



**CITY OF PITTSBURG  
PLANNING COMMISSION AGENDA**

**MAY 26, 2026**

**CITY HALL COUNCIL CHAMBER  
65 CIVIC AVENUE, PITTSBURG, CA**

**REGULAR MEETING  
7:00 PM**

**Planning Commission Members**

**Donna Smith, Chair  
Elissa Robinson, Vice-Chair  
Jennifer Ingram, Commissioner  
Deandra Stokes, Commissioner  
Ivelina Popova, Commissioner  
Reilly Kent, Commissioner  
Sarah Foster, Commissioner**

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**Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais.** Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

**A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred.** The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburgh. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

**The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber.** Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

This agenda was posted in City Hall on Thursday, May 21, 2026

## **CALL TO ORDER**

## **ROLL CALL**

## **PLEDGE OF ALLEGIANCE**

## **DELETIONS, WITHDRAWALS OR CONTINUANCES**

## **COMMENTS FROM THE AUDIENCE**

## **CONSENT**

### 1. Minutes

Minutes of May 12, 2026

## **PUBLIC HEARINGS**

### 2. Cure Pet Animal Care, AP-26-0040 (UP)

This is a public hearing on a request for approval of a Use Permit to allow a general veterinary clinic within an existing approximately 2,339 square-foot commercial space located at 628 Bailey Road, within the Oak Hills Shopping Center. The property is within the CC (Community Commercial) District. Assessor's Parcel Number: 093-130-046.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

## **COMMISSION CONSIDERATIONS**

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

This is a request for the Planning Commission to determine whether the projects included in the proposed Five-Year Capital Improvement Program (CIP) are consistent with the City's 2040 General Plan.

The determination of consistency between the CIP and the General Plan is not considered a "project" under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15378(b), because the action only determines consistency of the proposed CIP with the City's General Plan and does not directly authorize the construction of any individual projects enumerated in the CIP. Therefore, this determination is not subject to CEQA.

Individual CIP projects would be subject to further CEQA analysis before the City Council authorizes construction for individual projects.

**STAFF COMMUNICATIONS**

**COMMITTEE REPORTS**

**ADJOURNMENT OF PLANNING COMMISSION MEETING**

## NOTICE TO PUBLIC

### GENERAL INFORMATION

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### SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

### PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

### NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

**May 12, 2026**

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Smith at 7:02 p.m. on Tuesday, May 12, 2026, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

**ROLL CALL**

Present: Chair Smith, Vice-Chair Robinson, Commissioners Foster, Kent, Popova, Stokes

Absent: Commissioner Ingram

Staff: Director of Community and Economic Development Jordan Davis, Assistant Director of Community and Economic Development John Funderburg, Associate Planner Kelsey Gunter, Administrative Analyst I Candace Hatch

**PLEDGE OF ALLEGIANCE**

Chair Smith led the Pledge of Allegiance.

**DELETIONS, WITHDRAWALS OR CONTINUANCES**

There were no deletions, withdrawals or continuances.

**COMMENTS FROM THE AUDIENCE**

There were no comments from the audience.

**CONSENT**

1. Minutes  
Minutes of February 24, 2026  
Minutes of March 24, 2026  
Minutes of April 14, 2026  
Minutes of April 28, 2026

On a motion by Commissioner Foster, approving the consent item(s), seconded by Commissioner Robinson:

AYES: Foster, Kent, Robinson, Smith, Stokes

NAYES: None

ABSTAIN: None

ABSENT: Ingram

## **PUBLIC HEARING**

2. Consideration of a Resolution for a Use Permit Request for a Type 20 ABC License to Permit the Sale of Beer and Wine in Conjunction with an Existing Convenience Store (Old Town Market, AP-25-0012 [UP])

A public hearing was held for a Use Permit to allow the sale of beer and wine under a Type 20 Alcoholic Beverage Control (ABC) License within an existing convenience store located at 315 Railroad Avenue. The site is located within the Pedestrian Commercial (CP) Zoning District in Old Town Pittsburg and has a General Plan designation of Downtown Commercial. Assessor's Parcel No. 085-108-001.

Associate Planner Kelsey Guner gave a presentation.  
Applicant spoke on behalf of the project.  
Chair Smith opened the public hearing.  
There were no other public comments, Chair Smith closed the public hearing.

On a motion by Commissioner Kent, Adopting a Resolution Denying without Prejudice planning application AP-25-0012 for Old Town Market beer and wine sales due to the inability to make the project findings for Use Permit and Specific findings necessary for Use Permit for alcoholic beverage sales or service establishment in the affirmative, seconded by Commissioner Popova:

AYES: Foster, Popova, Robinson, Kent  
NAYES: Smith, Stokes  
ABSTAIN: None  
ABSENT: Ingram

## **NOTICE OF REVOCATION**

Notice of Revocation was presented to the Planning Commission for the Use Permit associated with Day Spring Spa, located at 1353 Buchanan Road, due to violations of the Conditions of Approval (AP-21-1570).

## **STAFF COMMUNICATIONS**

Secretary Funderburg provided an update to the Planning Commission on the tentatively scheduled items for upcoming meetings.

Two (2) items tentatively to be presented at the May 26, 2026, meeting:

1. AP-26-0040 Bay Point Animal Care (UP) – Use Permit to establish a veterinary clinic within an existing 2,339-square-foot commercial space located at 628 Bailey Road, within the Oak Hills Shopping Center. The property is in the CC (Community Commercial) District.
2. Draft Capital Improvements Project Presentation – Planning Commission to determine whether the projects in the proposed Five-Year CIP are consistent with the City's 2040 General Plan.

One (1) item tentatively to be presented at the June 9, 2026, meeting:

1. AP-21-1562 Blue Wave Car Wash (RZ, UP, DR) – 3-year Time Extension Request for a Use Permit to establish an automobile washing facility and Design Review approval to construct a commercial self-service carwash for Blue Wave, located at 1160 E. Leland Road, Pittsburg. Assessor's Parcel No. 088-230-028. Continued from April 28, 2026, Planning Commission meeting.

Secretary Funderburg announced Restaurant week that is taking place May 18, 2026 through May 24, 2026, and the upcoming 5k Fun Run on May 23, 2026.

There were no further staff communications.

### **COMMITTEE REPORTS**

There were no committee reports.

### **ADJOURNMENT**

The meeting was adjourned at 8:18 p.m. to May 12, 2026.

Respectfully Submitted,

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John Funderburg, Secretary

**CITY OF PITTSBURG  
PLANNING COMMISSION  
STAFF REPORT  
May 26, 2026**

**ITEM: Cure Pet Animal Care, AP-26-0040 (UP)**

ORIGINATED BY: Varaprasad Guduri, [vara.guduri@gmail.com](mailto:vara.guduri@gmail.com), (925) 892-8146

SUBJECT: This is a public hearing on a request for approval of a Use Permit to allow a general veterinary clinic within an existing approximately 2,339 square-foot (sq. ft.) commercial space located at 628 Bailey Road, within the Oak Hills Shopping Center. The property is within the CC (Community Commercial) District. Assessor's Parcel Number: 093-130-046.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1), approving Use Permit Application No. 26-0040, subject to conditions.

