



ZONING ADMINISTRATOR AGENDA

April 17, 2024

**City Hall
First Floor Conference Room 4B
65 Civic Avenue, Pittsburg, CA 94565**

1:30 P.M.

CALL TO ORDER

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE (For items not listed on the agenda.)

PUBLIC HEARING

1. Lion's Den Boxing Gym – Use Permit, AP-24-0029 (UP)

This is an application filed by Wali Herawi, requesting approval of a Use Permit to establish a boxing gym use within an existing, approximately 5,400-square foot (sq. ft.) structure located on a 0.51-acre parcel at 1150 Harbor Street, in the RS-5 (Single-Family Residential) District. Assessor's Parcel No. 086-142-033.

A Health or Fitness Club or Gym falls within the "Commercial Recreation and Entertainment, Limited" Use Classification which is permitted in the RS-5 District subject to Pittsburg Municipal Code (PMC) section 18.50.010 (Additional Land Use Regulations) L-161 and L-162.

This project is delegated to the Zoning Administrator pursuant to the Land Use Regulations Schedule in PMC Section 18.50.010 – Additional Land Use Regulation L-161 which requires Zoning Administrator Use Permit approval pursuant to PMC sections 18.14.020 and 18.16.040.

ADJOURNMENT

NOTICE TO PUBLIC

GENERAL INFORMATION

A decision by the Zoning Administrator 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 either the denial, approval 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 Planning Commission consideration and public notice given.

The Zoning Administrator requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the meeting. Please turn off or set to vibrate all cellular phones and pagers, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior during the meeting, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the meeting is a violation of Municipal Code, and the Zoning Administrator can direct any person who engages in such conduct to leave the meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the city of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for the meeting will be made available in appropriate alternative formats. If you need special assistance to participate in this meeting, or wish to request a specially formatted agenda, please contact the City Planner at 925-252-4920. Notification at least 24 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)



Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the ZONING ADMINISTRATOR of the City of Pittsburg will conduct a public hearing on:

DATE: April 17, 2024
TIME: 1:30 p.m.
PLACE: First Floor Conference Room 4B
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Lion's Den Boxing Gym, AP-24-0029 (UP)

This is a public hearing on a request for approval of a Use Permit to establish a boxing gym use within an existing, approximately 5,400-square foot (sq. ft.) structure located on a 0.51-acre parcel at 1150 Harbor Street, in the RS-5 (Single-Family Residential) District. Assessor's Parcel No. 086-142-033.

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: Alison Spells, (925) 252-6987 or aspells@pittsburgca.gov

Why am I receiving this notice?

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

Where can I get more information about this project?

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

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

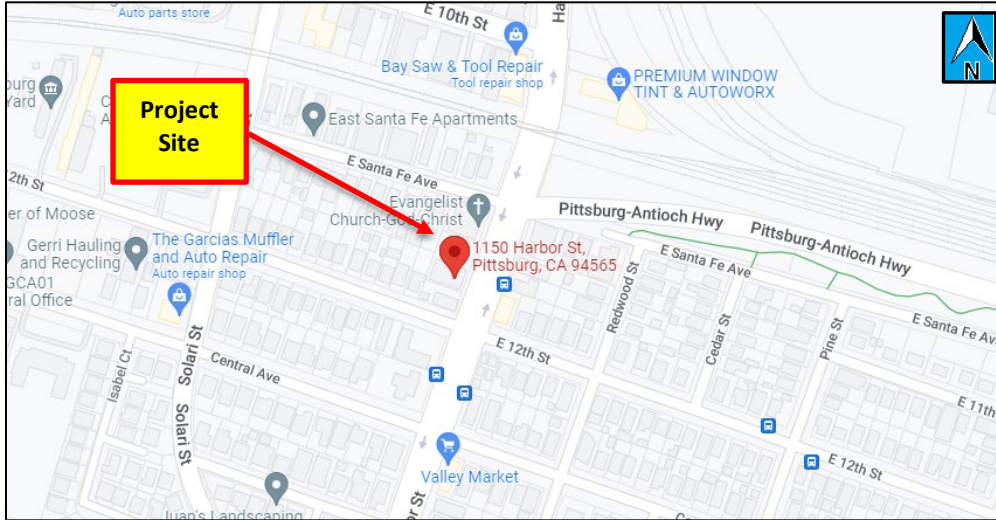
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division,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

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

Para información en
español:
(925) 252-4920

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Lion's Den Boxing Gym, AP-24-0029 (UP)
Location: 1150 Harbor Street, Assessor's Parcel No. 086-142-033



City of Pittsburg

Community and Economic Development Department - Planning Division

65 Civic Avenue
Pittsburg, CA 94565



NOTICE OF PUBLIC HEARING