

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

October 22, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, October 22, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Gordon

Staff: Director of Community and Economic Development Jordan Davis, Assistant Director of Community and Economic Development John Funderburg, Senior Planner Maurice Brenyah-Addow, Associate Planner Alison Spells, Associate Planner Kelsey Gunter, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

1. United Rentals contractor's Storage, AP-24-0059 (UP, DR)

Staff requested a continuance on this item to a date specific of November 12, 2024.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

There were no consent items.

PUBLIC HEARING

2. Recommendation to the City Council on Adoption of the City of Pittsburg Transportation Impact Analysis Guidelines and Thresholds to Evaluate Transportation Impacts Under the California Environmental Act (Senate Bill 743), AP-24-0047

A public hearing was held requesting a recommendation to the City Council on Adoption of the City of Pittsburg Transportation Impact Analysis Guidelines and Thresholds to Evaluate Transportation Impacts Under the California Environmental Act (Senate Bill 743).

Associate Planner Alison Spells gave a presentation.

Chair Kobata opened the public hearing.

There being no further public comments at this time, Chair Kobata closed the consideration item.

On a motion by Commissioner Robinson, approving the recommendation to the City Council on Adoption of the City of Pittsburg Transportation Impact Analysis Guidelines and Thresholds to Evaluate Transportation Impacts Under the California Environmental Act (Senate Bill 743) AP-23-0047, seconded by Commissioner Popova:

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

3. Cardenas Wholesales, AP-24-0042 (UP, ADR)

A public hearing was held requesting approval of a Use Permit and Administrative Design Review to establish a "Warehousing and Storage, Limited" use at 960 East Street, within the Downtown Services Commercial (CSD) Zoning District. Assessor's Parcel No. 085-182-006.

Associate Planner Kelsey Gunter gave a presentation.
Applicant Maria Cardenas spoke on behalf of the project.
Chair Kobata opened the public hearing.
There being no further public comments at this time, Chair Kobata closed the public hearing item.

On a motion by Commissioner Robinson, approving to adopt a Resolution approving a Use Permit and Administrative Design review AP-24-0042, subject to conditions, seconded by Commissioner Stokes:

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

4. Happy Sunny Massage, AP-24-0098 (UP)

A public hearing was held requesting approval of a Use Permit to allow a massage therapy establishment within an existing approximately 850 square-foot multi-tenant commercial building located at 2237 Railroad Avenue. The site falls within the Railroad Specific Plan Area, PD-09-1319 (pursuant to Pittsburg City Council Ordinance No. 09-1319 and the Mixed-Use General Plan Land Use Classification. Assessor's Parcel Number: 088-183-037.

Senior Planner Maurice Brenyah-Addow gave a presentation.
Applicant Douglas Wong spoke on behalf of the project.
Chair Kobata opened the public hearing.
There being no further public comments at this time, Chair Kobata closed the public hearing item.

On a motion by Commissioner Robinson, approving to adopt a Resolution approving a Use Permit, AP-24-0098, subject to conditions, seconded by Commissioner Stokes:

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

ZONING ADMINISTRATOR REPORTS

The Zoning Administrator submitted two notices of intent to exercise Delegated Design Review Authority.

STAFF COMMUNICATIONS

Secretary Funderburg provided a reminder to the Planning Commission about the upcoming Planning Commission Academy in March 2025.

Secretary Funderburg discussed the tentative schedule for upcoming meetings.

One (1) item tentatively being presented at the November 12, 2024, meeting;

1. AP-24-0112 – Use Permit (UP) application to expand existing martial arts studio in an existing 1,900 square-foot commercial space (Personal Improvement Services) into an adjacent 1,160 square-foot vacant ground floor commercial space (for a total of 3,060 square feet) located at 750 Railroad Avenue in Downtown Mixed Use General Plan Area and the CP – Pedestrian Commercial Zoning District.

One (1) item tentatively being presented at the November 12, 2024, meeting;

1. AP-24-0004 – Four applications to establish a new Quick Quack Shelf Services car wash facility. The applications include a Zoning Map Amendment from CC (Community Commercial) to CC-O (Community Commercial with Limited Overlay) to establish a limited overlay district; a Use Permit to establish an automobile washing facility and construct a freestanding sign; Design Review for a 3,588 square-foot commercial self-services carwash; and a Sign Exception. This project site is located approximately 700' east of the intersection of Loveridge Road and North Park Blvd.

Secretary Funderburg updated the Planning Commission on the recent certification by the State on the Housing Element on October 2, 2024.

Director of Community and Economic Development, Jordan Davis provided some updates on Economic Development projects and the on-going Public Work Street Improvement projects throughout the city.

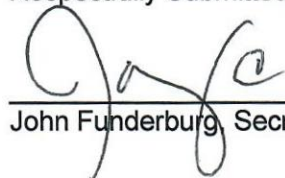
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:55 p.m. to November 12, 2024.

Respectfully Submitted,



John Funderburg, Secretary