



**CITY OF PITTSBURG
AGENDA**

MARCH 03, 2025

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**REGULAR MEETING
7:00 P.M.**

**CITY COUNCIL
PITTSBURG ARTS AND COMMUNITY FOUNDATION
PITTSBURG POWER COMPANY
SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II
SUCCESSOR AGENCY**

PRESIDING

**Jelani Killings, Mayor/Chair
Dionne Adams, Vice-Mayor/Chair
Angelica Lopez, Council Member/Board Member
Juan Antonio Banales, Council Member/Board Member
Arlene Kobata, Council Member/Board Member**

**FOR HOUSING AUTHORITY:
S.L. Floyd, Housing Authority Member
Annie Hill Herring, Housing Authority Member**

Pittsburg City Council regular meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

7:00 PM - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Inspire Pittsburg - Rosa Martinez-Ocasio
2. Red Cross Month

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

PUBLIC COMMENTS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

COMMITTEE REPORTS

Council Members may make a report on their committee assignments at this time. (see attached list of adhoc committees and other public agencies in which Council members participate). (No Action Required)

CONSIDERATION

3. Adoption of a City Council Minute Order to Appoint a Candidate to the Planning Commission

There is currently one (1) vacancy on the Planning Commission. The term for this seat is from March 1, 2025 through February 28, 2028.

CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

4. Minutes of February 3, 2025

5. Adoption of a City Council Resolution Accepting Project 1801-Frontage Road Living Green Trail as Complete and Authorizing the City Engineer to File a Notice of Completion

Project 1801-Frontage Road Living Green Trail (“the Project”) constructed a Class I trail and parkway improvements along Frontage Road from Dover Way to Chelsea Way. This resolution will accept the construction contract as complete and authorize the City Engineer to file a Notice of Completion.

6. Adoption of a City Council Ordinance Amending the Zoning Map to Establish a Limited Overlay District for Quick Quack Car Wash, APN: 088-151-047, Pittsburg, CA, 94565, AP-24-0004 (RZ, UP, DR, SR)

On February 18, 2025, the City Council held a public hearing on a request for adoption an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), an amendment to the Zoning Map to establish a Community Commercial District with a Limited Overlay (CC-O) and approval of use permit, design review, and sign exception applications for the Quick Quack Car Wash located approximately 700’ east of the intersection of Loveridge Road and North Park Boulevard. The City Council introduced and waived further reading of an Ordinance approving a Zoning Map amendment for the project. The Ordinance is now ready for City Council adoption.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Members may request items to be considered for future agendas. An item will only be brought forward with a majority vote and will appear on a future agenda with staff recommendations for further Council consideration.

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)
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ADJOURNMENT TO MARCH 17, 2025

NOTICE TO PUBLIC

GENERAL INFORMATION

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SPEAKER'S CARD

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PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at (925) 252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

City Council Agency/Liaison/Subcommittee Assignments as of February 7, 2025

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
ABAG	Dionne Adams / Jelani Killings Alternate	Standing	Annual		G. Evans
Delta Diablo*	Juan Banales / Jelani Killings Alternate	Standing	2nd Wednesday	4:30 PM	J. Samuelson
East Co. Co. County Habitat Conservancy	Angelica Lopez / Juan Banales Alternate	Standing	4th Monday Bi-Monthly	2:00 PM	J. Davis
East County Water Management	Juan Banales / Jelani Killings Alternate	Standing	Bi-Annual	1:00 PM	J. Samuelson
MCE Clean Energy Board	Arlene Kobata / Angelica Lopez Alternate	Standing	3rd Thursday	6:30 PM	D. Buchanan
TRANSPLAN / ECCRFFA	Juan Banales / Dionne Adams Alternate	Standing	2nd Thursday	6:30 PM	J. Samuelson
Tri-Delta Transit (2 reps)**	Angelica Lopez & Dionne Adams / Jelani Killings Alternate	Standing	4th Wednesday	4:00 PM	J. Samuelson
LIAISON TO	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of California Cities	Jelani Killings / Dionne Adams Alternate	Standing	3rd Thursday		G. Evans
Green Empowerment Zone	Dionne Adams/ Jelani Killings Alternate	Standing	3rd Friday Bi-monthly	9:30 AM	J. Davis
Los Medanos Health Advisory Committee	Angelica Lopez & Jelani Killings	Ad Hoc	As needed		M. Aliotti
Mayor's Conference	Jelani Killings / Dionne Adams Alternate	Standing	1st Thursday	6:30 PM	G. Evans
Pittsburg Police Activities League (PAL)	Arlene Kobata & Angelica Lopez / Dionne Adams Alternate	Standing	Monthly		S. Albanese
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales Alternate	Standing	Quarterly		M. Aliotti
SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
Budget Sustainability	Juan Banales & Jelani Killings	Ad Hoc	As needed		G. Evans
Community and Economic Development	Jelani Killings & Dionne Adams / Angelica Lopez Alternate	Standing	2nd Wednesday	5:30 PM	J. Davis
Facilities Rental and Usage	Jelani Killings & Dionne Adams	Ad Hoc	As needed		G. Evans
Finance Management	Juan Banales & Jelani Killings / Dionne Adams Alternate	Standing	3rd Friday	5:00 PM	P. Rodrigues
Government Performance	Juan Banales & Jelani Killings	Ad Hoc	4th Friday	4:00 PM	J. Brizel
Infrastructure and Transportation	Juan Banales & Dionne Adams / Angelica Lopez Alternate	Standing	4th Thursday	5:30 PM	J. Samuelson
Life Enrichment	Dionne Adams & Angelica Lopez / Arlene Kobata Alternate	Standing	3rd Wednesday	5:30 PM	K. Simonton
Pittsburg Arts and Community Foundation	Angelica Lopez & Jelani Killings	Standing	As needed		K. Simonton
Public Safety	Arlene Kobata & Angelica Lopez / Jelani Killings Alternate	Standing	1st Wednesday	5:30 PM	S. Albanese
Tobacco, Cannabis, Alcohol Policy Review	Arlene Kobata & Jelani Killings	Ad Hoc	As needed		G. Evans
*Stipend of \$170 per month					
** Stipend of \$100 per month					



City of Pittsburg
65 Civic Avenue
Pittsburg, California 94565-3814

Proclamation

AMERICAN RED CROSS MONTH - MARCH 2025

WHEREAS, every March, we honor people who make the lifesaving mission of the American Red Cross possible — the individuals across the country who turn compassion into action, helping others in times of crisis and disasters; and

WHEREAS, the Red Cross Bay Area Chapter powered by 3,421 dedicated volunteers and generous donors serve people facing emergencies every day; and

WHEREAS, during the past year, the Bay Area Chapter has responded to 377 disaster events, the majority being home fires, opened 817 disaster cases to help those affected to recover, collected 70,661 units of lifesaving blood from 2,065 local blood drives, provided 787 critical community services to members of the military, veterans and their families, trained 28,522 people in First Aid/CPR/AED and 9,146 people in aquatics and water safety, and engaged 2,946 participants through their Restoring Family Links, Youth Action Campaign and International Humanitarian Law program; and

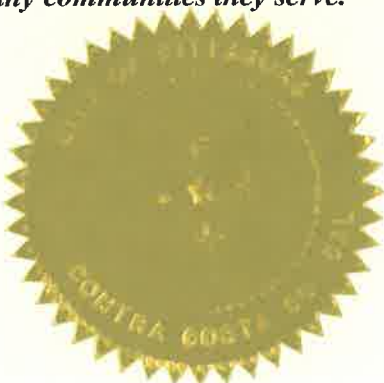
WHEREAS, hundreds of Red Crossers are providing support in Southern California for those coping with the wildfires, including some 450 people staying in emergency shelters. So far, the Red Cross has provided more than 14,500 overnight stays in shelters and, with their partners, more than 128,000 meals and snacks; and

WHEREAS, as communities reopen, Red Crossers are there with support including cleaning supplies, flashlights, face masks, gloves, water and other essentials. More than 102,000 relief items have already been provided; and

WHEREAS, the Red Cross is providing financial assistance to residents who lived within the fire perimeters and alongside their partners, are working around the clock to provide support for weeks and months to come; and

WHEREAS, we dedicate the month of March to the American Red Cross to support their mission to prevent and alleviate human suffering in the face of emergencies by mobilizing the power of volunteers and the generosity of donors.

