

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

April 9, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, April 9, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Popova

Staff: Director of Community and Economic Development Jordan Davis, Assistant Director of Community and Economic Development John Funderburg, Associate 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

1. Minutes of February 27, 2024
Minutes of March 12, 2024

On motion by Commissioner Robinson, seconded by Vice-Chair Foster to approve the consent items carried by the following vote:

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

COMMISSION CONSIDERATION

2. East Street Estates, AP-19-1470 (DR)

A presentation was made to the Planning Commission by Associate Planner Alison Spells for a request for Design Review approval for plans to construct eight, detached, single-family dwellings and site improvements on an existing, vacant, eight-lot Subdivision located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street, in the RS-4 (Single-Family Residential, 4,000 square-foot minimum lot size) District. Assessor's Parcel Numbers: 085-186-032; -033, -034, -035, -036, -037, -038, -039.

Applicant Tony Keslinke spoke on behalf of the project.

Chair Kobata opened public comment.

Public comment was received by the following:

Tanicia Currie, Pittsburg resident

Bruce Ohlson, Pittsburg resident

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

On motion by Commissioner Gordon, to approve a request for Design Review approval for plans to construct eight, detached, single-family dwellings and site improvements on an existing, vacant, eight-lot Subdivision located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street, in the RS-4 (Single-Family Residential, 4,000 square-foot minimum lot size) District. Assessor's Parcel Numbers: 085-186-032; -033, -034, -035, -036, -037, -038, -039, seconded by Vice-Chair Foster:

AYES: Foster, Gordan, Kobata, Robinson, Smith, Stokes

NAYES: None

ABSTAIN: None

ABSENT: Popova

ZONING ADMINISTRATOR REPROTS

3. The Zoning Administrator submitted one notice of intent to exercise delegated design review authority and one notice of intent to approve a use permit:

- 1) 1800 Loveridge Road - To operate a custom redwood fence manufacturing and retail sales business within three existing structures located at 1830 Loveridge Road in the Service Commercial (CS) Zoning District. Applicant proposes multiple tenant improvements including: (1) installation of new lighting, (2) replacement of wood trim and gutters, (3) new exterior paint, (4) updated fencing, and (5) front parking lot improvements (new asphalt overlay and striping). Assessor's Parcel No. 073-190-002.
- 2) Lion's Den Boxing Gym – Use Permit, AP-24-0029 (UP) – establish a boxing gym use within an existing, approximately 5,400-square foot (sq. ft.) structure located on a 0.51-acre parcel at 1150 Habor Street, in the RS-5 (Single-Family Residential) District. Assessor's Parcel No. 086-142-033.

STAFF COMMUNICATIONS

Secretary Funderburg welcomed the new Commissioners.

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

One (1) item is tentatively being presented at the April 23, 2024, meeting:

1. General Plan Update – 2040 General Plan and Final Environmental Impact Report

Two (2) items are tentatively being presented at the May 14, 2024, meeting:

1. Starbucks – Sign Exception and a Freestanding Sign application to construct a 30' illuminated pylon pole sign.
2. 50 Shades of Content – Use Permit for rental studio for photography, podcasts, event hosing, and various workshops. Located at 395 Railroad Avenue.

Commissioner Gordon thanked staff on the recent community workshop held for the Downtown Marina District revitalization.

There were no further staff communications.

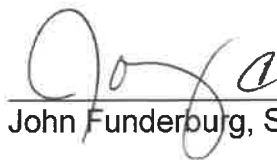
COMMITTEE REPORTS

There are no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:20 p.m. to April 23, 2024.

Respectfully Submitted,



John Funderburg, Secretary