

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

October 24, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair Kobata at 7:00 p.m. on Tuesday, October 24, 2023, at the City of Pittsburg Marina Center, 340 Marina Boulevard, California.

ROLL CALL

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

Absent: Chair Popova

Staff: Director of Community and Economic Development Jordan Davis, Assistant to the City Manager Sara Bellafronte, Assistant Director of Community and Economic Development John Funderburg, Associate Planner Kelsey Gunter, Assistant Planner Ariana Ruiz, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Jackson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item No. 3, a public hearing on a request for approval of a User permit to allow operation of a consulting services business using existing commercial tenant space located at 675 Railroad Avenue was continued to a date specific of November 14, 2023.

Item No. 4, a recommendation to the City Council for approval and adoption of an Ordinance for the Creating of Healthy Communities Amending Titles 5, 8, 9, and 18 of the Pittsburg Municipal Code, to Revise Requirements for a Tobacco Retailer License, Limit Smoking in Specific Locations, Update the Social Host Ordinance, and Add Requirements for Cannabis Businesses, consistent with state law was continued to a date not specified.

COMMENTS FROM THE AUDIENCE

A comment was received from Velather 'Val' Weaver, a Pittsburg resident complementing the Planning Commission and City Staff.

CONSENT

1. Minutes of September 26, 2023

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

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

COMMISSION CONSIDERATIONS

2. Recommendation to the City Council on Adoption of the City of Pittsburg Sustainability Plan.

A presentation was made to the Planning Commission by Assistant Planner Ariana Ruiz for recommendation to the City Council on the Final Draft of the City of Pittsburg Sustainability Plan.

Assistant to the City Manager Sara Bellafronte spoke on behalf of the project.

Acting Chair Kobata opened the public consideration.

Public comment was received by the following:

Bruce Ohlson, Pittsburg resident.

Velather 'Val' Weaver, Pittsburg resident.

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

On motion by Commissioner Robinson, for consideration to recommend the City Council to adopt the City of Pittsburg Sustainability Plan, seconded by Commissioner Foster.

AYES: Foster, Kobata, Jackson, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Popova

PUBLIC HEARING

3. Bottom Line Services – Electrical Fence, AP-23-0097 (UP, FHE)

A public hearing request for approval of a Use Permit and Fence Height Exception to install a 10-foot-tall, security fence four to eight inches behind an existing, eight-foot-tall, slatted chain link fence, in order to provide additional security and deter theft and vandalism. The proposed electric fence would be installed along the east and south sides of the building located at 498 East 10th Street in the CS-D (Service Commercial – Downtown Overlay) District. Assessor Parcel No. 085-184-014.

Associate Planner Kelsey Gunter gave a presentation.

Director for Government Relations at AMARK Security Keith Kaneko spoke on behalf of the project.

Acting Chair Kobata opened the public hearing.

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

On motion by Commissioner Foster, for approval of a Use Permit and Fence Height Exception to install a 10-foot-tall, electrically-charged security fence, located at 498 East 10th street the CS-D (Service Commercial – Downtown Overlay) District AP-23-0097 (UP, FHE), seconded by Commissioner Smith.

AYES: Foster, Kobata, Jackson, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Popova

ZONING ADMINISTRATOR REPORTS

The Zoning Administrator submitted two notices of intent to conduct a Zoning Administrator public hearing for the following:

1. Pittsburg Taqueria Beer and Wine Sales; AP-23-0134 (ZA Approval) - to establish the sale of beer and wine at an existing, legally established, full-service restaurant located at 260 Diane Avenue
2. 74 Lorraine Avenue AP-23-0077 (VA) – a variance application for exceptions to setbacks pursuant to PMC Section 18.10.055 and 18.28.020.

The Zoning Administrator also submitted five notices of intent to conduct a Zoning Administrator to Exercise Delegated Design Review Authority for the following:

1. Verizon Wireless Telecommunications Facility – Addition of a Solar Canopy Atop an Existing Enclosure – (AP-23-0114 [ADR]).
2. Fire Water Tank – Pittsburg Solar Boat/RV Storage, AP-23-0127 (ADR)
3. Bank of America 2501 Railroad Avenue, AP-23-0129 (ADR)
4. Car Wash Equipment Enclosure – 7-Eleven, AP-23-0139 (ADR)
5. DISH Network Installation of Telecommunications Equipment on Existing PG&E Power Pole, and new equipment enclosure, AP-23-0133 (ADR and MM).

STAFF COMMUNICATIONS

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

Four (4) items are tentatively being presented at the November 14, 2023, meeting:

1. East Street Estates – Design Review to construct eight new single-family dwellings in an existing 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 sf min.).
2. CP (Pedestrian Commercial) Zone Text Amendment – City initiated updates to the permitted uses in this zone.
3. San Marco Villages Ext – Three-year extension of design review approval of plans originally approved on October 6, 2020 (Resolution No. 10155) to construct a 270-unit extension, consisting of eleven new three-story buildings and one clubhouse, to the existing San Marco Villas apartment complex.
4. Cell Tower – Design Review to change the design of a previously approved Telecommunications Facility disguised as an approx. 80-foot-tall flagpole (under Design Review Application AP-22-0122) to a water tank design. The project site is an existing industrial building currently occupied by Site One Landscape Supply, Stone Center, located at 2665 Pittsburg – Antioch Highway.

There are no tentative scheduled items for the November 28, 2023, meeting.

There were no further staff communications.

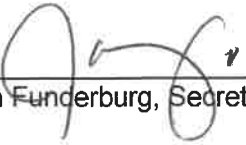
COMMITTEE REPORTS

Commissioner Robinson updated the Planning Commission on the Community and Economic Development Subcommittee meeting.

ADJOURNMENT

The meeting was adjourned at 8:31 p.m. to November 14, 2023.

Respectfully Submitted,



John Funderburg, Secretary