NOW, THEREFORE, I, Jelani Killings on behalf of the City Council of the City of Pittsburg, do hereby honor the American Red Cross for their mission and contributions to the many communities they serve.



Jelani Killings, Mayor

Alice E. Evenson, City Clerk





**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Minute Order to Appoint a Candidate to the Planning Commission

MEETING DATE: March 3, 2025

EXECUTIVE SUMMARY

There is currently one (1) vacancy on the Planning Commission. The term for this seat is from March 1, 2025 through February 28, 2028.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

Staff recommends appointing a candidate to the open seat.

BACKGROUND

Former Planning Commissioner, Arlene Kobata, was appointed to fill the vacant City Council Member seat resulting from the departure of former City Council Member Shanelle Scales-Preston, who has been elected as Contra Costa County District 5 Supervisor. This appointment resulted in a vacancy on the Planning Commission.

The application window opened on January 22, 2025 and closed on February 5, 2025, at 5:00 pm.

SUBCOMMITTEE FINDINGS

This item was not discussed at a subcommittee.

STAFF ANALYSIS

Ten (10) applications were received by the deadline. Interviews were held on February 18, 2025. Out of the 10 applicants, four (4) were interviewed; five (5) did not attend the interview; and 1 applicant did not reside in the City.

The City Council interviewed the following 4 applicants:

1. Nicole Arrington
2. Iztaccuauhtli Hector Gonzalez
3. Rebeca Guerrero
4. Reilly Kent

The appointment made to the Planning Commission will be from March 1, 2025 through February 28, 2028.

ATTACHMENTS: Applications

Report Prepared By: Melaine Venenciano, Director of City Clerk Services

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

Meetings

Meetings are generally on the 2nd and 4th Tuesday of each month, at 7:00 pm in the Council Chambers (3rd Floor) at Pittsburg City Hall, 65 Civic Avenue.

Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Nicole Arrington

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Privacy Information

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

Map reading including terrain and I have a keen eye

Why are you interested in serving on this commission?

I want to continue making a positive impact on this great city

Please list and briefly describe any other community activities or organizations in which you participate.

East County Voices(ECV) we are partnered with People Who Care(PWC) working with the youth Anything I'm needed for from
Pittsburg Residents I stand on their behalf ... Reimagine Antioch

Are you available for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

1/31/2025

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

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Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Stephanie Burton

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

I am a Real Estate Broker with extensive knowledge of development. I have been in Real Estate for 15 years.

Why are you interested in serving on this commission?

I was born and raised in Pittsburg Ca, and would love to serve on this committee by providing great insight and knowledge on the zoning and development of the City I know and love.

Please list and briefly describe any other community activities or organizations in which you participate.

I am on the Board of Directors for C.A.R.E.B.
California Association of Real Estate Brokers

Are you available for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

1/30/2025

Entry #: 5 - Planning Commission (Age 18+)

Status: Submitted

Submitted: 1/27/2025 3:07 PM

Overview

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Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Iztaccuauhtli Hector Gonzalez

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Privacy Information

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

I have deep roots in Contra Costa County, having attended elementary, junior high, and high school in the area, which allowed me to witness firsthand its growth and development over the years. My educational journey includes studying abroad in Mexico City and earning a Bachelor of Arts in History from Cal Poly San Luis Obispo. During my first two years at Cal Poly, I was enrolled in the Aeronautical Engineering Department, completing advanced coursework in Calculus (I-IV), Physics (I-III), Statics, and Fortran programming—skills that developed my analytical thinking and problem-solving abilities.

Professionally, I bring over 25 years of experience as a small business owner and community leader. In 1999, I established and continue to manage an Insurance and Financial Services Agency that helps clients protect their income and assets while offering financial products to grow their wealth. Additionally, in 2006, I founded Anahuak Realty and Loans, headquartered in Pittsburg, CA. Through this business, we have helped hundreds of community members secure loans and housing in Pittsburg and its surrounding areas.

My professional background also includes teaching experience as a substitute and World History teacher at Pittsburg Unified School District and West Contra Costa County Unified School District. These roles helped me develop a strong ability to communicate complex ideas effectively and foster collaborative relationships.

My expertise spans across insurance, bonds, bookkeeping, and budgeting—skills that align well with the Planning Commission's work in assessing economic and community development projects. As a lifelong learner, I actively seek innovative solutions to address prominent community issues, transforming challenges into opportunities that enhance our city's development.

With a deep commitment to Pittsburg's growth and a proven track record of service to the community, I believe my diverse background uniquely positions me to contribute valuable insights to the Planning Commission.

Why are you interested in serving on this commission?

Why I Am Interested in Serving on This Commission

I am deeply passionate about contributing to Pittsburg's growth and development, ensuring that it remains a beautiful, vibrant, and welcoming city for all residents. Serving on the Planning Commission provides a unique opportunity to bring my expertise and commitment to key areas that impact our community: housing, economic development, public safety, education, and cultural preservation.

Housing

As a Real Estate Agent and Home Loan Broker, I have direct experience working with current and prospective residents who want to rent or buy homes in Pittsburg. I hear their concerns daily about the rising cost of housing and understand the barriers they face in accessing affordable options. I bring my expertise in housing and lending to collaborate with the City Council, City Manager, and city employees in exploring innovative solutions to expand our housing supply. My focus is on ensuring that new developments are thoughtfully planned and aligned with Pittsburg's long-term vision. Additionally, I look forward to working with neighboring cities in East County to create regional strategies for affordable and sustainable housing.

Economic Development

A thriving local economy is vital for a strong community. I am eager to support programs that promote economic growth by encouraging both new and existing businesses to create sustainable jobs for our residents. I will work to champion innovative policies that enhance Pittsburg's economic vibrancy, such as incentivizing business investment, attracting diverse industries, and fostering entrepreneurship. By collaborating with the City Council and City Manager, I aim to strengthen Pittsburg's top revenue sources and ensure that economic development projects are equitable and beneficial for all.

Public Safety

Public safety is a cornerstone of any successful community. I am committed to supporting our police officers and firefighters to ensure Pittsburg remains a safe place for families and businesses. This includes advocating for adequate resources to address criminal activity and providing ongoing training to ensure our police officers can effectively protect and serve.