BACKGROUND:

The tenant space for the proposed veterinary clinic was constructed as part of the original Oak Hills Shopping Center in the late 1980s and was previously occupied by the retail store, Dollar Joe's. The existing tenant space has been vacant since November 2025.

On March 30, 2026, the applicant filed Use Permit Application No. 26-0040 to establish a general veterinary clinic in an existing tenant space within the Oak Hills Shopping Center. The shopping area currently includes a diverse group of retail and personal service uses ranging from groceries and beauty supplies to insurance and dental care. The addition of a veterinary clinic within the Oak Hills Shopping Center would be compatible with existing and allowed uses in the surrounding area.

The applicant for the proposed veterinary clinic operates two other veterinary clinics; Abbey Veterinary Hospital and Lone Tree Veterinary & Urgent Care both located in the City of Antioch.

PROJECT DESCRIPTION:

Existing Conditions:

The Oak Hills Shopping Center parcel is approximately 11.44 acres and occupies the entire block between California State Route 4 and W. Leland Road along Bailey Road. The Oak Hills Shopping Center contains two large tenant spaces and three smaller multi-tenant attached, single-story commercial buildings. One of the large tenant buildings is occupied by Safeway and the other is currently vacant (formerly Rite Aid). The smaller multi-tenant buildings are occupied by various businesses including T-Mobile, the UPS Store, a Donut Shop, Dentist Office, H&R Block and multiple personal service businesses.

Across from Safeway and Rite Aid, on the opposite side of the parking lot, are three smaller, detached retail stores which include Chase Bank, Round Table Pizza and Auto Zone.

The proposed veterinary clinic would occupy an existing 2,339 sq. ft. tenant space within the multi-tenant commercial building between Safeway and the former Rite Aid. The main entrance to the tenant space is located along the east side of the building fronting the main parking lot and access aisles in the Oak Hills Shopping Center. The northern building façade provides a rear emergency/employee exit, which is adjacent to an existing walkway and parking area with lighting. The rear side of the Oak Hills Shopping Center faces the Pittsburg/Bay Point BART Station parking lot and is not visible from the front side of the shopping center.

See Attachment 2 for Existing Conditions Photos

Surrounding Land Uses:

The following land uses surround the Oak Hills Shopping Center:

North: State Route 4 (adjacent) and unincorporated community of Bay Point (1,000 feet)

West: Pittsburg/Bay Point BART Station and parking lot (600 feet)

South: West Leland Road (adjacent) and Oak Hills Apartment Homes (850 feet)

East: Planned Mixed-Use Development (Ambrose Village Project) within the unincorporated jurisdiction of Contra Costa County (500 feet)

See Attachment 3 for Map of Surrounding Land Uses

Proposed Project:

The applicant is requesting approval of a Use Permit to allow a general veterinary clinic within an existing, 2,339 sq. ft. commercial multi-tenant building. The proposed veterinary clinic would operate between the hours of 8:00 am to 10:00 pm, seven days per week. The applicant has indicated the proposed veterinary clinic would have a total staff of 18 employees on-site at any given time.

The proposed veterinary clinic would occupy an existing vacant shell space and require interior tenant improvements. The east portion of the space would include a reception area, four exam rooms, laundry room and public restroom. The west portion of the space would be for staff and treatment only. It would include a space for animal crates, an administrative area, surgery room, x-ray area, freezer, breakroom and staff restroom.

See Attachment 4 for the Project Floor Plan

CODE COMPLIANCE:

Pittsburg General Plan 2040: The project site is located in the ‘Southwest Hills Subarea’ of the General Plan (GP) and has a land use designation of Community Commercial. The Community Commercial land use designation is intended to provide sites for: *commercial and community-serving businesses, including retail stores, eating and drinking establishments, commercial recreation and entertainment, service stations, financial, educational and social services.*

The proposed project is consistent with GP Land Use Goal 2-3, in that the proposed project would promote a neighborhood-serving commercial use within the community. The proposed veterinary clinic is a commercial business which would be located within an existing shopping center and no veterinary clinics currently exist in the vicinity. Additionally, the proposed project complies with GP Land Use Policy 2-P-15.2, in that the proposed project promotes a commercial use that would serve multiple residential neighborhoods in the Southwest Hills subarea.

Pittsburg Municipal Code: The project site is located within the Community Commercial (CC) Zoning District which is intended to: *provide for commercial centers and individual structures on sites that are located within reasonable distance of high densities of residences or that are served by local and regional transportation and transit systems. These sites typically host a wide variety of local- and regional-serving commercial establishments, including businesses selling home furnishings, apparel, durable goods, and specialty items. Support facilities such as personal services, entertainment, eating-and-drinking establishments and institutional uses are also allowed, subject to certain limitations to avoid adverse effects on adjacent uses.*

The proposed use is classified as an “Animal Hospital” as defined in Pittsburg Municipal Code (PMC) section 18.08.080(3)(c), which is defined as: *Establishment where small animals receive medical and surgical treatment. This classification includes only facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and temporary boarding of animals is included if incidental to the hospital use.*

Animal Hospitals are conditionally permitted in the CC District subject to an approved Use Permit (PMC 18.52.010). The proposed project, if approved, would provide veterinary services for residents with dogs, cats and exotic animals (including small mammals, birds, and reptiles) in the west Pittsburg/Southwest Hills Subarea.

Off-Street Parking: There are currently 395 shared parking spaces in the Oak Hills Shopping Center parking lot, available for use by all tenants and customers utilizing the shopping area.

PMC section 18.78.030(E)(3) sets forth standards for off-street parking within retail shopping centers. This section specifies that the parking requirement for all uses shall be those prescribed for retail sales (one space per each 250 sq. ft. of retail space), unless a Use Permit is required for an individual use within the shopping center. In the instance

where a Use Permit is required, the parking requirement for that use shall correspond to the parking requirements outlined in PMC section 18.78.040, Schedule A.

Schedule A specifies that 'Animal Hospital' uses provide one (1) space per each 400 sq. ft. of tenant space. Because the Oak Hills Shopping Center currently provides 395 off-street parking spaces, no additional parking spaces would be required for the proposed project.

PMC section 18.78.045 specifies the minimum number of bicycle parking stalls that must be provided on new non-residential sites based on the number of required off-street parking stalls for the use. According to this section of the PMC, the proposed project is required to have bicycle parking for a minimum of one (1) bicycle. Oak Hills Shopping Center currently provides shared bicycle parking immediately adjacent to the project site. Therefore, no additional bicycle parking stalls are required.

Signage: The applicant is not proposing exterior signage for the tenant space at this time. Signage associated with the proposed project will require a separate sign permit application that demonstrates consistency with the Oak Hills Shopping Center Master Retail Sign Program adopted by the Planning Commission on June 9, 2020 (Resolution No. 10151). Once Planning Staff has reviewed and approved a separate sign permit, the applicant will be able to apply for a Building Permit allowing signage at the project site.

