MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

November 22, 2022

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, November 22, 2022, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Adams, Commissioner Tolliver

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Associate Planner Kelsey Gunter, Permit Center Supervisor Shelby Rose, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Vice-Chair Popova 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.

PRESENTATIONS

1. Presentation and update on the Housing Element for the 2023-2031 cycle.

   Secretary Funderburg gave a presentation.

CONSENT

2. Minutes of October 25, 2022

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

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

PUBLIC HEARING

3. SFBA Carbon Capture & Mineralization Facility Pilot Project Addendum (#2), AP-22-0097 – Associated Application Numbers: AP-21-1590 & AP-19-1412 (UP)

A public hearing to allow a 24- month time extension of a use permit to temporarily operate a carbon capture and mineralization pilot facility and accompanying Mitigated Negative Declaration Addendum (#2). AP-22-0097 - Associated Application Numbers: AP-21-1590 & AP-19-1412(UP)

Associate Planner Kelsey Gunter gave a presentation on behalf of Maurice Brenyah-Addow, Senior Planner.

Applicant Jacob Schneider spoke on behalf of the project.

Chair Robinson opened the public hearing.

There being no one to speak, Chair Robinson closed the public hearing.

On motion by Commissioner Jackson to approve a 24- month time extension of a use permit to temporarily operate a carbon capture and mineralization pilot facility and accompanying Mitigated Negative Declaration Addendum (#2). AP-22-0097 - Associated Application Numbers: AP-21-1590 & AP-19-1412(UP), seconded by Vice-Chair Popova and carried by the following vote:

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

4. Motorise City Used Car Sales, AP-22-0079 (UP)

A public hearing for a Use Permit application to establish a used car sales business at an existing commercial space located at 566 West 10th Street in the Service Commercial – Limited Overlay Zoning District (CS-O). Assessor's Parcel No. 085-270-029.

Associate Planner Kelsey Gunter gave a presentation on behalf of Maurice Brenyah-Addow, Senior Planner.

Applicant was not present to spoke on behalf of the project.

Chair Robinson opened the public hearing.

There being no one to speak, Chair Robinson closed the public hearing.

On motion by Vice-Chair Popova to a Use Permit application to establish a used car sales business at an existing commercial space located at 566 West 10th Street in the Service Commercial – Limited Overlay Zoning District (CS-O). Assessor's Parcel No. 085-270-029, seconded by Chair Robinson and carried by the following vote:

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

ZONING ADMINISTRATOR REPORTS

5. The Zoning Administrator submitted two notices of intent to exercise delegated design review authority:

1) An application filed by Henry Calistro on behalf of AT&T, requesting Administrative Design Review and Minor Modification approval to modify an existing equipment enclosure to install new equipment for a wireless facility outside of the existing telecommunications enclosure area. The project is located at 1100 Bailey Road in the Open Space Zoning District and Open Space General Plan Designation.

2) An application filed by Leslie Burnside, on behalf of The Strauch Companies, requesting Administrative Design Review approval to remove one parking stall to add a second ingress lane within the existing car wash parking lot located at 3590 Railroad Avenue. The property is in the CN (Neighborhood Commercial) District. Assessor's Parcel No. 087-114-013.

COMMISSION CONSIDERATIONS

There were no commission considerations.

STAFF COMMUNICATIONS

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

Five (5) items tentatively being presented at the December 13, 2022 meeting:

1. Blue Wave Car Wash – three separate applications consisting of: (a) Rezone Application; (b) Use Permit and; (c) Design Review

2. LMK Petro - a single application for a Use Permit to establish a new gas station with ancillary uses including a Convenience Store and a Car Wash on a five-acre parcel located at 1625 Buchanan Road.

3. San Marco Commercial Center – three separate applications consisting of: (a) Use Permit; b) Design Review and; (c) Master Sign Program Review.

4. Blue Sea Massage – a single application for a Use Permit to establish a massage therapy business within an existing 800 square-foot, shared-tenant commercial space located at 3815 Railroad Avenue.

5. Jointer Elite Fitness – a single application for a Use Permit to establish a fitness academy studio on the ground floor of an existing vacant 906 square-foot commercial space located at 645 Railroad Avenue in the CP – Pedestrian Commercial District of the Pittsburg Old Town.

No tentative items schedule for the December 27, 2022 Planning Commission meeting.

COMMITTEE REPORTS

Vice-Chair Popova provided an update on the Land Use Sub-Committee meeting that was held on November 18, 2022.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m. to December 13, 2022.

Respectfully Submitted,

John Funderburg, Secretary