

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

January 28, 2025

A regular meeting of the Pittsburg Planning Commission was called to order by Vice-Chair Sara Foster at 7:00 p.m. on Tuesday, January 28, 2025, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Foster, Vice-Chair Smith, Commissioners Gordon Popova, Robinson, Stokes

Staff: Director of Community and Economic Development Jordan Davis, Assistant Director of Community and Economic Development John Funderburg, Assistant Planner Ariana Ruiz, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Secretary Funderburg led the Pledge of Allegiance.

REORGANIZATION

Per the Planning Commission by-laws, as the current sitting Vice-Chair, Commissioner Foster assumed the role of Chair. In the order of seniority, Commissioner Smith assumed the role of Vice-Chair.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT ITEM

1. Minutes
Minutes of November 12, 2024
Minutes of December 10, 2024

On a motion by Commissioner Popova, approving the consent item(s), seconded by Commissioner Robinson:

AYES:	Foster, Gordon, Popova, Robinson, Smith, Stokes
NAYES:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC HEARING

2. Resolution Recommending City Council adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit, Design Review, Sign Exception Applications for the Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE)

A public hearing was held requesting a recommendation to City Council on adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit, Design Review, Sign Exception Applications for the Quick Quack Car Wash Facility

Assistant Planner Ariana Ruiz gave a presentation.

Applicants Vance Shannon spoke on behalf of the project.

Chair Foster opened the public hearing.

There being no further public comments at this time, Chair Foster closed the public hearing item.

On a motion by Commissioner Smith, approving the recommendation to City Council on adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit, Design Review, Sign Exception Applications for the Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE), seconded by Commissioner Robinson:

AYES: Foster, Gordon, Popova, Robinson, Smith, Stokes

NAYES: None

ABSTAIN: None

ABSENT: None

STAFF COMMUNICATIONS

Secretary Funderburg discussed the tentative schedule for upcoming meetings.

One (1) item tentatively to be presented at the February 11, 2025, meeting;

1. AP-24-0142 – Design review approval of plans to construct 206, detached, single-family dwellings and site improvements within three existing subdivisions (9554, 9688 and 9687) of the San Marco Development.

Two (2) items tentatively to be presented at the February 25, 2025, meeting:

1. 2024 General Plan Annual Progress report – Repot and updated
2. AP-24-0116 – JC Recycle, Inc. requesting approval of a Use Permit application to establish a Warehousing Facility and Contactor's Yard on an approximately 2.0-acre leased portion of a 4.1-acre site located at 780 Clark Avenue in the Industrial Park (IP) District. Assessor's Parcel Number: 088-250-050. The proposed operation would consist of the handling, sorting and storage of non-hazardous materials, including wood pallets, pre-bailed cardboard and plastic, and some metals, within an existing 21,000-square-foot warehouse.

Secretary Funderburg updated the Planning Commissioner on the groundbreaking at Premier Fields on Thursday, January 30, 2025 at 4 p.m., the Ribbon Cutting on Wednesday, January 29, 2025 for the Solano Pharmacy, and an update on the Courtyard opening.

Secretary Funderburg announced the promotion of Alison Spells to Senior Planner.

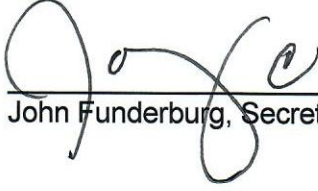
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:54 p.m. to February 11, 2025.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'John Funderburg', is written over a horizontal line.

John Funderburg, Secretary