Required Findings – Use Permit: Pursuant to PMC section 18.16.040, in order to approve the Use Permit for the proposed veterinary clinic, the Planning Commission must find that the proposed project:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the city;
- C. will not adversely affect the orderly development of property within the city;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law; and
- I. is consistent with the city's approved funding priorities.

A full analysis of how the proposed project meets the required Use Permit findings is provided in the Resolution (Attachment 1).

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

If the proposed project is approved, Planning Staff will file a Notice of Exemption with the Governor's Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder's Office.

Public Notice: On or before May 15, 2026, a notice of the May 26, 2026, public hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091 (Attachment 5). In addition, a copy of the notice was posted on [www.nextdoor.com](http://www.nextdoor.com) ("Nextdoor") and was sent directly to all subscribed residents in the "Trident," "Oak Hills," "Leland-Chestnut," and "Shopping Center" neighborhoods.

#### ANALYSIS:

Staff believes that the Planning Commission can make the required findings to grant Use Permit approval for the proposed project, as it would provide a new commercial business within the City, have a positive impact on the City's tax base, and occupy a vacant tenant space that could otherwise remain vacant. See Attachment 1 for a full analysis of how the proposed project meets the required Use Permit findings.

Additionally, approval of the proposed project would provide a community-serving veterinary business for local residents, including major residential developments in the Southwest Hills Subarea, such as the 640-acre San Marco residential development, as well as the Oak Hills and Alves Ranch residential subdivisions.

#### ACTION REQUIRED:

Move to adopt a Resolution, approving Use Permit application No. 26-0040, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Conditions Photos
3. Surrounding Land Uses Map
4. Project Floor Plan
5. Public Hearing Notice/Vicinity Map

Prepared by: Alison Spells, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Use Permit to Allow	)	
a General Veterinary Clinic located	)	Resolution No.
at 628 Bailey Road, for "Cure Pet	)	
<u>Animal Care," AP-26-0040 (UP)</u>	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On March 30, 2026, Varaprasad Guduri filed Planning Application No. AP-26-0040, requesting approval of a use permit to establish a general veterinary clinic within an existing approximately 2,339 square-foot (sq. ft.) commercial space located at 628 Bailey Road, within the Oak Hills Shopping Center. The property is within the CC (Community Commercial) District. Assessor’s Parcel Number: 093-130-046.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 (Zoning) and 19 (Sign Regulations).
- C. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
- D. On or prior to May 15, 2026, notice of the May 26, 2026, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city’s website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Trident," "Leland-Chestnut," and "Shopping Center" neighborhoods.
- E. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:
  - 1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
  - 2. is not detrimental to the health, safety, and general welfare of the city;
  - 3. will not adversely affect the orderly development of property within the city;

4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;
  5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
  6. will not create a nuisance or enforcement problem within the neighborhood;
  7. will not encourage marginal development within the neighborhood;
  8. will not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law; and,
  9. is consistent with the city's approved funding priorities.
- F. On May 26, 2026, the Planning Commission held a public hearing on Planning Application No. 26-0040, at which time oral and/or written testimony was considered.

## Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Cure Pet Animal Care, AP-26-0040 (UP)," dated May 26, 2026, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
  2. The proposed veterinary clinic use will:
    - a) be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located, and will be appropriate to the specific location, in that the purpose of the Community Commercial (CC) District is to provide for commercial centers with a variety of local-and regional-serving commercial establishments. Approval of the requested use permit allowing a veterinary clinic would provide a community-serving business in an area in which a similar service does not currently exist.
    - b) not be detrimental to the health, safety, and general welfare of the city, if conditions of approval are adopted, including, but not limited to the following: 1) safety and monitoring equipment required for overnight boarding; 2) requiring all grooming activities to be performed indoors; and 3) operations permitted only during normal business hours.
    - c) not adversely affect the orderly development of property within the city, in that the proposed veterinary clinic use will occupy an existing commercial space that has previously operated as a retail use, and the applicant is not proposing to expand the tenant space.

- d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city, as the continued occupancy of empty tenant spaces throughout the city will increase property values as well as the city's tax base.
- e) be consistent with the General Plan in that the project site is located in the 'Southwest Hills Subarea' of the General Plan and has a land use designation of *Community Commercial*, which is intended to provide sites for commercial and community-serving businesses.
- f) not create a nuisance or enforcement problem within the neighborhood, if the project is conditioned with the following: 1) the business owner shall install Alphasorb wood fiber acoustic panels; 2) the business owner shall inspect ventilation systems annually for maintenance; and 3) the business owner shall handle, store, and dispose of waste in accordance with applicable local, state, and federal regulations through a licensed medical waste disposal service..
- g) not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing commercial shopping center, and does not involve construction of a new building or building addition.
- h) not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law, in that any such use will operate in a building that has been designed to utilize existing infrastructure. Further, the proposed project is located on private property and will be maintained privately.
- i) not be inconsistent with the city's approved funding priorities, in that the proposed use is on private property, to be maintained privately, and does not propose or require any city funding.

B. The staff report entitled, "Cure Pet Animal Care, AP-26-0040 (UP)," dated May 26, 2026, is referenced hereto as additional support for the findings.

### Section 3. Decision

A. Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 26-0040, subject to the following conditions:

#### City of Pittsburg, Planning Division

1. Business Operations: The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution, except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.

2. Business License: The business operator shall obtain and maintain a City of Pittsburg Business License and Business Permit for the entirety of all business operations.
3. Other Licensing: Business operator is responsible for obtaining and maintaining all required licensing from all external agencies, including but not limited to, Contra Costa County Environmental Health Department.
4. Hours of Operation: Business hours of operation are subject to change, but, in no case shall business operations extend beyond 10:00 P.M. or before 5:00 A.M.
5. Animal Grooming: All animal grooming must be performed indoors.
6. Material Disposal: The applicant shall ensure all pet bathing and cleaning liquids are disposed of in accordance with municipal sanitary sewer regulations and shall not be discharged into exterior storm drains or catch basins.
7. Outdoor Cleaning: Floor mats or pet-related equipment shall not be washed outdoors. All outdoor cleaning shall utilize dry methods and shall not utilize any chemicals that may, as a result, be discharged into storm drains or catch basins.
8. Business Signage: Exterior signage is not approved at this time. Any proposed signage must be submitted for separate review and approval through a Sign Review Permit Application process and shall comply with all City sign standards as specified within PMC Title 19, and the Oak Hills Master Sign Program.
9. Trash Receptacles: The business operator shall remove refuse from the Animal Grooming facility on a daily basis in order to maintain a clean and sanitary environment, prevent the accumulation of waste that could attract pests, and reduce the risk of odors.
10. Graffiti Removal: All graffiti shall be removed on any part of the property within 48 hours of its appearance.