Education and Culture

Beyond housing and economic development, I am passionate about enhancing educational opportunities and celebrating Pittsburg's rich history and culture. I want to work with local schools, libraries, and community colleges to support literacy programs that empower our residents and help them succeed. Additionally, I believe promoting Pittsburg's history and cultural diversity will strengthen community pride and attract visitors to our city.

By serving on the Planning Commission, I hope to bring my decades of experience, innovative ideas, and unwavering dedication to making Pittsburg a better place for all who call it home. Together, we can address our challenges, embrace opportunities, and shape a future that reflects the values and aspirations of our community.

Please list and briefly describe any other community activities or organizations in which you participate.

Community Activities and Organizations

I am proud to actively contribute to my community through the following organizations:

Pittsburg Rotary Club

As a committed member of the Pittsburg Rotary Club, I have been actively involved in service projects that benefit our local community. I am honored to serve as the President-Elect for the term beginning July 2025 through July 2027. Rotary's mission to foster goodwill and create positive change aligns closely with my personal values of community service and collaboration.

United Latino Voices of Contra Costa County (ULVCCC)

I serve as the Treasurer for United Latino Voices, a grassroots organization dedicated to improving health, education, and economic outcomes for Contra Costa County's Latino community. Through advocacy, leadership development, and partnerships with elected officials, public/private agencies, and community-based organizations, ULVCCC works to address disparities and empower Latinos throughout the county.

These roles allow me to stay deeply connected to the community and work collaboratively to address challenges, create opportunities, and promote equity and inclusion.

Are you available for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature

Privacy Information

Date

1/27/2025

Overview

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Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Rebeca Guerrero

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

Office manager at Morgan Stanley, personal assistant, and coordinator at the Red Cross.

Why are you interested in serving on this commission?

It's truly inspiring to see positive change happening through collective effort.

Please list and briefly describe any other community activities or organizations in which you participate.

+the Red Cross for over eight years.

+ Rotaract, a youth-focused subgroup of Rotary International, where I collaborated with young leaders to drive community improvement initiatives and support those in need. My contributions included organizing charity events and securing support from local businesses to assist organizations and elderly individuals in our community.

Are you available for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

2/2/2025

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

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Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Selamawit Hagos

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

Although I recently moved to Pittsburg, I bring a strong professional background and technical expertise that I believe will contribute to the success of the Planning Commission. As a Cyber Fraud Analyst, I've developed skills in critical thinking, data analysis, and decision-making, which are essential for evaluating complex issues, understanding long-term impacts, and making informed recommendations. These abilities can be applied to the planning process, helping to ensure decisions are data-driven, equitable, and aligned with the city's goals.

Additionally, I have experience collaborating with diverse teams to solve complex challenges, which will help me work effectively with other commission members, city staff, and community stakeholders. I am particularly adept at analyzing risks, identifying trends, and developing strategies, which can be valuable in addressing planning priorities such as sustainable development, infrastructure improvements, and community growth.

Moving to Pittsburg has given me a fresh perspective on its potential and opportunities. I am excited to bring my professional expertise to the table and contribute to creating a thriving, inclusive, and forward-thinking community.

Why are you interested in serving on this commission?

I recently moved to Pittsburg, and I've quickly come to appreciate the vibrant community and unique character of the city. I'm eager to contribute to its continued growth and success. Serving on the Planning Commission is an opportunity to bring fresh perspectives to the table, combining my professional skills in analysis and decision-making with my enthusiasm for building a strong, sustainable future for Pittsburg.

As a new resident, I bring an open mind and a commitment to listening and learning from longtime community members while working to ensure that planning decisions reflect the needs of all residents—new and established alike. I'm particularly interested in promoting responsible development that balances economic opportunity with preserving Pittsburg's charm and fostering a high quality of life for its citizens.

I see this as a chance not only to contribute but also to deepen my connection to a community that I'm excited to call home.

Please list and briefly describe any other community activities or organizations in which you participate.

Before moving to Pittsburg, I lived in Santa Clara, California, where I was actively involved in the community. I participated in several initiatives and organizations that focused on fostering community engagement and addressing local needs. For example:

1. Neighborhood Improvement Programs: I contributed to initiatives aimed at enhancing public spaces, such as park beautification projects and community clean-up events. These efforts taught me the importance of collaboration and environmental stewardship.
2. Youth and Education Support: I volunteered with local youth programs, assisting with mentoring and educational activities. Supporting young people and their development has always been a priority for me.
3. Community Safety Efforts: I worked alongside community groups and local agencies to raise awareness about safety issues, including organizing workshops on fraud prevention and cybersecurity.

Through these experiences, I developed a deep appreciation for the value of strong community connections and effective local governance. I'm excited to bring this same level of engagement and passion to Pittsburg, working to build a vibrant and connected community.

Are you available for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Privacy Information

Date

1/23/2025

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

Meetings

Meetings are generally on the 2nd and 4th Tuesday of each month, at 7:00 pm in the Council Chambers (3rd Floor) at Pittsburg City Hall, 65 Civic Avenue.

Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Reilly Kent

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

I have been a public servant since 2016 in the transportation field. I have worked at the Metropolitan Transportation Commission, Solano County Transit (SolTrans), and am currently employed by Caltrans. I have served as a grant writer, civil rights officer, budget analyst, and program analyst. I also possess my master's degree in public administration.

Why are you interested in serving on this commission?

I believe in investing in the people, access to opportunity, the inclusion for marginalized communities, adequate services, and the common good. I want to support smart development, green spaces, as well as physical, social, and financial health.

Please list and briefly describe any other community activities or organizations in which you participate.

Are you available for evening meetings?

Yes

Are you available for daytime meetings?

No

Applicant Signature



Date

1/23/2025

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

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Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Joshua Robertson

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

I am a full time permit facilitator at PG&E I also worked in the project planning department.

Why are you interested in serving on this commission?

I am very interested in this position because I want to use my expertise, experience and knowledge to help the city I live in thrive, I believe we all share common interests and that's to see Pittsburg shine once more. This is a beautiful city with rich histories that just need a little dusting and I am all in.

Please list and briefly describe any other community activities or organizations in which you participate.

I participated in earth day clean ups with the chambers of commerce, I volunteered as a youth basketball and flag football coach here in Pittsburg.

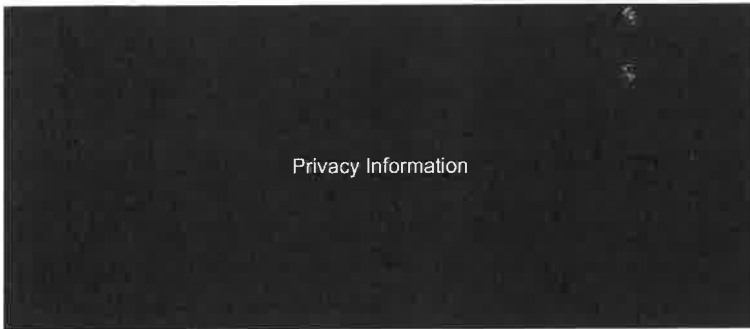
Are you available for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

1/23/2025

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

Meetings

Meetings are generally on the 2nd and 4th Tuesday of each month, at 7:00 pm in the Council Chambers (3rd Floor) at Pittsburg City Hall, 65 Civic Avenue.

Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

S'haniea Rodgers

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

Is there a way to submit a résumé?

Why are you interested in serving on this commission?

I'm interested in working in this area because of my city and the people that reside here.

