March 24, 2009

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

REGULAR MEETING
7:00 P.M.

Planning Commission Members
- Ralph Ramirez, Chair
- Ed Diokno, Vice-Chair
- A.J. Fardella, Commissioner
- Jack Garcia, Commissioner
- Doris Kelley, Commissioner
- Bruce Ohlson, Commissioner
- Caryl Wegerbauer, Commissioner

* Excused from attending this meeting.

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 member of the public shall state their name and business and city of residence in a clear and audible tone of voice. For items listed under the “Public Hearings” or “Commission Considerations” portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Division 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 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 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 pagers, 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 a violation of Municipal Code, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

This agenda was posted at City Hall on March 19, 2009.
CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT
(All items listed under the “Consent” portion of the agenda are considered routine and are adopted under one motion. Any item appearing as a Consent item on this agenda will be considered separately only upon request from a member of the Planning Commission, staff or public.)


PUBLIC HEARINGS

2. La Aurora Mixed Use Building. AP-08-576 (DR, VA, UP).
   This is an application by Michael Woldemar & Associates, on behalf of Kassim Shabi, requesting: 1) design review approval of architectural plans to construct a 6,758 sq. ft. mixed use building consisting of ground floor retail commercial space and two residential units and two commercial offices on the second floor; 2) approval of a variance from minimum off-street parking requirements; and 3) use permit approval for a grocery store with beer and wine sales at 308 West 10th Street. The site is zoned M (Mixed Use) District. APN 085-222-014.

COMMISSION CONSIDERATIONS

3. Delta Gateway Center - Pad 12. AP-08-561 (DR).
   This is a request by James Wang of Discovery Builders, Inc., requesting design review approval of architectural and site development plans to construct at 10, 173 sq. ft. multi-tenant building, located on the south side of Century Boulevard, immediately west of the western terminus of Delta Gateway Boulevard. The project site is zoned CC (Community Commercial) District. APN 074-460-032.
STUDY SESSION

This is a City-initiated proposal to: 1) amend the Land Use and Transportation Elements of the General Plan; 2) amend Pittsburg Municipal Code Title 18 (Zoning Ordinance), including rezoning certain properties to PD (Planned Development) District in conjunction with the adoption of the Railroad Avenue Specific Plan; and 3) consider the Draft Environmental Impact Report prepared for the project. The Specific Plan is intended to increase ridership near station areas through development intensity and increased pedestrian and transportation linkages in the area within a ½-mile radius around the proposed eBART station planned to be located in the middle of State Route 4 at Railroad Avenue.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Exercise Delegated Design Review Authority:
   557 & 558 Clark Avenue Trash Enclosure. AP-09-594 (AD).
   Telfer Modular Office Building. AP-09-597 (AD).
   Peppertree Apartments Clubhouse Remodel. AP-09-598 (AD).
   Woodland Hills Apartments Clubhouse Remodel. AP-09-599 (AD).
   Adina’s Bakery Rear Façade Remodel. AP-09-604 (AD).

6. Notice of Intent to Act as Zoning Administrator:
   Tomra Pacific Recycling Facility. AP-09-593 (ZA).

PLANNING DIRECTOR / STAFF COMMUNICATIONS

   Mi Pueblo Food Center – Applicant-requested modifications to approved plans (Planning Commission Resolution No. 9777)

COMMITTEE REPORTS

PLANNING COMMISSIONERS’ COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING to April 14, 2009
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 Development Services Department, Planning Division, 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 less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the city’s Planning Division office 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.