

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

June 27, 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, June 27, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Acting Chair / Vice Chair Gargalikis, Commissioners Coniglio, Croskey, Foster, Guerrero

Absent: Commissioners Belleci-Shipe, Fardella

Staff: City Engineer/Community Development Director Fritz McKinley, Planning Manager/Secretary Kristin Pollot, Administrative Assistant Amanda McVey, Senior Civil Engineer Richard Abono, Senior Planner Hector Rojas, Planning Technician Celina Palmer

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.

CONSENT

Item 2 of the Consent Calendar was pulled for discussion.

1. Minutes of June 13, 2017

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

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

2. Cumberland Street Partial Vacation – General Plan Consistency Determination. (Continued from June 13, 2017)

This is a request for the Planning Commission to determine whether a proposed partial vacation of Cumberland Street, south of E. 10th Street, is consistent with the City's General Plan. This item was continued by the Planning Commission from its June 13, 2017 meeting.

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

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

PUBLIC HEARINGS

3. Irish Construction Use Permit Amendment, AP-17-1236 (UP).

This is a public hearing on a request for approval of a modification to an approved use permit in order to allow the hours of operation be extended from 6:00 a.m. to 6:00 p.m. weekdays, to add evenings and weekends on an as-needed basis when the business receives calls for emergency service maintenance. The project site is located at 2151 Piedmont Way, in the IP (Industrial Park) District. APN 088-240-076.

Planning Technician Celina Palmer gave a presentation.

Acting Chair Gargalikis opened the public hearing.

Robert Hammons spoke as the applicant.

Joseph, Pittsburg, spoke against the use permit.

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

On motion by Commissioner Croskey seconded by Commissioner Foster to approve the item and carried by the following vote:

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

4. Recommendation on an Overlay District and Overlay Plan for Springhill Suites by Marriott, AP-17-1240 (RZ).

This is a public hearing on a recommendation to City Council for approval of zoning amendments establishing a limited overlay district for a 1.4-acre site located at 1160 E. Leland Road in the CC (Community Commercial) District. Assessor's Parcel No. 088-230-028 (the 'project site'). The limited overlay district would: 1) eliminate the landscaping requirement for the front yard setback; 2) increase the maximum floor-to-area ratio from 0.5 to 1.0; and 3) amend the minimum off-street parking requirement for hotel uses on the site.

Senior Planner Hector Rojas gave a presentation.

Acting Chair Gargalikis opened the public hearing.

Hitten Suraj spoke as the applicant.

The following citizens spoke against the recommendation:

Joshua Samuel, Pittsburg
Stephen Krank, Pittsburg
Julia Preza, Bay Point
Ivy Louis, Concord
German Jimenez, Pittsburg
Bhupen Amin, Pittsburg
Jorge Alvarado, Pittsburg
William Lee, Pittsburg

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

On motion by Commissioner Croskey seconded by Commissioner Foster to deny the item and carried by the following vote:

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

5. Recommendation on Amendments to the Pittsburg Municipal Code Title 18 Related to Allowable Uses in the CP-1 District, AP-17-1245 (RZ).

This is a City-initiated proposal to consider potential amendments to Title 18 of the Pittsburg Municipal Code (PMC) in order to allow 'Personal Improvement Services' and 'Personal Services,' subject to limitations, within the CP-1 District.

Planning Manager Kristin Pollot gave a presentation.

Acting Chair Gargalikis opened the public hearing.

William Lee, Pittsburg, spoke

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

On motion by Commissioner Croskey seconded by Commissioner Guerrero to approve the item and carried by the following vote:

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

ZONING ADMINISTRATOR REPORTS

There were no Zoning Administrator reports.

STAFF COMMUNICATIONS

6. SONIC Drive-In Restaurant, AP-16-1190 (UP, DR) - Compliance with Compliance of Approval No. 5

Commissioners acknowledged the information provided on the SONIC Drive-In Restaurant, AP-16-1190.

Planning Manager Kristin Pollot provided information regarding two legislative items: SB 35 and SB 649.

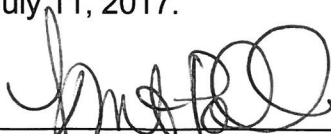
Planning Manager Kristin Pollot acknowledged Commissioner Fardella and Commissioner Belleci-Shipe and thanked them for their years of service on the City of Pittsburg's Planning Commission.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:47 p.m. to July 11, 2017.



Kristin Pollot, AICP, Secretary