



City of Pittsburg Planning Commission Agenda

08/26/2025

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

**Workshop
6:00 P.M.**

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

Planning Commission Members

**Sarah Foster, Chair
Donna Smith, Vice-Chair
Elissa Robinson, Commissioner
Vacant, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner
Reily 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, August 22, 2025

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

1. **Development Title Phase One update (Community Outreach)**

CONSENT

2. **Minutes**
Minutes of August 12, 2025

PUBLIC HEARINGS

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 pittsburgca.gov

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

August 12, 2025

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Foster at 7:00 p.m. on Tuesday, August 12, 2025, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Staff: Assistant Director of Community and Economic Development John Funderburg, Assistant City Engineer Gina Haynes, Development Services Supervisor Jolan Longway, Associate Planner Kelsey Gunter, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Kent led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances

COMMENTS FROM THE AUDIENCE

General public comments made by Adrian Badger.

PRESENTATIONS

There were no presentations.

CONSENT ITEM

1. Minutes
Minutes of July 22, 2025
2. Three-year Time Extension for East 10th Street and Los Medanos Street Mixed Use Project, Ap-22-0102 (DR).

Three-year time extension was requested for approval for Design Review (DR) application to construction a new 5,214 square-foot mixed use development that entails three (3) three-bedroom residential use development that entails three (3) three-bedroom residential unites and a 1,371 square-foot ground floor commercial space on units and a 1,371 square-foot round floor commercial space on a vacant 6,135 square-foot parcel located at the southwest corner intersection of East 10th Street and Los Medanos Street in the CDS (Downtown Service Commercial District)zone and the CS Service Commercial General Plan classification. Assessor's Parcel No. 085-205-011.

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

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

Secretary Funderburg made an announcement that Commission Consideration Item No. 4 will be presented to the Planning Commission prior to Public Hearing Item No. 3.

COMMISSION CONSIDERATION

4. Recommendation on Adoption of the Five-Year Capital Improvement Program (CIP) - General Plan Consistency Determination

A presentation was made by the Assistant City Engineering Gina Haynes with a request to the Planning Commission to determine whether the projects in the proposed Five-Year CIP are consistent with the City's 2040 General Plan.

Chair Foster opened the public comment.
Public Comment was received by Bruce Ohlson, Pittsburg resident.
There were no further public comments, Chair Foster closed the public comment.

On a motion by Commissioner Robinson, approving recommendation for adoption of the Five-Year Capital Improvement Program (CIP) General Plan Consistency Determination, seconded by Commissioner Popova:

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

PUBLIC HEARING

3. Baby Yale Academy and City of the Lord Zion Cumberland, AP-25-0041 (UP)

A public hearing was held requesting for approval of a Use Permit to establish a "Religious Assembly," "Day Care, General," and "Office, Business, and Administrative" use within an existing multi-tenant commercial building located at 640, 650 and 670 Cumberland. The site is located within the Old Town Pittsburg Downtown Area. Assessor's Parcel No. 085-171-004.

Associate Planner Kelsey Gunter gave a presentation.
Lita Reeves spoke on behalf of the applicant for the project.
Chair Foster opened the public hearing.
Public Comment was received by the following:
Adrian Badger, Pittsburg Business Owner
Wolfgang Croskey, Pittsburg Chamber of Commerce
There being no other public comments at this time, Chair Foster closed the public hearing item.

Secretary Funderburg requested a five-minute recess starting at approximately 8:55 p.m. and reconvened at approximately 9:00 p.m.

On a motion by Commissioner Stokes to recommend approval, with no second motion received, the motion failed.

On a motion by Commissioner Robison, to recommend denial of a Use Permit to establish a “Religious Assembly,” “Day Care, General,” and “Office, Business, and Administrative” use within an existing multi-tenant commercial building located at 640, 650 and 670 Cumberland, AP-25-0041 (UP), seconded by Commissioner Foster:

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

ZONING ADMINISTRATOR REPORTS

The Zoning Administrator submitted on notice of intent to exercises Delegated Design Review Authority.

STAFF COMMUNICATIONS

Secretary Funderburg announced that a workshop will be held at 6:00 p.m. on August 26, 2025, immediately preceding the regular Planning Commission meeting scheduled for 7:00 p.m.

Secretary Funderburg provided an update to the Planning Commission on the tentatively scheduled items for upcoming meetings.

Two (2) additional items tentatively to be presented at the August 26, 2025, meeting:

1. AP-25-0046 Edible Blessings – Use Permit approval to establish a multi-use meeting, networking and/or event space that can be rented by small business for banquets, conferences, interview. The proposed use is located at 45 East 5th Street in the CP (Pedestrian Commercial) District. Assessor’s Parcel No. 085-104-002.
2. AP-24-0064 Development Title update – Phase One wrap-up (Presentation Only)

Secretary Funderburg informed the Planning Commission that there are no items scheduled for the September 9, 2025, meeting at this time.

There were no further staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:11 p.m. to August 26, 2025.

Respectfully Submitted,

John Funderburg, Secretary