

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

December 14, 2021

In compliance with Section 54953(e)(2), of Executive Order N-15-21, issued by Governor Newsom effective October 1, 2021, the City Council authorized the regular meeting of the Planning Commission for December 14, 2021, to be held as a hybrid meeting upon findings made in Resolution 21-13997 as required by state law. Planning Commissioners and appropriate staff participated in person in the Council Chamber. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. The Public will continue virtual participation via Zoom with broadcasting live through Granicus on the City's website.

Vice-Chair Coniglio called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday, December 14, 2021, via Zoom teleconference.

ROLL CALL

Present: Vice-Chair James Coniglio, Commissioners Foster, H. Moreno Jr., Perkins, Popova, Robinson

Staff: City Attorney Donna Mooney, Director of Community Development Jordan Davis, Assistant Director of Planning John Funderburg, Assistant City Clerk Amanda McVey, Permit Center Supervisor Shelby Rose

PLEDGE OF ALLEGIANCE

Vice-Chair Coniglio led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions or withdrawals.

Item 3, Valero C-Store, AP-21-1572 (UP, DR), was continued to January 25, 2022.

COMMENTS FROM THE AUDIENCE

Lee Wolf, Pittsburg, spoke to item 3 that was continued to January 25, 2022.

CONSENT

1. Minutes of November 9, 2021

2. Courtyard by Marriot – Extension of Approval of AP-19-1417

A request for a one-year extension of design review approval of plans to construct a four-story, 69,972-square-foot hotel with 125 guest rooms on the 2.75-acre eastern portion of a larger 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. The property is located with the Railroad Avenue Specific Plan (RASP) land use designation of Public/Institutional. Assessor's Parcel Nos. 086-100-040 and 086-100-041.

On motion by Commissioner Foster, seconded by Commissioner Robinson to approve the consent calendar, and carried unanimously.

PUBLIC HEARING

4. Consideration of Resolution Approving Use Permit and Outdoor Dining Permit for The Dalé Vino Wine Bar and Restaurant, AP-21-1594 (UP, OD).

A public hearing on a request for a use permit to accommodate a Wine Bar and Restaurant with Live Entertainment at City-owned property. The project will include a 1,662 square feet indoor eating area, 404 square feet of outdoor eating area, 58 square foot office space, and wine display area at 51 Marina Boulevard in the Marine Commercial District/Commercial Waterfront (CW). Assessor Parcel No. 085-071-044.

Environmental Determination: This project is exempt from CEQA pursuant to Section 15301. A Notice of Exemption will be filed if the project is approved.

Consulting Senior Planner Robinson gave a presentation.

Applicant Tara Sanders spoke on behalf of her application.

Vice-Chair Coniglio opened the public hearing.

Public comment was received through call-in from the following:

Michael Bardales, Pittsburg
Sean of Hannah Nicolle Vineyard, Brentwood
Alissa Friedman, Pittsburg
Wolfgang Croskey, Pittsburg
Karen Lewis, Pittsburg
Nestor Telleria-Elejalde, Pittsburg
Gina Del Carlo, Pittsburg

There being no one to speak, Vice-Chair Coniglio closed the public hearing.

On motion by Commissioner Robinson to amend condition five to extend hours of operation to midnight and seconded by Commissioner Foster to approve use permit AP-21-1594 and carried unanimously.

ZONING ADMINISTRATOR REPORT

The Zoning Administrator submit two notices of intent to conduct a Zoning Administrator public hearing on proposed variances from the required setbacks.

STAFF COMMUNICATIONS

Secretary Funderburg introduced new Assistant Planner Kelsey Gunter to the commissioners and notified them of Celina Palmer's promotion to Associate Planner and Trishia Caguiat's promotion to Senior Planner.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

No committee reports / No commission comment

ADJOURNMENT

The meeting was adjourned at 8:00-p.m. to January 25, 2022.

Respectfully Submitted,

John Funderburg, Secretary