



CITY OF PITTSBURG PLANNING COMMISSION AGENDA

SEPTEMBER 9, 2026

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

**SPECIAL 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, September 3, 2026

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. Minutes

Minutes of July 14, 2026

Minutes of July 28, 2026

PUBLIC HEARINGS

2. Christmas Ministries, AP-26-0085 (UP)

This is a public hearing on a request for approval of a Use Permit application to establish a Religious Assembly use with bi-weekly charitable bingo fundraiser games in an existing 9,000 square-foot commercial space located at 3721 Railroad Avenue in the Community Commercial General Plan Area and the Neighborhood Commercial Zoning District. Assessor's Parcel No. 085-065-025

The 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 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 project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

3. Cajun Crack'n Distilled Spirits, AP-25-0053 (UP)

This is a public hearing on a request for approval of a Use Permit to allow an existing full-service restaurant to establish a "Restaurant with Full Alcoholic Service" and obtain a California Department of Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) license. The proposed Type 47 license would authorize the sale of beer, wine, and distilled spirits for consumption on the premises. The existing restaurant, Cajun Crack'n, is located at 4330 Century Boulevard, in the CC (Community Commercial) Zoning District. Assessor's Parcel No. 074-460-031.

This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities' of the CEQA Guidelines, Section 15301.

4. Island Pacific Supermarket Beer and Wine Sales, AP-26-0034 (UP)

This is a public hearing on a request for approval to expand the existing grocery use at 2100 North Park Boulevard to allow the sale of beer and wine for off-site consumption. The project site is operated by Island Pacific Supermarket, a full-service grocery store approved under Planning Commission Resolution No. 9904 (AP-11-812 [UP, AD]). Although the original approval authorized the applicant to obtain a California Department of Alcoholic Beverage Control (ABC) license, that authorization expired because an ABC license was never obtained by the expiration date of February 28, 2013. The applicant is now seeking a Use Permit expansion to allow the sale of beer and wine. Island Pacific is located at 2100 North Park Boulevard, in the Community Commercial Zoning District. Assessor's Parcel No. 088-151-038.

This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities' of the CEQA Guidelines, Section 15301.

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.

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

July 14, 2026

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Smith at 7:01 p.m. on Tuesday, July 14, 2026, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioners Ingram, Kent

Staff: Assistant Director of Community and Economic Development John Funderburg,
Senior Planner Maurice Brenyah-Addow, Associate Planner Kelsey Gunter,
Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

DELETIONS, WITHDRAWALS OR CONTINUANCES

There were no deletions, withdrawals or continuances.

CONSENT

1. Minutes

Minutes of June 9, 2026

On a motion by Commissioner Popva, approving the consent item(s), seconded by Commissioner Stokes:

AYES: Foster, Popova, Robinson, Smith, Stokes

NAYES: None

ABSTAIN: None

ABSENT: Ingram, Kent

ZONING ADMINISTRATOR REPORTS

The Zoning Administrator submitted one Notice of Intent to Exercise Delegated Design Review and one Notice of Intent to Conduct a Zoning Administrator Public Hearing.

COMMITTEE REPORTS

There were no committee reports.

COMMENTS FROM THE AUDIENCE

Public comment was received on non-agenda items.

Public Speaker #1, Pittsburg Resident, Lynn Dougherty

Public Speaker #2, Pittsburg Resident, Sadie

Public Speaker #3, Pittsburg Resident, Pauline Johnson

STAFF COMMUNICATIONS

Secretary Funderburg thanked everyone who provided public comments during the meeting and informed the audience that staff are taking notes, and they will be posted on the cities Data Center information webpage.

Secretary Funderburg announced that City Staff will be hosting a virtual community engagement webinar about data center development on Thursday, July 30, 2026, at 6:00 p.m. Residents are encouraged to participate in the workshop and to submit their questions ahead of time to ensure all resident inquiries are addressed during the meeting. To submit questions please send to datacenters@pittsburgca.gov. In addition to the Workshop, the city has updated the Data Center project webpage and is considering ongoing community engagement to ensure the public is informed on data center projects and impacts in Pittsburg. There will be an update to the City Council during the regular City Council meeting on Monday, August 3, 2026.

Secretary Funderburg announced July 23, 2026, Pittsburg Car Show with live music and Grand Re-opening of Central Harbor Park, Sunday July 26, 2026, 6:30 – 8:30 p.m.

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

Three (3) items tentatively to be presented at the July 28, 2026, meeting:

1. AP-21-1570 Public Hearing for Revocation of Use Permit for Day Spring Spa – Public Hearing for the Revocation of Use Permit NO. 21-1570 (Adopted under Planning Commission Resolution NO. 10171), which established a foot reflexology and message therapy business within an existing 1,536 square-foot commercial space located at 1353 Buchanan Road. The property is located within the Highlands Square Shopping Center. Assessor's Parcel No. 088-460.002.
2. AP-26-0067 Accessory Dwelling Unit Zoning Code Update, (TA) – Public hearing to consider a recommendation for City Council adoption of an Ordinance amending title 18 ("Zoning"), Chapter 18.50, of the Pittsburg Municipal Code (PMC). The amendments would update the City's ADU Ordinance, which was previously comprehensively amended in 2023, to ensure consistency with current State ADU law and improve the clarity, administration, and implementation of the City's development standards.
3. AP-23-0123 La Raza Market Liquor Sales (UP) – Public Hearing requesting approval of the sale of distilled spirits (liquor sales) under a Type 21 ABC License as an accessory use to an existing grocery/convenience store. The current business operates from 7:00 a.m. to 10:00 p.m. The proposed liquor sales La Raza Market currently sells beer and wine under a Type 20 ABC License. The project site is located at 134 E. 10th Street, Pittsburg, CA 94565 (Assessor's Parcel Number: 085-204-009), in Downtown Service Commercial (CS-D) Zoning District.

Secretary Funderburg announced that there are no items tentatively scheduled for the August 11, 2026, meeting.

Secretary Funderburg addressed additional questions that were brought up by the Commissioners and provided updates.

There were no further staff communication.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m. to July 28, 2026.

Respectfully Submitted,

John Funderburg, Secretary

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

July 28, 2026

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair Robinson at 7:02 p.m. on Tuesday, July 28, 2026, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Chair Smith, Commissioner Ingram, Kent, Popova

Staff: Assistant Director of Community and Economic Development John Funderburg,
Senior Planner Maurice Brenyah-Addow, Senior Planner Alison Spells,
Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

DELETIONS, WITHDRAWALS OR CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

Public comment was received on non-agenda items.

Pittsburg Resident, Lynn Dougherty

Pittsburg Resident, Maedbh Lillis

Pittsburg Resident, Randy Schaff

Secretary Funderburg thanked everyone that attended the meeting and informed them that staff are taking notes, making sure that all concerns are addressed.

Secretary Funderburg announced that City Staff will be hosting a virtual community engagement webinar about data center development on Thursday, July 30, 2026, at 6:00 p.m. and that City Council will be holding a special study session specifically on data centers on Monday, August 3, 2026, at 6:00 p.m.

CONSENT

There were no consent items.

PUBLIC HEARING

1. Recommending City Council Adoption of Text Amendments to Title 18 of the Pittsburg Municipal Code for Accessory Dwelling Unit Zoning Code Updates, AP-26-0067 (TA)

A public hearing was held to consider a recommendation for City Council adoption of an Ordinance amending Title 18 ("Zoning"), Chapter 18.50, of the Pittsburg Municipal Code (PMC). The proposed text amendments are limited to Chapter 18.50, Article IV, "Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)." The amendments would update the City's

ADU Ordinance, to ensure consistency with current State ADU law and improve the clarity, administration, and implementation of the City's development standards. The proposed amendments would also further implement Housing Program 7 of the City's 6th Cycle Housing Element.

Senior Planner Alison Spells gave a presentation.

Acting Chair Robinson opened the public hearing.

Public comment was received by Pittsburg Resident, Lynn Dougherty

There were no further other public comments, Acting Chair Robinson closed the public hearing.

On a motion by Acting Chair Robinson, approving to adopt a Resolution recommending City Council adoption of an Ordinance amending text within Title 18, Chapter 18.50, Article IV, of the Pittsburg Municipal Code for Accessory Dwelling Units Zoning Code Updates, AP-26-0067 (TA), seconded by Commissioner Kent:

AYES: Foster, Kent, Robinson, Stokes

NAYES: None

ABSTAIN: None

ABSENT: Ingram, Popova, Smith

2. Revocation of Use Permit Application No. AP-21-1570 for Day Spring Spa, 1353 Buchanan Road, Pittsburg, 94565

A public hearing was held pursuant to Pittsburg Municipal Code 18.28.110 for the Revocation of Use Permit No. AP-21-1570 (Adopted under Planning Commission Resolution No. 10171), which established a foot reflexology and massage therapy business within an existing 1,536 square-foot commercial space located at 1353 Buchanan Road. The property is located within the Highlands Square Shopping Center. The site is located within the CC (Community Commercial) zoning district. Assessor's Parcel Number: 088-460-002.

Senior Planner Maurice Brenyah-Addow gave a presentation.

Acting Chair Robinson opened the public hearing.

There being no public comments, Acting Chair Robinson closed the public hearing.

On a motion by Commissioner Foster, approving adoption of a Resolution rescinding approval and revoking Use Permit Application No. 21-1570 approved under Planning Commission Resolution No. 10170, pursuant to Pittsburg Municipal Code Sections 18.12.100.B. and C. that Grounds for revocation can be made in the affirmative, seconded by Commissioner Stokes:

AYES: Foster, Kent, Robinson, Stokes

NAYES: None

ABSTAIN: None

ABSENT: Ingram, Popova, Smith

3. Consideration of a Use Permit Request for a Type 21 ABC License to Permit the Sale of Distilled Spirits in Conjunction with an Existing Grocery Store that Sells Beer and Wine (La Raza Market, AP-23-0123 [UP])

A public hearing was held to consider a Use Permit to allow for the sale of distilled spirits under a Type 21 Alcoholic Beverage Control (ABC) License within an existing grocery store that sells beer and wine, located at 134 East Tenth Street. The site is located within the Downtown Service Commercial (CS-D) Zoning District and has a General Plan designation of Service Commercial (CS). Assessor's Parcel No. 085-204-009.

Senior Planner Maurice Brenyah-Addow gave a presentation.
Applicant spoke on behalf of the project.
Acting Chair Robinson opened the public hearing.
Public comment was received by Pittsburg Resident, Pauline Johnson
There were further other public comments, Acting Chair Robinson closed the public hearing.

On a motion by Acting Chair Robinson, approving to adopt a resolution approving planning application AP-23-0123 (UP) based on making all findings in the affirmative and directing staff to return to the Planning Commission with conditions of approval and findings in the affirmative for a Type 21 ABC License for Distilled Spirits Sales for La Raza Market, seconded by Commissioner Kent:

AYES: Kent, Robinson
NAYES: Foster
ABSTAIN: Stokes
ABSENT: Ingram, Popova, Smith

STAFF COMMUNICATIONS

Secretary Funderburg announced that City Staff will be hosting a virtual community engagement workshop about data center development on Thursday, July 30, 2026, at 6:00 p.m. Residents are encouraged to participate in the workshop and to submit their questions ahead of time to ensure all resident inquiries are addressed during the meeting. To submit questions please send to datacenters@pittsburgca.gov.

Secretary Funderburg announced Family Fun Fridays has returned starting July 31, 2026, at the Marina Community Center from 6:00 p.m. to 8:00 p.m.

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 August 11, 2026, meeting:

1. AP-26-0034 Island Pacific Markets, (UP) – Use Permit Application requested approval to expand the existing grocery use at 2100 North Parkside Boulevard to allow the sale of beer and wine for off-site consumption. (Type 20)
2. AP-26-0053 Cajun Crack'n (UP) – Use Permit Application requesting approval to establish a "Restaurant for Full Alcoholic Service" at the existing Cajun Crack'n restaurant located at 4330 Century Boulevard. Cajun Crack'n is a full-service restaurant with indoor dining and does not currently serve alcoholic beverages. (Type 47)

Secretary Funderburg announced that there are no items tentatively scheduled for the August 25, 2026, meeting.

There were no further staff communication.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:56 p.m. to August 11, 2026.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 9, 2026**

ITEM: Christmas Ministries, AP-26-0085 (UP)

ORIGINATED BY: Antonio Di Giovanni (925)788-7915, christmasministries@gmail.com

SUBJECT: This is a Use Permit application to establish a Religious Assembly use with bi-weekly charitable bingo fundraiser games in an existing 9,000 square-foot commercial space located at 3721 Railroad Avenue in the Community Commercial General Plan Area and the Neighborhood Commercial Zoning District. Assessor's Parcel No. 085-065-025

RECOMMENDATION:

Staff recommend the Planning Commission adopt a Resolution (Attachment 1), approving Use Permit Application No. 26-0085, subject to conditions.

BACKGROUND:

On July 28, 2026, the applicant filed Use Permit Application No. 22-0085 to establish a Religious Assembly use with bi-weekly charitable bingo fundraiser games in a 9,000 square-foot commercial space currently occupied by Bellici Signs and Apparel, engaged in the sale of school uniforms, signs, banners, screen printing and embroidery at the subject site. Religious Assembly uses are compatible with other uses in the surrounding area.

PROJECT DESCRIPTION:

Existing Conditions:

The parcel is approximately 0.98 acres (42,720 sq. ft.) and located at 3721 Railroad Avenue, the key community commercial corridor in Pittsburgh. The parcel is rectangular in shape, measuring approximately 240 feet by 178 feet.

The project site is located mid-block along Railroad Avenue between Mariposa Drive and Yosemite Drive. The 0.98-acre project site consists of an approximately 15,360 square-foot (sq. ft.) structure (built in 1971) and an approximately 21,000 square-foot (sq. ft.) surface parking lot. The parking lot contains 44 parking stalls, two of which are ADA-accessible. There is a freestanding monument sign at the southwest corner of the parking lot next to one of the driveway entrances and there are also two trash enclosures next to a strip of landscaping along the northern property boundary.

The approximately 15,360 square-foot (sq. ft.) commercial structure at the project site currently has two commercial establishments:

1. Bellici Signs and Apparel (9,000 sq. ft. space), engaged in the sale of school uniforms, signs, banners, screen printing and embroidery; and
2. Aaron's (6,360 sq. ft. space), a retail store engaged in retail of furniture, electronics, appliances, and computers.

See Attachment 2 for Existing Conditions Photos.

Surrounding Land Uses:

North: 3715 Railroad - Professional Offices Building (adjacent)

West: 3712 Railroad - Multi-tenant commercial building including "Bello's" barber shop

South: Shell Service Station and Food Mart (adjacent)

East: Single Family residences fronting Glacier Drive

See Attachment 3 for Map of Surrounding Land Uses.

Proposed Project:

The applicant is requesting approval of a Use Permit application for a new religious assembly facility to be located within an existing, commercial building located at 3721 Railroad Avenue.

Christmas Ministries is proposing to establish a community-based place of worship and charitable resource center. The project will all also include as an ancillary use a fundraising bingo program. The proposed facility is intended to become a positive, well-managed community asset that will serve residents while supporting charitable programs for veterans, and providing services for individuals with disabilities, seniors, families experiencing financial hardship, and other people in need. Additional ministry services will include hosting advocates from the Veterans Affairs office to work with veterans in the community attempting to access benefits and other related benefits

The proposed hours of operation are as follows:

Regular worship services will be held each Sunday from 11:00a.m. – 1:00p.m. and Wednesday evening from 4:00p.m. – 6:00p.m.

The applicant will also provide for a used clothes ministry operation which will operate during the regular worship services. Bingo games will be an ancillary use (fundraising only) to the worship services provided by the ministry and would operate during the hours of 4:00p.m. - 9:00p.m. on Fridays and Saturdays.

See Attachment 4 for the Project Site and Floor Plans.

CODE COMPLIANCE:

Pittsburg General Plan 2040: The project site is located within the 'Railroad Avenue Subarea' of the General Plan (GP) and has a land use designation of 'Community Commercial'.

The project, involving a place of worship, a charitable resource center, a gently used clothing store, and fundraising bingo program, is consistent with GP Land Use Goal 2-9, in that the project would maintain Railroad Avenue as a destination point for community commercial activities, while continuing to allow other compatible uses.

Zoning: The project site is located within the CN – Neighborhood Commercial District which is intended to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that complement the surrounding residential environment and that prevent significant adverse effects on adjoining residential uses.

The proposed "Religious Assembly" use is defined in PMC 18.08.06 (Governmental and quasipublic use classifications) as a "Facility for religious worship and incidental religious education but not including private school." Religious Assembly is a conditionally permitted use in the CN District subject to the approval of a Use Permit by the Planning Commission.

Off-Street Parking. PMC Section 18.78.040 sets forth standards for off-street parking. The existing parking lot for the project site currently contains 44 parking spaces, two of which are ADA accessible. PMC section 18.78.040, Schedule A, sets forth standards for off-street parking and loading spaces required by type of use. For "Religious Assembly" uses, one space per four seats or one space per 50 sq. ft. of seating/assembly area is required. Given the church has 30 members, the parking requirement is 8 spaces total. Therefore, no additional parking is required beyond the 44 spaces provided in the existing parking lot of the church.

On-site Bicycle Parking. PMC section 18.78.045 specifies a 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, for projects requiring 5-10 off-street parking spaces, 1 bicycle rack is required. Installation of the bicycle rack will be required as a condition of approval.

Signage. As a condition of approval, the applicant will be required to obtain a sign permit prior to replacing existing or installing new signs consistent with PMC 19.12.030. Additionally, pursuant to PMC 19.12.040(I), the church is allowed to place one directional sign not exceeding three square feet off-site to identify the church. The off-site directional sign would be exempt from sign review.

Required Findings – Use Permit: Pursuant to PMC section 18.16.040, in order to approve the Use Permit for the Auto Body business, the Planning Commission must find that the 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;
- I. is consistent with the city's approved funding priorities; and,
- J. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

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

Environmental: The 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 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 project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

If the 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 August 28, 2028, a notice of the September 9, 2026, public hearing for the 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. In addition, a copy of the notice was posted on www.nextdoor.com (“Nextdoor”) and made accessible to all subscribed residents in the surrounding neighborhoods.

