubeck, Pittsburg
John Bowman, Pittsburg
Chris Landy, Pittsburg

Gus Kramer, Pittsburg, gave suggestions regarding landscaping and lighting.

Bruce Ohlson, Pittsburg, requested an easy route for bicycles and pedestrians to and from the Pittsburg/Bay Point BART station, improvements to right turn lanes, additional bike lanes, adequate bicycle storage units and crosswalks in all four quadrants of new signaled intersections.

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

On motion by Commissioner Coniglio, seconded by Commissioner Fardella to approve and carried unanimously.

5. East Santa Fe Triplex, AP-17-1225 (DR).

This is a request for design review approval of plans to construct a three-unit apartment complex and site improvements on a vacant 7,790 square foot parcel located at 465 East Santa Fe Avenue, in the RH (High Density Residential) District. APN: 086-143-004.

Associate Planner Jordan Davis gave a presentation.

Dan DiAnda spoke as the applicant. Mr. DiAnda stated that he agrees to all conditions as stated.

On motion by Commissioner Croskey, seconded by Commissioner Foster to approve and carried unanimously.

ZONING ADMINISTRATOR REPORTS

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

The Zoning Administrator submit two notices of intent to exercise delegated design review authority for: 1) Mike's Auto Body solar carports; and 2) Fire Station #84 solar carport. The Zoning Administrator also submits one resolution previously approved under the delegated authority (PMC sections 18.32.010 and 18.84.560).

Commissioners acknowledged receipt of the notices of intent and the approved resolution.

STAFF COMMUNICATIONS

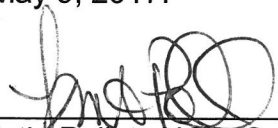
There were no staff communications.

COMMITTEE REPORTS

Commissioner Croskey and Commissioner Fardella reported on the recent Land Use Subcommittee meeting.

ADJOURNMENT

The meeting was adjourned at 9:27 p.m. to May 9, 2017.



Kristin Pollot, AICP, Secretary