



## City of Pittsburg Planning Commission Agenda

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**04/08/2025**

**City Hall Council Chamber  
65 Civic Avenue, Pittsburg, CA 94565**

**Regular Meeting  
7:00 P.M.**

### **Planning Commission Members**

**Sarah Foster, Chair  
Donna Smith, Vice-Chair  
Elissa Robinson, Commissioner  
Frank Gordon, Commissioner  
Deandra Stokes, Commissioner  
Ivelina Popova, Commissioner  
Reilly Kent, Commissioner**

**Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais.** Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

**A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred.** The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburg. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

**The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber.** Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

This agenda was posted in City Hall on Friday, April 4, 2025

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**DELETIONS, WITHDRAWALS OR CONTINUANCES**

**COMMENTS FROM THE AUDIENCE**

**CONSENT**

1. **Minutes**  
Minutes of March 25, 2025

**PUBLIC HEARINGS**

2. **Recommendation to the City Council to adopt a Resolution for a Text Amendment to the Safety Element of the 2040 General Plan to Reflect the City's Adoption of the 2022 City of Pittsburgh Local Hazard Mitigation Plan, AP-25-0016 (GP)**

Recommendation to the City Council to adopt a Resolution for a Text Amendment to the Safety Element of the 2040 General Plan to Reflect the City's Adoption of the 2022 City of Pittsburgh Local Hazard Mitigation Plan.

Environmental Determination: The proposed text amendment is exempt from CEQA because it does not constitute an activity covered by CEQA pursuant to CEQA Guidelines section 15060(c)(2) and it does not have the potential for causing a significant effect on the environment pursuant to CEQA Guidelines section 15061(b)(3).

**STAFF COMMUNICATIONS**

**COMMITTEE REPORTS**

**ADJOURNMENT OF PLANNING COMMISSION MEETING**

## **NOTICE TO PUBLIC**

### **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 citizens. 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 Commission 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)

### **GENERAL INFORMATION**

Copies of the open session agenda packets that are distributed to the Planning Commission are on file in the office of the Planning Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning no fewer than 72 hours in advance of the meeting, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except city holidays). Additionally, if any reports or documents that are public records are distributed to the Planning Commission fewer than 72 hours before the meeting, those reports and documents will also be available for public inspection in the city's Planning Department and at the Commission meeting. The Pittsburg Library is also provided a full agenda packet for your convenience. As a courtesy, the agenda is also located on the city's website at [www.ci.pittsburg.ca.us](http://www.ci.pittsburg.ca.us).

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

**March 25, 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, March 25, 2025, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

**ROLL CALL**

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

Absent: Commissioner Robinson

Staff: Assistant Director of Community and Economic Development John Funderburg, Senior Planner Alison Spells, Administrative Analyst I Candace Hatch

**PLEDGE OF ALLEGIANCE**

Commissioner Stokes 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**

1. Minutes  
Minutes of February 25, 2025

On a motion by Commissioner Gordon, approving the consent item(s), seconded by Commissioner Stokes:

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

**PUBLIC HEARING**

2. Blue Sports Bar & Lounge, AP-25-0007 (UP)

A public hearing was held requesting approval of a Use Permit to establish a Full-Service Restaurant with Alcohol Sales and Live Entertainment within an existing 2,400-square-foot structure located at 337 Railroad Avenue in the Pedestrian Commercial (CP) District. Assessor's Parcel Number: 085-108-016.

Senior Planner Alison Spells gave a presentation.  
Applicants Christopher Williams spoke on behalf of the project.  
Chair Foster opened the public hearing.  
Public comment received from the following:  
Michael Gonzalez, Owner of 337 Railroad Avenue  
There being no further public comments at this time, Chair Foster closed the public hearing item.

On a motion by Commissioner Smith, approving a Use Permit to establish a Full-Service Restaurant with Alcohol Sales and Live Entertainment within an existing 2,400-square-foot structure located at 337 Railroad Avenue in the Pedestrian Commercial (CP) District, AP-25-0007 (UP), subject to conditions with the added condition that deliveries on Railroad Avenue would be restricted to 8 – 10 am and 2 – 4 pm, seconded by Commissioner Robinson:

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

### **ZONING ADMINISTRATOR REPORTS**

The Zoning Administrator submitted one Notice of Intent to exercise Delegated Design Review Authority.

### **STAFF COMMUNICATIONS**

Secretary Funderburg congratulated Commissioner Kent on her appointment to the Planning Commission.