See Attachment 5 for the Public Hearing Notice.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the Use Permit application for the project location because the proposed use will serve the daily needs of nearby residents, businesses and the community at large. The ancillary uses include charitable bingo fundraising events, Veterans’ service outreach and support, and community ministry related activities.

The church and ministry operations are fully contained within an existing, commercial building for which no interior or exterior changes are being proposed. Therefore, it would not adversely affect the orderly development of the City or encourage marginal development in the area.

See Attachment 1 for a full analysis of how the project meets the required Use Permit findings.

ACTION REQUIRED:

Move to adopt a Resolution, approving Use Permit application No. 26-0085, subject to conditions.

ATTACHMENTS:

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

Prepared by: Maurice Brenyah-Addow, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Use Permit to establish a Religious Assembly)
use with biweekly charitable bingo fundraiser)
games (Christmas Ministries) at existing) Resolution No.
commercial building located at 3721 Railroad)
Avenue; AP-26-0085 (UP), APN: 085-065-025)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On July 28, 2026, the applicant, Pastor Antonio DiGiovanni filed Planning Application No. AP-26-0085 (UP), requesting approval of a use permit to establish a Religious Assembly use with biweekly charitable bingo fundraiser games in an existing 9,000 square-foot commercial space located at 3721 Railroad Avenue in the Community Commercial General Plan Area and the Neighborhood Commercial Zoning District. Assessor's Parcel No. 085-065-025.
- 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") (Section 18.08.060 - Governmental and Quasi-public Use Classifications and Section 18.52.030 - Commercial – Land Use Regulations).
- C. The 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 before August 28, 2026, a notice of the September 9, 2026, public hearing for the project 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 made accessible to all subscribed residents in the surrounding 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;
9. is consistent with the city's approved funding priorities; and,
10. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

F. On September 9, 2026, the Planning Commission held a public hearing on Planning Application No. 26-0085 (UP), at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Christmas Ministries, AP-26-0085 (UP)," dated September 9, 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 project 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 project site is zoned Neighborhood Commercial District (CN) which is intended to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that complement the surrounding residential environment and that prevent significant adverse effects on adjoining residential uses. It will be a facility that provides educational, community service, and recreational activities.

- b) not be detrimental to the health, safety, and general welfare of the city, in that the proposed project will be required to meet health and safety requirements of the Pittsburg Economic and Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services and all other appropriate Health and Safety industry requirements. The proposed ministry will fill a space currently occupied by an existing commercial establishment that would otherwise become vacant after the existing business closes down. Church facilities generally encourage good behavior among its members which would therefore be a benefit to the community and not likely create any health, safety, or general welfare problems.
- c) not adversely affect the orderly development of property within the city, in that the project site located is located in an area where infrastructure is already present, and the applicant is not proposing building improvements or expansions or any change to the configuration of the building or site that could impact the orderly development of the surrounding area.
- d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city, in that the continued occupancy of the tenant space throughout the city will maintain property values as well as the city's tax base. The Ministry will provide a convenient venue for community events, entertainment and recreation for local residents as well as attract visitors who are likely to patronize local businesses during their visit.
- e) be consistent with the General Plan in that the project, involving a place of worship, a charitable resource center, a gently used clothes ministry operation which will operate during the regular worship services, and fundraising bingo program, is consistent with GP Land Use Goal 2-9, in that the project would maintain Railroad Avenue as a destination point for community commercial activities, while continuing to allow other compatible uses.
- f) not create a nuisance or enforcement problem within the neighborhood, in that the proposed hours of operation are limited and no church-related activities will take place outside of the building without first obtaining a temporary activity permit.
- g) not encourage marginal development within the neighborhood, in that the proposed project will occupy an existing space located within an existing commercial building 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 the proposed establishment will operate within a building adequately served by 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.
- j) will support the goals of creating vibrant, economically prosperous, visually interesting, and engaging in that the scope of cultural, religious, recreational and entertainment events will attract visitors to Pittsburg and during their visit the will support local businesses.

B. The staff report entitled, "Christmas Ministries, AP-26-0085 (UP)," dated September 9, 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. 26-0085 (UP), subject to the following conditions:

1. 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. Exterior signage is not approved at this time. No signs shall be installed until plans are reviewed and approved by the Planning Division under a separate sign permit application.
3. The facility operator shall ensure any noise generated by the use is not audible outside of the building or within adjacent tenant spaces.
4. The site shall be kept clean and free of all litter, debris, and refuse at all times. For the cleanup of trash and leaf debris on and around the premises, the applicant shall ensure that dry cleanup methods such as sweeping are used whenever possible, in lieu of hosing the area down with water. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
5. The facility operator shall install and maintain exterior video cameras at the front and back doors of the location. The cameras shall overlook the sidewalk and parking areas in front of the facility, the front public entrance, and the rear emergency exit. The cameras shall be web-based, and the business owner shall provide the Pittsburg Police Department with the cameras' internet protocol (IP) addresses.
6. The City of Pittsburg Police Department reserves the right to require during bingo events the operator or vendor ensure that bonded security personnel are on site during the event or stationed at the building entry from the start until the closing. Days and hours of security may be adjusted as needed.

7. The operator of the facility shall ensure that there is no loitering on the sidewalks, rear or side yards, or streets surrounding the business tenant space, or within the nearby parking lots, during operating hours and within one (1) hour of closing of the Bingo operations. If the operator observes loitering, the security staff shall enforce this “no loitering” requirement, and the Pittsburgh Police Department shall be notified immediately.
8. The facility operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that guests, and customers refrain from incidents of violence that adversely impact the safety of the community. Should the operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that events at the facility necessitates an increased police presence, the Chief of Police may require the operator to provide additional public safety measures, including but not limited to, additional video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator’s sole expense.

Planning Conditions

9. The property owner shall install one bicycle parking stall pursuant to PMC 18.78.045

Building Division Commercial Conditions

10. All new businesses must obtain a City of Pittsburgh Business License, Business Permit, and a Certificate of Occupancy prior to commencing any business operations.
11. Work shall not commence prior to obtaining required building permits and approvals. Any construction, demolition, or tenant improvement work performed without proper City authorization may result in enforcement actions, delays, or additional permitting requirements.
12. On the cover sheet indicate the Building Design Codes applicable to this project. The City of Pittsburgh has adopted and enforces the following Building Design Codes: 2025 California Administrative Code (CAC), 2025 California Building Code (CBC), 2025 California Historical Building Code (CHBC), 2025 California Existing Building Code (CEBC), 2025 California Green Building Standards Code (CALGreen), 2025 California Mechanical Code (CMC), 2025 California Plumbing Code (CPC), 2025 California Electrical Code (CEC), 2025 California Energy Code (CEC Part 6), 2025 California Fire Code, 2025 California Wildland-Urban Interface Code (CWUIC), and the Pittsburgh Municipal Code (PMC). Reference CBC Sec. 107.
13. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.

14. On the cover sheet, provide a complete Code Analysis, including: the Proposed Tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, Fire sprinkler status, Floor Area (square footage), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.
15. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.
16. The Site Plan shall include code-compliant accessible parking spaces and access aisles, and an accessible route from accessible parking spaces to all entrances and exterior ground floor exits. The clear width for sidewalks and walks shall be 48" minimum. The slope of the accessible route shall not exceed 1:20 (5%) in the direction of travel for walking surfaces, 1:12 (8.3%) in the direction of travel for ramps, and the cross slope shall not exceed 1:48 (2%). The slope of curb ramps shall not exceed 1:12 (8.3%). Circulation paths contiguous to vehicular traffic shall comply with 2025 CBC Sections 11B-250 and 11B-247, as applicable.
17. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.
18. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
19. All exterior and interior accessibility requirements for this project shall be designed and built to comply with Chapter 11B of the 2025 California Building Code.
20. The following outside agency clearances must be obtained and submitted prior to permit issuance (if applicable): Delta Diablo fka Delta Diablo Sanitation District; Contra Costa Water District; Contra Costa County Fire Protection District; relevant School District Fee Payment; Contra Costa Environmental Health Department (CCEH).

Contra Costa County Fire Protection District Conditions

21. Changes of Use or Occupancy. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the California Existing Building Code. (§102.3) CFC.
22. 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.

**Some deferred permits are dependent on the occupant load. The occupant load is not provided with the referred documents. The list may change after the official Tenant Improvement review from the Fire District. More information is required.*

- Fire Sprinklers
- Fire Alarm
- Private underground fire service water mains
- Commercial kitchen hood extinguishing systems (if proposed)

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

Fire Safety and Site Maintenance during Construction

23.3. FCL Requirements. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

24. Portable Generators. Portable generators used at construction sites shall comply with Section 1204. (3309) CFC

25. Abatement Maintenance. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

26. Portable Fire Extinguishers Required. All homes under construction shall be provided with not less than one approved portable fire extinguisher at each stairway on all floor levels, every storage shed, and next to any portable generator or energy system on site.

27. Fire Access during Construction. Fire apparatus access to the site shall be maintained at all times of grading and construction.

- Vehicles shall not block fire apparatus access.
- Trash/Rubbish shall not accumulate within the building and shall be removed from at the end of each shift of work. (3305.2.1-3305.2.2).
- Trash/Rubbish containers shall not be placed in a location that blocks fire apparatus access roads.
- **Smoking shall be prohibited** except in approved areas. **Signs shall be posted** in accordance with Section 310. In approved areas where smoking is permitted, approved ashtrays shall be provided in accordance with Section 310. (3305.1) CFC
- Failure to comply with Chapter 33 of the California Fire Code will result in violations and possible fees.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

FIRE DISTRICT PLAN SUBMITTAL INSTRUCTIONS

All plan submittals and applications shall be submitted to the Fire District, by one of the following ways:

- 1) In person, with a minimum of two (2) sets of to-scale plans
- 2) Electronically, through the Fire District Citizen Portal Website:
<https://confire.vision33cloud.com/citizenportal/app/landing>

All submittals shall be accompanied by the correct application (found on our website: www.cccfpd.org).

Standard Conditions of Development

28. 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.
29. The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, the Environmental Health Division of Contra Costa Health Services, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
30. Business License: It shall be the responsibility of the applicant to maintain an updated business license containing an accurate description of the use at the site.
31. Applicant 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.

32. This use permit will expire on September 9, 2027, 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 9th day of September, 2027, 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 September 9, 2026.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2 – Existing Conditions Photos



Project site



Project Site showing trash enclosures

Attachment 2 – Existing Conditions Photos



South: Shell Service Station and Food Mart (adjacent)



West: 3712 Railroad - Multi-tenant commercial building including "Bello's" barber shop

Attachment 2 – Existing Conditions Photos



North: 3715 Railroad - Professional Offices Building (adjacent)



Looking south from Chevron Gas station towards project site

Attachment 2 – Existing Conditions Photos



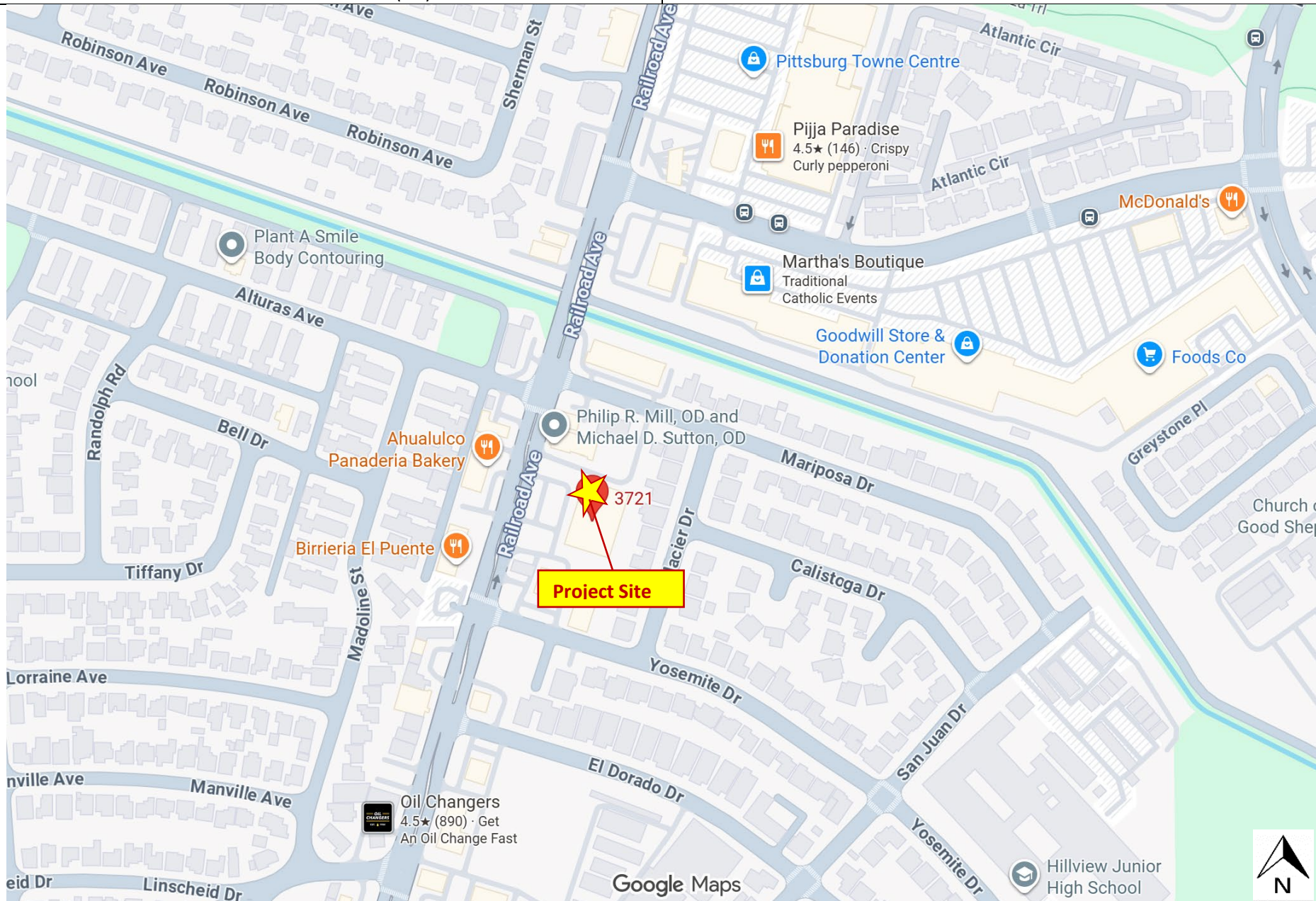
East: Abutting Single Family residences fronting Glacier Drive



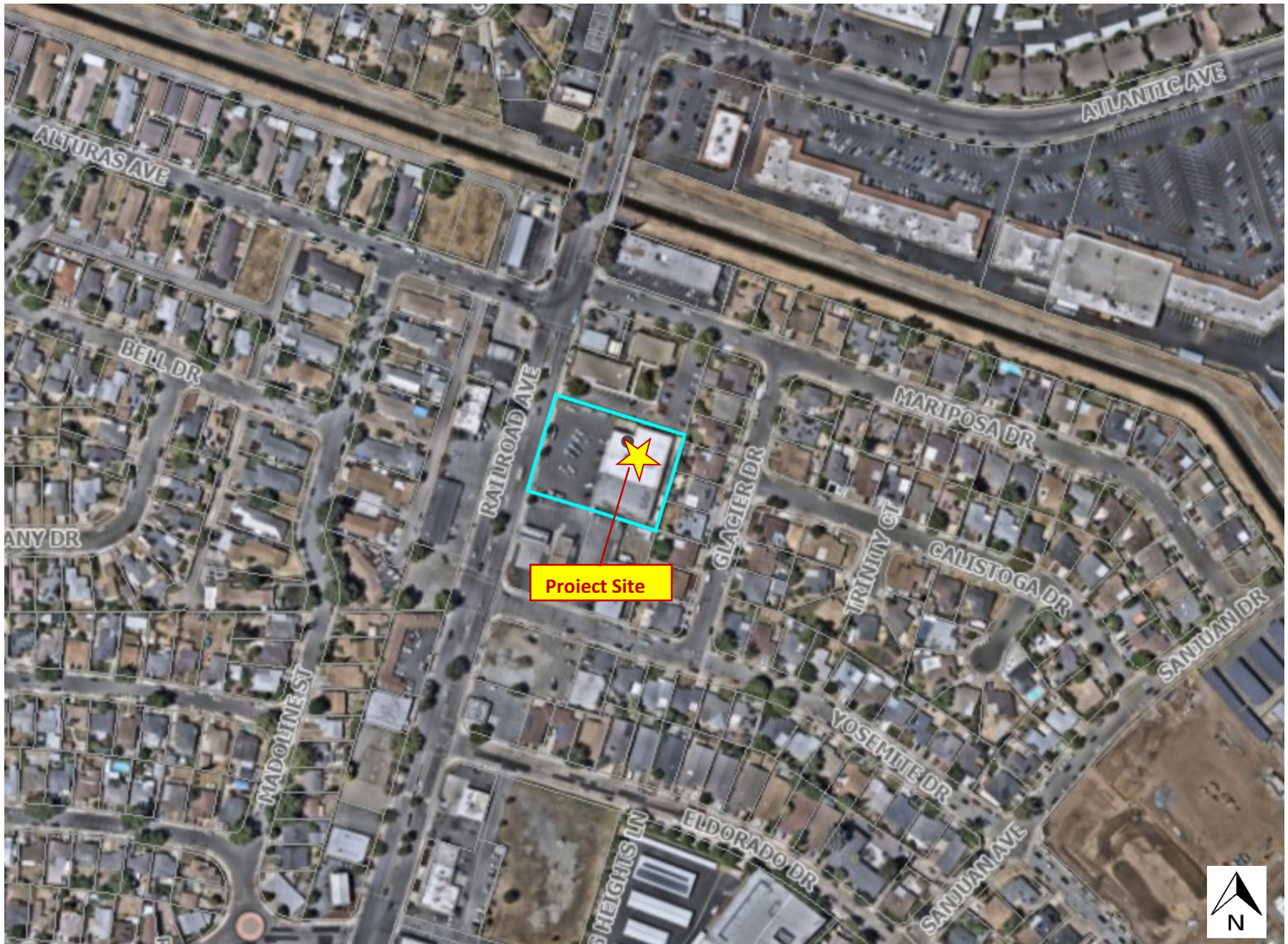
Looking north on Railroad towards Shell Gas station and project site

