

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

April 11, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, April 11, 2023, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Associate Planner Alison Hodgkin, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Vice-Chair Kobata led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item number 2, a Use Permit and Outdoor Dining permit application to expand outdoor activities of an existing wine bar and Restaurant with Live Entertainment and outdoor seating for the Dalé Vino Wine Bar and Restaurant, AP-23-0014 (UP, OD), was continued to the April 25, 2023, meeting.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of March 14, 2023.

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

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

PUBLIC HEARING

3. AutoZone Expansion, AP-22-0104 (DR)

A public hearing on an application by Kevin Murphy of AutoZone Parts, Inc., requesting design review approval to expand the existing 5,361 square-foot (sq. ft.) AutoZone retail store at 401 E. Leland Road. The proposed project would involve a Lot Merger with the adjoining vacant property located at 2301 Harbor Street to allow for construction of a 12,770 sq. ft. addition and a 7,063 sq. ft. asphalt parking area. Both parcels are located in the M (Mixed-Use) District and classified as "Community Commercial" in the Railroad Avenue Specific Plan (RASP). Assessor Parcel Nos. 088-650-062 (0.86 acres) and 088-650-061 (0.76 acres).

Associate Planner Alison Hodgkin gave a presentation.

Tony McCreary with RFE Engineering, Inc. spoke on behalf of the project.

Chair Popova opened the public hearing.

Written public comment was received.

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

On motion by Chair Robinson to approve the Design Review to expand the existing 5,361 square-foot (sq. ft.) AutoZone retail store at 401 E. Leland Road, AP-22-0104 (DR), seconded by Commissioner Smith and carried by the following vote:

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

ZONING ADMINISTRATOR REPORTS

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

1) Minor Modification application to replace existing tower/ground-mounted telecommunications equipment. The project site is a parcel within a PG&E utility row containing high tension electric power lines supported by towers located across from 2201 Golf Club Road in the Open Space Zoning District and Open Utility/Row General Plan Designation. Assessor's Parcel No. 095-160-005.

2) Administrative Design Review approval to modify the exterior paint colors of the existing façade of a historic building located at the property address 446 Railroad Avenue. The building provides entrances to the south along E. 5th Street and to the east along Railroad Avenue. The site is located within the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-104-001.

COMMISSION CONSIDERATIONS

There were no commission considerations.

STAFF COMMUNICATIONS

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

Three (3) items tentatively being presented at the February 25, 2023, meeting:

1. Clean-Up Text Amendment - Amendments to Title 18 of the Pittsburg Municipal Code for Miscellaneous Zoning Code Updates.
2. Dale Vino – a use permit modification to allow for special outdoor events at the existing Dale Vino Bar located at the Marina.
3. GP/HE Annual Report – General Plan and Housing Element Annual Progress Report for Calendar Year 2022.

Four (4) items tentatively being presented at the May 9, 2023, meeting:

1. Harbor Street Painting – a design review application for Harbor Street Painting. This is for a new home improvement business, to construct three (3) premanufactured warehouse structures (4,200 square foot total) on two vacant parcels located at 1000 Harbor Street.

2. Hernandez Towing – a use permit application requesting approval for temporary storage of towed/impaired vehicles obtained by local law enforcement within an existing, 7,500 square-foot space at the Empire Business Park located at 671 Willow Pass.
3. Objective Design Standards – an Overlay Amendment that will help to streamline housing production and help to implement the City's General Plan vision through the application of zones and standards that reflect a context-specific approach based upon the City's distinct development patterns in Multi-Family Residential Zoning Districts and development projects as well as all Mixed-Use Zoning Districts.
4. Sienna/San Marco 16 & 17 – a development plan amendments, rezone and general plan amendment, vesting tentative map and design review for 206 single family residential units.

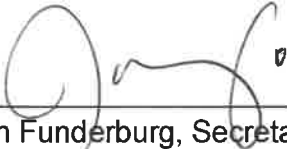
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:01 p.m. to April 25, 2023.

Respectfully Submitted,



John Funderburg, Secretary