



**City of Pittsburg
Land Use Sub-Committee Meeting Agenda**

**April 19, 2017
4:00 p.m.**

**City Hall
Council Chamber Anteroom, Third Floor
65 Civic Avenue
Pittsburg, CA 94565**

**Council Members
Sal Evola
Juan Banales**

**Planning Commission Members
AJ Fardella
Wolfgang Croskey**

1. Public Comment for Non-Agenda Items

2. 555 California Ave. Zoning Amendment for Pittsburg Disposal / Mt. Diablo Resource Recovery Park

A formal application has been filed for a zoning text amendment in order to allow a “small recycling facility” and “mail order or direct selling establishment,” subject to use permit approval, within the existing building located at 555 California Avenue. The existing zoning for the site does not currently allow either of the proposed uses, so staff is requesting feedback on the scope of the proposed zoning text amendment.

3. Zoning Updates Related to Accessory Dwelling Units

In September 2016, Governor Jerry Brown signed legislation intended to streamline the approval process for Accessory Dwelling Units (ADUs). In response, the City of Pittsburg Planning Division has begun work on a Zoning Ordinance text amendment project intended to ensure compliance with the adopted legislation and encourage the use of ADUs to help the City meet its housing goals. Staff is requesting direction on the scope of the zoning updates.

4. Personal Improvement Services in the CP-1 District

Staff has received a request to allow a karate studio (defined in the Pittsburg Municipal Code as a “personal improvement service”) to locate into a commercial space within the Siena Court mixed-use building, which fronts onto Railroad Avenue in downtown Pittsburg. The space is located in the CP-1 District, which does not currently allow personal improvement services. Staff is contemplating a zoning text amendment that would allow personal improvement services within the CP-1 District, subject to approval of a use permit. Feedback on this proposal is requested.

5. Temporary Contractor Yard at 1710 Parkside Drive.

An applicant has proposed “temporary use” of the vacant site located at 1710 Parkside Drive, for outdoor storage of equipment and vehicles to be used in conjunction with a construction project occurring outside city limits. The request is for a 6-month term, which exceeds the maximum 45 day limit identified in the Pittsburg Municipal Code for each temporary activity permit issued. Staff is requesting direction from the subcommittee as to whether or not the 6-month request should be considered “temporary” and if multiple temporary activity permits should be issued to cover the term requested.

6. Miscellaneous Project Updates