Vicinity Map

AP-26-0085	3721 Railroad Avenue, Pittsburg, CA 94565
Christmas Ministries (UP)	Assessor's Parcel No. 088-065-025

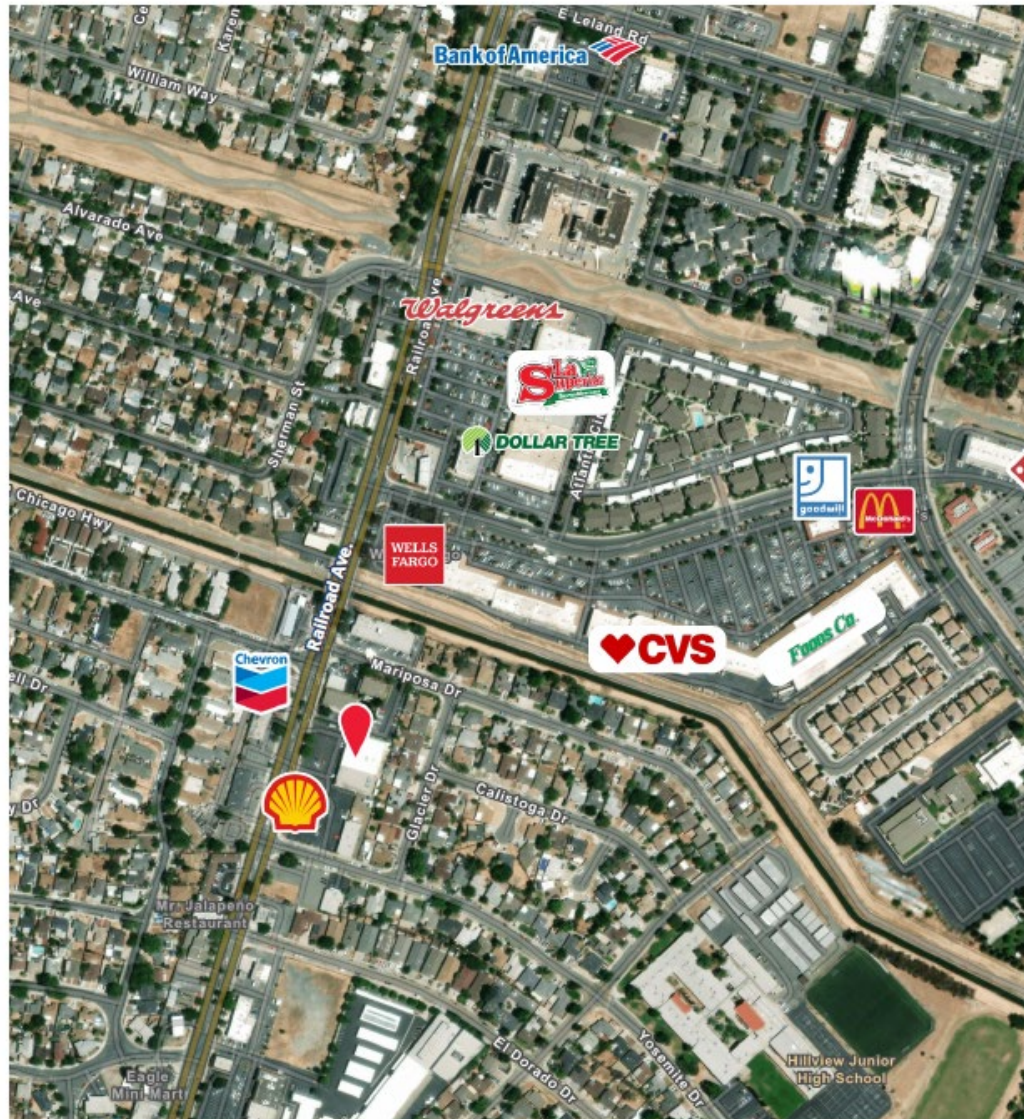


Aerial Map



3721 Railroad Ave. | Pittsburg, CA

Aerial Overview





3721 Railroad Ave.
Pittsburg, CA

For Lease

±9,360 SF Available

Property Highlights



Best Retail Street
in Pittsburg



[Zoned Commercial
Neighborhood \(CN\)
Permitted Uses](#)



Traffic Counts:
26,000 ADT



Left Turn Access



Good Visibility



Contact Broker

Ray Devlin
Senior Vice President
CA License No. 01199417
ray.devlin@colliers.com
+1 925 202 9175

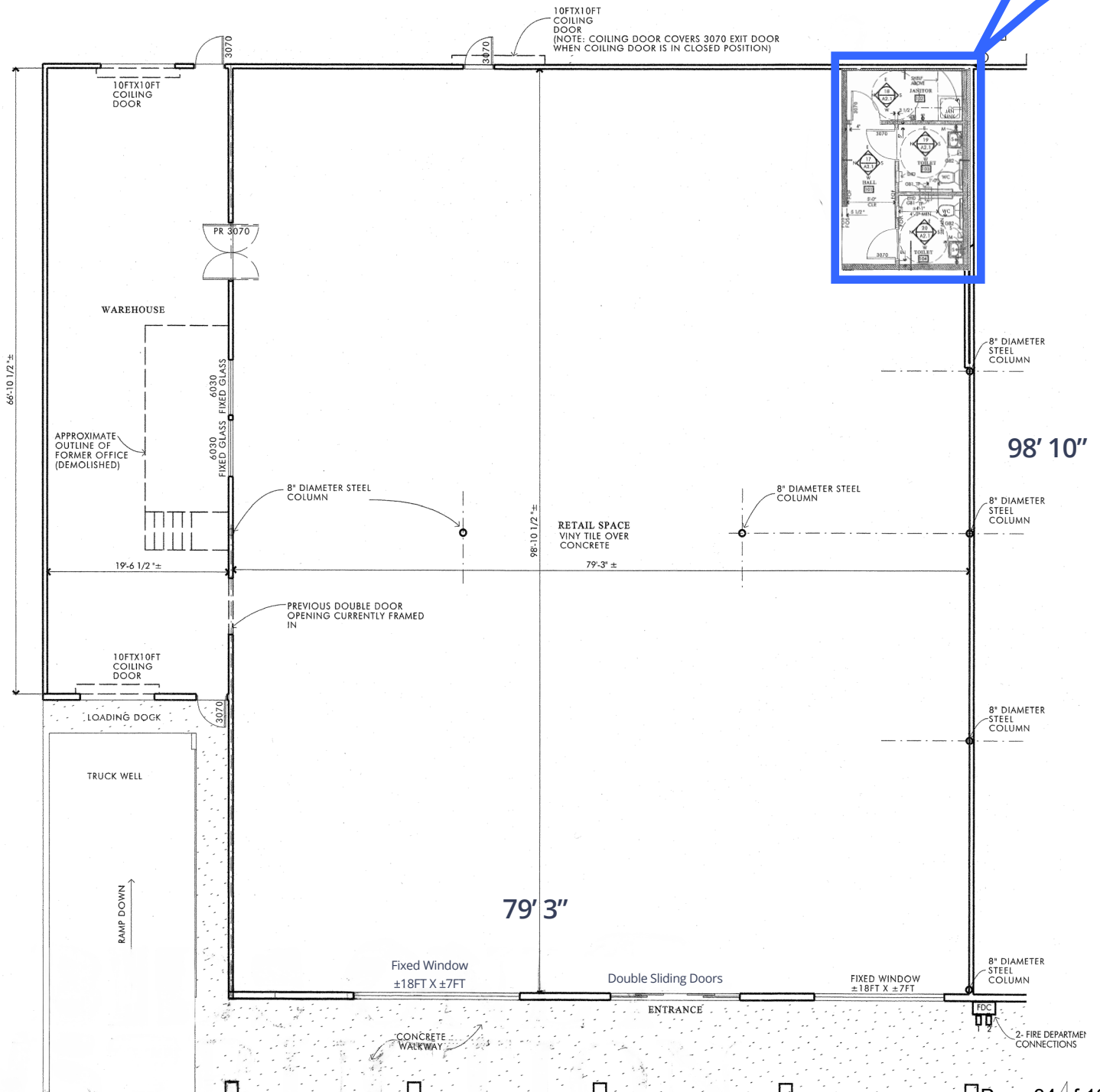
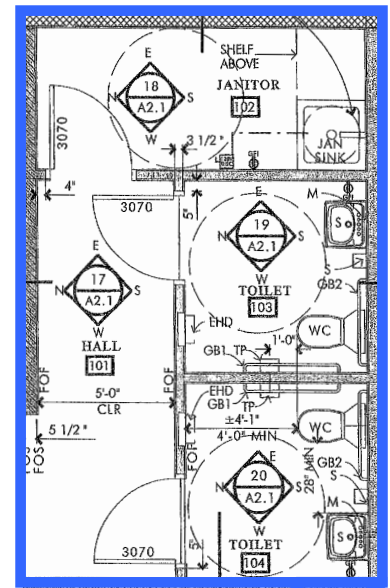
Colliers
1850 Mt Diablo Blvd, Suite 200
Walnut Creek, CA 94596
colliers.com

Accelerating success.

Floor Plan

*Dimensions are approximate

* Plan not to scale



Site Plan



Demographics

Population

1 Mile: 20,911
2 Miles: 57,333
3 Miles: 78,261

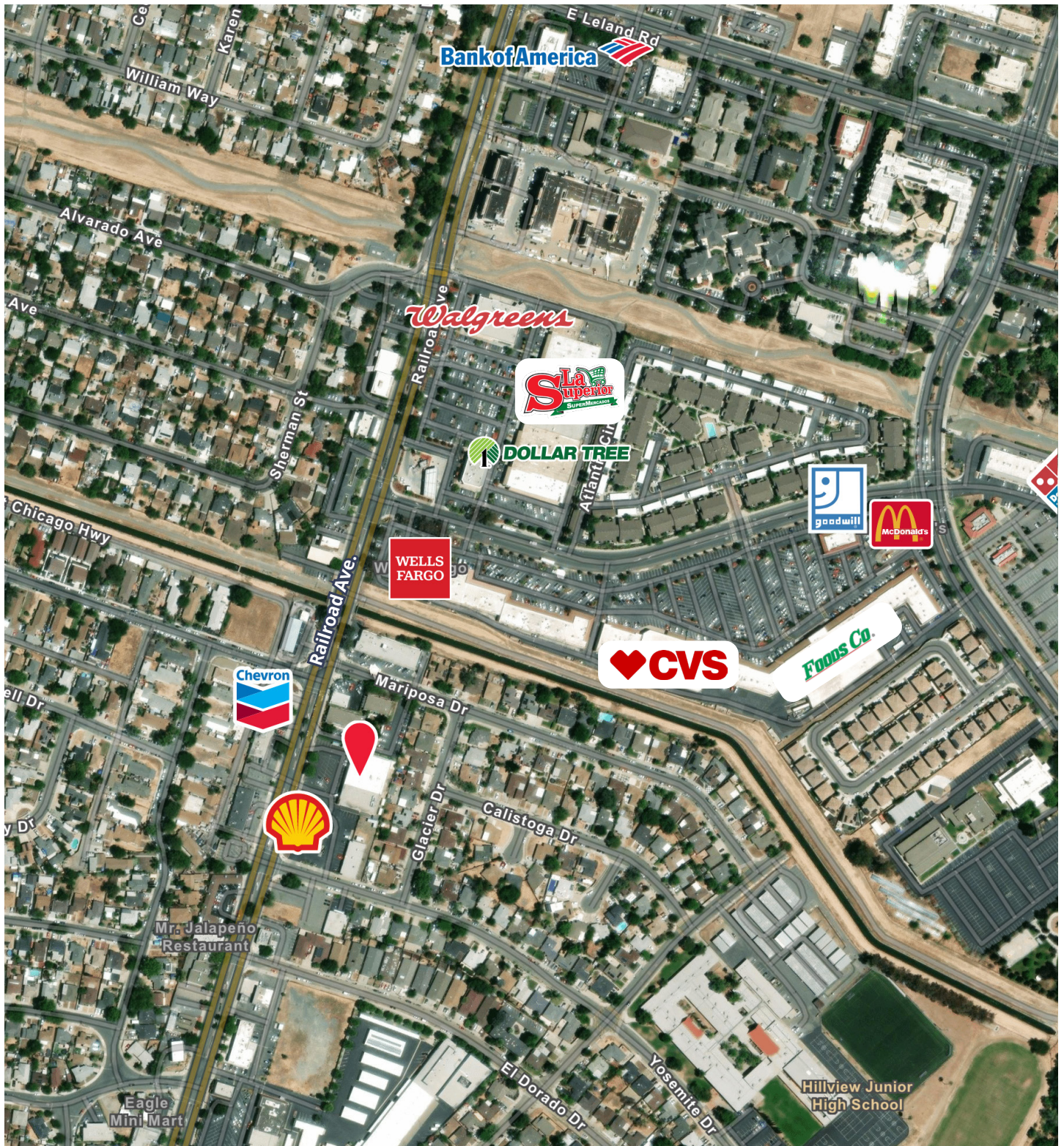
Median Household Income

1 Mile: \$86,242
2 Miles: \$91,317
3 Miles: \$90,703

Median Age

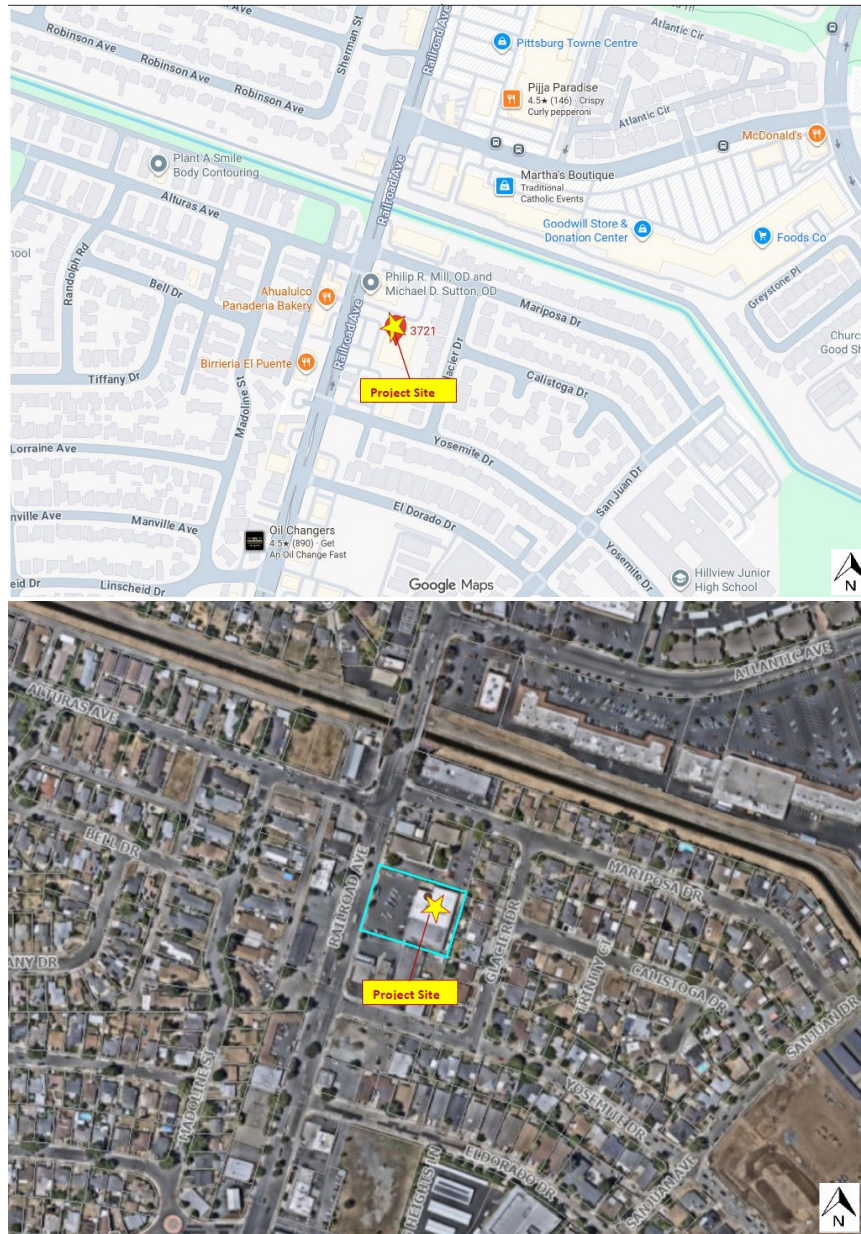
1 Mile: 36
2 Miles: 36
3 Miles: 36

Aerial Overview



Project Title: Christmas Ministries, AP-26-0085 (UP)

Location: 3721 Railroad Avenue, Pittsburg, CA 94565; Assessor's Parcel No.: 085-065-025



City of Pittsburg

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



NOTICE OF PUBLIC HEARING



Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

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

DATE: September 9, 2026
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

SUBJECT: Christmas Ministries, AP-26-0085 (UP)

Application for a Use Permit (UP) to establish a Religious Assembly use with biweekly charitable bingo fundraiser games in an existing 9,000 square-foot commercial space located at 3721 Railroad Avenue in the Community Commercial General Plan Area and the Neighborhood Commercial Zoning District. Assessor's Parcel No. 085-065-025

Environmental Determination

The 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: Maurice Brenyah-Addow, (925) 252-4261 or mbrenyah-addow@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 300-ft. 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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 9, 2026**

ITEM: Consideration of a Resolution Granting approval of a Use Permit to include ancillary sales of distilled spirits in conjunction with an existing full-service restaurant for Cajun Crack’n, AP-26-0053 (UP).

ORIGINATED BY:

Andy Yang, Gold Brick Construction – Applicant and Business Owner

SUBJECT:

This is a public hearing on a request for approval of a Use Permit to allow an existing full-service restaurant to establish a “Restaurant with Full Alcoholic Service” and obtain a California Department of Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) license. The proposed Type 47 license would authorize the sale of beer, wine, and distilled spirits for consumption on the premises. The existing restaurant, Cajun Crack’n, is located at 4330 Century Boulevard, in the CC (Community Commercial) Zoning District. Assessor’s Parcel No. 074-460-031.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1) approving Use Permit Application No. AP-26-0053 (UP), subject to conditions.

