

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

January 23, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Popova at 7:00 p.m. on Tuesday, January 23, 2024 at the City of Pittsburg Marina Center, 340 Marina Boulevard, Pittsburg, California.

ROLL CALL

Present: Chair Popova, Vice-Chair Kobata, Commissioners Foster, Robinson, Smith

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Community and Economic Development John Funderburg, Associate Planner Alison Hodgkin, Associate Planner Kelsey Gunter, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Vice-Chair Kobata 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

1. Minutes of December 12, 2023

On motion by Commissioner Robinson, seconded by Commissioner Foster to approve the consent item and carried by the following vote:

AYES: Foster, Kobata, Popova, Robinson, Smith
NAYES: None
ABSTAIN: None
ABSENT: None

COMMISSION CONSIDERATIONS

2. Modification of Design Review for Pittsburg Solar Recreational Vehicle/Boat Storage Leasing Office, AP-23-0125 (DR)

A presentation was made to the Planning Commission by Associate Planner Alison Hodgkin for recommendations to approve a request to modify the Design Review approval originally granted by the Planning Commission on June 14, 2022, in Resolution No. 10190 (AP-21-1588 (UP, DR) allowing a 1,243 square foot (sq. ft.) leasing office for Pittsburg Solar Recreational Vehicle (RV) and Boat Storage located at 3468 Pittsburg-Antioch Highway in the CS (Service Commercial) District. Assessors' Parcel No. 074-100-018.

Applicant Chris Koenig spoke on behalf of the project.

Chair Popova opened the public consideration.

Public comment was received by the following:

Bruce Ohlson, Pittsburg resident.

There being no one to speak further on this item, Chair Popova closed the public consideration.

On motion by Commissioner Foster, for consideration to approve a request to modify the Design Review approval originally granted by the Planning Commission on June 14, 2022, in Resolution No. 10190 (AP-21-1588 (UP, DR) allowing a 1,243 square foot (sq. ft.) leasing office for Pittsburg Solar Recreational Vehicle (RV) and Boat Storage located at 3468 Pittsburg-Antioch Highway, AP-23-0125 (DR), seconded by Vice-Chair Kobata

AYES: Foster, Kobata, Popova, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING

3. Consideration of a Resolution Denying a Use Permit for the Pittsburg Renaissance Day Care Facility, AP-23-0092 (UP)

A public hearing for a Use Permit to establish a "Day Care, General" use within an existing multi-tenant building located at 158 East Third Street. The tenant space is located within the Pedetrian Commercial (CP) Zoning District of Old Town Pittsburg. Assessors' Parcel No. 085-108-011.

Applicant Hong Rosie Pham-Myers spoke on behalf of the project.

Chair Popova opened the public hearing.

Public comment was received by the following:

Isabelle Mussard, Pittsburg business owner

Bruce Ohlson, Pittsburg resident

There being no one to speak further on this item, Chair Popova closed the public hearing.

Chair Popova, reopened the public hearing to receive comments.

Public comment was received by the following:

Isabelle Mussard, Pittsburg business owner.

There being no one to speak further on this item, Chair Popova closed the public hearing.

On motion by Commissioner Foster, to approve a resolution to deny a Use Permit for the Pittsburg Renaissance Day Care Facility, AP-23-0092 (UP), seconded by Chair Popova

AYES: Foster, Kobata, Popova, Robinson

NAYES: Smith

ABSTAIN: None

ABSENT: None

ZONING ADMINISTRATOR REPROTS

4. The Zoning Administrator submitted two notices of intent to conduct a Zoning Administrator public hearing and one notice of intent to exercise delegated design review for the following:
 1. 1398 Sanctuary Street – Fence Height Exception, AP-24-0002 (FHE) – requesting approval for a permit for a Fence Height Exception to construct a six-foot-tall, tube steel fence with self-closing gate between the public sidewalk and walkway space adjunct to West Lealand Road within the Vista Del Mar (Serene) Subdivision in the PD-170 (Planned Development, Ordinance No. 19-1470) Zoning District. Assessor's Parcel No. 093-560-067.
 2. 790 W. Leland – Protected Tree Removal, AP-23-0159 (TRP) – requesting approval of a permit to remove nine protected trees, as defined by the Pittsburg Municipal Code (PMC) section 18.84.830.F.
 3. McDonalds 460 Atlantic Avenue – Administrative Design Review, AP-23-1063 (ADR) – requesting approval to modify the driveway through queuing lanes at the existing McDonalds drive through.

STAFF COMMUNICATIONS

Secretary Funderburg provided information and discussed the tentative schedule for upcoming meetings.

Planning Commission Academy that will be held in March.

Two (2) items tentatively scheduled for February 13, 2024, meeting:

1. VR, ADU – Appeal of the Zoning Administrators approval of a variance application to allow a three-foot, seven-inch (3'-7") side- and three-foot (3'.0") rear yard setback, where four feet (4'0") minimum are required, to legalize an existing unpermitted attached 539 square-foot accessory dwelling unit (AD).
2. CP (Pedestrian Commercial) Zone Text Amendments- City initiated updates to the permitted uses in this zone.

One (1) item tentatively scheduled for February 27, 2024, meeting:

1. 2023 General Plan Annual Progress Report – report and update.

There were no further staff communications.

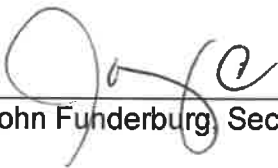
COMMITTEE REPORTS

Commissioner Foster updated the Planning Commission on the recent Trans-Plan meeting.

ADJOURNMENT

The meeting was adjourned at 9:15 p.m. to February 13, 2024.

Respectfully Submitted,



John Funderburg, Secretary