Contra Costa County Fire Protection District Conditions of Approval:

11. Tenant Improvement Permit Required. The developer shall submit building construction plans and specifications for the subject project to the Fire District for review and approval. Plan submittal instructions are located at the end of this letter. After the tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following:
  - a. Fire sprinklers (if applicable)
  - b. Fire alarm (if applicable)

All projects shall be submitted to the Fire District for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

City of Pittsburg Building Division Conditions of Approval:

12. All new businesses must obtain both a City of Pittsburg Business License and a Certificate of Occupancy prior to commencing any business operations.
13. On the cover sheet of the plan set, clearly indicate the applicable building design codes. The City of Pittsburg enforces the following codes: - 2022 California Administrative Code (CAC); 2022 California Building Code (CBC); 2022 California Historical Building Code (CHBC); 2022 California Existing Building Code (CEBC); 2022 California Green Building Standards Code (CGBSC); 2022 California Mechanical Code (CMC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Energy Code (CEC Part 6); 2022 California Fire Code; Pittsburg Municipal Code; Reference CBC Section 107.
14. Verify that the Drawing Index listed on the cover sheet includes all plan sheets. Reference CBC Section 107.
15. On the cover sheet, provide a complete Code Analysis, including: - Proposed tenant use; Occupancy Group; Type of Construction; Separated or Nonseparated Mixed; Occupancies; Fire sprinkler status; Floor area (square footage); Number of stories; Occupant load; Reference CBC Sections 111, 302.1, 401, 503, 508, 601, 903, and 1004.1.
16. Plans and specifications for commercial buildings and tenant improvements must be prepared by a licensed architect or engineer, except for interior alterations involving only non-bearing partitions. Licensed professionals must affix their stamp on the plans to indicate responsibility. Licensed mechanical, plumbing, and electrical contractors may design systems they are installing.
17. The Site Plan must show all code-compliant accessible parking spaces, access aisles, and an accessible route to all entrances and exterior ground-floor exits. Accessibility design requirements include Sidewalk and path width: minimum 48 inches; Walking surface slope: max 1:20 (5%); Ramp slope: max 1:12 (8.3%); Cross slope: max 1:48 (2%); Curb ramp slope: max 1:12 (8.3%); Provide 36-inch-long detectable warning surfaces at vehicular crossing points
18. Provide at least one accessible route from accessible parking/loading zones, public sidewalks, and public transportation stops to the accessible building entrance. If multiple routes are provided, all must be accessible.
19. At least one accessible route shall connect all accessible buildings, facilities, elements, and spaces on the same site.
20. All exterior and interior accessibility features shall be designed and built to comply with Chapter 11B of the 2022 California Building Code.
21. The following outside agency clearances must be obtained and submitted prior to permit issuance, if applicable: Delta Diablo Sanitation District; Contra Costa Water District; Contra Costa County Fire Protection District; School District Fee Payment;

Contra Costa Environmental Health Department (CCCEH); Bay Area Air Quality Management District (BAAQMD) (Notification and compliance for demolition, especially where asbestos or lead-based paint may be involved.)

22. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
23. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community and Economic Development Department, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
24. Indemnification: Business owner agrees to indemnify, defend, and hold harmless the city, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, city may select its own legal counsel at applicant's sole cost and expense. Business owner may select its own legal counsel to represent business owner's interests at business owner's sole cost and expense. Business owner shall pay for city's costs of defense, whether directly or by timely reimbursement to city on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by city in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
25. Expiration of Approval: This use permit will expire on May 26, 2028, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

#### Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the foregoing resolution was passed and adopted the 26<sup>th</sup> day of May, 2026, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. \_\_\_\_\_ was adopted by the Planning Commission of the City of Pittsburg on May 26, 2026.

\_\_\_\_\_  
JOHN FUNDERBURG, SECRETARY  
PITTSBURG PLANNING COMMISSION

**Existing Condition Photos**  
Cure Pet Animal Care, AP-26-0040



**Fig. 1 - Project Site**



**Fig. 2 - Project Site**



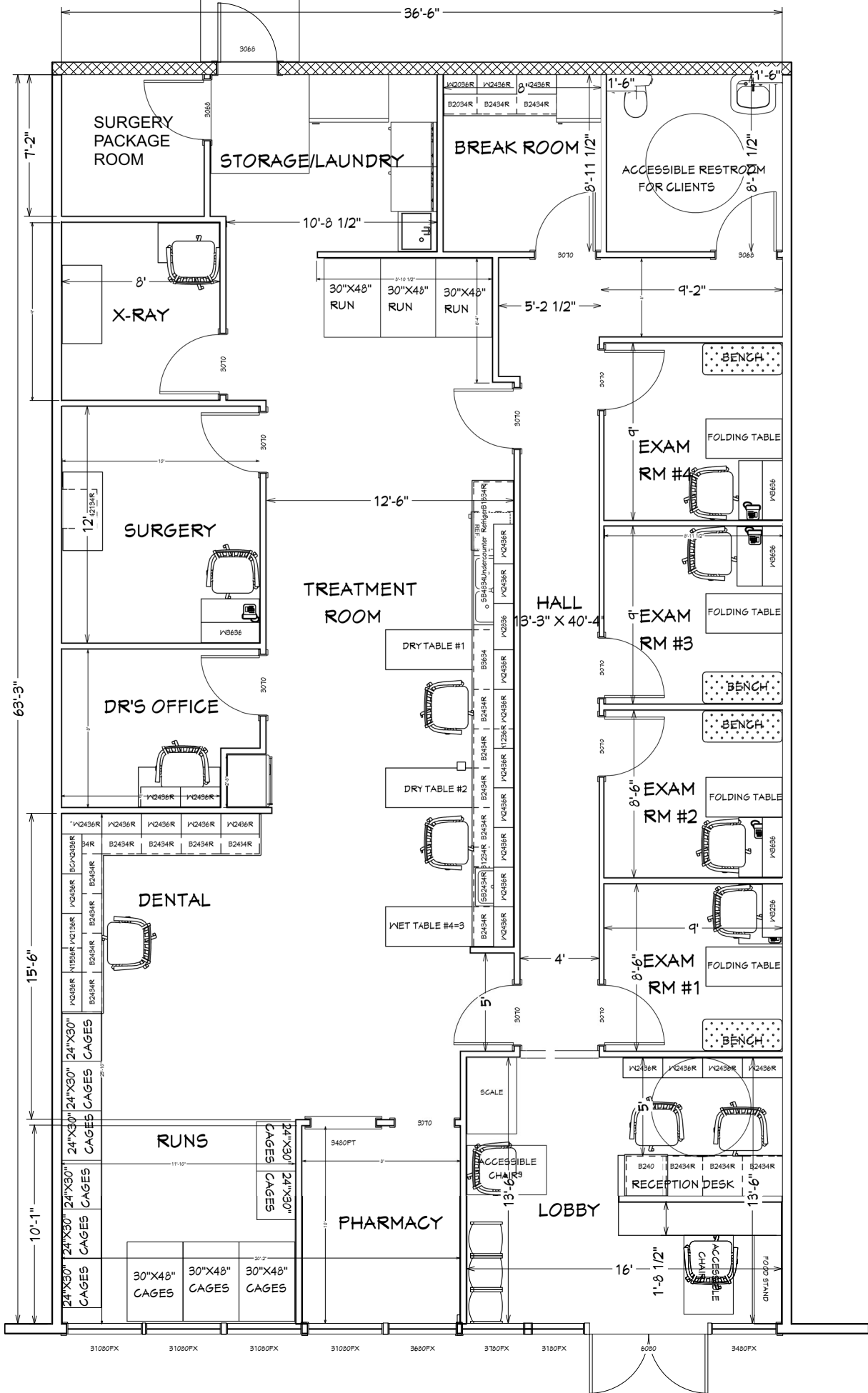
**Fig. 3 - Project Site (Close up)**



**Fig. 4 – Looking east from Project Site at Oak Hills Shopping Center Parking Lot**

# Cure Pet Animal Care (AP-26-0040) - Surrounding Land Uses





LIVING AREA  
2409 SQ FT



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

**DATE:** May 26, 2026  
**TIME:** 7:00 p.m.  
**PLACE:** City Council Chamber at City Hall  
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