Secretary Funderburg provided an update to the Planning Commission on the Development Title Update Public Workshops.

Secretary Funderburg discussed the tentative schedule for upcoming meetings.

One (1) items tentatively being presented at the April 8, 2025, meeting:

1. General Plan Text Amendment – Update the Safety Element to incorporate language from the Local Hazard Mitigation Plan to receive additional grant assistance for disaster mitigation and recovery.

One (1) item tentatively being presented at the April 22, 2025, meeting:

1. 2024 General Plan Annual Progress Report – Report and update.

There were no further staff communications.

### **COMMITTEE REPORTS**

Commissioner Popova provided an update on the Community and Economic Development Subcommittee that was held on March 12, 2025.

Commissioner Popova provided an update on the TransPlan/ECCRFFA Subcommittee that was held on March 13, 2025.

There were no further committee reports.

### **ADJOURNMENT**

The meeting was adjourned at 8:19 p.m. to April 8, 2025.

Respectfully Submitted,

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John Funderburg, Secretary

**CITY OF PITTSBURG  
PLANNING COMMISSION  
STAFF REPORT  
April 8, 2025**

**ITEM: Recommendation to the City Council to adopt a Resolution for a Text Amendment to the Safety Element of the 2040 General Plan to Reflect the City's Adoption of the 2022 City of Pittsburg Local Hazard Mitigation Plan, AP-25-0016 (GP)**

ORIGINATED BY: City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT: Recommendation to the City Council to adopt a Resolution for a Text Amendment to the Safety Element of the 2040 General Plan to Reflect the City's Adoption of the 2022 City of Pittsburg Local Hazard Mitigation Plan.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) recommending City Council Amend the Safety Element of the 2040 General Plan to reflect the City's adoption of the 2022 City of Pittsburg Local Hazard Mitigation Plan.

BACKGROUND:

In October 2000, the federal government signed into law the Disaster Mitigation and Cost Reduction Act (DMA 2000) requiring state and local governments to develop a Hazard Mitigation Plan (HMP) as a condition for receiving federal grant assistance for disaster mitigation and recovery.

Recognizing that many local governments still had not adopted HMPs, in September 2006, the Legislature amended California Government Code Section 8685 related to local planning. The amendment added a new section, allowing California counties and cities to be considered for additional state funding on eligible Public Assistance projects if their approved HMP was adopted into the Safety Element of their General Plan.

Prior to 2017, the City of Pittsburg (City) participated in the Association of Bay Area Governments (ABAG) multi-jurisdictional HMP. This plan was found non-compliant with Federal Emergency Management Agency (FEMA) guidance for HMPs in 2016.

To meet the requirements of DMA 2000, the City developed a single jurisdiction HMP which was adopted by the City Council on November 6, 2017, through Resolution No. 17-13388. FEMA provided the City with final approval of its HMP on November 29, 2017.

Because FEMA requires HMPs to be updated every five years, in July 2022, the City commenced a planning process to update the 2017 HMP. Utilizing FEMA's *Local Mitigation Planning Policy Guide*, the City worked alongside the Pittsburg Unified School District and Contra Costa County Office of Emergency Services to prepare

the update. On April 3, 2023, the City Council adopted Resolution No. 23-14267, approving updates to the City's HMP by approving the *Pittsburg 2022 Local Hazard Mitigation Plan* for the City. FEMA provided the City with final approval of the 2022 HMP on April 18, 2023.

When federal officials declare a disaster area, the federal government pays 75 percent of the disaster costs. The rest of the costs are shared by the state and the affected local government. The state pays 18.75 percent of the non-federal share (state cost-share) and the affected local government pays 6.25 percent (local cost-share). The California Disaster Assistance Act (CDAA) typically allows the state to cover the full 18.75 percent state cost-share but jurisdictions who have not adopted their approved HMP into the Safety Element of their General Plan are responsible for providing the remaining 6.25 percent local cost-share.

Following City Council adoption of the 2022 HMP, staff realized the City had not formally adopted it into the Safety Element of the General Plan. The proposed project would formally adopt the 2022 HMP into the Safety Element of the 2040 General Plan.

2040 GENERAL PLAN: The proposed text amendment to the Safety Element of the 2040 General Plan is consistent with the following City of Pittsburg 2040 General Plan Safety Element Goals, Policies and Actions.

Goal-11-1: Protect the safety of life and property throughout the community by planning and preparing for effective disaster and emergency response.

