

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

April 25, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, April 25, 2023, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Commissioners Foster, Jackson, Robinson, Smith

Absent: Chair Popova, Vice-Chair Kobata

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

PLEDGE OF ALLEGIANCE

Commissioner Jackson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of February 14, 2023
Minutes of April 11, 2023
2. Hernandez Towing, AP-22-0124 (UP). Approval of a Use Permit for temporary storage of towed/impaired vehicles obtained by local law enforcement within a 7,500-square foot (sq. ft.) space within the Empire Commerce Center located at 671 Willow Pass Road.

3. Pittsburg Landing AT&T Wireless Facility, AP-22-0122 (DR). Design Review (DR) application to install a new approximately 80-foot-tall Monopole Telecommunications Facility (disguised as a stealth flagpole) behind an existing industrial building, the Site One Landscape Supply, Stone Center, which is located at 2665 Pittsburg – Antioch Highway.

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

AYES: Foster, Jackson, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Kobata, Popova

PUBLIC HEARING

4. The Dalé Vino Wine Bar and Restaurant, AP-23-0014 (UP, OD). This item was continued from the April 11, 2023 hearing.

A public hearing requesting approval of 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. The existing establishment was approved in 2021 for a 1,662 square-foot indoor seating area with wine display, a 58 square-foot office space, and a 404 square-foot outdoor seating area. The current application is a request to expand the outdoor activities area into the adjacent public open areas located at 51 Marina Boulevard in the Marine Commercial District/Commercial Waterfront (CW). Assessor Parcel No. 085-071-044.

Senior Planner Maurice Brenyah-Addow gave a presentation.

Tara Sanders spoke on behalf of the project.

Acting Chair Robinson opened the public hearing.

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

On motion by Commissioner Smith to approve a use permit and outdoor dining permit application to expand outdoor activities at The Dalé Vino Wine Bar and Restaurant at 51 Marina Boulevard in the Marine Commercial District/Commercial Waterfront (CW) AP-23-0014 (UP, OD), seconded by Commissioner Foster and carried by the following vote:

AYES: Foster, Jackson, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Kobata, Popova

5. East Bay Auto Sales, AP-21-1591 (UP, DR)

A public hearing requesting approval of a Use Permit and Design Review to construct: (1) an approximately 798 square foot (sq. ft.) sales office, (2) 576 sq. ft. repair garage, and (3) an approximately 10,772 sq. ft. surface parking lot with 625 sq. ft. of landscaping improvements at 1025 Railroad Avenue, in the CS-D (Downtown Service Commercial) District. APNs: 085-204-005, 085-204-010 and 085-204-011.

Associate Planner Alison Hodgkin gave a presentation.

Mohammed Asif Palyal spoke on behalf of the project.

Acting Chair Robinson opened the public hearing.

Public comment was received by the following:

Bruce Olson, Pittsburg resident.

There being no one to speak further on the item, Acting Chair Robinson closed the public hearing.

On motion by Commissioner Smith to approve a use permit and design review to construct: (1) an approximately 798 square foot (sq. ft.) sales office, (2) 576 sq. ft. repair garage, and (3) an approximately 10,772 sq. ft. surface parking lot with 625 sq. ft. of landscaping improvements at 1025 Railroad Avenue AP-21-1591 (UP, DR), seconded by Commissioner Foster and carried by the following vote:

AYES: Foster, Jackson, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Kobata, Popova

6. Recommendation on Adoption of Amendments to Title 18 of the Pittsburg Municipal Code for Miscellaneous Zoning Code Updates.

A public hearing for recommendation to City Council for the approval of amendments to various sections of Title 18 ("Zoning") of the Pittsburg Municipal Code (PMC) in order to clarify minor inconsistencies and ensure compliance with recently updated provisions of Accessory Dwelling Unit (ADUs) State Law. The proposed amendments include updates to zoning definitions and use classifications, corrections, clarifications, miscellaneous "clean-up" amendments, and consistency with State ADU Law. These updates would apply city-wide.

Senior Planner Maurice Brenyah-Addow gave a presentation.

Acting Chair Robinson opened the public hearing.

Public comment was received by the following:

Bruce Olson, Pittsburg resident.

There being no one to speak further on the item, Acting Chair Robinson closed

the public hearing.

On motion by Acting Chair Robinson for recommendation to City Council for the approval of amendments to various sections of Title 18 ("Zoning") of the Pittsburg Municipal Code (PMC) in order to clarify minor inconsistencies and ensure compliance with recently updated provisions of Accessory Dwelling Unit (ADUs) State Law., seconded by Commissioner Foster and carried by the following vote:

AYES: Foster, Jackson, Robinson

NAYES: Smith

ABSTAIN: None

ABSENT: Kobata, Popova

ZONING ADMINISTRATOR REPORTS

7. The Zoning Administrator submitted one notice of intent to exercise delegated design review authority on a proposed Tree Removal Permit pursuant to PMC 18.84.850.C.

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 May 9, 2023, meeting:

1. Planning Commission Workshop at 6:00 pm – Ethics Training and Committees
2. 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.
3. Housing Element Update – The City of Pittsburg's Housing Element is part of the City's General Plan and lays out a blueprint of how the City will meet its housing goals. At its core, a Housing Element is an opportunity for community members and policy makers to address local housing challenges and find solutions. It contains detailed information on local housing needs, existing resources and constraints, and an inventory of sites that are suitable for new housing. Under State law, each jurisdiction in California must update their Housing Element every eight years. The City is updating its Housing Element for the 2023-2031 cycle.

Three (3) items tentatively being presented at the May 23, 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. 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.
3. Use Permit – Adult Residential Care Facility at 2251 Oak Creek Circle.

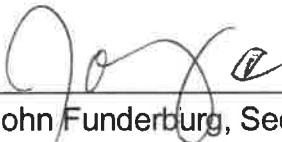
COMMITTEE REPORTS

Acting Chair Robinson provided an update on the Land Use Committee that was held on Friday, April 21, 2023.

ADJOURNMENT

The meeting was adjourned at 8:50 p.m. to May 9, 2023.

Respectfully Submitted,



John Funderburg, Secretary