BACKGROUND:

On April 24, 2026, the applicant, Andy Yang, submitted Planning Application No. AP-26-0053 requesting approval of a Use Permit to establish a “Restaurant with Full Alcoholic Service” as an ancillary use to the current restaurant on site, Cajun Crack’n. Cajun Crack’n is an existing full-service restaurant located at 4330 Century Boulevard. The restaurant provides indoor dining and currently does not serve alcoholic beverages.

The proposed project is located within Census Tract 3050, which has an overconcentration of on-sale alcoholic beverage licenses. Census Tract 3050 is permitted a maximum of seven on-sale licenses but currently has 25 active licenses issued to 18 different businesses. Because the proposed establishment would result in an additional on-sale alcoholic beverage license within an overconcentrated census tract, the applicant will be required to obtain a Determination of Public Convenience and Necessity (PCN) from the City Manager prior to ABC approval of the proposed Type 47 license.

The project site is located at the eastern edge of the City of Pittsburg. Census Tract 3050 extends across the City limits and includes businesses located in both the City of

Pittsburg and the neighboring City of Antioch. Of the 25 active alcoholic beverage licenses within the census tract, six are issued to businesses located within the City of Pittsburg.

On June 2, 2025, the City Council adopted two Ordinances for Creating Healthy Communities, one of which establishes Use Permit findings and performance standards for alcoholic beverage establishments. The Creating Healthy Communities Ordinances took effect on January 1, 2026. The proposed application AP-26-0053 has been reviewed for compliance with the adopted Ordinance, and complies with, or has been conditioned to comply with, the standards and regulations described therein. Further evaluation of Creating Healthy Community Ordinance (Ord. No. 25-1531) compliance is included within the "Analysis" section of this Staff Report.

PROJECT DESCRIPTION:

Existing Conditions: The subject site is located at 4330 Century Boulevard and is identified as Assessor's Parcel No. 074-460-031. The site contains the existing Cajun Crack'n full-service restaurant with indoor dining. The restaurant is currently operating at the project site and does not currently serve alcoholic beverages. No modifications to the existing building, restaurant floor plan, parking area, landscaping, access, or other site improvements are proposed as part of this application request.

See Attachment 2 for project site photos.

Surrounding Land Uses:

North:	Century Blvd.; Century Plaza Shopping Center
West:	Commercial uses; vacant land
South:	Vacant land; Contra Costa County Office of the Sheriff Law Enforcement Training Center; East State Route 4
East:	Commercial uses

Use Permit Request: The applicant is requesting Planning Commission approval of a Use Permit to establish a "Restaurant with Full Alcoholic Service" at the existing Cajun Crack'n restaurant. The proposed use would allow the restaurant to apply for an ABC Type 47 (On-Sale General – Eating Place) license authorizing the sale of beer, wine, and distilled spirits for consumption on the premises. The restaurant is an existing full-service establishment with indoor dining. The proposed alcoholic beverage sales would be ancillary to the restaurant's principal operation of food service. No expansion of the restaurant, changes to the existing site, or exterior improvements are proposed.

The applicant has indicated that all managers and employees who serve alcoholic beverages will complete Responsible Beverage Service (RBS) training and certification, in compliance with the California Department of Alcoholic Beverage Control (ABC).

Alcohol service would be conducted in accordance with all applicable ABC regulations and the conditions imposed through the Use Permit.

See Attachment 3 for the existing site and floor plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located within the "Loveridge Subarea" of the General Plan and has a land use designation of "Regional Commercial." The Regional Commercial designation is intended to accommodate large-scale retail establishments and big-box retail centers, along with complementary commercial uses, including shopping and restaurant uses. The existing restaurant is consistent with the established character and intent of the subarea, as it functions as an ancillary use that provides dining services to residents and patrons visiting the surrounding commercial area.

The proposed ancillary sale of alcoholic beverages at the existing restaurant would be consistent with the General Plan's Regional Commercial land use designation and would not conflict with applicable General Plan objectives or policies. The proposal would not result in a change to the established restaurant use or introduce a new land use that would be incompatible with the surrounding commercial development. The project site is also appropriately separated and buffered from sensitive receptors in the vicinity. The sale of alcoholic beverages would be subject to compliance with the City's Creating Healthy Communities Ordinance and all applicable requirements of ABC. Compliance with these requirements would provide appropriate measures to regulate the proposed alcohol sales and minimize the potential for nuisance impacts. Therefore, the proposed ancillary sale of alcoholic beverages is consistent with the General Plan and the intended commercial character of the Loveridge Subarea.

Zoning: The project site is located within the Community Commercial ("CC") Zoning District. The purpose of the CC District is to provide for commercial centers and individual commercial structures located within reasonable proximity to higher-density residential areas or served by local and regional transportation and transit systems. The district is intended to accommodate a broad range of local- and regional-serving commercial establishments, including retail, personal services, entertainment, eating-and-drinking establishments, and institutional uses, subject to applicable regulations intended to minimize potential adverse effects on adjacent uses.

The existing restaurant is an approved use within the CC District and may continue to operate. The proposed use, "Restaurant with Full Alcoholic Beverage Sales," is defined by PMC Section 18.08.080(13)(h), "restaurant serving alcoholic beverages in addition to beer and wine," and requires approval of a Use Permit by the Planning Commission prior to operation, consistent with PMC Section 18.52.010. The Use Permit is required specifically to authorize the proposed sale of distilled spirits and to allow the City to evaluate the use against the applicable Use Permit findings and determine whether the proposed alcohol sales are appropriate for the site.

The proposed alcohol sales would remain ancillary to the existing restaurant use and would not change the primary use of the property as a restaurant. The site is also appropriately buffered from sensitive uses in the surrounding area, which would reduce the potential for adverse impacts associated with the proposed use. In addition, operation of the use would be subject to the applicable requirements of the PMC and ABC. Based on these considerations, the proposed Restaurant with Full Alcoholic Beverage Sales is compatible with the intent of the CC Zoning District and, subject to approval of the required Use Permit and compliance with applicable conditions of approval, would not be expected to result in adverse effects on surrounding uses.

Required Use Permit Findings: In accordance with PMC Section 18.16.040, a Use Permit may be granted only if the Planning Commission can make findings that the proposed use:

- 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 light of taxation and spending restraints imposed by law; and,
- I. is consistent with the City's approved funding priorities.
- J. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor

Creating Healthy Communities Use Permit Required Findings. In addition to the Use Permit Findings prescribed by PMC Section 18.16.040, the Creating Healthy Communities Ordinance established additional findings required by commercial

businesses for the sale or service of alcoholic beverages within the City. In July 2025, the City adopted two ordinances under the Creating Healthy Communities Project to strengthen local regulations related to tobacco, smoking, alcohol, and cannabis, including updates to tobacco retailer licensing, smoking restrictions, social host rules, cannabis business requirements, and new alcohol performance standards. The ordinances build on existing City regulations and California laws aimed at reducing underage substance use, improving public health, and giving local governments greater authority over tobacco, alcohol, and cannabis oversight.

In accordance with PMC Section 18.84.1015, the Use Permit may only be granted if the City Council can make the following Findings in the affirmative:

- A. The location and operating characteristics of the proposed alcohol sales will not adversely affect sensitive land uses, as defined by PMC 18.84.1005. For the purposes of this chapter, “adversely affect” means to impact in a substantial, negative manner the safety, economic value, habitability, or use of properties in the immediate area; and
- B. The impacts of any nearby discretionary land use that is already subject to a use permit and that also engages in alcoholic beverage sales or service are not increased; and
- C. Conditions are placed on the use that reduce, manage, minimize, mitigate, or eliminate impacts to public health and safety, including, but not limited to, interior and exterior restrictions such as noise controls, location and use of parking areas, sound barriers, and other performance standards.

ABC: In California, the Department of Alcoholic Beverage Control (ABC) regulates the issuance of alcoholic beverage licenses by census tract to help maintain an appropriate distribution of licenses. The proposed project is located within Census Tract 3050. Census Tract 3050 is permitted a maximum of seven on-sale alcoholic beverage licenses and currently has 25 active on-sale licenses issued to 18 different businesses. Approval of the request would result in an additional on-sale license within the census tract. Because the proposed Type 47 (On-Sale General – Eating Place) license would be issued within a census tract with an overconcentration of on-sale licenses, the applicant will be required to obtain a Determination of Public Convenience and Necessity (PCN) from the City Manager prior to ABC approval of the proposed license.

Environmental: This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, ‘Existing Facilities’ of the CEQA Guidelines, Section 15301.

Public Notice: On or prior to August 28, 2026, notice of the September 9, 2026, public hearing was posted at City Hall 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 PMC Section 18.14.010 and Government Code Section 65091.

See Attachment 4 for Public Hearing Notice.

ANALYSIS: The proposed project has been reviewed for consistency with the applicable Use Permit findings in PMC Section 18.16.040 and the additional alcoholic beverage findings established by the Creating Healthy Communities Ordinance. Staff finds that the proposed use satisfies the applicable findings for the reasons described below.

The proposed "Restaurant with Full Alcoholic Service" is consistent with the objectives of the Zoning Ordinance and the purpose of the Community Commercial ("CC") Zoning District. The existing Cajun Crack'n restaurant is an established full-service restaurant, and the proposed sale of beer, wine, and distilled spirits would be ancillary to the existing eating-and-drinking establishment. The proposed use is also consistent with the Regional Commercial General Plan designation, which allows complementary commercial uses, including restaurants and other eating-and-drinking establishments.

The proposed use would not be detrimental to the health, safety, or general welfare of the City and would not create a nuisance or enforcement problem. Alcohol service would occur within the existing restaurant and would be subject to all applicable requirements of ABC, the PMC, the Creating Healthy Communities Ordinance, and the proposed Conditions of Approval. The applicant has also indicated that managers and employees who serve alcoholic beverages will complete Responsible Beverage Service (RBS) training and certification, in compliance with ABC. These requirements will help ensure responsible alcohol service and minimize potential impacts related to underage access, nuisance activity, and public safety.

The proposed use would not adversely affect the orderly development of property within the City, the preservation of property values, or the City's tax base. No changes to the existing building, floor plan, parking, access, landscaping, or other site improvements are proposed. The proposed alcohol service would utilize the existing restaurant within an established commercial area and would not alter the character or development pattern of the surrounding area.

The project is located within Census Tract 3050, which has an overconcentration of on-sale alcoholic beverage licenses. Although the overconcentration is a regulatory criterion for consideration and determination, the proposed Type 47 license would allow alcohol service as an ancillary component of an existing full-service restaurant rather than establish a standalone bar or retail alcohol use. The proposed use is therefore distinguishable from an establishment whose primary business is the sale of alcoholic

beverages. In addition, the applicant will be required to obtain a Determination of Public Convenience and Necessity (PCN) from the City Manager prior to ABC approval of the proposed Type 47 license. The PCN process will provide an additional review of the proposed license in consideration of the existing concentration of alcoholic beverage licenses within the census tract.

In accordance with the Creating Healthy Communities Ordinance, staff has also evaluated whether the location and operating characteristics of the proposed alcohol sales would adversely affect sensitive land uses. The project site is located within an established commercial area and is separated from sensitive uses in the vicinity by existing development and roadways. The proposed alcohol service would occur within the existing restaurant and would be subject to conditions addressing responsible alcohol service and potential nuisance impacts. Based on the location and proposed operating characteristics, staff does not anticipate that the project would adversely affect nearby sensitive land uses.

The proposed use would not increase the impacts of any nearby discretionary land use that is already subject to a Use Permit and also engages in alcoholic beverage sales or service. No changes to the physical development of the site are proposed, and the addition of ancillary alcohol service is not expected to materially alter the intensity or character of the existing restaurant use.

Conditions of Approval have been included to reduce, manage, and minimize potential impacts to public health and safety. These conditions include requirements for Responsible Beverage Service training and compliance with all applicable ABC regulations and City requirements. Together with the existing commercial setting and the operational characteristics of the proposed use, these conditions provide appropriate safeguards to address potential impacts associated with the sale and service of alcoholic beverages.

Based on the above, staff finds that the proposed use is appropriate for the site, consistent with the General Plan and applicable zoning regulations, and will not result in adverse impacts to the surrounding area. Therefore, staff believes the Planning Commission can make the required Use Permit and Creating Healthy Communities findings in the affirmative and recommends approval of Use Permit Application No. AP-26-0053, subject to the Conditions of Approval included in the proposed Resolution.

ACTION REQUIRED:

Move to adopt a Resolution approving Planning Application No. 26-0053 (UP), subject to conditions.

ATTACHMENTS:

1. Proposed Resolution

Planning Commission Staff Report
Cajun Crack'n Distilled Spirits, AP-25-0053 (UP)
September 9, 2026

2. Site Photos
3. Project Plans
4. Public Hearing Notice & Vicinity Map

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Consideration of a Resolution Granting	)	
approval of a Use Permit to include	)	RESOLUTION No.
ancillary sales of distilled spirits in conjunction	)	
with an existing full service restaurant for	)	
<u>Cajun Crack'n, AP-26-0053 (UP).</u>	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On April 24, 2026, the applicant, Andy Yang, submitted Planning Application No. AP-26-0053 requesting approval of a Use Permit to establish a "Restaurant with Full Alcoholic Service" as an ancillary use to the current restaurant on site, Cajun Crack'n. Cajun Crack'n is an existing full-service restaurant located at 4330 Century Boulevard. The restaurant provides indoor dining and currently does not serve alcoholic beverages.
- B. On June 2, 2025, the City Council adopted two Ordinances for Creating Healthy Communities, one of which establishes Use Permit findings and performance standards for alcoholic beverage establishments. The proposed application AP-26-0053 has been reviewed for compliance with the adopted Ordinance and does comply with the standards and regulations described therein.
- C. The proposed project is governed by the policies and guidelines contained in the 2040 Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 ("Zoning").
- D. The 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.
- 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 this title, 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 the light of taxation and spending restraints imposed by law;
9. is consistent with the City's approved funding priorities; and
10. if located within the Pedestrian Commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

F. Further, the proposed Use Permit, in accordance with PMC Section 18.84.1015:

1. The location and operating characteristics of the proposed alcohol sales will not adversely affect sensitive land uses, as defined by PMC 18.84.1005. For the purposes of this chapter, "adversely affect" means to impact in a substantial, negative manner the safety, economic value, habitability, or use of properties in the immediate area; and
2. The impacts of any nearby discretionary land use that is already subject to a use permit and that also engages in alcoholic beverage sales or service are not increased; and
3. Conditions are placed on the use that reduce, manage, minimize, mitigate, or eliminate impacts to public health and safety, including, but not limited to, interior and exterior restrictions such as noise controls, location and use of parking areas, sound barriers, and other performance standards.

G. On or prior to August 28, 2026, notice of the September 9, 2026, public hearing was posted at City Hall 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 PMC Section 18.14.010 and Government Code Section 65091.

- H. On September 9, 2026, the Planning Commission held Public Hearing on Planning Application No. 26-0053, at which time oral and/or written testimony was considered.

Section 2. Findings

Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Granting approval of a Use Permit to include ancillary sales of distilled spirits in conjunction with an existing full service restaurant for Cajun Crack'n, AP-26-0053 (UP)", dated September 9, 2026, incorporated here 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 public hearing, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. 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 privately owned structure, and the applicant is not proposing any expansion of the existing structure. The proposed project would not have any significant effect on the environment and therefore categorically exempt from the provisions of CEQA.
3. The proposed Use Permit proposal:
 - a) Will be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that in that restaurants with full alcoholic beverage sales are conditionally permitted uses in the Community Commercial Zoning District. The restaurant is an existing, permitted use and does not require a Use Permit to continue operating. However, a Use Permit is now required because the applicant is expanding the existing operation to include the sale of alcoholic beverages (beer, wine, and distilled spirits) for consumption on the premises.
 - b) Will not be detrimental to the health, safety, and general welfare of the City, in that the proposed project is located outside of all required buffer zones established to separate potentially incompatible uses, such as alcoholic beverage sales and sensitive receptors.
 - c) Will not adversely affect the orderly development of property within the City, in that the existing use of a restaurant is consistent with the 2040 General Plan and Pittsburg Municipal Code, which govern land use in the City. The restaurant will continue occupying an existing commercial space, and the applicant is not proposing exterior building expansions or parking lot changes that would otherwise conflict with the City's goals, policies, and development standards.

- 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 as the restaurant is an existing use.
- e) Will be consistent with the General Plan in that, the proposed use consistent with the Regional Commercial General Plan designation, which allows complementary commercial uses, including restaurants and other eating-and-drinking establishments.
- f) Will not create a nuisance or enforcement problem within the neighborhood because it would comply with the performance standards set forth in PMC Chapter 18.84, Article XXII Alcoholic Beverages, which are intended to address ongoing safety, buffer, and property maintenance concerns.
- g) Will not encourage marginal development within the neighborhood, as the primary use of the site as a restaurant is not being modified. The addition of alcoholic beverage sales is ancillary to the existing operation and does not alter the fundamental character or function of the business.
- h) 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, in that the proposed use has access to existing infrastructure, including fire, police, and water.
- i) Will not be inconsistent with the City's approved funding priorities, in that it does not require City funding.
- j) The proposed use is not located within the Pedestrian Commercial (CP) district.

4. Further, in accordance with PMC Section 18.84.1015:

- a) The location and operating characteristics of the proposed alcohol sales will not adversely affect sensitive land uses, as defined by PMC 18.84.1005. For the purposes of this chapter, "adversely affect" means to impact in a substantial, negative manner the safety, economic value, habitability, or use of properties in the immediate area. This finding can be made because the proposed use is located outside of the required buffer zones established by the PMC and Creating Healthy Communities Ordinance.
- b) The impacts of any nearby discretionary land use that is already subject to a Use Permit and that also engages in alcoholic beverage sales or service would not be increased by the proposed use. The proposed alcoholic beverage service would be ancillary to the existing full-service restaurant and would occur within the existing restaurant space. No expansion of the building, changes to the site, or modifications to the existing parking, access, or other site

improvements are proposed. Additionally, the proposed use would be subject to the applicable requirements of the PMC, ABC, Creating Healthy Communities Ordinance, and Conditions of Approval. Therefore, staff finds that the proposed use would not increase impacts associated with any nearby discretionary land use that is already authorized to sell or serve alcoholic beverages.