Please list and briefly describe any other community activities or organizations in which you participate.

I work with PWC in Pittsburgh, California, as well as with the elderly in Pittsburgh as well

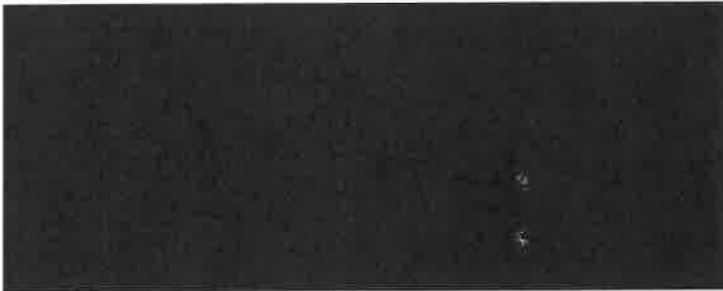
Are you available for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

1/29/2025

Entry #: 10 - Planning Commission (Age 18+)

Status: Submitted

Submitted: 2/5/2025 3:04 PM

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

Meetings

Meetings are generally on the 2nd and 4th Tuesday of each month, at 7:00 pm in the Council Chambers (3rd Floor) at Pittsburg City Hall, 65 Civic Avenue.

Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Joseph Villatoro

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

Over the years, I was part of, re-structured or started new business ventures. I have practical experience in business management, finance and overall performance success. I developed and implemented annual operating budgets that incorporated unanticipated costs, lost revenue potential and business growth goals.

For many years, I worked with an upscale Oakland/Piedmont based real estate interest to renovate, rehabilitate or "spruce-up" residential and light commercial properties. I have knowledge of and understand basic building mechanics, concept and design, job bidding and permitting processes, materials resourcing, manpower needs, payroll, and invoice and payment collection.

I also worked as the Facilities Manager for a San Francisco Arts and events house organization. While there, I developed creative ways to accommodate events and artists' visions within our spaces. I accomplished this while also preserving the integrity of our buildings and maintaining the state and local fire/safety systems requirements. I worked closely with SF fire and other health and safety concerns to accomplish these goals.

I am a team player, work well with others and believe that vision and planning are key to every successful project.

Why are you interested in serving on this commission?

From Oakland and the surrounding area, I attended middle and high school in Alameda and have lived in Pittsburg for the past 14-years. In many ways Alameda and Pittsburg share similar paths; small military and community orientated "towns" that transitioned to and developed a civilian based economy. Because I share similar experiences from both, I relate to and feel a part of Pittsburg, the community and its residents on many levels.

Pittsburg has a rich history of being successful; in the past and is on the cusp again today. The vision that is Pittsburg is more than businesses, commercial buildings or residential units. It includes that infrastructure improvements such as roads, electrical, sewer enhancements and community services must be considered to successfully support citywide growth. Equally important, it includes the neighborhoods and folks who live here.

Serving on the Planning Commission would afford me the opportunity to give back. To share my knowledge and experience. To proactively participate in the city's development, highlight the mix of old culture and new ideas, preserve community aesthetics, enhance our waterway resources. To encourage new professional, retail and small business development and identify anchor tenant opportunities in what I am confident will again become a destination location for business, leisure and quality of life living in a place we call home.

Please list and briefly describe any other community activities or organizations in which you participate.

Prior to moving and purchasing a home in Pittsburg, I was an Oakland California resident. I actively participated in community activities that promoted growth, stability and harmony within the community and for the general welfare of the city and its residents. Some of those activities were;

- Volunteer with the San Francisco's Project Homeless Connect (PHC).

Inaugurated by then SF mayor Gavin Newsome, the goal was/is to provide a one-stop location for the most vulnerable community members and to connect them with the social service benefits they require and are eligible to receive.

- Member of Oakland's Lake Merritt Coalition on Homelessness Task Force.

Drawing from the success of the San Francisco PHC, I helped found a similar, smaller scale, outreach program to assist those Oakland community members with similar social services needs.

- Member of Oakland's 17X Neighborhood Crime Prevention Council "NCPC".

Working and meeting with local residents, business owners, the Oakland Police and Oakland City Council members, the NCPC identified problem areas and/or criminal activity and sought collaborative solutions toward improving safety and quality of life issues.

- Member of the Community Development Block Grant Board for District 2 (Oakland).

This is a federally funded program that provides funding to local community organizations for development projects, such as neighborhood improvement, housing, facilities that benefit the general public and to foster economic growth.

- Member of the Lake Merritt Business Association "LMBA".

Local business owners and active community members collaborate to plan short-term solutions and long-term goals in

furtherance of stability and for the financial wellbeing of the Lake Merritt neighborhood. This included meeting with the city planners to provide input for residential/commercial building and infrastructure projects.

- Committee Co-Chair of the 17X & 15X NCPC's to formulate a pro-active approach to eliminate the area(s) of illicit/illegal activities and blight.

As a 17X member (noted above) and in collaboration with the 15X NCPC, as sister communities, we expanded our reach by sharing our model of community support and enhancing community wellbeing by identifying and reporting criminal activity while working with local law enforcement and city leaders to route negative influences from our neighborhoods and to improve living conditions for families, friends and neighbors.

- Participated in various 14Y / 16Y & 15X NCPC's on various overlapping projects that included the 17X NCPC. Criminal activity, blight and problem areas typically are not isolated to a particular area or neighborhood. Recognizing that the X and Y NCPC's shared common challenges, coming together, we shared challenges and solutions and worked collaboratively with the city of Oakland and its resources to develop common ground toward problem solving solutions that could be shared among the communities and developed a consistent approach to improving a larger geographic area.

- Measure Z Committee.

Member of the Oakland cannabis committee. Appointed by city council member Patricia Kernighan, the goal was to develop city and community support toward implementation of medical and personal cannabis use and taxation in Oakland.

- Save Astro Park.

In response to a group, who desired to establish a dog park in a valuable park space in the coveted Lake Merritt neighborhood, the SAP committee met with city councilmembers, community leaders and the dog park coalition to preserve the park as a valuable asset to the larger Oakland community and local residents who depended on it for leisure in an otherwise hustle and bustle world. The successful result was that the park was preserved and alternate dog park locations were identified and plans to establish it were developed.

Are you available for evening meetings?

Yes

Are you available for daytime meetings?

No

Applicant Signature



Date

2/5/2025

**CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

DATE: February 03, 2025

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Jelani Killings, Mayor/Chair
Dionne Adams, Vice-Mayor/Chair
Angelica Lopez, Council/Agency Member
Juan Antonio Banales, Council/Agency Member
Arlene Kobata, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Killings called the regular meeting to order at 7:00 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA.

ROLL CALL

Council Member Banales was absent and excused.

PLEDGE OF ALLEGIANCE

Mayor Killings led the Pledge of Allegiance.

PROCLAMATIONS

1. Inspire Pittsburg: 2024 Pittsburg High School Varsity Football Team
2. Black History Month

City Manager Evans noted that the Black History Month proclamation was available on the city website and was made available as part of the agenda packet. The 2024 Pittsburg High School Varsity Football Team proclamation would be presented at a later date.

CITY MANAGER REPORTS/REMARKS

City Manager Evans stated that he will be working with the Mayor and Vice Mayor to create Two Ad-Hoc Subcommittees. The first one would be to review any differences in housing and tenant landlord policies such as just cause evictions, but exclusively for rent control. The second Ad-hoc would be to review several upcoming development agreements and existing development agreements as appropriate.

