

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

September 27, 2022

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, September 27, 2022, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Robinson, Commissioners Foster, Jackson, Kobata, Popova

Absent: Commissioner Adams

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Assistant Planner Kelsey Gunter, Permit Center Supervisor Shelby Rose, Permit Technician Candace Hatch

PLEDGE OF ALLEGIANCE

Chair Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item number 3, Consideration of a Resolution Approving a Use Permit and Design Review for Loveridge Contractor's Storage, AP-22-0061 (UP, ADR), was continued to a date uncertain.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of September 13, 2022

On motion by Vice-Chair Popova seconded by Commissioner Foster to approve the consent items and carried by the following vote:

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

PUBLIC HEARING

2. Consideration of a Resolution Granting a Use Permit for Pentecostals of the Bay Area Office Space, AP-22-0076 (UP)

A public hearing for a Use Permit to establish an office space for a medical services office for the Pentecostals of the Bay Area to provide their congregation therapy and counseling sessions in an existing unit located at 981 Railroad Avenue, Pittsburg. The property is within the CP (Pedestrian Commercial) Zoning District. Assessor's Parcel Number (APN): 085-195-010.

Assistant Planner Kelsey Gunter gave a presentation.

Applicant Elden Limones spoke on behalf of the project.

Chair Robinson opened the public hearing.

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

On motion by Commissioner Foster to approve of a Use Permit to establish an office space for a medical services office for the Pentecostals of the Bay Area AP-22-0076 (UP), seconded by Vice-Chair Popova and carried by the following vote:

AYES: Foster, Jackson, Kobata, Popova, Robinson

NAYES: None

ABSTAIN: None

ABSENT: Adams

4. Consideration of a Resolution Approving a Major Subdivision, Design Review, and Tree Removal Permit for Civic Station, AP-22-0031 (SUBD, DR, TRP)

A public hearing for three separate applications. The first, is a public hearing for approval of a Major Subdivision to subdivide a 2.28-acre parcel into 11 residential parcels for condominium purposes, connected by 9 common parcels for private streets. The second, for approval of Design Review to construct eleven, three-story dwelling clusters to establish 81 multi-family dwelling units totaling 130,184 square feet as well as two "pocket park" private play areas. The third, for approval of a Tree Removal Permit. The parcel is bound to the north by Civic Avenue, to the east by Center Drive, to the south by City Hall, and to the west by Davi Avenue. The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development) Residential. Assessor's Parcel Number (APN) 086-100-035.

Assistant Planner Kelsey Gunter gave a presentation.

Applicant Trent Sanson spoke on behalf of the project.

Alicia Chandler, Landscape Architect spoke on behalf of the project.

Chair Robinson opened the public hearing.

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

On motion by Vice-Chair Popova to approve of a use permit for approval of a Major Subdivision, Design Review and Tree Removal Permit for Civic Station, AP-22-0031 (SUBD, DR, TRP), seconded by Commissioner Kobata and carried by the following vote:

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

COMMISSION CONSIDERATIONS

There were no commission considerations.

ZONING ADMINISTRATOR REPORT

5. The Zoning Administrator submitted one notice of intent to exercise delegated design review authority for an application filed by Maria Lorenzana, on behalf of Crossroads Christian Church, requesting administrative design review approval to construct an approximately 960 square-foot patio cover (53 feet by 17 feet), located at 3840 Railroad Avenue in the CN (Neighborhood Commercial) District. Assessor's Parcel Number 087-121-026.

STAFF COMMUNICATIONS

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

Two (2) items being presented at the October 11, 2022 meeting:

1. Blue Wave Car Wash – three separate applications consisting of: (a) Rezone Application; (b) Use Permit and; (c) Design Review
2. Black Crown Tattoo Studio – a single application to establish a tattoo studio on the ground floor of an existing vacant commercial space located in the CP – Pedestrian Commercial District of Old Town Pittsburgh.

Two (2) items being presented at the October 25, 2022 meeting:

1. East Bay Auto Sales – two separate applications consisting of: (a) Use Permit and; (b) Design Review.
2. A workshop held at 6:00 pm for a presentation by Optico's on new proposed Objective Design Standards and procedures for streamlining development projects in zones that currently allow multi-family residential use and residential uses as part of a mixed-use development.

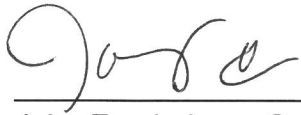
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:24 p.m. to October 11, 2022.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'John Funderburg', written over a horizontal line.

John Funderburg, Secretary