Policy 11-P-1.12: Ensure that City regularly reviews the local Hazard Mitigation Plan (HMP) recommendations and implements projects to protect critical facilities and infrastructure and to reduce risk of exposure to identified hazards.

Action 11-A-1.b: Identify and pursue strategies to increase the city's resilience to emergencies and disasters, including sea level rise, floods, seismic events, and wildfires, while protecting the city and particularly the waterfront's unique historic, maritime, cultural, and ecological assets and environment to the maximum feasible extent.

Action 11-A-1.d: Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.

REQUIRED FINDINGS - General Plan Text Amendment: California Government Code sections 65353 and 65358 and Chapter 18.10 of Pittsburg Municipal Code identify the Planning Commission as the advisory body to the City Council on amendments to the General Plan. In order to recommend City Council adoption of a

Planning Commission Staff Report  
Text Amendment to 2040 General Plan Safety Element  
April 8, 2025

General Plan Amendment, the Planning Commission must determine, in accordance with Government Code, that the amendment would be in the public interest.

PUBLIC NOTICE: On or prior to March 28, 2025, notice of the April 8, 2025, public hearing was posted in the East County Times, at City Hall, at the Pittsburg Library, on the 'Public Notices' section of the city's website and on [www.nextdoor.com](http://www.nextdoor.com) ("Nextdoor") and was sent directly to all subscribed residents in all city neighborhoods.

ENVIRONMENTAL DETERMINATION: The proposed text amendment is exempt from CEQA because it does not constitute an activity covered by CEQA pursuant to CEQA Guidelines section 15060(c)(2) and it does not have the potential for causing a significant effect on the environment pursuant to CEQA Guidelines section 15061(b)(3).

STAFF ANALYSIS: Adoption of the City's federally-required HMP, adopted by the City Council on April 3, 2023, into the Safety Element of the 2040 General Plan would make the city eligible to be considered for part or all its local-share costs on eligible Public Assistance funding to be provided by the state through the CDAA.

The proposed amendment is important because, in the event of a disaster, the CDAA authorizes California Governor's Office of Emergency Services (Cal OES) to provide financial assistance to local governments for costs related to disaster events and certain emergency activities undertaken in response to a state of emergency proclaimed by the Governor.

Adoption of the proposed text amendment would also increase the likelihood the city would receive matching fund assistance for cost sharing required under federal public assistance programs in response to a Presidential Major Disaster or Emergency Declaration.

Finally, the proposed amendment introduces a minor text amendment to the title page of the Safety Element of the 2040 General Plan. The new text being added will merely let readers know that the City has a FEMA-approved, Council-adopted HMP and will provide a weblink so that readers can access it.

ATTACHMENTS:

1. Proposed Resolution
  - a. "Exhibit A" Proposed Text Amendment to Safety Element of the General Plan

Prepared By: Alison Spells, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

|                                                 |   |                |
|-------------------------------------------------|---|----------------|
| Recommending City Council Amend the             | ) |                |
| Safety Element of the 2040 General Plan to      | ) |                |
| to Reflect the City's Adoption of the 2022      | ) | Resolution No. |
| City of Pittsburg Local Hazard Mitigation Plan, | ) |                |
| <u>AP-25-0016 (GP)</u>                          | ) |                |

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. In October 2000, the federal government signed into law the Disaster Mitigation and Cost Reduction Act (DMA 2000) requiring state and local governments to develop a Local Hazard Mitigation Plan (HMP) as a condition for receiving federal grant assistance for disaster mitigation and recovery.
- B. Recognizing that many local governments still had not adopted an HMP, in September 2006, the Legislature amended California Government Code Section 8685 related to local planning. The amendment added a new section, allowing California counties and cities to be considered for additional state funding on eligible Public Assistance projects if their approved HMP was adopted into the Safety Element of their General Plan.
- C. Recognizing that an HMP is required as a condition of future funding for mitigation projects under multiple Federal Emergency Management Agency (FEMA) pre- and post-disaster mitigation grant programs, the City fully participated in the FEMA-prescribed mitigation planning process outlined in the FEMA Local Mitigation Planning Policy Guide to develop an HMP.
- D. On April 3, 2023, the Pittsburg City Council adopted Resolution No. 23-14267, approving updates to the City's 2017 HMP by approving the Pittsburg 2022 Local Hazard Mitigation Plan for the City. FEMA provided the City with final approval of the 2022 HMP on April 18, 2023.
- E. Following adoption of the HMP by the City Council, the City learned that incorporating the current, FEMA-approved HMP into the Safety Element of the City's General Plan would allow the City to be considered for state funding on eligible Public Assistance projects through the California Disaster Assistance Act (CDAA) consistent with California Government Code Section 8685.9, added on September 29, 2006.
- F. Under Government Code section 65358, the City Council, upon recommendation of the Planning Commission, may amend the City's General Plan, in whole or in part, if it finds that the amendment would be in the public interest. No more than four general plan amendments to each required element may be adopted within one calendar year. In the 2025 calendar year, the City Council has not adopted any amendments to any element of the 2040 General Plan; and

