

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

February 13, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Popova at 7:00 p.m. on Tuesday, February 13, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Robinson

Staff: City Attorney Donna Mooney, 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

Commissioner Foster 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 January 23, 2024

On motion by Commissioner Foster, seconded by Vice-Chair Kobata to approve the consent item and carried by the following vote:

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

PUBLIC HEARING

2. Appeal of the Zoning Administrator Determination to Approve a Variance to reduce the required rear and side-yard setback from four-feet (4') to one-foot, eight-inches (1'8") to permit the construction of an Accessory Dwelling Unit at 298 Rose Ann Avenue, AP-23-0058 (VA)

A public hearing on the appeal of the Zoning Administrator Determination to Approve a Variance application to allow a one-foot, eight-inch (1'-8") side- and rear-yard setbacks, where four feet (4'-0") minimum is required, to legalize an existing unpermitted detached 731 square-foot Accessory Dwelling Unit (ADU) located at 298 Rose Ann Avenue in the RS-5 (Single-Family Residential, 5,000 Square Feet Minimum) District.

Assistant Planner Ariana Ruiz gave a presentation.

Chair Popova opened the public hearing.

Appellant Patricia Aliotti spoke against the project.

Public comment was received by the following:

Bruce Ohlson, Pittsburg resident.

Applicant Rossanna Coronado provided a rebuttal to the Appellant.

Appellant Patricia Aliotti responded to the rebuttal of the Applicant.

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

On motion by Chair Popova, to uphold the appeal and deny the zoning administrator determination to approve the variance to reduce the required rear and side-yard setback from four-feet (4') to one-foot, eight-inches (1'8") to permit the construction of an Accessory Dwelling Unit at 298 Rose Ann Avenue, AP-23-0058 (VA), seconded by Commissioner Foster.

AYES: Foster, Kobata, Popova, Smith

NAYES: None

ABSTAIN: None

ABSENT: Robinson

STAFF COMMUNICATIONS

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

Planning Commission Academy that will be held in March.

General Plan comment period closed on Friday, February 9, 2024, comments have been received and Secretary Funderburg is working to address all comments.

Three (3) items tentatively scheduled for February 27, 2024, meeting:

1. Linde – Use Permit, Design Review and Variance applicaion for the Northern California Expansion Project (Project Oakstone) at Linde's existing facility located at 2000 Loveridge Road. The Proposed development project will result in the expansion of its Northern California industrial gas market by building a new plant which will involve installation of an air separation unit system.
2. 2023 General Plan Annual Progress Report – Report and update.
3. Starbucks – Sign Exception and a Freestanding Sign applicaion to construction a 30' illuminated pylon pole sign.

One (1) item tentatively scheduled for March 12, 2024, meeting:

1. CP (Pedestrian Commercial) Zone Text Amendments – City initiated updates to the permitted uses in this zone.

There were no further staff communications.

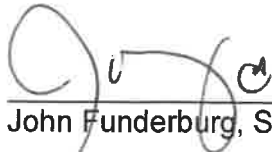
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:08 p.m. to February 27, 2024.

Respectfully Submitted,



John Funderburg, Secretary