### **Cure Pet Animal Care, AP-26-0040 (UP)**

This is a public hearing on a request for approval of a Use Permit to allow a general veterinary clinic within an existing approximately 2,339 square-foot (sq. ft.) commercial space located at 628 Bailey Road, within the Oak Hills Shopping Center. The property is within the CC (Community Commercial) District. Assessor's Parcel Number: 093-130-046.

### **Environmental Determination**

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.

**PROJECT PLANNER:** Alison Spells, (925) 252-6987 or [aspells@pittsburgca.gov](mailto:aspells@pittsburgca.gov)

### **Why am I receiving this notice?**

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

### **Where can I get more information about this project?**

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

### **What can I do if I have comments on the project?**

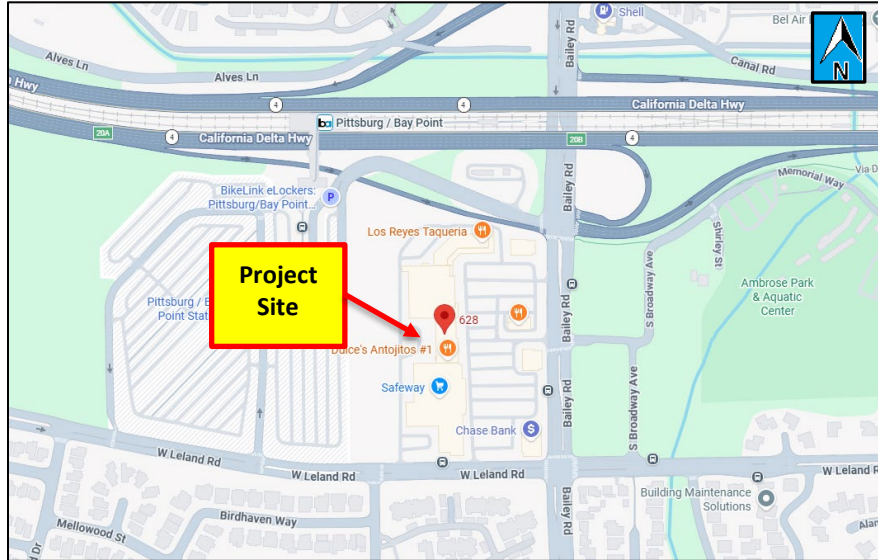
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

*Para información en español:*  
**(925) 252-4920**

JOHN FUNDERBURG, SECRETARY  
PITTSBURG PLANNING COMMISSION

**Project Title:** Cure Pet Animal Care, AP-26-0040 (UP)  
**Location:** 628 Bailey Road, APN: 093-130-046



City of Pittsburg

Community and Economic Development Department - Planning  
Division  
65 Civic Avenue  
Pittsburg, CA 94565

Current Resident/Property Owner  
4808 FERNGLEN DR  
SANTA ROSA CA 95405 7907

**CITY OF PITTSBURG  
PLANNING COMMISSION  
STAFF REPORT  
May 26, 2026**

**ITEM: Recommendation on Adoption of the Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination**

ORIGINATED BY: City of Pittsburg Department of Public Works, Engineering Division, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT:

This is a request for the Planning Commission to determine whether the projects included in the proposed Five-Year Capital Improvement Program (CIP) are consistent with the City's 2040 General Plan.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the attached resolution (Attachment 1) affirming that the proposed Five-Year CIP for fiscal years 2026/27 through 2030/31 is consistent with the City's 2040 General Plan.

BACKGROUND:

The Engineering Division has prepared a draft of the CIP for fiscal years 2026/27 through 2030/31. The CIP categorizes projects into six categories: Roadway Infrastructure, Underground Infrastructure, Community Facilities, Park, Marina, and Pittsburg Power. The projects included in the CIP also categorically range in cost. Minor projects would be considered up to \$500,000 and major projects would be considered above \$500,000.

The Five-Year CIP for fiscal years 2026/27 through 2030/31 includes 59 current or new projects with a total estimated cost of \$328,205,360 for the benefit of the residents of the City of Pittsburg which includes projects proposed by Pittsburg Power Company at the Island Energy facility on Mare Island in Vallejo. Each of the proposed projects meets one or more of the following criteria:

- Elimination of potentially hazardous or unsafe conditions and potential liability
- Replacement of high-maintenance, inefficient or ineffective infrastructure
- Improvement to and/or creation of new services to the public
- Compliance with regulatory requirements and mandates
- Stimulation of the local economy and elimination of blighted conditions
- Compliance with the City of Pittsburg General Plan
- Preservation of existing assets

The draft Five-Year CIP for fiscal years 2026/27 through 2030/31 can be accessed here: [2026 Five-Year Capital Improvement Program](#)

The schedule and prioritization of CIP projects are based on available funding, benefit to the public, and funding restrictions.

The CIP aims to enhance the quality of life in the City by making improvements to the structures, systems, facilities, and utilities that serve the community. The assets that are installed, replaced, and rehabilitated are designed within a useful life to be used for decades.

New projects that have been added to the CIP for fiscal years 2026/27 through 2030/31 are included in Attachment 2 of this report.

The Commission will receive a presentation on the CIP from Gina Haynes, Assistant Director of Public Works, under the 'Commission Considerations' portion of the meeting.

#### PROJECT DESCRIPTION:

Staff reviewed each proposed CIP project and cross-referenced it with the goals and policies of the General Plan as shown in Attachment 3. In reviewing the document, staff found that most CIP projects are directly supported by a General Plan goal or policy. Where no goal or policy was found for a project, further research was conducted to determine if the project would be inconsistent with the General Plan. None of the proposed CIP projects were found to be inconsistent with the General Plan.

#### GENERAL PLAN/CODE COMPLIANCE:

Government Code: California Government Code Sections 65103(c) and 65403(c) requires that the City's CIP conform to the City's adopted General Plan and authorizes the Planning Commission as the body responsible for making that determination. The Planning Commission must make a determination that the 2040 General Plan is consistent with the CIP before the City Council agrees for adoption of the CIP. The last CIP evaluation was presented to the Planning Commission on August 12, 2025, and was determined by the Planning Commission to be consistent with the 2040 General Plan. Staff recommends the Commission make the required finding that the current draft of the Five-Year CIP for fiscal years 2026/27 through 2030/31 is consistent with the adopted 2040 General Plan.