Assistant City Manager Aliotti gave an update on Community events.

PUBLIC COMMENTS

Stephanie Fordham commented on a squatter situation happening on Goff Ave. Asked for assistance from City.

Pittsburg resident spoke in regard to the speed limit. Suggested lowering the speed limit city-wide to 25 miles per hour.

COMMITTEE REPORTS

There were no committee reports.

CONSIDERATION

3. Adoption of Seven City Council Resolutions to Find Developers in Compliance with their Respective Development Agreements for: Southwest (San Marco), Tuscany Meadows, Trans Bay Cable, Edgewater, Sky Ranch II, Montreux, and Columbia Solar

Bruce Ohlson, Pittsburg, spoke in regard to the Edgewater project. He encouraged creating a bicycle share facility, noting the developer's responsibility to contribute \$9,000 per year for five years, but not being applicable because the city does not have a bike share facility.

On Motion by Member Banales, seconded by Vice Mayor Adams and adopted by the following vote:

AYES: Adams, Kobata, Lopez,
ABSENT: Banales, Killings [Recused]

4. Adoption of a City Council Resolution Establishing the Maximum Number of Condominium Conversions for Calendar Year 2025

Stephanie Fordham commented on making Pittsburg a community where home buyers want to purchase and invest in, noting that she appreciates the creation of condo conversions.

On Motion by Vice Mayor Adams, seconded by Member Banales and adopted by the following vote:

AYES: Adams, Kobata, Lopez, Killings
ABSENT: Banales

CONFLICT OF INTEREST STATEMENT

There were no conflicts of interest statements.

**COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION,
PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR
AGENCY CONSENT CALENDAR**

On Motion by Vice Mayor Adams, seconded by Member Kobata and adopted by following vote:

AYES: Adams, Kobata, Lopez, Killings
ABSENT: Banales

5. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Contract with Environmental Systems Research Institute, Inc. (ESRI) to Upgrade the ArcGIS Software Subscription

6. Adoption of a Pittsburg Arts and Community Foundation Resolution to Accept and Allocate Grant Funds from Keller Canyon Mitigation Fund for FY 24/25 and FY 25/26 Recreation Programs

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

There were no requests for Future Agenda Items.

COUNCIL MEMBER REMARKS

Council Member Lopez spoke in support of Immigration protests.

Mayor Killings attended the Delta 6 meeting. He also noted he shared the same sentiment as Council Member Lopez and thanked the Police Department.

ADJOURNMENT

The meeting adjourned at 7:43 P.M. to February 18, 2025.

Respectfully submitted,

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Accepting Project 1801 - Frontage Road Living Green Trail as Complete and Authorizing the City Engineer to File a Notice of Completion

MEETING DATE: March 3, 2025

EXECUTIVE SUMMARY

Project 1801 - Frontage Road Living Green Trail (the "Project") constructed a Class I trail and parkway improvements along Frontage Road from Dover Way to Chelsea Way. This resolution will accept the construction contract as complete and authorize the City Engineer to file a Notice of Completion.

FISCAL IMPACT

The Project was funded from \$1,354,000 from Clean California Local Grant Program (CCLGP), and \$812,250 in matching funds from the American Rescue Plan Act (ARPA) Grant for a total Project budget of \$2,166,250.

An updated CIP project sheet is attached to this report.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution accepting the Project as complete and authorizing the City Engineer to file a Notice of Completion.

BACKGROUND

On February 1, 2022, staff applied for the CCLGP, requesting construction of a Class I pedestrian and bike trail on an unused parcel along Frontage Road parallel to State Route 4 from Dover Way to Chelsea Way.

On August 1, 2022, the City Council adopted Resolution No. 22-14145, accepting the CCLGP grant in the amount of \$1,354,000. On December 12, 2022, the City Council adopted Resolution No. 22-14220 allocating matching funds of \$812,250 from ARPA for a total project budget of \$2,166,250.

On November 20, 2023, City Council adopted Resolution No. 23-14409, accepting plans and specifications, and awarding a construction contract to GradeTech, Inc. in the amount of \$1,546,033.66. During construction, there was a total of 4 contract change orders in the amount of (\$104,064) for a total contract amount of \$1,441,969.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

The Project created a trail with improved lighting, increased visibility, and enhanced safety for pedestrian and vehicular traffic. The Project also included exercise equipment, a bike repair station, dog waste bag dispensers/trash cans and bike racks. The bioswales installed within the Project will treat any stormwater on Frontage Road before entering the City's storm drain system.

ATTACHMENTS: Resolution
 CIP Project Sheet

Report Prepared by: Andrew Peters, Assistant Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting Project 1801 - Frontage Road)
Living Green Trail as Complete and)
Authorizing the City Engineer to File a)
Notice of Completion)

RESOLUTION NO. 25-

WHEREAS, Project 1801 - Frontage Road Living Green Trail (the "Project") constructed a Class I trail, and parkway improvements along Frontage Road from Dover Way to Chelsea Way; and

WHEREAS, on February 1, 2022, staff applied for the Clean California Local Grant Program (CCLGP) for the construction of a Class I pedestrian and bike trail on an unused parcel along Frontage Road parallel to State Route 4 from Dover Way Chelsea Way; and

WHEREAS, on August 1, 2022, the City Council adopted Resolution No. 22-14145, accepting the CCLGP Grant in the amount of \$1,354,000; and

WHEREAS, on December 12, 2022, the City Council adopted Resolution No. 22-14220, allocating matching funds of \$812,250 from the American Rescue Plan Act (ARPA) for a total project budget of \$2,166,250; and

WHEREAS, on December 21, 2020, City Council adopted Resolution No. 23-14409, accepting the plans and specifications, and awarding a construction contract to GradeTech, Inc. in the amount of \$1,546,033.66; and

WHEREAS, there were 4 contract change orders in the amount of (\$104,064) for a total contract amount of \$1,441,969; and

WHEREAS, the total anticipated expenditures for the Project, including design, construction, and staff costs are \$2,166,250.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby accepts the Project as complete and authorizes the City Engineer to file a Notice of Completion and file said document with the Office of the Recorder of the County of Contra Costa, State of California, within 10 days from the date hereof.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 3rd day of March 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST BY:

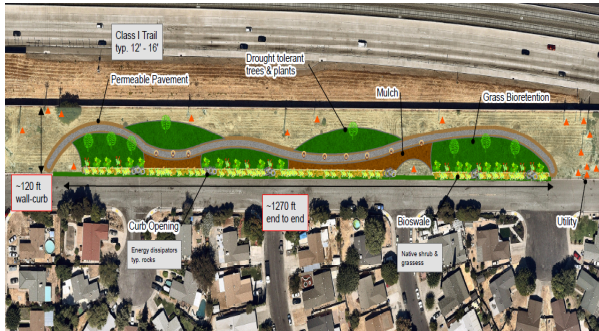
Alice E. Evenson, City Clerk

Project Title:

Project #:

Frontage Road Living Green Trail

1801



Project Category: Storm

Location: Frontage Road, east of Dover Way

Project Manager: A. Peters

Project Priority: 1A – Essential

Project Status: Construction

Est. Completion Date: 2024/25

Description/Justification:

This project will construct a Class I trail on Frontage Road from Dover Way to the end of the existing pedestrian trail at Chelsea Way. The project will also include the installation of pathway swales and bioretention features.

