

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

May 8, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:00 p.m. on Tuesday, May 8, 2018, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Foster

Staff: Community Development Director Jill Hecht, Acting Planning Manager/
Secretary Jordan Davis, Senior Planner Hector Rojas, Senior Civil
Engineer Richard Abono, Deputy City Clerk Amanda McVey

PLEDGE OF ALLEGIANCE

Commissioner Ward 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 a date uncertain.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of April 24, 2018

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

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

PUBLIC HEARINGS

2. Liberty Residential Subdivision, AP-17-1229 (GP, RZ, SUBD, DA, DR, TRP)

A public hearing on a request for a recommendation for City Council approval of 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. The requested approvals include: 1) a General Plan map amendment to change the site's land use designation to 'Medium Density Residential'; 2) a zoning map amendment to rezone the site to PD (Planned Development) District; 3) a development agreement; 4) a vesting tentative map to subdivide the property; 5) design review; and 6) a tree removal permit.

Senior Planner Hector Rojas gave a presentation.

Chair Gargalikis opened the public hearing.

Louis Parsons, Discovery Builders, spoke as the applicant and stated he agreed to all conditions of approval.

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

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 the proposed amendments and carried by the following vote:

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

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 a date uncertain.

ZONING ADMINISTRATOR REPORTS

4. 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 approval to remodel the exterior of, and add an additional 100 square feet to, an existing office building located at 295 E. Leland Road.

Planning Secretary presented the Commission with an additional notice of intent to exercise design review authority for approval of signage plans for the Sonic Drive-In Restaurant currently under construction at 1600 North Park Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 088-151-044.

Commissioners acknowledged receipt of notices.

STAFF COMMUNICATIONS

Acting Planning Manager / Secretary Jordan Davis invited the Commissioners and the public to the Pittsburg Multimodal Transfer Station open house and ribbon cutting on Saturday, May 12, 2018 from 11:00 a.m. to 1:00 p.m.

Acting Planning Manager / Secretary Jordan Davis announced the following Neighborhood Improvement Team Meetings:

Wednesday, May 16, 2018, at the Pittsburg Senior Center from 6:30 p.m. to 8:30 p.m.

Saturday, May 19, 2018, at the California Theatre from 10:00 a.m. to noon.

Thursday, May 24, 2018, SPANISH SPEAKING, at Pentecostals Church from 6:30 p.m. to 8:30 p.m.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:36 p.m. to May 22, 2018.

Jordan Davis, AICP, Acting Secretary