Environmental: The determination of consistency between the CIP and the General Plan is not considered a "project" under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15378(b), because the action only determines consistency of the proposed CIP with the City's General Plan and does not directly authorize the construction of any individual projects enumerated in the CIP. Therefore, this determination is not subject to CEQA. Individual CIP projects would be subject to further CEQA analysis before the City Council authorizes construction for individual projects.

ANALYSIS:

As stated above, staff believes the Commission can make the required finding that the current draft Five-Year CIP for fiscal years 2026/27 through 2030/31 is consistent with the adopted 2040 General Plan.

ACTION REQUIRED:

Move to adopt a Planning Commission resolution, affirming that the Five-Year CIP for fiscal years 2026/27 through 2030/31 is consistent with the 2040 General Plan.

ATTACHMENTS:

1. Proposed Resolution
2. New CIP projects for fiscal years 2026/27 through 2030/31
3. Applicable General Plan Goals and Policies

Prepared by: Alison Spells, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Affirming Conformance of the Five-Year )  
Capital Improvement Program (CIP) with )  
the City of Pittsburg 2040 General Plan )

Resolution No. \_\_\_\_\_

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. The City of Pittsburg’s Public Works Department, Engineering Division, has released a draft Citywide Five-Year Capital Improvement Program (CIP) for fiscal years 2026/27 through 2030/31, to be considered for adoption by the City Council.
- B. Pursuant to California Government Code sections 65103(c) and 65403(c), the proposed CIP must be consistent with the City’s adopted General Plan, and the Planning Commission is the body designated to make that determination.
- C. The determination of consistency between the CIP and the General Plan is not considered a project under the California Environmental Quality Act (CEQA); therefore, it is not subject to CEQA review. However, individual CIP projects would be subject to CEQA review prior to City Council authorization for construction on respective projects.
- D. On May 26, 2026, the Planning Commission held a meeting to review the proposed Five-Year CIP for fiscal years 2026/27 through 2030/31 and to consider whether the CIP is consistent with the 2040 General Plan, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “Recommendation on Adoption of the Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination,” dated May 26, 2026, and based on all the information contained in the Planning Division files on the CIP, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the June 9, 2026, meeting, the Planning Commission finds that:
  - 1. All recitals above are true and correct and are incorporated herein by reference.
  - 2. All projects included in the proposed Five-Year CIP for fiscal years 2026/27 through 2030/31 are consistent with the City’s adopted 2040 General Plan.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the foregoing resolution was passed and adopted the 26<sup>th</sup> day of May 2026, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. \_\_\_\_\_ was adopted by the Planning Commission of the City of Pittsburg on May 26, 2026.

\_\_\_\_\_  
JOHN FUNDERBURG, SECRETARY  
PITTSBURG PLANNING COMMISSION

Attachment 2  
City of Pittsburg Five-Year Capital Improvement Program (CIP) 2026/27 - 2030/31  
New Projects

**Roadway Infrastructure (26 Projects)**

Page Number	Project Number	Project Name	Total Funding
37	2019	BART Pedestrian & Bicycle Connectivity	\$ 11,068,824
38	2037	Harbor Street Safety Improvements (HSIP 12)	\$ 2,612,700
39	2041	Bailey Road Improvements Phase I	\$ 22,083,200
40	2042	Annual Citywide Traffic Calming	\$ 600,000
41	2043	Zone 7 Pavement Management Phase I	\$ 4,587,152
42	2045	Walk-Smart Crosswalk Improvements	\$ 125,700
43	2049	Bailey Road Pavement Maintenance	\$ 2,080,000
44	2052	Delta De Anza Multimodal Trail Safety Improvements	\$ 5,009,406
45	2228	Citywide Arterial Median Conversion	\$ 580,000
46	2242	Annual Citywide Striping & Signage	\$ 547,168
47	2243	Countywide Smart Signals Project	\$ 1,332,724
48	2244	Citywide Sidewalk Repair	\$ 370,800
49	2314	Pittsburg Center Smart City Pilot	\$ 1,337,640
50	3038	West Leland Road Extension Phase II	\$ 33,380,000
51	3039	Pittsburg Antioch Highway Widening	\$ 38,080,000
52	3332	Annual Citywide Fence/Soundwall Repairs	\$ 805,000
53	4079	Linscheid Drive Traffic Calming	\$ 920,236
54	TBD	Pavement Management Program	\$ 16,600,000
55	TBD	2026/27 CDBG ADA Curb Ramp Installation Project	\$ 300,000
56	TBD	Zone 7 Pavement Management Phase II	\$ 4,150,000
57	TBD	City Gateway Beautification Project	\$ 500,000
58	TBD	Loveridge Road Complete Streets	\$ 26,250,000
59	TBD	West Leland Road Landscape Medians	\$ 6,650,000
60	TBD	California Avenue Class I Bike Path	\$ 3,540,000
61	TBD	West Leland Road Bicycle & Pedestrian Overcrossing	\$ 10,000,000
62	TBD	Delta DeAnza Multimodal Trail Safety Improvements Phase II	\$ 8,700,000
<b>TOTAL COST</b>			<b>\$ 202,210,550</b>

**Underground Infrastructure (12 Projects)**

Page Number	Project Number	Project Name	Total Funding
65	5003	West Santa Fe Ave. Sewer Water Rehabilitation Phase I	\$ 14,950,530
66	5006	Water System Reliability (Cabrillo Place Waterline)	\$ 2,822,916
67	5065	Water Treatment Plant Capital Repairs and Improvements	\$ 450,000
68	5067	Water Treatment Plant Filtration Improvements & Hypochlorite Conversion	\$ 64,408,188
69	5090	Bella Vista/Riverview Water Consolidation	\$ 952,400

70	TBD	Americana Park Basin Retrofit	\$ 1,651,000
71	TBD	Loveridge Road Sanitary Sewer Pipe Re-Line	\$ 165,000
72	TBD	California Seasons Sewer Lift Station Repair	\$ 1,620,000
73	TBD	Terry Court Sewer Repair	\$ 660,000
74	TBD	Central Addition Water & Sewer Rehabilitation Project Phase I	\$ 6,700,000
75	TBD	West Santa Fe Ave. Sewer Water Rehabilitation Phase II	\$ 7,500,000
76	TBD	Buchanan Park Storm Drain Improvement	\$ 380,000
<b>TOTAL COST</b>			<b>\$ 102,260,034</b>

**Community Facilities (7 Projects)**

Page Number	Project Number	Project Name	Total Funding
79	1755	City Entrance Features	\$ 250,000
80	2472	Pittsburg Moves Active Transportation Plan Update	\$ 510,000
81	3024	Buchanan Road Slope Repair	\$ 1,523,436
82	3333	Corporation Yard Groundwater Monitoring Wells	\$ 1,918,100
83	5007	Highlands Ranch Tank Improvements	\$ 705,000
84	5074	Water Treatment Plant Alternative Fuel Conversion	\$ 959,752
85	TBD	Buchanan Pump Station Electrical Repairs	\$ 380,000
			<b>\$ 6,246,288</b>

