



City of Pittsburg Zoning Administrator Agenda

October 25, 2023

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

2:30 P.M.

CALL TO ORDER

DELETIONS, WITHDRAWALS OR CONTINUANCES

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

PUBLIC HEARING

1. 3058 Delano Drive Storage Shed, AP-23-0011 (VA)

This is a Public Hearing Notice for the request of approval of a Variance Application to lawfully establish an existing shed at the property address 3058 Delano Drive that does not meet Municipal Code standards for setbacks. The property address is located within PD-1362 (Planned Development) zoning district. Established by Ordinance Number 93-1057, as amended by Ordinance Numbers 03-1204, 06-1270, and 12-1362, minimum yard requires a 5-foot rear setback and 4-foot side setback. The applicant proposes a 196 square foot shed with a side setback of 2 feet 4 inches. Assessor's Parcel No. 091-320-085.

(This item was continued from the September 27, 2023, ZA Hearing)

This project is delegated to the Zoning Administrator under PMC Section 18.10.050 and 18.28.020(B).

2. Pittsburg Taqueria, AP-23-0134 (ZA Approval)

This is a public hearing for an application requesting Zoning Administrator approval to establish the sale of beer and wine at an existing, legally established full-service restaurant, located at 260 Diane Avenue. The restaurant was previously established with application number AP-16-1117.

Within the Conditions of Approval for the application, Condition #9 strictly prohibited the sale of beer, wine, and any other alcoholic beverage. Pittsburg Taqueria is requesting Zoning Administrator approval to modify the previously approved Conditions of Approval, and to permit the sale of beer and wine at Pittsburg Taqueria. The project is located in the Single Family Residential, 5,000 square-foot lot minimum (RS-5) Zoning District. Assessor's Parcel Number 073-181-011.

3. 74 Lorraine Avenue Variance – AP-23-0077 (VA).

This is a request for Zoning Administrator approval of a Variance to legalize two (2) unpermitted structures that do not meet required setbacks at 74 Lorraine Avenue. The first structure is an attached patio cover, which requires a five-foot (5') side setback. The applicant proposes a three-inch (3") side setback from the posts of the structure and a one-inch (1") side setback from the overhang. The second structure is an attached Accessory Dwelling Unit, which requires a four-foot (4') side and rear setback. The applicant proposed a three-foot, seven-inch (3'7") side setback and a three-foot (3') rear setback. The property is located within the RS-5 (Single-Family Residential, 5,000 Square Feet Minimum) Zoning District. Assessor's Parcel Number: 087-122-014.

This project is delegated to the Zoning Administrator under PMC Section 18.28.020(B).

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)