Supplemental Information:

Funding Sources Include: Clean California Local Grant, ARPA

PROJECT FINANCING		CURRENT		PROPOSED					TOTAL
PROJECT EXPENDITURES		Prior	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	
1101	Staff Time	\$ 5,475	\$ 44,699	\$ 29,108					\$ 79,282
2122	Design	\$ 155,148	\$ 136,925						\$ 292,073
2281	Construction		\$ 1,289,236	\$ 426,378					\$ 1,715,614
2372	Administrative Overhead	\$ 6,620	\$ 39,977	\$ 32,685					\$ 79,282
TOTAL		\$ 167,242	\$ 1,510,837	\$ 488,171					\$ 2,166,250
PROJECT FUNDING		Prior	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL
	Federal/State	\$ 1,354,000							\$ 1,354,000
298	ARPA	\$ 812,250							\$ 812,250
TOTAL		\$ 2,166,250							\$ 2,166,250



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Ordinance Amending the Zoning Map to Establish a Limited Overlay District for Quick Quack Car Wash, APN: 088-151-047, Pittsburg, CA, 94565, AP-24-0004 (RZ, UP, DR, SR)

MEETING DATE: March 3, 2025

EXECUTIVE SUMMARY

On February 18, 2025, the City Council held a public hearing on a request for adoption an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), an amendment to the Zoning Map to establish a Community Commercial District with a Limited Overlay (CC-O) and approval of use permit, design review, and sign exception applications for the Quick Quack Car Wash located approximately 700' east of the intersection of Loveridge Road and North Park Boulevard. The City Council introduced and waived further reading of an Ordinance approving a Zoning Map amendment for the project. The Ordinance is now ready for City Council adoption.

FISCAL IMPACT

As a result of development of the proposed use, the City would see a small increase in property tax revenue generated by the parcel. Further, the project as proposed would require annexation into Community Facilities District (CFD) 2005-01 for public safety services, which would be assessed annually. The project would also be required to pay regional and local traffic mitigation fees.

RECOMMENDATION

City Council move to adopt an Ordinance approving a Zoning Map Amendment and associated Overlay regulations for Quick Quack Car Wash (Attachment 1).

BACKGROUND

On January 28, 2025, the Planning Commission adopted Resolution No. 10265 recommending City Council approval of the project proposal in its entirety. On February 18, 2025, the City Council held a public hearing on a request for adoption an Initial Study Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program

(MMRP), an amendment to the Zoning Map to establish a Community Commercial District with a Limited Overlay (CC-O) and approval of use permit, design review, and sign exception applications for the Quick Quack Car Wash located approximately 700' east of the intersection of Loveridge Road and North Park Boulevard. The City Council introduced and waived further reading of an Ordinance to approve a Zoning Map Amendment for the project.

SUBCOMMITTEE FINDINGS

This item was not presented to the Subcommittee.

STAFF ANALYSIS

After the City Council holds a public hearing and introduces an Ordinance on a given matter, approval of the matter is formalized by City Council adoption of the Ordinance by a majority vote at a meeting no fewer than five days after the public hearing. The Ordinance becomes effective 30 days after the date of its adoption.

ATTACHMENTS:

1. Proposed Ordinance - Rezone
 - a. Exhibit A – Zoning Map Amendment
 - b. Exhibit B – CC-O Overlay Regulations

Prepared by: Ariana Ruiz, Assistant Planner

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Ordinance Approving a Rezoning of a)
11.79-Acre Site from CC (Community)
Commercial) to CC-O (Community)
Commercial with Limited Overlay))
District, for “Quick Quack Car Wash,)
AP-24-0004 (RZ, UP, DR, and SE).)
Assessor’s Parcel Number 088-151-047)

ORDINANCE NO. 25-

WHEREAS, on January 5, 2024, Vance Shannon with Quick Quack Car Wash filed Planning Application No. 24-0004, requesting approval of 1) a Zoning Map Amendment to rezone a 11.79-acre site from CC (Community Commercial) to CC-O (Community Commercial with a Limited Overlay) to establish a limited overlay district; 2) a Use Permit to establish an automobile washing facility on an approximately 0.9-acre portion of the 11.19-parcel and to construct a freestanding sign; 3) Design Review of a 3,588 square-foot commercial self-service carwash for Quick Quack, pay station canopy, vacuum area canopy, trash enclosure, and associated site improvements; and 4) a Sign Exception to exceed the maximum square-footage allowed on site per PMC 19.16.060; and

WHEREAS, the proposed project is governed by the applicable goals and policies of the Pittsburgh 2040 General Plan, the Pittsburgh Municipal Code (PMC), and the City’s adopted Design Review and Development Guidelines (DRDGs: planning Commission Resolution No. 9864); and

WHEREAS, pursuant to Pittsburgh Municipal Code (PMC) section 18.16.020 and 18.48.030, the City Council, upon recommendation of the Planning Commission, may approve a zoning map amendment if it finds that: 1) the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan; 2) the land use regulation is compatible with uses and regulations of the land use district for which it is proposed; 3) a community need is demonstrated for the change proposed; and 4) its adoption will be in conformity with public convenience, general welfare and good zoning practice; and

WHEREAS, on January 28, 2025, after conducting a duly noticed public hearing, the Planning Commission adopted Resolution No. 10265, recommending City Council adoption of the proposal in its entirety; and

WHEREAS, on or prior to February 7, 2025, in accordance with Government Code sections 65090 and 95091, and PMC section 18.14.020 (A-D), a notice of the February 18, 2025 City Council Public Hearing was published in the East County Times; was posted at City Hall and on the “Public Notices” section of the City’s website; was delivered for posting at the Pittsburgh Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the facility, and to individuals who had

previously filed written request for such notice, in accordance with PMC section 18.14.020; and

WHEREAS, in addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Pittsburg Antioch", "California", and "Diamond Hillside" neighborhoods; and

WHEREAS, on February 18, 2025, the City Council held a public hearing on Planning Application No. 24-0004 to 1) adopt an Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); 2) an amendment to the Zoning Map to establish a Community Commercial District with a Limited Overlay (CC-O); and 3) approval of a use permit, design review, and sign exception for the Quick Quack Car Wash located approximately 700' east of the intersection of Loveridge Road and North Park Boulevard. Assessor's Parcel No. 088-151-047, at which time oral and/or written testimony was considered.