**Parks (5 Projects)**

Page Number	Project Number	Project Name	Total Funding
89	3040	Buchanan Park Pond Loop Replacement	\$ 222,288
90	3080	Pittsburg Premier Fields Phase II	\$ 10,000,000
91	TBD	City Park Electrical Room Replacement	\$ 265,000
92	TBD	Marina Outdoor Fitness Area	\$ 305,000
93	TBD	Soccer Field Turf Replacement	\$ 1,000,000
<b>TOTAL COST</b>			<b>\$ 11,792,288</b>

**Marina (1 Projects)**

Page Number	Project Number	Project Name	Total Funding
97	5517	Sheds A - D Upgrades	\$ 291,200
<b>TOTAL COST</b>			<b>\$ 291,200</b>

**Power (8 Projects)**

Page Number	Project Number	Project Name	Total Funding
101	5816	Duct Bank and Vault Replacements	\$ 1,350,000
102	5820	Waterfront Area Reliability	\$ 1,700,000
103	5821	Outage Recovery	\$ 730,000
104	5826	RA Replacement	\$ 430,000

**Total**  
**\$328,205,360**

## Applicable 2040 General Plan Goals, Policies and Actions Implemented by the Five-Year Capital Improvement Program

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### Land Use (2)

2-P-1.4	To maintain balanced growth and to manage the City's investment in infrastructure, facilities, and services for growth areas, encourage infill development, redevelopment, and rehabilitation projects within the City, prioritizing investments in underserved neighborhoods, and growth that is contiguous with existing development and/or the boundary of the City.
2-A-2.c	Identify and fund neighborhood improvement programs to stabilize and enhance the quality of existing neighborhoods. Improvement programs may include, but are not limited to sidewalk upgrade and repair, street tree programs, street lighting, signage, trash collectors, bus stop shelters and benches, and similar improvements to the public areas.
2-A-14.a	<p>Implement internal Planning staff procedures to:</p> <ul style="list-style-type: none"> <li>• Consider Allowing Low Density Residential uses on the designated school site along Range Road, if it is not needed for public school facilities.</li> <li>• For the proposed Railroad Avenue BART Station area, ensure that pedestrian and transit amenities are provided to connect West Leland residents with the Station area.</li> <li>• Undertake a streetscape enhancement program for West Leland Road, focusing on improving the walkability and visual character of the corridor. Emphasize increased street trees and landscaping, medians, crosswalks, widened sidewalks, and benches.</li> <li>• Maintain permanent preservation of Stoneman Park for recreation and open space. Pursue accessibility to the Park, and expansion of the Park's bicycle and pedestrian trail network.</li> <li>• Explore the feasibility of provision of pedestrian and bicycle linkages from the Delta De Anza Trail to Stoneman Park.</li> </ul>
2-A-3.a	<p>Implement planning and zoning mechanisms to:</p> <ul style="list-style-type: none"> <li>• Promote and facilitate community-serving commercial diversity and limit development of undesirable chain stores, formula businesses, and big box developments within community-oriented commercial shopping centers in each neighborhood.</li> <li>• Work with downtown businesses to enhance the economic diversity of the area.</li> <li>• Work with job training programs and encourage training for life skills, job readiness, and specific target industries.</li> <li>• Support streetscape and façade design that helps identify businesses and contributes to the community's shopping experience.</li> <li>• Create and maintain an inventory of desired community amenities, develop incentives for the establishment of community amenities, require construction of amenities at a time that is in balance with the needs of the development and developers to include major amenities:</li> </ul>

## Applicable 2040 General Plan Goals, Policies, and Actions Implemented by the Five-Year Capital Improvement Program

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	<p>(i) Residential: Recreation/community centers, swimming pools, lighted sports fields, and/or large group picnic areas in new regional parks, half-court basketball courts, tennis courts, skateboard play areas, zero depth water play areas, and/or handball, volleyball or tether ball courts in new neighborhood parks</p> <p>(ii) Commercial: Entertainment and recreational amenities within regional commercial development.</p>
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### Urban Design (4)

Goal 4-3	Preserve and enhance City neighborhoods, mixed use areas, roadways, transit, accessibility, and connectivity.
4-P-4.3	Support the incorporation of landscaping and vegetation, with preferences for linear parks and median improvements, along roadways to provide a sense of open space.
4-A-4.a	<p>Update the Zoning Ordinance to:</p> <ul style="list-style-type: none"> <li>● Establish standards for landscaping and fencing for all districts/use categories, with a focus on unified design and character throughout Pittsburg.</li> <li>● Encourage use of native plant species and locally-recognized non-native species with low watering and maintenance requirements in linear parks, landscaped medians, and other quasi-public landscaping applications to enhance the City's overall identity.</li> <li>● Require landscaped screening for utility boxes, loading areas, and large facilities such as tanks in multifamily, mixed use, and non-residential developments.</li> <li>● Require landscaping and tree planting along key roadways, arterials, and collectors.</li> </ul>
4-A-1.b	Utilize the City's Capital Improvement Program to design and install entry features at key entrances to the City and landmark features at key focal points and community gathering areas throughout the community, to design and install streetscape improvements, and to establish and implement underground utility districts (where feasible).
4-P-1.3	<p>Enhance key corridors in the City, with distinctive streetscape design, including street trees, sidewalks, street furniture, landscaping, fencing, and parking, to contribute to high-quality, unified design throughout Pittsburg. Key corridors, including distinct subsections of each corridor, include:</p> <ul style="list-style-type: none"> <li>● Railroad Avenue: 1) BNSF Railroad Overpass to State Route 4 and 2) State Route 4 to Buchanan Road</li> <li>● Willow Pass Road: 1) Beacon Street to Range Road and 2) Range Road to Bay Point</li> </ul>

## Applicable 2040 General Plan Goals, Policies, and Actions Implemented by the Five-Year Capital Improvement Program

	<ul style="list-style-type: none"> <li>● Leland Road: 1) Century Boulevard to Railroad Avenue, 2) Railroad Avenue to Pittsburg/Bay Point BART Station, and 3) Pittsburg/Bay Point BART Station to west of San Marco Boulevard</li> <li>● State Route 4</li> <li>● Buchanan Road</li> <li>● Harbor Street</li> <li>● Parkside Road</li> <li>● East/West 8th Street</li> <li>● East 3rd Street</li> <li>● Pittsburg/Antioch Highway</li> <li>● Bailey Road</li> <li>● West Avila Road</li> <li>● San Marco Boulevard</li> </ul>
4-P-2.5	Ensure that hillside development enhances the built environment, improves safety through slope stabilization, is respectful of topography and other natural constraints, and preserves ridgelines and viewsheds.
4-P-3.4	Prioritize complete streets in all mixed use areas and neighborhoods that promote alternative transportation modes (i.e., walking, bicycling, transit) and connectivity to provide a safe, attractive, and viable mix of commercial and residential activities within an environment.