- c) Conditions are placed on the use that reduce, manage, minimize, mitigate, or eliminate impacts to public health and safety, including, but not limited to, interior and exterior restrictions such as noise controls, location and use of parking areas, sound barriers, and other performance standards. This finding can be made because all operational and performance standards for the Healthy Communities Ordinance can be met in the affirmative, as described in Findings A and B. The Staff Report entitled, "Consideration of a Resolution Granting approval of a Use Permit to include ancillary sales of distilled spirits in conjunction with an existing full-service restaurant for Cajun Crack'n, AP-26-0053 (UP)", dated September 9, 2026, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves the Use Permit Application No. 26-0053, subject to the following conditions:

1. ABC Approval: The business operator shall obtain California Department of Alcoholic Beverage Control (ABC) approval of an "On-Sale General – Eating Place" (Type 47) license prior to the sale of any distilled spirits.
2. Compliance with Creating Healthy Communities Ordinance No. 25-1531: Business operator must follow all Alcoholic Beverage Performance Standards as provided within PMC Section 18.84.1025.
3. Sales Hours: Alcoholic beverage sales shall be limited to the timeframe between 6:00 A.M. to 12:00 A.M.
4. Employee Training: All servers and managers shall complete the ABC training program for "Responsible Beverage Service" (RBS) within 90 days of the beginning of employment. Existing employees shall complete the RBS Training Program within 90 days of this Resolution's effective date. Evidence of the employee's completion of this training shall be provided to the Pittsburg Police Department or Community and Economic Development Department upon request.
5. Advertising: Signage advertising the availability of alcohol for purchase from the restaurant, including display of corporate logos of alcohol vendors, shall not be posted so as to be visible to any individual positioned outside of the restaurant. All

signage must obtain appropriate permits and comply with Title 19 for sign regulations.

6. Signage: The following signs shall be placed in a prominent location near the main entrance of the building in English, Spanish, and the predominant language of patrons. The signs shall be at least one square foot in size, or larger as necessary to ensure that the text of the sign is legible at a minimum distance of five feet.
 - a. "California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age"; and
 - b. "No Loitering or Public Drinking"
7. Security Cameras: The applicant shall install security cameras around the site and shall cooperate with the Pittsburg Police Department to: a) install the cameras on-site and in the building in a quantity and at locations that optimize the safety of customers and employees on the property; and b) ensure that the Pittsburg Police Department establishes and is provided continuous access to live and recorded feed from the security cameras installed on-site.
8. Loitering: The establishment's operators shall discourage loiterers and ask persons loitering longer than 15 minutes to leave the area and contact Pittsburg Police for enforcement of applicable trespassing and loitering laws if the persons requested to leave fail to do so.
9. Additional Security Measures: The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence and/or intoxication that adversely impact the safety of the community. Should the business experience loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business operator to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business operator's sole expense.
10. License Transfer: In accordance with California Business and Professions Code subsection 23800(E), and upon application for transfer of ownership of the ABC license, the Pittsburg Police Department shall reserve the right to amend the conditions of the ABC license.
11. Peace and Safety. The alcoholic beverage sales or service establishment shall not result in jeopardizing, endangering, or any other adverse effects to the health, peace or safety of persons residing or working in the surrounding area.

12. Nuisance Prohibited. The alcoholic beverage sales or service establishment shall not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
13. Compliance with Law. The alcoholic beverage sales or service establishment shall not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance, or statute.
14. Graffiti Removal: All graffiti shall be removed on any part of the property within 48 hours of its appearance.
15. 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.
16. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community and Economic Development Department, California Department of Alcoholic Beverage Control, 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.
17. Indemnification: Applicant 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. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant 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.

18. Revocation. If the alcoholic beverage sales or service establishment operates in violation of the alcohol performance standards as described in PMC 18.84.1020, any adopted condition of approval, or any other regulation prescribed by this code, the planning commission may revoke the use permit using the “grounds for revocation of use permit or variance” pursuant to PMC 18.28.100. Revocation of the establishment’s business permit may also commence, pursuant to PMC 5.12.200, Grounds for revocation.

19. Expiration of Approval: This use permit shall expire on September 9, 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 9th day of September 2026, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on September 9, 2026.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

**Attachment 2 | Project Site Photos | AP-26-0053 (UP) | Distilled
Spirits Sales**



SCALE (1)
N.T.S

REMARK

EQUIPMENT NOT INCLUDED IN THE EQUIPMENT SCHEDULE ABOVE MUST NOT BE INSTALLED IN THE FACILITY WITHOUT REVISED PLANS. ALL ADDITIONS OR CHANGES TO PLANS MUST BE SUBMITTED IN REVISED PLANS.

EQUIPMENT NOT INCLUDED IN THE EQUIPMENT SCHEDULE ABOVE MUST NOT BE INSTALLED IN THE FACILITY WITHOUT REVISED PLANS. ALL ADDITIONS OR CHANGES TO PLANS MUST BE SUBMITTED IN REVISED PLANS.

SCALE: $3/16"=1'-0"$

Page 56 of 100

Community and Economic Development Department – Planning Division**NOTICE OF PUBLIC HEARING**

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

DATE: **Wednesday, September 9, 2026**
TIME: **7:00 P.M.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Cajun Crack'n Distilled Spirits (UP): This is a Public Hearing for a Use Permit Application AP-26-0053, requesting approval to establish a "Restaurant with Full Alcoholic Service" at the existing Cajun Crack'n restaurant located at 4330 Century Boulevard. Cajun Crack'n is a full-service restaurant with indoor dining and does not currently serve alcoholic beverages. If approved, the applicant would apply for a California Department of Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) license to allow the sale of beer, wine, and distilled spirits for on-site consumption. In compliance with ABC's regulations for Type 47 licenses, alcohol service will be incidental to the restaurant's primary food service, and all managers and employees serving alcohol will complete Responsible Beverage Service (RBS) training and certification. Additionally, if the application is approved, the applicant will be required to obtain a Determination of Public Convenience and Necessity (PCN) from the City Manager because the business is located within Census Tract 3050, which has an overconcentration of on-sale alcoholic beverage licenses. Census Tract 3050 is permitted a maximum of seven on-sale licenses but currently has 25 active licenses issued to 18 different businesses. The proposed business is located at the eastern edge of the City's limits, and the census tract includes businesses in both the City of Pittsburg and the neighboring City of Antioch. Of the 25 active licenses within the tract, six are issued to businesses located within the City of Pittsburg. No other changes to the existing restaurant or site are proposed. The project site is located at 4330 Century Boulevard (APN 074-460-031) within the Community Commercial (CC) Zoning District.

Environmental Determination: This proposal 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: Kelsey Gunter, (925) 252-4824 or kgunter@pittsburgca.gov

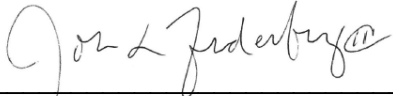
Why am I receiving this notice?

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

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

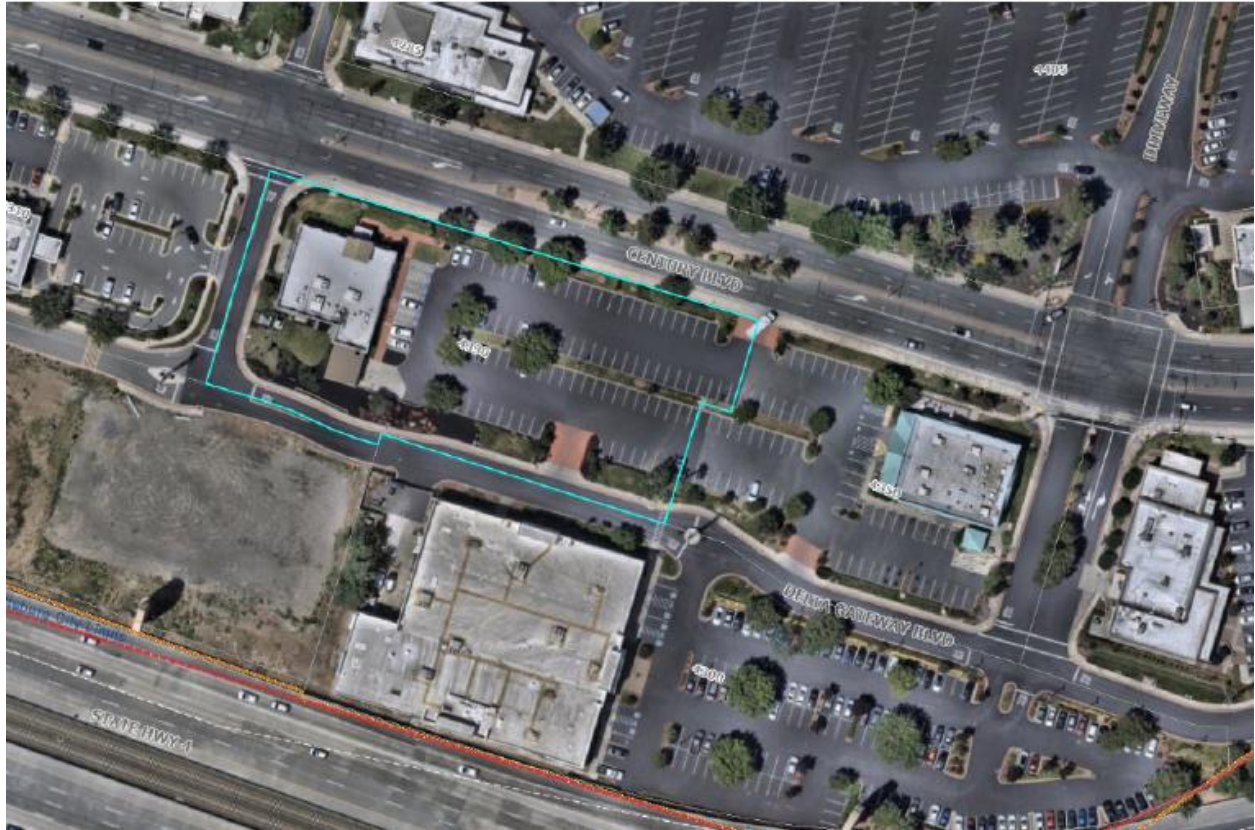
*Para información en
español:
(925) 252-4920*



JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Cajun Crack'n Distilled Spirits (UP) AP-26-0053
Location: 4330 Century Blvd., Pittsburg, CA 94565

Cajun Crack'n | AP-26-0053
4330 Century Boulevard, Pittsburg, CA 94565



City of Pittsburg

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

NOTICE OF PUBLIC HEARING



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 9, 2026**

ITEM: Granting approval of a Use Permit to include beer and wine sales in conjunction with an existing grocery store, AP-26-0034 (UP).

ORIGINATED BY:

Herman Chiu, Applicant, Abacus Business Capital

SUBJECT:

This is a public hearing on a request for approval to expand the existing grocery use at 2100 North Park Boulevard to allow the sale of beer and wine for off-site consumption. The project site is operated by Island Pacific Supermarket, a full-service grocery store approved under Planning Commission Resolution No. 9904 (AP-11-812 [UP, AD]). Although the original approval authorized the applicant to obtain a California Department of Alcoholic Beverage Control (ABC) license, that authorization expired because an ABC license was never obtained by the expiration date of February 28, 2013. The applicant is now seeking a Use Permit expansion to allow the sale of beer and wine. Island Pacific is located at 2100 North Park Boulevard, in the Community Commercial Zoning District. Assessor's Parcel No. 088-151-038.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1) approving Use Permit Application No. AP-26-0034 (UP), subject to conditions.

BACKGROUND:

In September 1991, building permits were issued to construct an approximately 53,630-square-foot tenant space at 2100 North Park Boulevard. The tenant space was originally occupied by Service Merchandise, a catalogue showroom offering a variety of retail merchandise. In the late 1990s, the larger tenant space was divided into two separate retail spaces. The subject tenant space, consisting of approximately 15,023 square feet, was subsequently occupied by Home Fabrics #2, which vacated the space in 2009. In 2012, the Planning Commission approved Use Permit and Design Review Application No. 11-812 pursuant to Resolution No. 9904, authorizing the operation of Island Pacific Supermarket within the tenant space.

On June 2, 2025, the City Council adopted two Ordinances for Creating Healthy Communities, one of which establishes Use Permit findings and performance standards for alcoholic beverage establishments. The Creating Healthy Communities Ordinances took effect on January 1, 2026. The proposed application AP-26-0053 has been reviewed for compliance with the adopted Ordinance, and complies with, or has been conditioned to comply with, the standards and regulations described therein. Further

evaluation of Creating Healthy Community Ordinance (Ord. No. 25-1531) compliance is included within the “Analysis” section of this Staff Report.

On March 12, 2026, Herman Chiu submitted Planning Application No. 26-0034 requesting approval of a Use Permit to allow the sale of beer and wine in conjunction with the existing grocery store. Staff communicated with the applicant that additional information was needed to deem the application complete.

On July 28, 2026, staff received the remaining materials needed to deem the application complete for processing. Staff then proceeded with their review of the application.

The proposed project is located within Census Tract 3120, which has one active off-sale alcoholic beverage license. The California Department of Alcoholic Beverage Control (ABC) has authorized Census Tract 3120 to have a maximum of one off-sale license. Because the proposed establishment would result in an additional off-sale alcoholic beverage license within the census tract, issuance of the license would create an overconcentration in the Tract. Therefore, the applicant would be required to obtain a Determination of Public Convenience and Necessity (PCN) from the City Manager prior to ABC approval of the proposed ABC license.

PROJECT DESCRIPTION:

Existing Conditions: The project site is located within the North Park Plaza shopping center at 2100 North Park Boulevard. The shopping center is an established commercial development consisting of multiple retail uses and associated parking and site improvements. The subject tenant space is occupied by Island Pacific Supermarket, an established full-service grocery store. The approved grocery store use included a variety of Asian foods, products, and merchandise, including fresh seafood, meat and poultry, bakery products, dairy, produce, frozen foods, and a food-to-go service counter. The grocery store operates within the existing approximately 15,023-square-foot tenant space previously approved under Planning Commission Resolution No. 9904.

See Attachment 2 for project site photos.

Surrounding Land Uses:

North:	California Avenue, Antioch Building Materials
West:	Commercial uses; Fresenius Kidney Care; Loveridge Road
South:	Parking lot; East State Route 4
East:	Commercial uses; WinCo; Home Depot

Use Permit Request: The applicant is requesting Planning Commission approval of a Use Permit to permit the sale of beer and wine for off-site consumption at an existing grocery store, Island Pacific. The proposed alcohol sales would be conducted entirely within the existing Island Pacific Supermarket tenant space and would be accessory to

the established grocery store use. No expansion of the existing building or tenant space is proposed.

If the Use Permit is approved, the applicant would apply to the California Department of Alcoholic Beverage Control for a Type 20 (Off-Sale Beer and Wine) license. The project site is located within Census Tract 3120, which has reached the maximum number of permitted off-sale alcohol licenses. Therefore, the applicant would also be required to obtain a Determination of Public Convenience and Necessity from the City Manager before an ABC license could be issued.

No physical changes to the existing grocery store or site are proposed. The project would not modify the building, parking area, landscaping, loading areas, access, or other site improvements.

See Attachment 3 for the existing site and floor plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located within the “Loveridge Subarea” of the General Plan and has a land use designation of “Regional Commercial.” The Regional Commercial designation is intended to accommodate large-scale retail establishments and big-box retail centers, along with complementary commercial uses, including places to shop, such as grocery stores. The existing grocery store is consistent with the established character and intent of the subarea, as it functions as an ancillary use that provides grocery services to residents and patrons visiting the surrounding commercial area.

The proposed ancillary sale of beer and wine at the existing grocery store would be consistent with the General Plan’s Regional Commercial land use designation and would not conflict with applicable General Plan objectives or policies. The proposal would not result in a change to the established grocery use or introduce a new land use that would be incompatible with the surrounding commercial development. The project site is also appropriately separated and buffered from sensitive receptors in the vicinity. The sale of beer and wine would be subject to compliance with the City’s Creating Healthy Communities Ordinance and all applicable requirements of ABC. Compliance with these requirements would provide appropriate measures to regulate the proposed beer and wine sales and minimize the potential for nuisance impacts. Therefore, the proposed ancillary sale of beer and wine is consistent with the General Plan and the intended commercial character of the Loveridge Subarea.

Zoning: The project site is located within the Community Commercial (“CC”) Zoning District. The purpose of the CC District is to provide for commercial centers and individual commercial structures located within reasonable proximity to higher-density residential areas or served by local and regional transportation and transit systems. The district is intended to accommodate a broad range of local- and regional-serving

commercial establishments, including retail, personal services, entertainment, eating-and-drinking establishments, and institutional uses, subject to applicable regulations intended to minimize potential adverse effects on adjacent uses.

The existing grocery store is a conditionally permitted use within the CC District and may continue to operate under its existing entitlements from 2012. The proposed use to add beer and wine sales to the existing business constitutes an expansion of the existing use and requires review and approval of a Use Permit by the Planning Commission prior to operation, consistent with PMC Section 18.52.010. The Use Permit application is required specifically to authorize the proposed sale of beer and wine and to allow the City to evaluate the proposed use in reference with the applicable Use Permit findings and determine whether the proposed beer and wine sales are appropriate for the site.

The proposed beer and wine sales would remain ancillary to the existing grocery use and would not change the primary use of the property as a grocery store. The site is also appropriately buffered from sensitive uses in the surrounding area, which would reduce the potential for adverse impacts associated with the proposed use. In addition, operation of the use would be subject to the applicable requirements of the PMC and ABC. Based on these considerations, the proposed addition of beer and wine sales is compatible with the intent of the CC Zoning District and, subject to approval of the required Use Permit and compliance with applicable conditions of approval, would not be expected to result in adverse effects on surrounding uses.

Required Use Permit Findings: In accordance with PMC Section 18.16.040, a Use Permit may be granted only if the Planning Commission can make findings that the proposed use:

- 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 light of taxation and spending restraints imposed by law; and,
- I. is consistent with the City's approved funding priorities.
- J. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor

Creating Healthy Communities Use Permit Required Findings. In addition to the Use Permit Findings prescribed by PMC Section 18.16.040, the Creating Healthy Communities Ordinance established additional findings required by commercial businesses for the sale or service of alcoholic beverages within the City. In July 2025, the City adopted two ordinances under the Creating Healthy Communities Project to strengthen local regulations related to tobacco, smoking, alcohol, and cannabis, including updates to tobacco retailer licensing, smoking restrictions, social host rules, cannabis business requirements, and new alcohol performance standards. The ordinances build on existing City regulations and California laws aimed at reducing underage substance use, improving public health, and giving local governments greater authority over tobacco, alcohol, and cannabis oversight.