NOW, THEREFORE, the City Council of the City of Pittsburg does ORDAIN as follows:

SECTION 1. Findings

- A. The City Council finds that each fact set forth in the preceding recitals is true and correct and incorporated by reference.
- B. Based on the City Council Staff Report entitled, "Adoption of a City Council Resolution Adopting an Initial Study Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), Introduction and Waive First Reading of an Ordinance Amending the Zoning Map to Establish a Limited Overlay District, and Adoption of a Resolution Approving Use Permit, Design Review, and Sign Exception Application for Quick Quack Car Wash AP-24-0004 (RZ, UP, DR, and SE)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the City Council finds that:
 1. The proposed limited overlay district and overlay plan is consistent with and conforms to the 2040 General Plan. The project site has a land use designation of 'Regional Commercial'. This land use designation is intended to "sites for retail shopping areas containing a wide variety of businesses, including retail centers, service stations, automobile sales and services." The proposed overlay district would be consistent with the intent of the Regional Commercial land use designation in that the proposed allowable uses within the overlay would be very similar to the existing uses within the Regional Commercial Designation, such as auto sales and auto repair uses, which are among the type of businesses envisioned within this land use designation.
 2. The requested Zoning Map Amendment is consistent with the objectives, policies, general land uses, and programs specified in the General Plan, in that:

- A. it would contribute to promoting land use compatibility through development standards, use restrictions, environmental review, and design considerations (General Plan Policy 2-P-1.2).
 - B. it is proposed within an urban area, surrounded by developed land, not along the periphery of the City boundaries (General Plan Policy 2-P-1.5).
 - C. It will facilitate development on an infill site, thereby helping the City maintain a compact urban form (Goal 2-1).
 - D. It will incentive the use of vacant infill land and revitalize an underutilized site (Goal 3-1, Action 3-A-1.a).
 - E. It will allow development in an area where public facilities and infrastructure are already available (Policy 3-P-1.5).
3. The requested Zoning Map Amendment would be consistent with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed, in that other automobile uses are conditionally permitted within the Community Commercial Zoning Designation. Provided the additional automotive uses that are conditionally permitted within the CC District, and the prevalent similarities between the Automobile Washing and the Service Station uses, as defined by the PMC, the proposed Zoning Map Amendment is consistent with the Municipal Code's intended use of properties designated as Community Commercial within the City of Pittsburg. The proposed Limited Overlay for the project site would require that all allowed uses and development standards remain the same as those of the base district (Community Commercial), except with the addition of Automobile Washing as a conditionally permitted use, subject to an approved Use Permit application.
 4. The proposed development would help achieve the General Plan's Economic Development Objectives (General Plan, Element 6) by expanding the retail sector and encouraging employment growth as it improves the jobs/housing balance. The project would create an additional employment opportunity within the City and generate property and sales taxes to help contribute to the City's revenue stream. As conditioned, the proposed project will both provide a service needed by the community and conform with our City-adopted Design Guidelines.
 5. The requested Zoning Map Amendment would facilitate the use of a vacant parcel and help the City achieve its Economic Development Objectives, by enhancing the assessed value of the land and creating additional employment opportunities. While there may be other Automobile Washing facilities in the City, very few provide the opportunity for vacuum cleaning services, a need shared among those living within multi-family development projects without personal use driveways for such activity. Approval of this amendment would assist in facilitating the development of an Automobile Washing facility, a public convenience development project for the area on an underutilized parcel. The requested Zoning Map Amendment will be in conformity with the public convenience, general welfare, and good zoning practice, in that it will facilitate improvement of a blighted area, which could help eradicate

existing problems that come with blighted sites, such as illegal dumping and loitering.

SECTION 2. CEQA

1. The proposed project is subject to the California Environmental Quality Act (CEQA), and the CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the CEQA Guidelines, an Initial Study was prepared for the project. Based on the analysis in the Study, it was determined that potentially significant effects of the project could be lessened through specified mitigations, and subsequently, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared.
2. On December 18, 2024, a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was distributed to the public for a 30-day review, in accordance with CEQA Guidelines section 15105(b). Public distribution of the NOI consisted of delivery to the County Clerk's Office, posting on the City's website, and direct mailing to all interested parties and owners/occupants of the properties directly contiguous with the project, in accordance with CEQA Guidelines section 15072. No comments were received within the public comment period.

SECTION 3. Amendment.

Based on the findings set forth above, the City Council hereby amends the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 (Zoning Ordinance) Section 18.04.020, to change the zoning for a 11.79-acre site, from CC District to CC-O (Community Commercial with Limited Overlay) District with an accompanying Overlay Regulations, as depicted in Exhibit A and B of this Ordinance. .

SECTION 4. Effective Date.

This Ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 5. Severability.

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 6. Publication

The ordinance shall be posted and published in accordance with the California Government Code.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on February 18, 2025, and was adopted and ordered published at a regular meeting of the City Council held on March 3, 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Exhibit A of Ordinance No. ____ for AP-24-0004 (RZ, UP, DR, SR-
SE) Quick Quack Car Wash Zoning Map Amendment

Fig. 1: Current Zoning Designation

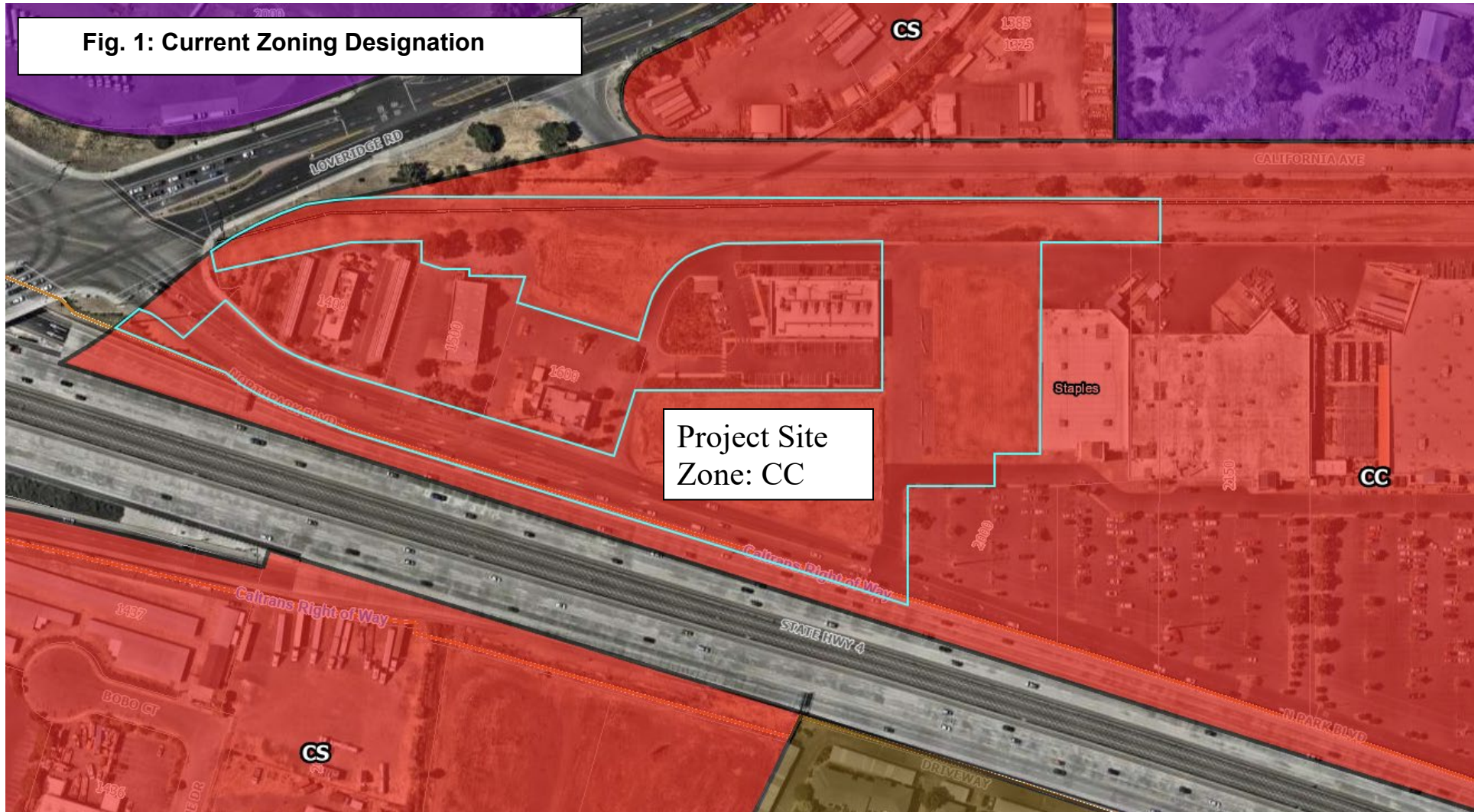


Exhibit A of Ordinance No. ____ for AP-24-0004 (RZ, UP, DR, SR-
SE) Quick Quack Car Wash Zoning Map Amendment