- G. Adoption of the proposed text amendment to the Safety Element of the 2040 General Plan would supplement existing language related to the HMP, make the HMP more accessible by the general public, and allow the City to be eligible for a broader range of federal and state pre- and post-disaster grant funding; and
- H. The project is exempt from the California Environmental Quality Act (CEQA) because it does not constitute an activity covered by CEQA pursuant to CEQA Guidelines section 15060(c)(2), it does not have the potential for causing a significant effect on the environment pursuant to CEQA Guidelines section 15061(b)(3).
- I. On or prior to March 28, 2025, notice of the April 8, 2025, public hearing was posted in the East County Times, at City Hall, at the Pittsburg Library, on the 'Public Notices' section of the city's website and on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in all city neighborhoods.
- J. On April 8, 2025, the Planning Commission held a public hearing on Application No. AP-25-0016, at which time oral and/or written testimony was considered.

## Section 2. Findings

- A. Based on the full administrative record before the Planning Commission, including but not limited to the Planning Commission Staff Report entitled, "Recommendation to the City Council to Amend the Safety Element of the 2040 General Plan to Reflect the City's Adoption of the 2022 City of Pittsburg Local Hazard Mitigation Plan, AP-25-0016 (GP)," dated April 8, 2025, 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 April 8, 2025, meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

## Section 3. Decision

Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt a resolution for a text amendment amending the Safety Element of the 2040 General Plan to reflect the City's adoption of the 2022 City of Pittsburg Local Hazard Mitigation Plan in compliance with Government Code Section 8685.9), as written in the attached "Exhibit A".

## Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the foregoing resolution was passed and adopted the 8<sup>th</sup> day of April, 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. \_\_\_\_\_ was adopted by the Planning Commission of the City of Pittsburg on April 8, 2025.

\_\_\_\_\_  
JOHN FUNDERBURG, SECRETARY  
PITTSBURG PLANNING COMMISSION

# Exhibit A

## Text Amendment of the 2040 General Plan Safety Element

Chapter 11 of the 2040 General Plan includes the title page (11-1) of the Safety Element (titled: Safety & Resiliency). The language underlined below is proposed to be added to the title page of the Safety Element immediately following the three existing paragraphs below:

Existing language to remain

Safety is a basic human need and is required for a community to thrive. The goals, policies, and implementation measures in this element are designed to protect and enhance the public health and safety of Pittsburg residents, property, and environment. Pittsburg is susceptible to multiple types of hazards, and the goals and policies in this element are intended to address these hazards.

This element addresses disaster and emergency preparedness and critical facilities, climate adaptation and resilience, flooding and sea level rise, geologic and seismic hazards, and hazardous materials. Fire hazards are addressed in the Public Facilities Element.

Existing conditions and regulations associated with hazards and safety, including hazardous materials and waste, emergency response and evacuation routes, and flooding are discussed in Chapter 4 of the Existing Conditions Report, existing conditions and regulations related to geology, soils, and seismic concerns are addressed in Chapter 5 of the Existing Conditions Report, and existing and projected conditions and regulations associated with climate adaptation and sea level rise are addressed in Chapter 6 of the Existing Conditions Report.

New language to be added

The Local Hazard Mitigation Plan (HMP) for the City of Pittsburg was developed in 2022 in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed the Federal Emergency Management Agency (FEMA) Local Hazard Mitigation Plan guidance. The City's 2022 HMP was adopted by the Pittsburg City Council on April 3, 2023, in Resolution No. 23-14267. FEMA provided the City with final approval of the 2022 HMP on April 18, 2023. The HMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. Consistent with California Government Code Section 8685.9, added on September 29, 2006, the City's 2022 HMP has been incorporated by reference into this Safety Element. The City's 2022 HMP can be found on the City's Emergency Services website here: <https://www.pittsburgca.gov/services/emergency-services>.