In accordance with PMC Section 18.84.1015, the Use Permit may only be granted if the City Council can make the following Findings in the affirmative:

- A. The location and operating characteristics of the proposed alcohol sales will not adversely affect sensitive land uses, as defined by PMC 18.84.1005. For the purposes of this chapter, "adversely affect" means to impact in a substantial, negative manner the safety, economic value, habitability, or use of properties in the immediate area; and
- B. The impacts of any nearby discretionary land use that is already subject to a use permit and that also engages in alcoholic beverage sales or service are not increased; and
- C. Conditions are placed on the use that reduce, manage, minimize, mitigate, or eliminate impacts to public health and safety, including, but not limited to, interior and exterior restrictions such as noise controls, location and use of parking areas, sound barriers, and other performance standards.

ABC: In California, the Department of Alcoholic Beverage Control (ABC) regulates the issuance of alcoholic beverage licenses by census tract to help maintain an appropriate distribution of licenses. The proposed project is located within Census Tract 3120. Census Tract 3120 is permitted a maximum of one off-sale alcoholic beverage licenses and currently has one active off-sale license. Approval of the request would result in an

additional off-sale license within the census tract. Because the proposed ABC license would be issued within a census tract with an overconcentration of off-sale licenses, the applicant will be required to obtain a Determination of Public Convenience and Necessity (PCN) from the City Manager prior to ABC approval of the proposed license.

Environmental: This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities' of the CEQA Guidelines, Section 15301.

Public Notice: On or prior to August 28, 2026, notice of the September 9, 2026, public hearing was posted at City Hall 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 PMC Section 18.14.010 and Government Code Section 65091.

See Attachment 5 for Public Hearing Notice.

ANALYSIS: The proposed project has been reviewed for consistency with the applicable Use Permit findings in PMC Section 18.16.040 and the additional alcoholic beverage findings established by the Creating Healthy Communities Ordinance. Staff finds that the proposed use satisfies the applicable findings for the reasons described below.

The proposed project would allow the established Island Pacific Supermarket to sell beer and wine for off-site consumption. The alcohol sales would be accessory to the existing full-service grocery store and would take place entirely within the existing tenant space. No building expansion, site improvements, additional parking, or other physical changes are proposed.

The proposed use is consistent with the existing grocery store and surrounding commercial development. The sale of beer and wine is a common accessory use for full-service grocery stores and would not change the primary function or character of the business. The project site is located in the CC District, which allows a broad range of commercial and retail uses that serve the surrounding community. The proposed use is also consistent with the General Plan's Regional Commercial land use designation because the alcohol sales would remain subordinate to and integrated with the existing grocery store use.

The proposed use would not adversely affect the orderly development of the property or surrounding area. The alcohol sales would be added to an existing, established grocery store and would not require new construction or changes to the site. The project would not increase building area, alter parking or site access, or create a need for additional

public services beyond those already associated with the grocery store. The continued use and investment in the existing commercial property would not encourage marginal development or adversely affect property values.

Staff has also evaluated the proposed use under the additional findings required by PMC Section 18.84.1015. The location and operating characteristics of the proposed alcohol sales would not adversely affect sensitive land uses as defined by PMC Section 18.84.1005. The project site is located within an established commercial shopping center and is outside the applicable buffer zones established by the PMC and Creating Healthy Communities Ordinance. Because the beer and wine sales would occur entirely within the existing grocery store and would be ancillary to the established grocery use, staff does not anticipate substantial negative effects on the safety, economic value, habitability, or use of nearby properties.

The proposed use would also not increase the impacts of any nearby discretionary land use that is already subject to a Use Permit and allows alcoholic beverage sales or service. The project is limited to the sale of beer and wine for off-site consumption and would not involve any physical changes to the property. Compliance with the PMC, ABC requirements, Creating Healthy Communities Ordinance, and all Conditions of Approval would further limit potential impacts.

The proposed alcohol sales would be subject to all applicable City and California Department of Alcoholic Beverage Control (ABC) requirements and conditions. Because Census Tract 3120 has reached the maximum number of permitted off-sale alcohol licenses, the applicant would also be required to obtain a Determination of Public Convenience and Necessity from the City Manager. This process provides an additional review of whether issuance of the ABC license would serve as a public convenience or necessity for the surrounding community. Therefore, approval of the Use Permit application would not, by itself, authorize the sale of alcoholic beverages. The applicant would be required to obtain and maintain the appropriate ABC license before beginning alcohol sales and comply with all applicable ABC requirements. The proposed Type 20 license would authorize the retail sale of beer and wine for consumption off the premises.

Although the original approval under Planning Commission Resolution No. 9904 contemplated the future acquisition of an ABC license, no license was obtained and that prior authorization expired on February 28, 2013. The current Use Permit application request is therefore necessary to provide land use authorization for the proposed alcohol sales. The current application also allows the City to evaluate the use based on current conditions and establish appropriate operational conditions.

Based on the above analysis, staff believes the Planning Commission can make the required findings under PMC Section 18.16.040 and PMC Section 18.84.1015. The proposed sale of beer and wine for off-site consumption would be compatible with the existing grocery store and surrounding commercial uses, consistent with the CC District

and General Plan, and would not result in physical changes to the site or additional parking or public service demands. The use can also be appropriately regulated through the Conditions of Approval and applicable City and ABC requirements.

For these reasons, staff recommends approval of Use Permit Application No. AP-26-0034, as conditioned.

ACTION REQUIRED:

Move to adopt a Resolution approving Planning Application No. 26-0034 (UP), subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Site Photos
3. Project Plans
4. Planning Commission Resolution 9904
5. Public Hearing Notice & Vicinity Map

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting approval of a Use Permit to include)
ancillary sales of beer and wine in conjunction)
with an existing grocery store for Island Pacific,)
AP-26-0034 (UP).)

RESOLUTION NO.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. In 2012, the Planning Commission approved Use Permit and Design Review Application No. 11-812 pursuant to Resolution No. 9904, authorizing the operation of Island Pacific Supermarket at 2100 North Park Boulevard.
- B. On March 12, 2026, Herman Chiu submitted Planning Application No. 26-0034 requesting approval of a Use Permit to allow the sale of beer and wine in conjunction with the existing grocery store.
- C. On July 28, 2026, staff received the remaining materials needed to deem the application complete for processing. Staff then proceeded with its review of the application.
- D. On June 2, 2025, the City Council adopted two Ordinances for Creating Healthy Communities, one of which establishes Use Permit findings and performance standards for alcoholic beverage establishments. The proposed application AP-26-0034 has been reviewed for compliance with the adopted Ordinance and does comply with the standards and regulations described therein.
- E. The proposed project is located within Census Tract 3120, which has one active off-sale alcoholic beverage license. The California Department of Alcoholic Beverage Control (ABC) has authorized Census Tract 3120 to have a maximum of one off-sale license. Because the proposed establishment would result in an additional off-sale alcoholic beverage license within the census tract, issuance of the license would create an overconcentration in the Tract. Therefore, the applicant would be required to obtain a Determination of Public Convenience and Necessity (PCN) from the City Manager prior to ABC approval of the proposed ABC license.
- F. The proposed project is governed by the policies and guidelines contained in the 2040 Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 ("Zoning").
- G. The 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.

H. 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 this title, 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 the light of taxation and spending restraints imposed by law;
9. is consistent with the City's approved funding priorities; and
10. if located within the Pedestrian Commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

I. Further, the proposed Use Permit, in accordance with PMC Section 18.84.1015:

1. The location and operating characteristics of the proposed alcohol sales will not adversely affect sensitive land uses, as defined by PMC 18.84.1005. For the purposes of this chapter, "adversely affect" means to impact in a substantial, negative manner the safety, economic value, habitability, or use of properties in the immediate area; and
2. The impacts of any nearby discretionary land use that is already subject to a use permit and that also engages in alcoholic beverage sales or service are not increased; and

3. Conditions are placed on the use that reduce, manage, minimize, mitigate, or eliminate impacts to public health and safety, including, but not limited to, interior and exterior restrictions such as noise controls, location and use of parking areas, sound barriers, and other performance standards.
- J. On or prior to August 28, 2026, notice of the September 9, 2026, public hearing was posted at City Hall 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 PMC Section 18.14.010 and Government Code Section 65091.
- K. On September 9, 2026, the Planning Commission held Public Hearing on Planning Application No. 26-0034, at which time oral and/or written testimony was considered.

Section 2. Findings

Based on the Planning Commission Staff Report entitled, “Consideration of a Resolution Granting approval of a Use Permit to include beer and wine sales in conjunction with an existing grocery store, AP-26-0034 (UP)”, dated September 9, 2026, incorporated here 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 public hearing, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. 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 privately owned structure, and the applicant is not proposing any expansion of the existing structure. The proposed project would not have any significant effect on the environment and therefore categorically exempt from the provisions of CEQA.
3. The proposed Use Permit proposal:
 - a) Will be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that in that grocery stores with beer and wine sales are conditionally permitted uses in the Community Commercial Zoning District. The grocery store is an existing use, originally entitled in 2012. A Use Permit is required for the proposed use because the applicant is expanding the existing operation to

include the sale of alcoholic beverages (beer and wine) for consumption off the premises.

- b) Will not be detrimental to the health, safety, and general welfare of the City, in that the proposed project is located outside of all required buffer zones established to separate potentially incompatible uses, such as alcoholic beverage sales and sensitive receptors.
- c) Will not adversely affect the orderly development of property within the City, in that the existing use of a grocery store is consistent with the 2040 General Plan and Pittsburgh Municipal Code, which govern land use in the City. The grocery store will continue occupying an existing commercial space, and the applicant is not proposing exterior building expansions or parking lot changes that would otherwise conflict with the City's goals, policies, and development standards.
- 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 as the grocery store is an existing use.
- e) Will be consistent with the General Plan in that, the proposed use consistent with the Regional Commercial General Plan designation, which allows complementary commercial uses, including grocery stores, and other retail establishments.
- f) Will not create a nuisance or enforcement problem within the neighborhood because it would comply with the performance standards set forth in PMC Chapter 18.84, Article XXII Alcoholic Beverages, which are intended to address ongoing safety, buffer, and property maintenance concerns.
- g) Will not encourage marginal development within the neighborhood, as the primary use of the site as a grocery store is not being modified. The addition of beer and wine sales is ancillary to the existing operation and does not alter the fundamental character or function of the business.
- h) 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, in that the proposed use has access to existing infrastructure, including fire, police, and water.
- i) Will not be inconsistent with the City's approved funding priorities, in that it does not require City funding.
- j) The proposed use is not located within the Pedestrian Commercial (CP) district.

4. Further, in accordance with PMC Section 18.84.1015:

- a) The location and operating characteristics of the proposed alcohol sales will not adversely affect sensitive land uses, as defined by PMC 18.84.1005. For the purposes of this chapter, “adversely affect” means to impact in a substantial, negative manner the safety, economic value, habitability, or use of properties in the immediate area. This finding can be made because the proposed use is located outside of the required buffer zones established by the PMC and Creating Healthy Communities Ordinance.
- b) The impacts of any nearby discretionary land use that is already subject to a Use Permit and that also engages in alcoholic beverage sales or service would not be increased by the proposed use. The proposed Use Permit to allow for beer and wine sales would be ancillary to the existing grocery store and would occur within the existing tenant space. No expansion of the building, changes to the site, or modifications to the existing parking, access, or other site improvements are proposed. Additionally, the proposed use would be subject to the applicable requirements of the PMC, ABC, Creating Healthy Communities Ordinance, and Conditions of Approval. Therefore, staff finds that the proposed use would not increase impacts associated with any nearby discretionary land use that is already authorized to sell or serve alcoholic beverages.
- c) Conditions are placed on the use that reduce, manage, minimize, mitigate, or eliminate impacts to public health and safety, including, but not limited to, interior and exterior restrictions such as noise controls, location and use of parking areas, sound barriers, and other performance standards. This finding can be made because all operational and performance standards for the Healthy Communities Ordinance can be met in the affirmative, as described in Findings A and B. The Staff Report entitled, “Granting approval of a Use Permit to include beer and wine sales in conjunction with an existing grocery store, AP-26-0034 (UP)”, dated September 9, 2026, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves the Use Permit Application No. 26-0053, subject to the following conditions:

1. ABC Approval: The business operator shall obtain California Department of Alcoholic Beverage Control (ABC) approval of an “Off-Sale Beer and Wine” (Type 20) license prior to the sale of any distilled spirits.
2. Compliance with Creating Healthy Communities Ordinance No. 25-1531: Business operator must follow all Alcoholic Beverage Performance Standards as provided within PMC Section 18.84.1025.

3. Original Entitlement: The project site shall remain compliant with the original project entitlement and associated Conditions of Approval included within Planning Commission Resolution No. 9904.
4. Possession and Consumption: The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the premises.
5. Sales Hours: Alcoholic beverage sales shall not occur between the hours of 10:00 p.m. and 8:00 a.m.
6. Employee Training: All sales clerks shall complete an ABC approved course in "License Education on Alcohol and Drugs (LEAD) Program" within 90 days of the beginning of employment. Existing employees shall complete the LEAD Program within 90 days of this Resolution's effective date. Evidence of the employee's completion of this training shall be provided to the Pittsburgh Police Department or Community and Economic Development Department upon request.
7. Prohibited Products: The sale of the following products shall be prohibited:
 - a. Wine in containers less than 750 milliliters.
 - b. Distilled spirits in containers less than 375 milliliters.
 - c. Malt beverage products, including flavored malt beverage products, with alcohol content greater than 5.5% by volume. A 'flavored malt beverage' product is a malt beverage product to which is added an alcoholic or other flavoring ingredient and is labeled or packaged in a manner that is similar to labeling or packaging used for non-alcoholic beverages such as sodas, teas, lemonades, fruit punches, energy drinks, and slushes. Youth-oriented flavored malt beverage products are sold in bright, colorful packaging and are commonly known as 'alcopops'.
 - d. Wine with an alcoholic content greater than 14% by volume unless in corked bottles and aged at least two years.
 - e. Single containers of beer or malt liquor greater than 25 ounces.
 - f. Alcohol-infused ice cream or ice pops with alcohol greater than 0.5 percent by volume.
8. Cups: The sale or distribution to the customer of paper or plastic cups in quantities less than their usual and customary packaging is prohibited.
9. Advertising: Signage advertising the availability of alcohol for purchase from the grocery store, including display of corporate logos of alcohol vendors, shall not be

posted so as to be visible to any individual positioned outside of the grocery store. All signage must obtain appropriate permits and comply with Title 19 for sign regulations.

10. Signage: The following signs shall be placed in a prominent location near the main entrance of the building in English, Spanish, and the predominant language of patrons. The signs shall be at least one square foot in size, or larger as necessary to ensure that the text of the sign is legible at a minimum distance of five feet.
 - a. "California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age;"
 - b. "No Loitering or Public Drinking;" and
 - c. "It is illegal to possess an open container of alcohol in the vicinity of this establishment".
11. Security Cameras: The applicant shall install security cameras around the site and shall cooperate with the Pittsburg Police Department to: a) install the cameras on-site and in the building in a quantity and at locations that optimize the safety of customers and employees on the property; and b) ensure that the Pittsburg Police Department establishes and is provided continuous access to live and recorded feed from the security cameras installed on-site.
12. Loitering: The establishment's operators shall discourage loiterers and ask persons loitering longer than 15 minutes to leave the area and contact Pittsburg Police for enforcement of applicable trespassing and loitering laws if the persons requested to leave fail to do so.
13. Additional Security Measures: The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence and/or intoxication that adversely impact the safety of the community. Should the business experience loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business operator to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business operator's sole expense.
14. License Transfer: In accordance with California Business and Professions Code subsection 23800(E), and upon application for transfer of ownership of the ABC license, the Pittsburg Police Department shall reserve the right to amend the conditions of the ABC license.

15. Drug Paraphernalia: The sale of drug paraphernalia products as defined in Health and Safety Code sections 11014.5 and 11364.5 shall be prohibited. "Drug paraphernalia" means all equipment, products and materials of any kind that are used, intended for use, or designed for use, in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance in violation of the California Uniform Controlled Substances Act (commencing with California Health and Safety Code 11000).
16. Trash Receptacles: Trash receptacles shall be located at convenient locations outside the establishment, and operators of the business shall remove trash on a daily basis. Trash pick-up service shall be regulated by Mount Diablo Resource Recovery. Additional pick-up days may be required as deemed appropriate by the Zoning Administrator.
17. Peace and Safety. The alcoholic beverage sales or service establishment shall not result in jeopardizing, endangering, or any other adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
18. Nuisance Prohibited. The alcoholic beverage sales establishment shall not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
19. Compliance with Law. The alcoholic beverage sales or service establishment shall not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance, or statute.
20. Graffiti Removal: All graffiti shall be removed on any part of the property within 48 hours of its appearance.

Compliance with SB 1383 (Lara, 2016) Short-Lived Climate Pollutants: Methane Emissions: Dairy and Livestock: Organic Waste: Landfills

21. The project operator shall comply with the conditions below and all applicable requirements of California Senate Bill 1383 (Lara, 2016) Short-Lived Climate Pollutants: Methane Emissions: Dairy and Livestock: Organic Waste: Landfills (SB

1383) and the regulations adopted by CalRecycle, including applicable requirements governing organic waste collection, source separation, edible food recovery, and recordkeeping prior to final approval of the Type 20 (Off-Sale Beer and Wine) license.

