

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

May 23, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, May 23, 2023, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Jackson, Commissioner Smith
Upon completion of roll call, Commissioner Jackson arrived at 7:04 pm

Staff: Director of Public Works Director/City Engineer John Samuelson, Assistant City Engineering Dayne Johnson, Assistant Director of Planning John Funderburg, Associate Planner Kelsey Gunter, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Chair Popova led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdraws, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

1. Recommendation on Adoption of Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination.

A presentation was made to the Planning Commission by the Assistant City Engineering Dayne Johnson for consideration to determine whether the projects in the proposed Five-Year CIP are consistent with the City's General Plan.

Chair Popova opened the public consideration.

Public comment was received by the following:

Bruce Ohlson, Pittsburg resident.

There being no one to speak, Chair Popova closed the public consideration.

On motion by Chair Popova, seconded by Vice-Chair Kobata for the consideration to recommend the adoption of the Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination the consent items and carried by the following vote:

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

CONSENT

2. Minutes of May 9, 2023
Minutes of May 16, 2023

On motion by Commissioner Robinson, seconded by Vice-Chair Kobata to approve the consent items and carried by the following vote:

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

PUBLIC HEARING

3. 1901 Railroad Avenue Massage Therapy, AP-23-0003 (UP)

A public hearing request for a Use Permit approval to establish a massage therapy business within Unit A of a multitenant building at 1901 Railroad Avenue. The property is located within the Railroad Avenue Specific Plan. Assessor's Parcel Number: 086-190-004

Associate Planner Kelsey Gunter gave a presentation.

Jimmy Phanthavong spoke on behalf of the project.

Chair Popova opened the public hearing.

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

On motion by Chair Popova to the request for a to Use Permit approval to establish a massage therapy business within Unit A of a multitenant building at 1901 Railroad Avenue, AP-23-0003 (UP), seconded by Commissioner Foster and carried by the following vote:

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

ZONING ADMINISTRATOR REPORTS

There were no zoning administrator reports.

COMMISSION CONSIDERATIONS

There were no commission considerations.

STAFF COMMUNICATIONS

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

Three (3) item tentatively being presented at special meeting on the June 13, 2023, meeting:

1. ADU Manual and Prototypes – Presentation by staff on two components pertaining to Accessory Dwelling Units. The first is a proposed ADU Guidebook and the second is a Preapproved ADU Prototype Plan.
2. Dr. Bird Market – Use permit to establish sales of alcoholic beverages in association with a Specialty Food Market. The Specialty Food Market will include sales of artisanal foods, beer, wine, and branding merchandise. The tenant space is located on the first floor of the building, within the historic Bank of America building.
3. Harbor Street Painting - Design Review for Harbor Street Painting and this is for a new home improvement business contractors business to construct three (3), premanufactured warehouse structures (4,200 square feet total) on two vacant parcels located at 1000 Harbor Street.

Two (2) items tentatively being presented at the June 27, 2023, meeting:

1. 10th Street Mixed Use Project – Design Review application to construct a new 5,214 square-foot mixed-use development that entails three (3) three-bedroom residential units and a 1,371 square-foot ground floor commercial space on a vacant 6,135 square-foot parcel located at the southwest corner of East 10th Street and Los Medanos Street.
2. Siena-San Marco 16 and 17 – Rezone and Major Subdivision application submitted by Discovery Builders, Inc. for a vesting tentative map for approximately 201 units in the San Marco Development area.

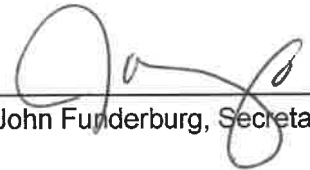
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 9:09 p.m. to May 16, 2023.

Respectfully Submitted,



John Funderburg, Secretary