



**CITY OF PITTSBURG
PLANNING COMMISSION AGENDA**

JUNE 9, 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**

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, June 4, 2026

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. Minutes

Minutes of May 26, 2026

2. Esperanza Apartments at San Marco (Village M), Extension of Design Review Approval, AP-26-0060 (EXT)

This is a request for a third, three-year extension of approval for design review of plans to construct a 318-unit apartment complex, consisting of twelve three-story buildings and one clubhouse, on a 13.3-acre site located at 2009 W Leland Road and known as 'Village M' of the San Marco PD (Planned Development, Ordinance No. 24-1519) District. Assessor's Parcel Nos. 091-050-068 and portion of 091-050-069.

The original project was within the scope of the previously approved Supplemental Environmental Impact Report ("SEIR," State Clearinghouse #91073029) prepared for the San Marco Development Plan Area, and certified by the Planning Commission on October 13, 1992. The project was in substantial conformance with the multi-family residential units analyzed in the SEIR for Village M of the San Marco Development Plan area. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified, and no new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects which could require revisions to the SEIR.

3. 7 Brew Coffee – Freestanding Monument Sign, AP-26-0056 (SR)

This is an application submitted by Russ Orsi of Forza Development on behalf of 7 Brew Coffee, requesting approval of Sign Review application to construct a 5-foot-tall freestanding monument sign, located at 2155 Railroad Avenue. (The site is located within the Transit Village Subarea of the Railroad Avenue Specific Plan (RASP and has a CC-Community Commercial zoning land use classification. Assessor's Parcel No.: 088-183-011.

The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15303(e) (New Construction or Conversion of Small Structures) because it involves the construction of a new, small

accessory structure (freestanding monument sign). Based on the project's scope, characteristics, and location, there is no substantial likelihood that the project will have a significant impact on the environment.

PUBLIC HEARINGS

4. Blue Wave Car Wash Time Extension, AP-26-0016 (EXT); AP-21-1562 (UP, DR, RZ)

This is a request for a three-year time extension of the Use Permit and Design Review approved entitlement for the Blue Wave Car Wash project (AP-21-1562). Blue Wave Car Wash was originally recommended for approval by the Planning Commission to the City Council under Planning Commission Resolution No. 10213. The City Council subsequently adopted Ordinance No. 23-1506 and Resolution No. 23-14236 and 23-14237, approving the project. The Blue Wave Car Wash entitlements were set to expire on February 6, 2026. On January 29, 2026, the applicant filed a request for a three-year time extension. The parcel is located in the CC-O (Community Commercial with a Limited Overlay) Zoning District and is identified as 1160 East Leland Road. Assessor's Parcel No. 088-230-028.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed request is a Time Extension only for an additional three years for an existing, approved project. There is no possibility that this Time Extension request may have a significant effect on the environment and, therefore, is not subject to CEQA. The underlying automobile washing facility project approvals underwent separate environmental analysis and there have been no proposed revisions or modifications to project since the original approvals (State Clearinghouse Number 2022080293).

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

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

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at (925) 252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

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