22. **Edible Food Recovery.** Because the supermarket is a Tier 1 Commercial Edible Food Generator, the operator shall recover the maximum amount of edible food that would otherwise be disposed of and shall not intentionally dispose of edible food that is required to be recovered under applicable SB 1383 regulations.
23. **Food Recovery Agreement.** Prior to final approval of the Type 20 (Off-Sale Beer and Wine) license, the operator shall establish and maintain a contract or written agreement with one or more qualified food recovery organizations or food recovery services for the recovery of surplus edible food. The agreement shall identify, as applicable, the types of food to be recovered and the frequency and manner of collection.
24. **Food Recovery Infrastructure.** Prior to final approval of the Type 20 (Off-Sale Beer and Wine) license, the operator shall provide adequate on-site containers, storage areas, refrigeration or other appropriate facilities necessary to safely store surplus edible food pending collection by the food recovery organization or service. All food recovery activities shall comply with applicable food-safety requirements.
25. **Recordkeeping.** Prior to final approval of the Type 20 (Off-Sale Beer and Wine) license, the operator shall maintain records demonstrating compliance with SB 1383 edible food recovery requirements, including the name and contact information of each food recovery organization or service, the types of food recovered, the pounds of food recovered per month, and the frequency of recovery. Records shall be maintained and made available to the City or other enforcement agency upon request.
26. **Organics Collection.** The supermarket shall participate in the City's or franchised hauler's applicable organic waste collection program and shall provide appropriately sized and labeled containers for the separate collection of organic waste, recyclable materials, and solid waste in accordance with applicable City requirements.
27. **Employee Education and Signage.** The operator shall provide employees with information and training regarding the proper separation of recyclable materials, organic waste, and solid waste and the supermarket's edible food recovery procedures. Appropriate signage shall be provided at waste-collection and food-recovery areas.
28. **Waste-Handling Areas.** All waste, recycling, organics, and edible-food-recovery areas shall be designed, maintained, and operated to facilitate source separation and prevent contamination, odors, vermin, and unauthorized disposal. Waste and

recovery areas shall be adequately sized to accommodate the anticipated volume generated by the supermarket.

29. Inspection and Enforcement. Prior to final approval of the Type 20 (Off-Sale Beer and Wine) license the operator shall permit the City, or its designated representative, to inspect applicable waste, recycling, organics, and edible-food-recovery facilities and records as authorized by law to verify compliance with SB 1383 and applicable local requirements.
30. Ongoing Compliance. Compliance with these conditions shall be maintained throughout the operation of the supermarket. Any successor owner or operator shall be responsible for continuing compliance with all applicable SB 1383 requirements.
31. 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.
32. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community and Economic Development Department, California Department of Alcoholic Beverage Control, 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.
33. Indemnification: Applicant 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. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant 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.
34. Revocation. If the alcoholic beverage sales or service establishment operates in violation of the alcohol performance standards as described in PMC 18.84.1020, any adopted condition of approval, or any other regulation prescribed by this code, the planning commission may revoke the use permit using the "grounds for

revocation of use permit or variance” pursuant to PMC 18.28.100. Revocation of the establishment’s business permit may also commence, pursuant to PMC 5.12.200, Grounds for revocation.

35. Expiration of Approval: This use permit shall expire on September 9, 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 9th day of September 2026, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on September 9, 2026.

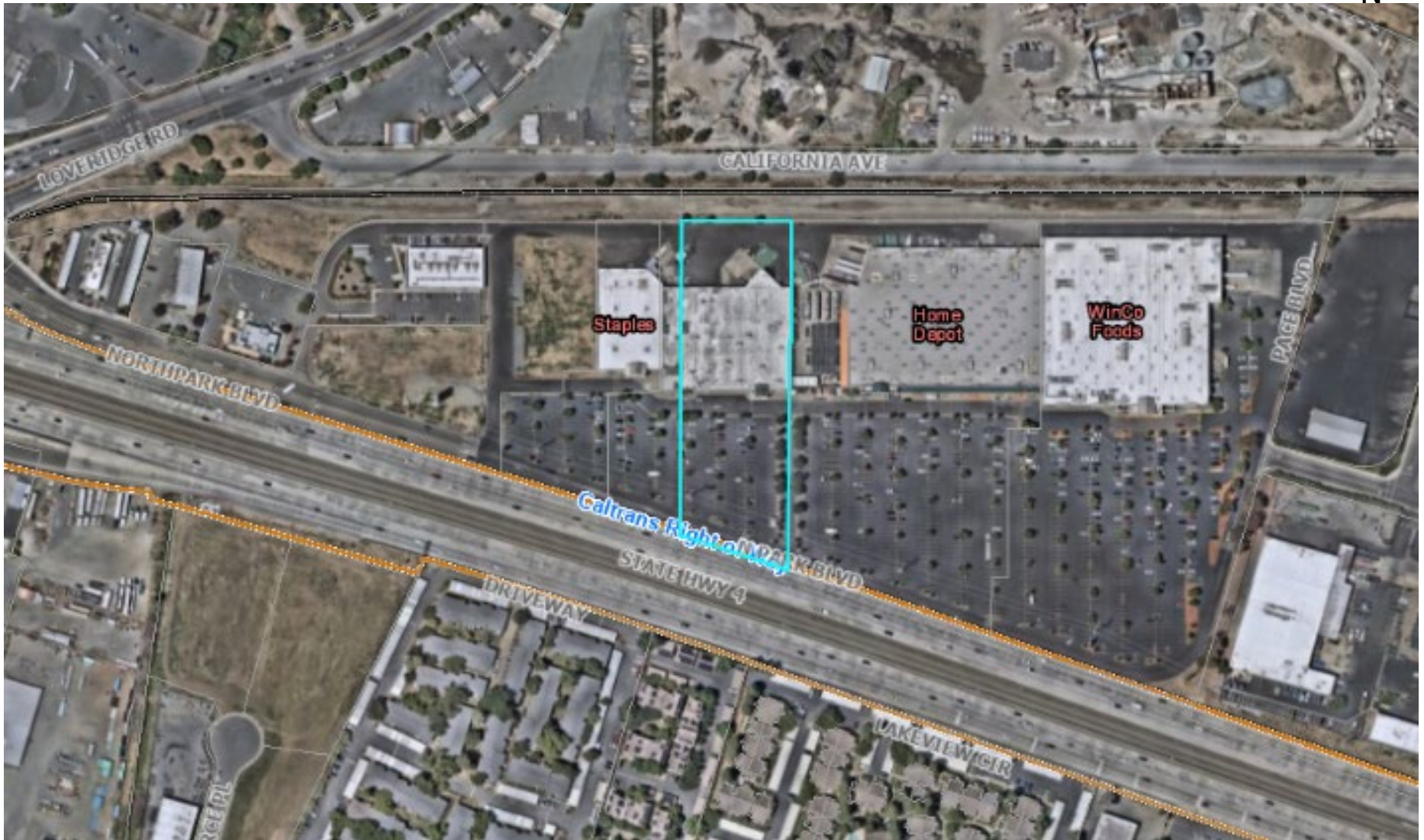
JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

**Attachment 2 | Project Site Photos | AP-26-0034 (UP) | Island
Pacific Beer and Wine Sales**



Attachment 3

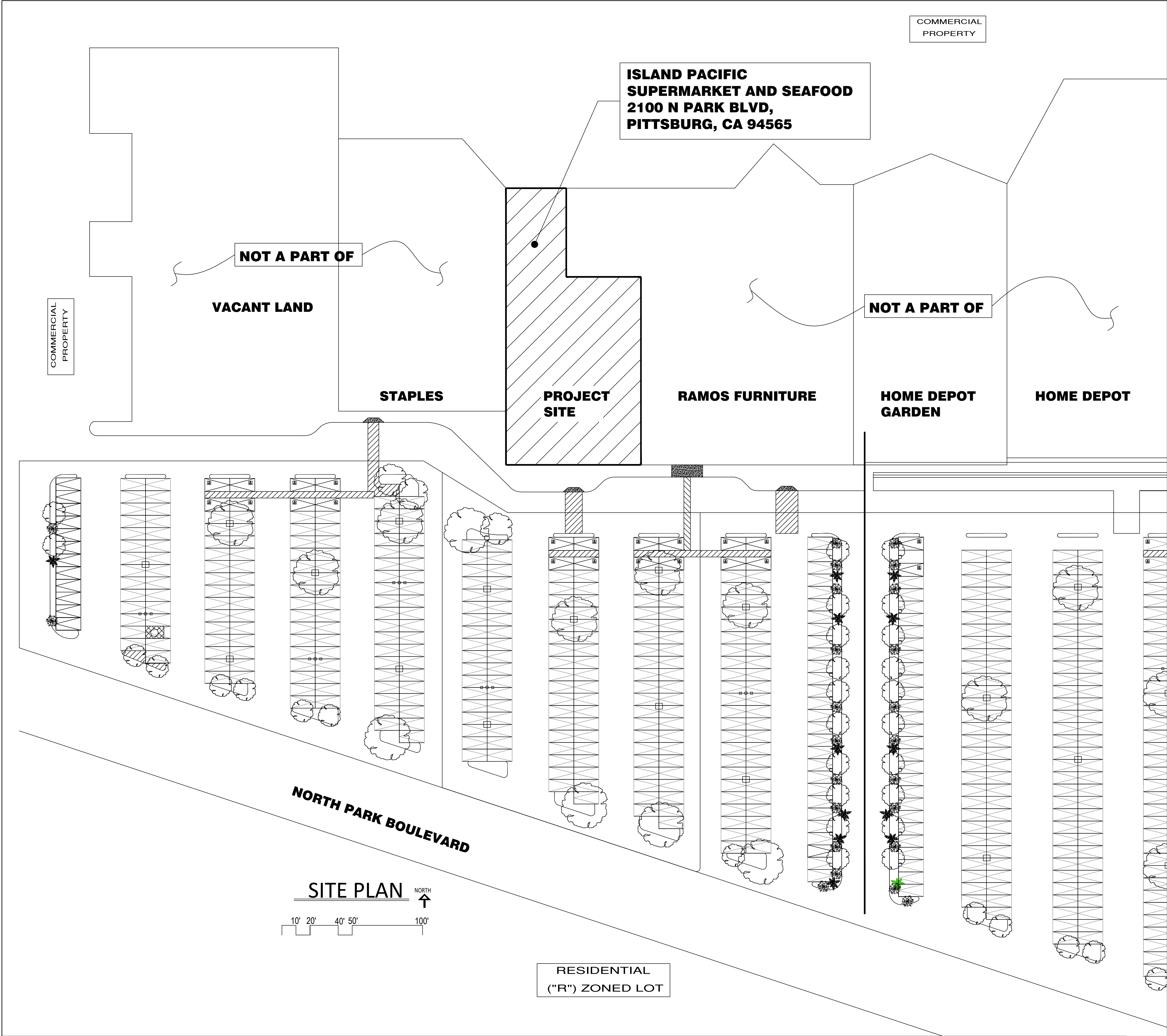
Island Pacific Supermarket | AP-26-0034
2100 North Park Boulevard, Pittsburg, CA
94565



Island Pacific Supermarket | AP-26-0034
2100 North Park Boulevard, Pittsburg, CA 94565

20 - Off-Sale Beer & Wine

Issued to retail stores. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.



SHEET INFO.

A-1

EXISTING SITE PLAN

A-2

EXISTING FLOOR PLAN

A-3

EXISTING LIGHTING PLAN

BUILDING DATA:

SITE ADDRESS:

2100 N PARK BLVD,
PITTSBURG, CA 94565

APN#

088-151-025

PROPERTY TYPE:

COMMERCIAL / INDUSTRIAL

TOTAL SITE:

221,575 SQ.FT.

PARKING:

808 PARKING SPACE

EXISTING BUILDING:

181,825 S.F.

SQUARE FOOTAGE:

15,203 S.F.

PROJECT AREA:

15,203 S.F.

BUILDING HT:

25' (1STORY)

PROJECT DATA:

PROJECT INFO:

ISLAND PACIFIC SUPERMARKET AND SEAFOOD

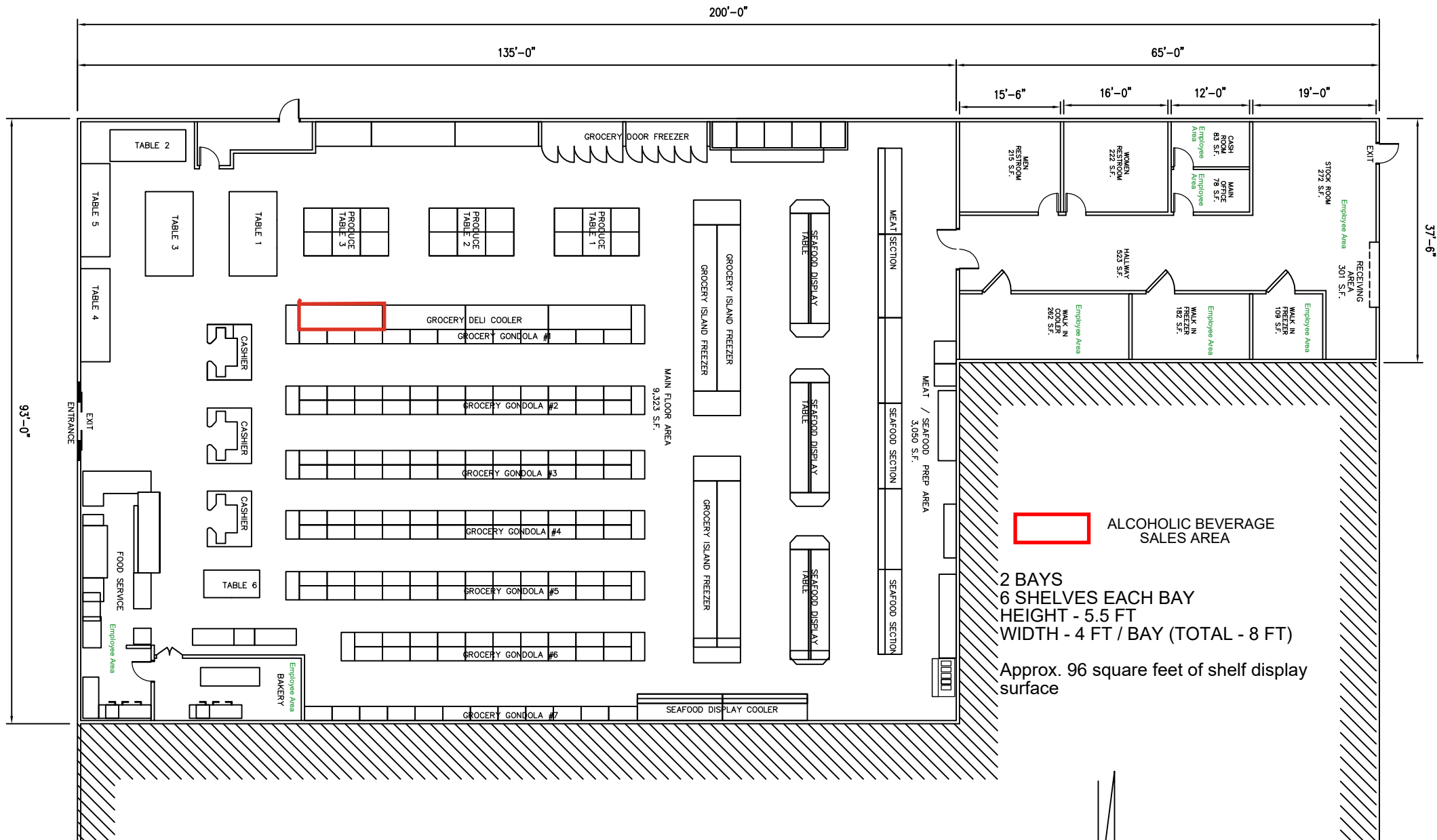
PROJECT ADDRESS:

2100 N PARK BLVD, PITTSBURG, CA 94565

VICINITY MAP

REVISIONS	BY
LIQUORLICENSEBROKERS.COM 730 WASHINGTON BLVD. MARINA DEL REY, CA 90292. OFFICE 310-614-8492 CONDITIONAL USE PERMITS.COM	
BUSINESS INFORMATION: ISLAND PACIFIC SUPERMARKET 2100 N PARK BLVD, PITTSBURG, CA 94565	
PROJECT INFORMATION: 2100 N PARK BLVD, PITTSBURG, CA 94565	
DATE	2-24-2026
SCALE	3/32" = 1'-0"
DRAWN	L.L.
JOB	
SHEET	A-1

Page 81 of 100





PROJECT DESCRIPTION

Island Pacific Supermarket is an existing full-service grocery store located at 2100 North Park Boulevard in Pittsburg, California. The supermarket has successfully operated at this location for approximately 13 years and serves residents throughout Pittsburg and the surrounding East Bay region. The store occupies an approximately 15,026-square-foot tenant space within the North Park Plaza Shopping Center and provides a wide variety of grocery products, fresh produce, meat, seafood, poultry, dairy products, frozen foods, baked goods, household goods, prepared foods, and specialty Asian and Pacific Island food products.

Island Pacific Supermarket is part of the Island Pacific Supermarket chain, a well-established California-based grocery retailer specializing in Asian, Filipino, and Pacific Island products. Since its founding, Island Pacific has grown into one of the largest Filipino-American supermarket operators in the United States, serving diverse communities throughout California and beyond. The company's mission is to provide customers with access to culturally diverse grocery products, fresh foods, and specialty merchandise that may not otherwise be available in traditional supermarkets.

The applicant has extensive experience operating grocery stores and currently maintains approximately ten active California Department of Alcoholic Beverage Control (ABC) licenses at supermarket locations throughout California <https://www.abc.ca.gov/licensing/license-lookup/single-license/?RPTTYPE=14&COMPANY=Y&LICENSEE=abacus+business>.

These locations have operated responsibly and in compliance with applicable ABC regulations. The applicant has established policies and procedures for employee training, age verification, inventory control, and responsible alcohol sales and has demonstrated a longstanding commitment to operating in a manner that protects public health, safety, and welfare.

The Pittsburg location currently employs approximately 68 employees and operates as a full-service retail grocery market open to the public. In addition to grocery sales, the store offers California Lottery products. Tobacco products are not sold at the premises.

The applicant is requesting approval of an ABC Type 20 Off-Sale Beer and Wine License to allow the sale of beer and wine for off-site consumption in conjunction with the existing grocery store operations. Alcohol sales will be conducted from a limited designated area within the store and will remain clearly incidental and secondary to the primary grocery use. The vast majority of the sales floor will continue to be devoted to groceries, fresh foods, household products, and other retail merchandise.

Proposed alcoholic beverage sales will consist of manufacturer-packaged products, including single containers and multi-pack configurations such as 4-packs, 6-packs, 12-packs, and 24-packs. The smallest proposed single container size is approximately 21.6 ounces. No on-site consumption of alcoholic beverages is proposed.

