

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

September 12, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:00 p.m. on Tuesday, September 12, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Gargalikis, Commissioners Coniglio, Croskey, Robinson, Ward

Absent: Commissioners Foster and Guerrero

Staff: Community Development Director Jill Hecht, Planning Manager/Secretary Kristin Pollot, Senior Civil Engineer Richard Abono, Senior Planner Hector Rojas, Administrative Assistant Amanda McVey, Contract Planner Christine Gregory

PLEDGE OF ALLEGIANCE

Commissioner Jeremy Ward 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.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of August 8, 2017

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

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

PUBLIC HEARINGS

2. Super Massage, AP-17-1252 (UP)

A public hearing on a request for approval of a use permit to establish a foot reflexology and massage therapy business within an existing 1,286 square foot commercial space located at 1321 Buchanan Road, within the Highlands Square Shopping Center. The property is within the CC (Community Commercial) District. Assessor's Parcel Number: 088-460-002.

Associate Planner Jordan Davis gave a presentation.

Chair Gargalikis opened the public hearing.

Jin Ming Ni spoke as the applicant.

Lieutenant Galer, spoke on behalf of the Pittsburg Police Department.

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

On motion by Commissioner Croskey seconded by Commissioner Coniglio to approve the use permit with the condition that business hours close at 8:30 p.m. and carried by the following vote:

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

3. Durham Bus Storage and Maintenance Yard, AP-17-1250 (UP)

A public hearing on a request for a use permit to allow operation of a school bus storage and maintenance yard at 2121 Piedmont Way in the IP (Industrial Park) District. Assessor's Parcel No. 088-240-006.

Senior Planner Hector Rojas gave a presentation.

Chair Gargalikis opened the public hearing.

Tyler Zupo, Durham School Services, spoke as the applicant.

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

On motion by Commissioner Coniglio seconded by Commissioner Croskey to approve the use permit and carried by the following vote:

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

4. Recommendation on a Zoning Text Amendment to the Avila Road Open Space Overlay District to Allow Warehousing and Storage Limited, AP-17-1253 (RZ)

A public hearing on a request by Dave and Kathy Rege for a recommendation for City Council approval of a Zoning Text Amendment to add “warehousing and storage limited” subject to a use permit and design review to the Open Space Overlays 07-1284 and 91-1016 located at 101 - 104 Avila Road.

Contract Planner Christine Gregory gave a presentation.

Chair Gargalikis opened the public hearing.

Bruce Ohlson, Pittsburg, inquired on the completion of paving on Avila Road.

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

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

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

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 the Ferguson Enterprises freestanding sign proposal at 2112 Loveridge Road. The Zoning Administrator also submits one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

The commissioners acknowledged receipt of the notice of intent.

STAFF COMMUNICATIONS

Planning Manager / Secretary Kristin Pollot reminded the Commissioners to RSVP to the joint City Council and Planning Commission General Plan 2020 Study Session scheduled for September 27, 2017 at 6:00 p.m.

COMMITTEE REPORTS

Commissioner Croskey reported Land Use Subcommittee has not met.

Commissioner Coniglio reported TRANSPLAN meets on Thursday, September 14, 2017

Commissioner Robinson reported the Pittsburgh Recognition Committee is requesting approval of the City Council for the authorization and placement of a bust bronze bust in honor of Guillermo "Bill" Muniz in Guillermo Muniz Plaza.

ADJOURNMENT

The meeting was adjourned at 8:07 p.m. to September 26, 2017.

Kristin Pollot, AICP, Secretary