

**CITY OF PITTSBURG
PITTSBURG PLANNING COMMISSION MEETING MINUTES**

DATE: May 24, 2022

LOCATION: Council Chamber, City Hall, 65 Civic Ave, Pittsburg, CA 94565

PLANNING COMMISSION MEMBERS

Elissa Robinson, Chair
Henry Perkins, Commissioner
Ivelina Popova, Commissioner
Arlene Kobata, Commissioner
Sarah Foster, Commissioner
Alvin Jackson, Commissioner

APPOINTED OFFICIALS

Jordan Davis, Director of Community and Economic Development
John Funderburg, Assistant Director of Planning
Kolette Simonton, Assistant Director of Economic Development & Recreation
Kelsey Gunter, Assistant Planner
Shelby Rose, Permit Center Supervisor
Sharon Paz, Administrative Specialist

Commissioner Robinson called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m.

ROLL CALL

All commissioners were present.

PLEDGE OF ALLEGIANCE

Commissioner Perkins led the Pledge of Allegiance.

DELETIONS, WITHDRAWALS OR CONTINUANCES

3. Pittsburg Solar Recreational Vehicle/Boat Storage, AP 21-1588 (UP, DR)

This item was continued to the June 14, 2022, meeting.

COMMENTS FROM THE AUDIENCE

There were none.

CONSENT

1. **Meeting Minutes of April 12, 2022**
2. **Meeting Minutes of May 10, 2022**

On a motion by Commissioner Foster and seconded by Commissioner Perkins, the Consent items were approved:

AYES: Robinson, Perkins, Popova, Kobata, Foster, Jackson

NAYES:

ABSTAIN:

ABSENT:

PUBLIC HEARINGS

4. **Consideration of a Resolution Granting a Use Permit for California Theatre, AP-21-1569 (UP)**

Kelsey Gunter, Assistant Planner, gave a presentation on the use permit application.

There was no public comment on the item.

During commission discussion, Chair Robinson and Commissioner Foster each expressed their desire to feature public art in this space. Kelsey Gutner and Jordan Davis said that though including public art wasn't a part of the use permit application, it is something that the City would like to add to the space when funds are available. Commissioner Jackson asked what outreach was being made to adjacent business owners to encourage their use of the space. Kolette Simonton said that she is engaging local business owners to create opportunities and maximize usage. She also confirmed for Commissioner Perkins that the space capacity would be approximately 200 people.

On a motion by Commissioner Popova and seconded by Commissioner Jackson to grant a Use Permit for California Theatre, AP-21-1569 (UP), the item was approved:

AYES: Robinson, Perkins, Popova, Kobata, Foster, Jackson
NAYES:
ABSTAIN:
ABSENT:

5. Consideration of a Resolution Granting a Use Permit for Exit 446 Escape Room, AP-22-0040 (UP)

Kelsey Gunter, Assistant Planner, gave a presentation on the use permit application.

There was no public comment on the item.

Commissioners asked questions of City Staff and the applicant about bike parking, noise control, programming in the space, and hours of operation. James Collins, the applicant, stated that there was ample space inside the business to store bicycles if needed. The use permit does not include amplified sound, but he stated that he's building sound walls between the Escape Room space and the neighbors on either side to mitigate any sound concerns. Mr. Collins said that he would change the programs seasonally to keep programming fresh. Commissioners Popova asked what could be done to extend the business hours, and Jordan Davis said that the Commission could make a recommendation in their approval to grant the Zoning Administrator authority to extend the hours in the future.

On a motion by Commissioner Popova and seconded by Commissioner Foster to grant a Use Permit for Exit 446 Escape Room, AP-22-0040 (UP), and delegate approval authority to the Zoning Administrator for future operating hour increases, the item was approved:

AYES: Robinson, Perkins, Popova, Kobata, Foster, Jackson
NAYES:
ABSTAIN:
ABSENT:

ZONING ADMINISTRATOR REPORTS

6. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submitted one notice of intent to exercise delegated design review authority to: 1) place a 2,160 square-foot modular trailer, to be used as

an office building, on the project site, and 2) modify the existing parking lot to accommodate four new standard and one Americans with Disabilities Act (ADA) parking spaces at the property located at 895 E 3rd St, in the General Industrial (IG) District. APN: 073—020-019. The project would implement the previously approved Use Permit (AP-19-1412).

STAFF COMMUNICATIONS

Secretary Funderburg announced that the Institute for Local Governments is offering training sessions for Planning Commissioners of all experience levels in San Francisco on October 21, 2022, from 9:00 A.M. – 4:00 P.M. All Planning Commissioners are welcome and encouraged to attend.

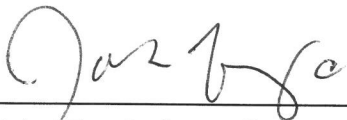
COMMITTEE REPORTS / COMMISSIONER COMMENTS

There were no committee reports.

ADJOURNMENT

The Planning Commission adjourned at 8:08 P.M. to June 14, 2022.

Respectfully Submitted,



John Funderburg, Secretary