The business maintains comprehensive security measures, including a monitored alarm system and a digital surveillance system consisting of approximately 32 cameras located throughout the premises. Cameras monitor entrances, exits, cashier stations, sales aisles, hallways, offices, warehouse areas, loading areas, fire exits, and the parking lot frontage. The surveillance system operates 24 hours per day, and recorded footage is retained for a minimum of 30 days. Employees are trained in responsible alcohol sales practices and will utilize identification verification procedures, including UV light detection technology, to ensure compliance with all state laws prohibiting sales to minors.

The proposed alcohol sales component is intended to complement the existing grocery operations and provide additional convenience to customers by allowing them to purchase beer and wine during their regular grocery shopping trips. No expansion of the building, increase in floor area, change in operating hours, or substantial modification to the existing grocery store operations is proposed as part of this application. The request represents a minor operational enhancement to an established supermarket that has successfully served the Pittsburgh community for more than a decade.

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting a Use Permit to	)	
Operate an Asian Supermarket and	)	
Design Review Approval to Conduct	)	Resolution No. 9904
Building and Site Improvements at 2100	)	
North Park Boulevard for "Island Pacific	)	
Supermarket. AP-11-812 (UP, AD).")	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On December 30, 2011, Florenz Tuazon, on behalf of Island Pacific Enterprises, filed Use Permit Application No. 11-812, requesting use permit approval to operate a grocery store within an existing 15,026 square foot tenant space, and design review approval to conduct minor storefront and site improvements at a multi-tenant building located at 2100 North Park Boulevard, in the CC (Community Commercial) District. APN 088-151-025.
- B. The proposed project conforms with the applicable General Plan land use designation of Regional Commercial, and the applicable goals and policies of the Pittsburg General Plan and the Pittsburg Municipal Code (PMC), except for the following:
 - 1. The existing shopping center does not conform to current minimum landscaping requirements for developments located within the CC District in that approximately 7,680 square feet of the shopping center is landscaped where 65,340 square feet (10% of the site) is required.
 - 2. A minimum of one tree per six parking spaces must be distributed throughout the parking lot and spaced such that there is adequate shading of the parking lot pursuant to PMC section 18.84.315 (H). Currently, there are 75 trees distributed throughout the parking lot where 135 are required.
- C. Pursuant to PMC section 18.76.060, an applicant for a zoning permit on a property that is non-conforming due to lack of required planting areas among other items must present a schedule for elimination of that non-conformity over a period not to exceed two years.
- D. This 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.

- E. Notice of the February 28, 2012, public hearing on this project was mailed to the applicant, property owner, and all owners of property within 300 feet of the project site; and was posted at City Hall, at the project site, and on the City website; and was delivered to the Pittsburgh Library, on or before February 17, 2012, in compliance with PMC section 18.14.010 and Government Code section 65091.
- F. 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;
 5. is consistent with the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem;
 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 the light of taxation and spending restraints; and,
 9. is consistent with the City's approved funding priorities.
- G. Pursuant to PMC section 18.36.220 (B), prior to approving an application for design review, the Planning Commission must determine that:
1. the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
 2. the structure will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable;
 3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

4. the structure is in harmony with proposed developments on land in the general area; and,
 5. the application conforms with the criteria set forth in any applicable City adopted Design Guidelines.
- H. On February 28, 2012, the Planning Commission held a public hearing on Use Permit and Design Review Application No. 11-812, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Island Pacific Supermarket. AP 11-812 (UP, AD)," and based on all the information contained in the Planning Division files on the project, incorporated here 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;

Use Permit:

2. the proposed use 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 in that the Island Pacific Supermarket would occupy a currently vacant large retail space within an existing shopping center where grocery stores are permitted with an approved use permit;
3. the proposed use will not be detrimental to the health, safety and general welfare of the City if conditions related to construction of a trash enclosure; limitations on sales of alcohol; a requirement to maintain best management practices related to food waste and refuse disposal; and, a requirement to install shopping cart corrals are incorporated with the approval for the Island Pacific Supermarket;
4. the proposed use will not adversely affect the orderly development of property within the City in that the proposed large-scale Asian supermarket will be located within an adequately sized retail space within an existing regional shopping center that contains sufficient parking to meet the demand of such a use; and, in that the permit application includes storefront improvements and a plan by which landscaping would be expanded and enhanced to reduce an existing nonconformity with zoning standards;

5. the proposed use will not adversely affect the preservation of property values in that the proposed large-scale Asian supermarket will be located within an adequately sized, currently vacant retail space within a regional shopping center that contains sufficient parking to meet the demand of such a use; and, in that the property manager will conduct phased site improvements to increase the site landscaping and repair the parking areas, thereby signaling increased investment in the shopping center and City as a whole;
6. the proposed use is consistent with the General Plan in that the Island Pacific Supermarket would be located within an existing regional commercial center; and, in that the Asian supermarket would provide a regional draw for individuals seeking products not typically available in American supermarkets;
7. the proposed use will not create a nuisance or enforcement problem if conditions related to construction of a trash enclosure; limitations on sales of alcohol; a requirement to maintain best management practices related to food waste and refuse disposal; and, a requirement to install shopping cart corrals are incorporated with the approval for the Island Pacific Supermarket;
8. the proposed use will not encourage marginal development within the neighborhood in that the proposed large-scale Asian supermarket will be located within an adequately sized, currently vacant retail space within a regional shopping center that contains sufficient parking to meet the demand of such a use; and, in that the property manager will conduct phased site improvements to increase the site landscaping and repair the parking areas thereby, signaling increased investment in the shopping center and City as a whole;
9. the proposed use 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 in that the use is private and does not require any additional public services beyond the water, sewer and transit services already available to the site;
10. the proposed use is consistent with the City's approved funding priorities in that there are no public funds involved with the project; and in that the use will restore the currently vacant tenant space as a local employment site and contributor to the City's tax base.

Design Review:

11. The project conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty,

spaciousness, balance, taste, fitness, broad vistas, and high quality in that the proposed façade improvements will result in an update of a currently vacant tenant space; and, in that the proposed site improvements including expansion of landscaped areas, planting of new trees, and resealing and re-striping of the parking lot will result in a more attractive site, and signal increased investment in the underutilized shopping center;

12. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable in that the proposed improvements will be designed to current building code standards and will be constructed by licensed contractors with high quality materials;
13. the exterior design and appearance of the structure will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value in that the proposed façade improvements will result in an update of a currently vacant tenant space; and, in that the proposed site improvements including expansion of landscaped areas, planting of new trees, and resealing and re-striping of the parking lot will result in a more attractive site, and signal increased investment in the underutilized shopping center;
14. the structure is in harmony with proposed developments on land in the general area if the proposed parapet roof height is brought into alignment with the adjacent Home Concepts and Staples storefronts due to the fact that Island Pacific is not an anchor tenant in the shopping center. Overall, the planned colors and materials will be complementary to nearby commercial development in the North Park Plaza shopping center; and, the proposed site improvements including expansion of landscaped areas, planting of new trees, and resealing and re-striping of the parking lot will result in a more attractive site, and signal increased investment in the underutilized shopping center;
15. the application will conform to the criteria set forth in the City of Pittsburgh Development Review and Design Guidelines (DRDG) sections IV.f, IV.g, IV.k and IV.q in that the proposed design includes a higher parapet roof, accent colors and a proposed awning at the building entry to break up the long continuous roofline and create a focal point at the entrance to the supermarket; and, in that the proposed paint colors at the entrance, on building columns and at building corners provide architectural relief and variation along the façade visible from the nearest right-of-way.

Section 3. Decision

- A. Based on the findings set forth above, the Commission hereby approves Use Permit Application No. 11-812, subject to the following conditions:

1. The approved use shall be constructed and installed substantially as presented to the Planning Commission in the staff report identified in Section 2 above, and as shown on the site plan date stamped December 30, 2011, the architectural plans date stamped February 16, 2012, and the landscaping and site improvements plans date stamped February 15, 2012, except as modified by the conditions below. Construction and operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.
2. Landscaped planters located within the three rows of parking stalls located directly in front of the Island Pacific Supermarket shall be expanded, and seven new 15-gallon trees shall be installed within the expanded planters. Designs for the expanded planters shall be submitted to and approved by the Planning Division prior to issuance of building permits for the project.
3. A bicycle rack sized to accommodate parking for no fewer than nine bicycles shall be installed adjacent to the entrance to the Island Pacific Supermarket in accordance with the proposed landscaping and site improvement plans. The rack shall be installed prior to the issuance of a certificate of occupancy for the tenant space.
4. A trash enclosure with concrete masonry unit walls painted to match the main structure on the site, a roof and gates shall be constructed behind the Island Pacific Supermarket. The trash enclosure may be required to be fitted with hot and cold running water and a grease interceptor at the discretion of the Contra Costa Health Services Department and the Chief Building Official, respectively. The final design and location of the trash enclosure shall be submitted to and approved by the Planning and Building divisions prior to the issuance of building permits for the project.
5. All proposed façade improvements shown in the architectural plans shall be completed prior to the issuance of a certificate of occupancy for the tenant space.
6. The proposed parapet roof shall match the adjacent Staples and Home Concepts rooflines in height; however, the entire store frontage including parapet shall be no taller than 22 feet in height. Building permit plans shall show the overall height of the building with parapet roof in relation to the Staples and Home Concepts entrances, and shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
7. The business operator shall obtain state Department of Alcoholic Beverage Control (ABC) approval of an alcohol off-sale license, prior to the sale of any alcoholic beverages from the store or storage of any alcoholic beverages on-site.

8. The facility operator shall post signage advising customers that consumption of alcoholic beverages and loitering on-site are prohibited. The signage shall be placed in a prominent location near the customer entrance into the building and shall be at least one square foot in size, or larger as necessary to ensure that the text of the sign is legible at a minimum distance of five feet.
9. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the premise.
10. Upon approval of an alcohol license by the ABC, the following conditions shall be applicable:
 - a. Signage advertising the availability of alcohol for purchase from the store, including display of corporate logos of alcohol vendors, shall not be posted so as to be legible to any individual positioned outside of the store.
 - c. The sale of single containers of beer or malt liquor shall be prohibited. Beer shall only be sold in manufacturer-assembled multi-packs consisting of four or more containers.
 - d. Fortified wine shall not be sold from the store. Wine that is sold from the store shall be limited to manufacturer standard-sized containers holding 750 or more milliliters (mL) of product. Single-serving bottles of wine or wine coolers may be sold, provided that each single-serving bottle contains at least 187 mL of product and provided that they are sold in manufacturer-assembled multi-packs of four or more bottles.
11. In accordance with Business and Professions Code subsection 23800(E), and upon application for transfer of ownership of the ABC license, the Pittsburg Police Department shall reserve the right to amend the conditions of the ABC license.
12. There shall be no outdoor preparation of food or beverages in accordance with PMC section 18.84.430.
13. The applicant shall ensure that the dumpster/trash enclosure area, once constructed, is swept daily and that the debris is disposed of properly.
14. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

- Providing covered trash, food waste, and compactor enclosures.
 - Plumbing of discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant; dumpster drips from covered trash and food compactor enclosures; and, outdoor covered wash areas for equipment and accessories to the sanitary sewer, subject to Delta Diablo Sanitation District's authority and standards.
15. The applicant shall ensure that employees bag and seal food waste prior to placing it into the dumpsters.
 16. The applicant shall hire only certified mobile surface cleaners that have been trained and are recognized by the Bay Area Stormwater Management Association (BASMAA) for cleaning of the parking and paved areas.
 17. The applicant shall ensure that employees clean equipment, collect water and cleaning liquids, and dispose of water and cleaning liquids to the sanitary sewer, not to the exterior storm drain system or to any storm drain inlets/catch basins.
 18. The applicant shall not allow floor mats to be cleaned or rinsed outdoors unless in a mop sink or bermed area draining to the sanitary sewer.
 19. The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning.
 20. The business owner is responsible for obtaining all necessary approvals from the Contra Costa Environmental Health Department.
 21. An adequate number of shopping cart corrals shall be distributed throughout the parking lot and/or near the entrance to the supermarket to serve Island Pacific customers. The final locations of the cart corrals shall be submitted to and approved by the Planning Division prior to the issuance of building permits for the project.
 22. Signage is not approved with this application. All signage for the business shall be submitted to and approved by the Planning Division prior to installation.
 23. The site shall be kept clean and free of all litter, debris and refuse at all times.
 24. All landscaping on site shall be kept weed free and maintained in a healthy condition at all times.

25. No palettes, shipping or storage containers, drums, scrap materials, recyclable or otherwise, shall be stored outdoors on the premises except as otherwise approved by the Planning Division.
26. The applicant shall submit to the City's Engineering Department, for review and comment, three (3) copies of grading, drainage, and erosion and sedimentation control plans, prepared by a registered civil engineer.
27. All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburgh Municipal Code.
28. When the applicant submits grading plans for plan review, a deposit equal to one half of the total estimated Grading Plan Review Fee shall be made to the Engineering Department. The Plan Review Fee is based upon the Engineer's Estimate, which shall also be provided at the time the plans are submitted. The Grading Plan Check Fee is 2.5% of the Engineer's Estimate, or may be based upon cubic yards of grading. The deposit(s) shall be credited toward the final fee(s) as determined at engineering permit issuance based upon the final, approved Engineer's Estimate. The deposit shall be paid to the Engineering Department at the time of the applicant's first plan submittal.
29. The applicant shall pay the Grading Inspection Fee to the Engineering Department at the time of the Grading Permit is issued. The current Grading Inspection Fee is 3% of the cost of Grading. The Grading Inspection Fee may also be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges.
30. The applicant shall provide food packaging products in accordance with Pittsburgh Municipal Code Chapter 8.06.200 and associated sections. In addition the applicant shall provide evidence of compliance with the following Municipal Code Sections each year upon renewal of their business license:
 - a. PMC section 8.06.200. Returnable and recyclable food packaging. On and after January 1, 1993, at least 25 percent by volume of each retail food establishment's packaging in which take-out food is sold or provided to customers or which is kept, purchased or obtained for this purpose shall be returnable or recyclable.
 - b. On and after January 1, 1995, at least 50 percent by volume of each retail food establishment's packaging in which take-out food is sold or provided to customers or which is kept, purchased or obtained for this purpose shall be returnable or recyclable.

- c. PMC section 8.06.210. Prohibited food packaging. On and after January 1, 1993, no retail food establishment shall purchase, obtain, keep, sell, distribute or otherwise use in its business any polystyrene CFC-processed take-out food packaging except as provided in PMC 8.06.240.
 - d. PMC section 8.06.220. Retail food establishment reporting requirements. A retail food establishment shall maintain a written statement from the take-out food packaging supplier or manufacturer specifying:
 - i. The identity of the packaging's manufacturer;
 - ii. Whether the packaging is returnable;
 - iii. Whether the packaging is recyclable;
 - iv. The minimum amount of post-consumer recycled material in the packaging material;
 - v. That the packaging is not CFC-processed.
 - vi. This written statement shall be made available to any person upon request.
31. It shall be unlawful for any food packaging manufacturer or retail food establishment to make any misstatement of material fact to the city manager or his designee regarding the returnable or recyclable nature of the packaging material or the use or nonuse of CFCs in the manufacture of the packaging material.
32. 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 this Resolution, this Resolution shall prevail.
33. The applicant shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.
34. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
35. The applicant 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. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant 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.

36. This use permit will expire on February 28, 2013, unless the use has been legally established and all applicable conditions of approval complied with prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission.
37. This Design Review approval will expire on February 28, 2013, unless a building permit has been issued and the improvements noted herein are diligently pursued to completion, or unless a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the applicable building permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Diokno, seconded by Commissioner Fardella, the foregoing resolution was passed and adopted the 28th day of February, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

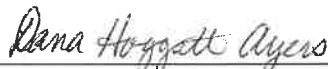
AYES: Diokno, Fogleman, Fardella, Kelley, Ohlson, and Kelley

NAYES: none

ABSTAIN: none

ABSENT: Wirick

I hereby certify that the above Resolution No. 9904 was adopted by the Planning Commission of the City of Pittsburg on February 28, 2012.



DANA HOGGATT AYERS, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION



City of Pittsburgh

Planning Division – Development Services Department
Civic Center - 65 Civic Avenue, Pittsburgh, CA 15222

Telephone (412) 252-4920 • FAX: (412) 252-4814

Dear Applicant:

SUBJECT: RESOLUTION 9904

Enclosed is a copy of the resolution adopted by the Zoning Administrator in reference to the application identified above. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Dana Hoggatt
Planning Manager

Enclosures: (2) Resolution No. 9904
Standard Conditions of Development



65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

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

DATE: **Wednesday, September 9, 2026**
TIME: **7:00 P.M.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Island Pacific Supermarket Beer and Wine Sales (UP) AP-26-0034: This is a Public Hearing for a Use Permit Application AP-26-0034 requesting approval to expand the existing grocery use at 2100 North Park Boulevard to allow the sale of beer and wine for off-site consumption. The project site is operated by Island Pacific Supermarket, a full-service grocery store approved under Planning Commission Resolution No. 9904 (AP-11-812 [UP, AD]). Although the original approval authorized the applicant to obtain a California Department of Alcoholic Beverage Control (ABC) license, that authorization expired because an ABC license was never obtained. The applicant is now seeking a Use Permit expansion to allow the sale of beer and wine. If approved, the applicant would apply for an ABC Type 20 (Off-Sale Beer and Wine) license. Because the site is located within Census Tract 3120, which has reached the maximum number of permitted off-sale licenses, the applicant would also be required to obtain a Determination of Public Convenience and Necessity (PCN) from the City Manager.

No physical changes to the existing grocery store or site are proposed. The project site is located at 2100 North Park Boulevard (APN 088-151-038) within the Community Commercial (CC) Zoning District.

Environmental Determination: This proposal 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: Kelsey Gunter, (925) 252-4824 or kgunter@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? What can I do if I have comments on the project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements. 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: Island Pacific Supermarket Beer and Wine Sales (UP) AP-26-0034
Location: 2100 N. Park Blvd., Pittsburg, CA 94565

Island Pacific Supermarket | AP-26-0034
2100 North Park Boulevard, Pittsburg, CA 94565



City of Pittsburg

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65 Civic Avenue
Pittsburg, CA 94565

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