

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

January 24, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, January 24, 2023, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Robinson, Commissioners Foster, Kobata, Tolliver

Absent: Vice-Chair Popova, Commissioner Jackson

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Senior Planner Maurice Brenyah-Addow, Permit Center Supervisor Shelby Rose, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Chair Robinson 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.

STUDY SESSION

1. Study Session: Food for Less Fueling Station, AP-22-0114 (PPR, UP, DR)

A study session for an application to demolish an existing 3,873 square-foot restaurant (Country Skillet) building located at 2921 Harbor Street to allow for the construction of a new gas station. The site has a General Plan designation of Community Commercial and located within the CC – Community Commercial zoning district. Assessor's Parcel No. 088-300-020.

Senior Planner Maurice Brenyah-Addow gave a presentation.

Todd Bessire spoke on the project on behalf of the applicant Heslin Holdings.

Public comment was received from the following:

Written comment was received.

Travis Jackson was called but requested to speak after George Su.

George Su, Pittsburg Resident.

Travis Jackson, Pittsburg Resident.

Kelicia Estrada, Pittsburg Resident.

Bruce Ohlson, Pittsburg Resident.

Tara Jimenez was called to speak, she chose not to speak and provided a written comment.

Secretary Funderburg requested a five-minute staff recess through the Chair, starting at approximately 7:20 p.m. and reconvened at approximately 7:27 p.m.

City Attorney Donna Mooney stated that due to a conflict of interest and/or real property pertaining to item # 1, Commissioner Kobata must recuse herself and left the Council Chamber.

Commissioner Kobata returned to the Council Chamber.

ZONING ADMINISTRATOR REPORTS

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

1) An application filed by Travis Wells, on behalf of DISH Network, requesting administrative design review approval to install wireless telecommunications equipment to an existing PG&E transmission tower at 2280 Southwood Drive in the PD-1204 (Planned Development District). Assessor's Parcel No. 093-340-039.

2) An application filed by Eugene Gordin, on behalf of McCampbell Analytical, requesting Administrative Design Review approval to install a 3,000-liter, outdoor, Liquid Nitrogen (LIN) tank and associated precast concrete pad, protective bollards, and chain link fence within the existing parking lot. The project site is located at 1534 Willow Pass Road in the IG (General Industrial) District. Assessor's Parcel Number: 096-092-009.

COMMISSION CONSIDERATIONS

There were no commission considerations.

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STAFF COMMUNICATIONS

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

One (1) items tentatively being presented at the February 14, 2023 meeting:

1. Faria Development Project – three separate applications consisting of a Development Agreement, General Plan Amendment, Pre-zoning Designations and Adoption of a Mater Plan for the future development of an approximately 607-acre site located in the hills southwest of the existing City Limits. AP-10-717 (GP, RZ, DA

Three (3) items tentatively being presented at the February 28, 2023 meeting:

1. GP/HE Annual Report – General Plan and Housing Element Annual Progress Report for Calendar Year 2022.
2. Clean-Up Text Amendment - Amendments to Title 18 of the Pittsburg Municipal Code for Miscellaneous Zoning Code Updates.
3. P-Town Smoke Shop – a single application consisting of a Use Permit, requesting approval to establish a Smoke Shop.

Secretary Funderburg introduced the new Assistant Planner, Ariana Ruiz, to the Commission.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:03 p.m. to January 24, 2023.

Respectfully Submitted,



John Funderburg, Secretary