

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

September 25, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, September 25, 2018, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Coniglio, Vice-Chair Robinson, Commissioner D. Foster, S. Foster, Ward

Absent: Commissioner Fields

Staff: Community Development Director Jill Hecht, Director of Community Services Maria Aliotti, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, City Attorney Donna Mooney, Deputy City Clerk Amanda McVey, Senior Planner Hector Rojas, Contract Planner Cathy Munneke

PLEDGE OF ALLEGIANCE

Commissioner Robinson 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 September 11, 2018

On motion by Commissioner D. Foster seconded by Commissioner Ward to approve the Consent Calendar with correction to the minutes title and carried by the following vote:

AYES:	Coniglio, D. Foster, S. Foster, Linde, Robinson, Ward
NOES:	None
ABSTAIN:	None
ABSENT:	Fields

PUBLIC HEARINGS

2. 110, 118, & 158 Alturas Avenue, AP-18-1328 (DR, TRP)

A public hearing on a request for design review approval of plans for the development of three, 9,800 square foot lots, with three single family homes on each lot and related site improvements located at 110, 118, and 158 Alturas Road, and a Tree Removal Permit to remove a protected Chinese Ash tree on Lot 158, in the RM (Medium Density Residential) District, Assessor's Parcel Nos. 087-101-002, 087-101-003, and 087-101-008.

Contract Planner Cathy Munneke gave a presentation.

Chair Coniglio opened the public hearing.

Edgar Bluette, Lead Designer with Discovery Builders, spoke on behalf of the applicant.

Bruce Ohlson, Pittsburg, stated that the developer should be held responsible for the trees that have been removed without approval.

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

On motion by Commissioner D. Foster, seconded by Commissioner Ward to approve with direction to staff to follow up on the premature tree removal and carried by the following vote:

AYES:	Coniglio, D. Foster, S. Foster, Linde, Robinson, Ward
NOES:	None
ABSTAIN:	None
ABSENT:	Fields

3. Amendment to the Garaventa Development Agreement, AP-18-1368 (DA)

A public hearing on a request for a recommendation for City Council approval of an amendment to the development agreement between Garaventa Enterprises, Inc. and the City of Pittsburg. The proposed amendment would require Garaventa and a third-party developer to construct an office building and a Courtyard by Marriott hotel or equivalent hotel brand on a 5.23-acre site located at the northwest corner of Railroad Avenue and State Route 4. Assessor's Parcel Nos. 086-100-041 and 086-100-040.

Senior Planner Hector Rojas gave a presentation.

Chair Coniglio opened the public hearing.

German Jimenez, General Manager at the Pittsburg Hampton Inn, expressed the need for meeting and event space, a "white table cloth" restaurant and parking.

Laura Canciamilla, Pittsburg, spoke as a Library Commissioner and expressed concern with the accessibility to the library.

Bruce Ohlson, Pittsburg, spoke on behalf of the bicycle community, spoke in favor of the proposed agreement and suggested the developer install gate access from the project to the landscaped bike path along the freeway sound wall.

Julie Ann Talbo spoke on behalf of the developer. She stated the developer is committed to developing something that the City can be proud of and that they understand what the needs of the City are as it grows as well as the concern for traffic and desire for event /meeting space.

Mike Nazari, Pittsburg, expressed concern regarding traffic and lack of parking.

Tim Barrett, Pittsburg, suggested tearing down and rebuilding the library into the new proposed office space.

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

On motion by Commissioner Ward, seconded by Commissioner Robinson to approve the item and failed by the following vote:

AYES:	Coniglio, Robinson, Ward
NOES:	D. Foster, S. Foster, Linde
ABSTAIN:	None
ABSENT:	Fields

Upon recommendation by the City Attorney, no further motion was needed.

STUDY SESSION

4. Making Waves Academy Charter School Project, AP-18-1339 (DR)

A study session to receive initial comments on a forthcoming request for design review approval of plans to construct a new charter school campus on a site located at 420 E. 3rd Street in the RMD-O (Downtown Medium Density Residential with an Overlay, Ordinance No.07-1284) and CP (Pedestrian Commercial) districts. APN: 073-050-001. The applicant is also contemplating construction of a multi-purpose sports facility on several vacant parcels immediately north of the campus site in the CW (Waterfront Commercial) and IG (General Industrial) districts. APNs: 073-010-002, 073-010-003, 073-010-004, 073-010-005, 073-010-08, 073-010-013.

Senior Planner Hector Rojas gave a presentation.

Doug Gibbon, Campus LLC., spoke on behalf of the developer.

Dr. Carey Hawkins, Managing Director of Community Engagement and Growth at Making Waves Academy spoke on behalf of the applicant.

Thomas Lumikko spoke on behalf of Studio Bondy Architecture.

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

Laura Canciamilla, Pittsburg, expressed concern and confusion with the project process.

Frank Gordon, Pittsburg, spoke in favor of the project, but expressed concern for citing requirements stating that charter schools are not held to the same State requirements that public schools are.

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 Chili's exterior color change at 4330 Century Blvd., and two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

Commissioners acknowledged receipt of the notice of intent and two previously approved resolutions.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

Commissioner Ward reported the Pittsburg Recognition Committee met Tuesday, September 24, 2018 and approved an application that will be considered by the City Council at the October 15, 2015 City Council meeting.

ADJOURNMENT

The meeting was adjourned at 9:01 p.m. to October 9, 2018.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary