

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

September 14, 2021

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for September 14, 2021, was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. 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. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

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

ROLL CALL

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

Staff: City Attorney Donna Mooney, Acting Secretary Jordan Davis, Associate Planner Trishia Caguiat, Assistant Planner John Dacey, Assistant City Clerk Amanda McVey, Permit Center Supervisor Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Popova led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

COMMENTS FROM THE AUDIENCE

There were none.

CONSENT

1. Minutes of August 24, 2021

On motion by Commissioner Coniglio, seconded by Commissioner Popova to approve the Minutes of August 24, 2021, and carried unanimously.

PUBLIC HEARING

2. Consideration of a Resolution Approving a Use Permit for The Lion's Den Boxing Gym, AP-21-1574 (UP)

A public hearing on a request for approval of a Use Permit to establish a boxing gym within an existing 3,800 square foot commercial space located at 670 Cumberland Street. The property is within the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-171-004.

Assistant Planner Dacey gave presentation.

Applicant Jennifer Buzzard and Ben Campi spoke on behalf of their project.

Chair C. Moreno opened the public hearing.

Public comment was received through email from the following and were read aloud:

Charleszetta Brown, Pittsburg
Dennisha Marsh, Pittsburg
Adrian Badger, Pittsburg

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

Margarita Gurule, Pittsburg

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

On motion by Commissioner Coniglio to approve a Use Permit for The Lion's Den Boxing Gym, AP-21-1574 (UP), seconded by Commissioner Foster to approve the application and carried by the following vote:

AYES: Coniglio, Foster, H. Moreno Jr., Perkins, Popova, Robinson
NAYES: C. Moreno
ABSTAIN: None
ABSENT: None

STUDY SESSION

3. A preliminary plan review to receive Planning Commission feedback on a proposal to construct a 34 room, three-story, 29,253 square-foot hotel and recreational pedestrian pathway along the waterfront on a 1.68-acre site located at 27/31 Marina Boulevard in CW (Commercial Waterfront) District. Assessor's Parcel Numbers: 085-071-046; -038; 085-290-001.

Associate Planner Caguiat gave a presentation.

Applicants Peter Nguyen, Ryan Morris, and Wolfgang Croskey spoke on behalf of the project.

No public comment was received.

The Commissioners discussed and provided feedback to staff related to parking, public access, and landscaping.

ZONING ADMINISTRATOR REPORT

The Zoning Administrator submit one notice of intent to exercise delegated design review authority for approval to construct two carport structures with solar panels affixed to their roofs located within a parking lot serving an existing industrial building located at 2104 Martin Way in the IP (Industrial Park) District. Assessor's Parcel Number: 088-250-069.

STAFF COMMUNICATIONS

Acting Secretary Davis updated the commission on the tentative schedule.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

No committee reports.

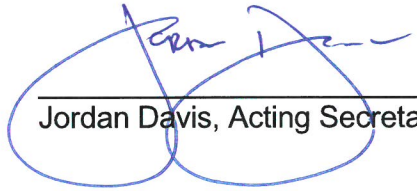
Chair Moreno notified the commission of his upcoming resignation from the Planning Commission at the end of October 2021.

Chair Moreno appointed Commissioner Coniglio to Land Use Subcommittee.

ADJOURNMENT

The meeting was adjourned at 9:03-p.m. to September 28, 2021.

Respectfully Submitted,



Jordan Davis, Acting Secretary

Shelby Rose

Subject: FW: Public Hearing for The Lion's Den Boxing Gym, AP-21-1574 (UP)

From: Adrian <adrian@steeltowncoffee.com>

Sent: Sunday, September 12, 2021 12:09 PM

To: John Dacey <jdacey@ci.pittsburg.ca.us>

Cc: Jordan Davis <jdavis@ci.pittsburg.ca.us>

Subject: Public Hearing for The Lion's Den Boxing Gym, AP-21-1574 (UP)

****External Sender: Use caution before opening links or attachments****

RE: The Lion's Den Boxing Gym, AP-21-1574 (UP)

Hello John -

As a longtime business owner in Old Town Pittsburg's CP District, I welcome new businesses to the district as they are beneficial to all of us. However, it is important that new businesses conform to the intent of a pedestrian-friendly shopping district that collectively and successfully supports the retail shops, restaurants and service businesses. These businesses make the district an enjoyable environment for customers to shop and dine, and also creates a district in which it is desirable for new businesses to open. It is imperative that new businesses do not detract from or negatively impact the environment of a Commercial Pedestrian shopping district.

That being said, the above referenced project COULD meet the requirements of a successful, cohesive CP district, but currently does not.

As I am sure you are aware, this business has already been operating for 2 months without the required Use Permit and because of that the local businesses are familiar with how the Boxing Gym is currently being operated. It is my hope that the proposed use permit will be amended to include requirements to address the below items that will help this business (which is clearly a warehouse-style businesses and therefore located in the wrong district) understand their responsibilities as a member of the Old Town CP District and as a business in Pittsburg.

1. **PARKING ISSUE:** On a usual day of business, there are 20+ gym customer/employee cars parked on Cumberland St. Sadly, this has a negative impact on the parking for other businesses and, in the case of 695 Railroad and our private parking lot, we have had to resort to placing warnings on cars that they are not permitted to park in our lot. Apparently there is no desire of the customers to park in the Public Lot located adjacent to the business. Cumberland Street is already dangerous for pedestrians and vehicles, and the bad sight-lines caused by the haphazard, unmarked street parking and lack of crosswalks adds to the danger. Additionally, there is often a car parked on the sidewalk in front of the business, blocking the right of way. This is especially dangerous in a district with many residents in wheelchairs or with other mobility issues, such as Old Town.

2. **CHILDREN RUNNING LAPS:** The gym regularly (daily) uses the sidewalks of the 600-700 block of both Railroad, Cumberland, 6th and 7th for their customers to run laps. Despite the problem with using public sidewalks as a gym, the young children are usually unattended by an adult during these runs. This is also a nuisance for businesses with outside dining. It is my understanding that a business may not use a public space for their business operations without a permit attesting to such. Not to mention the City's liability for allowing this on infrequently maintained sidewalks. Please note that there is a nearby Buckley Park which would be a safer alternative to this.

3. **BLOCKING THE STREET:** The gym regularly (weekly) blocks Cumberland street with “Warning Children At Play” signs in the middle of the street, and also uses the street for sprint run training, an extremely dangerous practice, especially during commute hours. Please note that there is a nearby Buckley Park which would be a safer alternative to this.
4. **CAR WASHING:** On multiple occasions, cars of the customers/owners have had a mobile car washing service cleaning their cars in the street on Cumberland, further causing danger and congestion on a very narrow street that is a main commuter path, especially in the evenings.
5. **TRASH:** Is there a trash collection area for this building that is accessible by the Garbage Pickup Company? There are often black bags of trash left on the sidewalk when the business is closed, which appear to be garbage from the business. Although the bags disappear, it is my understanding that this is not permitted in Pittsburg.
6. **SIGNAGE:** The gym is currently using the fence of the unoccupied business next door to them for a banner advertising their business. Is this permitted?
7. **DEVELOPMENT STANDARDS:** During the recent renovation of the building in which the gym is located, a metal garage door and a solid metal business door are the storefront of the business. There are no windows of any kind on the street side of the business nor inside the business on any side.
8. **LOCATION BY A TAVERN:** I’m not sure if this is prohibited in Pittsburg, but a training (physical education) facility that caters to children and is located across the street from a tavern known for catering to a rough crowd on weekends (see Jordan about the murder of 2+ years ago) may not be the best family-oriented decision by the planning department.

It is my hope that the Planning department will look closely at the current operations of this gym, and take the appropriate action to educate the owner of the requirements and responsibility of opening a business of this type in a Commercial Pedestrian District. Or, alternatively, move the business to an appropriate district in Pittsburg that better meets the needs of a warehouse-type business with plenty of parking and a safe area to perform major outdoor aspects of their boxing training business.

Please contact me if you have any questions about the above.

- Adrian Badger



Adrian Badger

Coffee Guy
925.246.5840

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be www.steeltowncoffee.com

Shelby Rose

Subject: FW: FOR PUBLIC COMMENT

From: Charleszetta Brown <Charleszetta.Brown@cchealth.org>

Sent: Tuesday, September 14, 2021 4:10 PM

To: John Dacey <jdacey@ci.pittsburg.ca.us>

Subject: FOR PUBLIC COMMENT

****External Sender: Use caution before opening links or attachments****

Project Title: The Lion's Den Boxing Gym, AP-21-1574 (UP)

Location: 670 Cumberland Street, APN 085-171-004

Proposed

Hello,

My name is **Charleszetta Brown** I reside here in Pittsburg for over 40 years. I believe the **Lion's Den** is a good fit for the city of Pittsburg

It offers the youth an outlet as well as a trained skill that if taken seriously can lead to a professional career. A lot of great professional

athletics started their careers here in Contra Costa County. Whether it's been Pop Warner football, basketball, baseball even Boxing

The Lion's Den could be another pathway for the community. I had the opportunity to tour of the **Lion's Den** people were practicing

social distancing and wearing face mask. I think it's in a great Location. It adds character and flavor to the downtown area it's a good

draw for other business to prosper. It's been a long time where I've seen anything that is geared toward our youth. Boxing is not only a

sport it adds discipline, cognitive thinking, good health to be in shape is to practice good eating habits.

Charleszetta Brown

Reentry Health Conductor

Contra Costa Health Services in Partnership

with Center for Human Development

Reducing Health Disparities

Hospital and Health Centers

Pittsburg Health Center

2311 Loveridge Rd. Pittsburg Ca, 94565

office:925-431-2792

charleszetta.brown@hsd.cccounty.us

Health is Power-Black Health Matter

Shelby Rose

Subject: FW: The Lion's Den Boxing Gym

From: Dennisha Marsh <nishadezz1213@msn.com>

Sent: Tuesday, September 14, 2021 5:49 PM

To: PlanningCommissioner <PlanningCommissioner@ci.pittsburg.ca.us>

Subject: The Lion's Den Boxing Gym

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Good evening my name is Dennisha Marsh, and I am sending in a comment for the approval the Lion's Den. The City of Pittsburg has limited locations where our youth can go to. They have sold off or rented out all spaces that I remember as a child going to. We complain about crime and the video of fighting at the school. Why not give our children a place to receive mentorship, while focusing on discipline and mental health. The school district has already reached out for support with some of their more challenging students. So please be a part of the solution and approve this location as a safe zone for our youth.

Thanks

Dennisha Marsh

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