Fig. 2: Proposed Zoning Designation

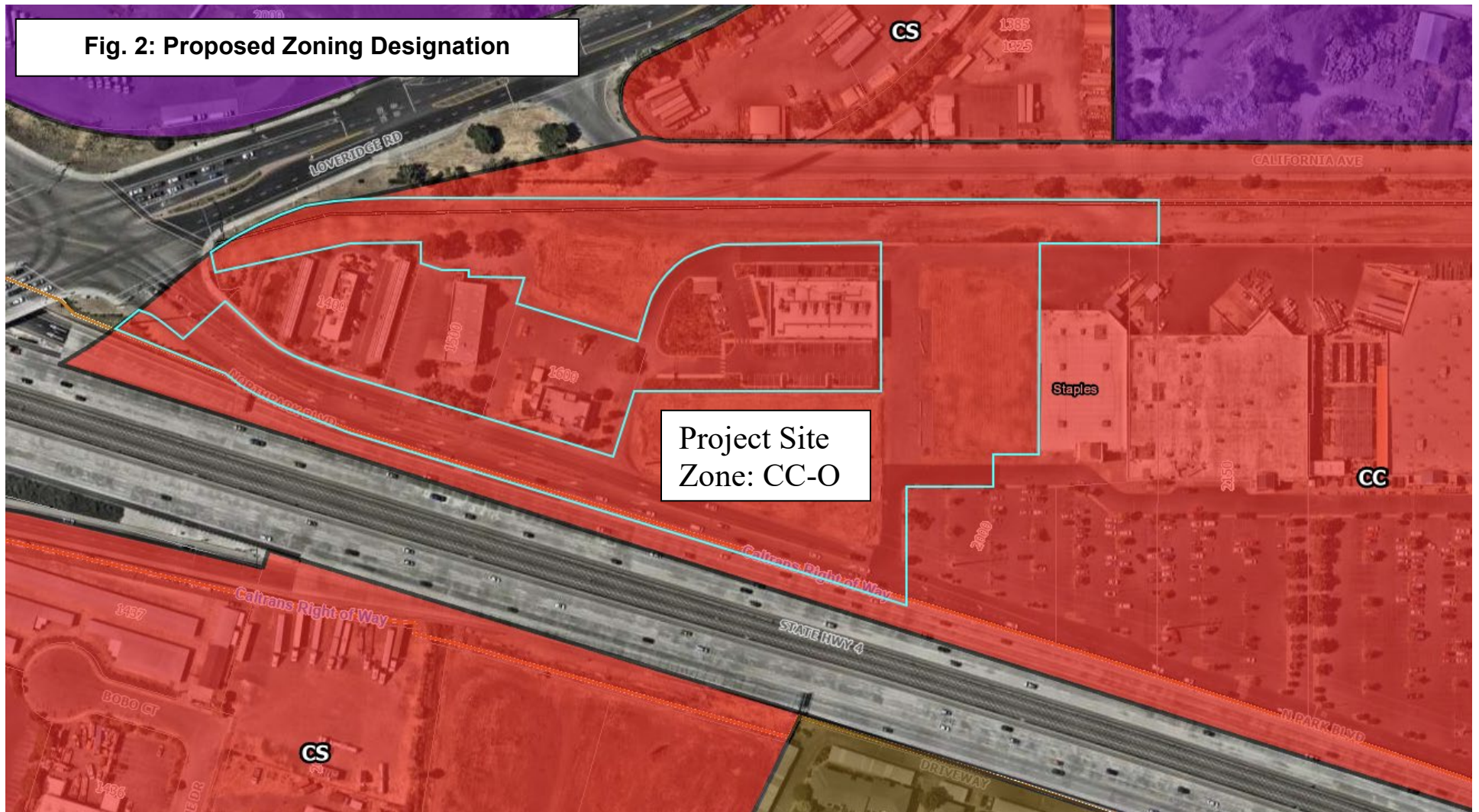


Exhibit B of Ordinance No. ____ for AP-24-0004 (RZ, UP, DR, SR-SE) Quick Quack Car Wash Zoning Map Amendment

CC-O Regulations:

Land Use Regulations:

All allowed uses and development standards shall be the same as those of the base Community Commercial (CC) District, with the addition of Automobile Washing conditionally permitted subject to an approved Use Permit Application, as shown in the table below.

P = Permitted
 U = Use Permit, Planning Commission
 T = Temporary Activity Permit
 L = Limited (See Additional Use Regulations)
 Z = Use Permit, Zoning Administrator
 - = Not Permitted

	CO	CN	CC	CC-O	CS	CSD	CW	CP
Automobile and recreational vehicle repair, major	-	-	-		U	U	-	-
Automobile rental	L-14	L-14	L-14		P	P	L-14	-
Automobile repair, limited	-	-	U		P	P	-	-
Automobile sales	-	U	U		U	U	-	-
Automobile washing	-	-	-	U	U	U	-	-
Recreational vehicle and mobile home sales	-	-	L-140		U	-	-	-
Service station	-	U	U		U	U	-	-
Vehicle storage	-	-	-		U	-	-	-

Landscaping Regulations:

All project site landscaping shall follow the Pittsburgh Municipal Code Section applicable to the project's base Zoning District of Community Commercial. Landscaping regulations shall also adhere to all Responsible Agency's regulations, as specified in the Development's MMRP and Conditions of Approval. All landscaping shall be kept in a healthy, neat, and weed-free, condition. Additional regulations regarding site landscaping shall be subject to review and modification by the Zoning Administrator.

Exhibit B of Ordinance No. ____ for AP-24-0004 (RZ, UP, DR, SR-SE) Quick Quack Car Wash Zoning Map Amendment

Screening Regulations:

Screening regulations shall follow the City of Pittsburg's Development Review Design Guidelines for Screening and the City of Pittsburg's Municipal Code requirements for Screening and Fencing on Site. All final screening materials and finishes shall be subject to review and approval by the Zoning Administrator.

C.3 Regulations:

The Project shall adhere to all C.3 regulations prescribed for the project site and maintain compliance with any measures imposed by these Regulations. Detailed information regarding compliance is included in the Project's ISMND, MMRP, and Conditions of Approval. Adherence is subject to review, approval, or modification by the City of Pittsburg Public Works Department or Engineering Division.

Violation of Regulations:

Any violation of the proposed CC-O District, MMRP, or Conditions of Approval for the proposed development shall be subject to Administrative Citation as specified in the Pittsburg Municipal Code, and/or revocation of the Business License and/or Use Permit entitlements.