



# City of Pittsburg Planning Commission Agenda

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08/08/2023

City Hall Council Chamber  
65 Civic Avenue, Pittsburg, CA 94565

Regular Meeting  
7:00 P.M.

**Planning Commission Members**

Ivelina Popova, Chair  
Arlene Kobata, Vice-Chair  
Sarah Foster, Commissioner  
Alvin Jackson, Commissioner  
Donna Smith, Commissioner  
Elissa Robinson, 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, Pittsburg. 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.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**DELETIONS, WITHDRAWALS OR CONTINUANCES**

**COMMENTS FROM THE AUDIENCE**

**CONSENT**

1. **Minutes**  
Minutes of July 11, 2023

**PUBLIC HEARINGS**

2. **Gutsy Mama LLC and The OWL School, AP-23-0088 (UP)**  
This is a Public Hearing on a request for approval of a Use Permit to establish a "Personal Improvement Services" use within an existing multi-tenant building located at 635 Railroad Avenue (Unit C), Pittsburg, CA. The tenant space would serve two community-centered services and would be located within the Pedestrian Commercial (CP) Zoning District of Old Town Pittsburg. Assessor's Parcel No. 085-171-004.

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. e 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. **Pittsburg Renaissance Day Care Facility, AP-23-0092 (UP)**  
This is a Public Hearing on a request for approval of a Use Permit to establish a "Day Care, General" use within an existing multi-tenant building located at 158 East Third Street, Pittsburg, CA. The tenant space is located within the Pedestrian Commercial (CP) Zoning District of Old Town Pittsburg. Assessor's Parcel No. 085-108-011.

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.

## **ZONING ADMINISTRATOR REPORTS**

### **4. Notice of Intent to Exercise Delegated Design Review Authority**

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for: An application requesting Administrative Design Review approval to modify the exterior paint colors of the existing building located at 1235 California Avenue. The parcel contains an existing Service Station, including both a convenience store and gasoline sales.

The applicant proposes to change exterior colors to similar color as the building to the west of the existing Service Station ("Jack in the Box"). The colors include Benjamin Moore - Redstone 2009-10 (accent band) - Pewter 2121-30 (base building color) and Distant gray - 2124 (cornice and wainscot).

The site is located within the CS-O (Service Commercial – Limited Overlay [1284]) District. Assessor's Parcel No. 073-190-029.

## **STAFF COMMUNICATIONS**

## **COMMITTEE REPORTS**

## **ADJOURNMENT OF PLANNING COMMISSION MEETING**

## **NOTICE TO PUBLIC**

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

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

### **GENERAL INFORMATION**

Copies of the open session agenda packets that are distributed to the Planning Commission are on file in the office of the Planning Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning no fewer than 72 hours in advance of the meeting, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except city holidays). Additionally, if any reports or documents that are public records are distributed to the Planning Commission fewer than 72 hours before the meeting, those reports and documents will also be available for public inspection in the city's Planning Department and at the Commission meeting. The Pittsburg Library is also provided a full agenda packet for your convenience. As a courtesy, the agenda is also located on the city's website at [www.ci.pittsburg.ca.us](http://www.ci.pittsburg.ca.us).