### Downtown (5)

5-A-4.c	Improve the pedestrian path along Marina Boulevard, connecting the Downtown core to the waterfront/marina area.
5-a-4.f	Develop a bikeway: <ul style="list-style-type: none"> <li>● Along the Downtown waterfront from Central Harbor Park to the proposed Marina Commercial Center, adjacent to the proposed Marina Boulevard pedestrian path; and</li> <li>● Between Downtown and waterfront areas to the Civic Center area along Railroad Avenue.</li> </ul>
5-A-1.d	Design sidewalks that allow for the free flow of pedestrians and include conveniently located rest areas with shade and seating and outdoor dining opportunities.
5-A-3.f	Encourage design of the promenade terminus to provide a view of New York Slough and an access to the waterfront. Encourage this linear promenade to function as a gathering place open to the public, with buildings oriented toward it and pedestrian amenities leading from East Third Street to the shoreline, to the extent feasible and consistent with Marina Commercial uses.
Goal 5-1	Promote and enhance Downtown as the City's symbolic center and community destination, with a variety of land uses, including mixed use developments, community destinations, and neighborhood retail centers, in a walkable, pedestrian-oriented district.

## **Applicable 2040 General Plan Goals, Policies, and Actions Implemented by the Five-Year Capital Improvement Program**

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5-P-2.1	Establish consistent Downtown wayfinding signage, to create a unified theme throughout Downtown, and include gateway signs at key entries to the Downtown.
5-P-3.1	Encourage and support increased and continued access to the Suisun Bay/New York Slough waterfront.

### **Economic Development (6)**

Goal 6-5	Strengthen the City's economic base and reputation for being a competitive location through installation of needed capital improvements, state-of-the-art infrastructure, and proactive assistance with environmental remediation.
6-A-5.h	Ensure the City's public works, public utilities, and transit capital improvement plans are aligned to support the economic development objectives in the General Plan.
6-P-5.3	Maintain a range of high-quality infrastructure and public services for residents and visitors to improve the quality of life for residents and retain and attract businesses to locate in the City.
6-A-5.b	Work jointly with developers where the Capital Improvement Program or Economic Development Strategic Plan call for extension or upgrades to City infrastructure.
6-P-5.7	Allow for phased extension or upgrades to infrastructure in conjunction with approved phasing plans for site development.
6-P-1.7	Build the City's capital improvement and business assistance funds in order to be in a position to leverage, borrow, and fund key projects.

### **Circulation and Transportation (7)**

7-A-4.b	Seek out and secure grant funds to support planning, design, and construction of transportation-related capital improvements projects.
7-A-4.c	Continue to collect fees, plan, and design for the future construction of the improvements shown in Figure 7-1, including new roadways and roadway extensions, and improvements identified in Table 7-2.
7-A-1.f	Implement identified intersections improvements illustrated in Table 7.2.
7-P-1.1	Ensure that the City's circulation network is a well-connected system of streets, roads, highways, sidewalks, trails, and paths that effectively and safely accommodate all users in a manner that considers the context of surrounding land uses, the needs of all roadway users, and is maintained and improved over time to support buildout of the General Plan.
7-A-1.g	Provide regular maintenance, including programming maintenance projects in the Capital Improvement Program, to maintain high-quality transportation facilities including streets, sidewalks, and bicycle facilities

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7-A-4.i	Continue to annually update the City's Capital Improvement Program, which identifies the projects required to construct and/or update circulation facilities.
7-P-3.4	Ensure continued compliance with Title 24 of the California Building Code, requiring the removal of all barriers to disabled persons on City streets, and compliance with the Americans with Disabilities Act (ADA) to allow mobility-impaired users such as the disabled and elderly to safely and effectively use the City's circulation network.
7-A-4.e	Continue to upgrade or extend the hillside access routes from Bailey Road, James Donlon Boulevard, Kirker Pass Road, and San Marco Boulevard, as development potential warrants.

### Youth and Recreation (9)

9-A-1.a	<p>As part of the planning effort for future recreation, parks, and youth facilities, review all plans for consistency with General Plan policies, opportunities to facilitate master planning and programming for parks, trail systems and recreational facilities, and ensure recent recreation facilities including Dream Courts and Pittsburg Premier Fields are included. Ensure that master planning and programming efforts for recreation, parks, and youth facilities include and address:</p> <ul style="list-style-type: none"> <li>• Activity upgrades and needs analysis for additional recreational amenities including: sports fields (baseball, soccer, and cricket), and amphitheaters, to serve residential growth accommodated by the General Plan Update), emerging activity trends and needs within the community, as well as potential enhancement of assets currently owned and maintained by the city.</li> <li>• Need for a satellite youth or teen center to ensure recreation, education, wellness, and supportive services are accessible to youth throughout the community.</li> <li>• Needs for additional parks, aquatic facilities, sports fields, and recreational activity programming to accommodate projected growth, including all persons, families, youth, and seniors accommodated by the General Plan.</li> <li>• Need for and feasibility of an outdoor all-weather track and field facility.</li> <li>• Need for and feasibility of a skate park.</li> <li>• Opportunities to enhance neighborhood bicycle and pedestrian connectivity.</li> <li>• Maintenance needs and requirements for new and existing facilities.</li> <li>• Opportunities for public private partnerships.</li> <li>• Potential improvements to integrate the City's shoreline into the urban fabric.</li> </ul> <p>Future updates to the Parks and Recreation Master Plan shall emphasize and prioritize public participation and workshops that</p>
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	enable close collaboration with a variety of members of the community in the design, and programming, of parks and recreation facilities to ensure that these facilities meet the needs of all segments of the community, regardless of age, ethnicity, income, and activity level and are located in areas accessible to disadvantaged communities.
9-G-5	Provide a diversity of programs and recreational and cultural opportunities, and facilities targeted toward local youth and senior residents.
9-P-3.5	Support the preservation, improvement, and development of community cultural facilities, including cultural centers, community centers, theaters, and libraries, that provide gathering places for cultural exploration, expression, and inspiration.
Goal 9-4	Provide a diversity of recreational, cultural, educational, and other opportunities and facilities targeted toward local youth residents.

### Resource Conservation and Open Space (10)

10-A-3.b	See also Safety and Resiliency 10-A-4.c: During development review, ensure that new development on unstable slopes is designed to avoid potential soil creep and debris flow hazards. Avoid concentrating runoff within swales and gullies, particularly where cut-and-fill has occurred.
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### Community Facilities (12)

Goal 12-3	Maintain an adequate sewage collection, treatment, and disposal system to meet the needs of existing and projected development.
Goal 12-1	Ensure adequate, reliable, sustainable, and safe water supply, storage, and distribution capacity is available to meet the needs of existing and projected development.
12-P-1.3	Implement, as needed, replacements and/or expansions to the existing system of water mains through the City's Capital Improvement Program.
Goal 12-2	Continue to implement water conservation policies to ensure adequate supplies of water in the future.
12-A-7.c	Annually identify storm water and drainage facilities are in need of repair and address these needs through the City's Capital Improvement Program.
Goal 12-8	Ensure the development of public infrastructure for energy, telecommunications, and other utilities meets the long-term needs of the community and ensure infrastructure is available at the time such facilities are needed.
12-P-8.1	Work cooperatively with utility providers to ensure the provision of adequate electric power and natural gas services and facilities to serve the needs of existing and future residents and businesses and to site facilities to reduce community and environmental impacts.