February 10, 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
Caryn 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 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 February 5, 2009.
CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

None

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. Alves Ranch. AP-08-516 (SUB, DR).
   This is a continued public hearing on a request for: 1) design review approval of architectural plans for various residential and commercial development; and 2) approval of a vesting tentative subdivision map to subdivide approximately 46 acres into four business commercial lots, 167 lots for single family dwellings, one 4.4 acre lot for 98 town home/condominium units, and two more lots (one 3 acres and one 4.4 acres) for the future development of 239 to 295 condominium/apartment units. The project site is located on the north side of West Leland Road, immediately north of the existing Vista Del Mar Residential Development, and the site is zoned CO-P (Office Commercial with a Master Plan Overlay, Ordinance No. 08-1312) District and RH-P (High-Density Residential with a Master Plan Overlay, Ordinance No. 08-1312) District. APN’s 097-700-002 and portions of 097-700-001 & -005.
3. **General Plan Annual Progress Report.**
   This is the City’s annual report identifying its progress in implementing the General Plan.

**COMMISSION CONSIDERATIONS**

4. **New Mecca Café Expansion. AP-08-582 (AD, OD, SR).**
   This is an application by Guillermo and Teresa Muniz of the New Mecca Café, and Courtland Holman of the Redevelopment Agency of the City of Pittsburg, requesting design review approval of architectural plans to accommodate the expansion of the New Mecca Café, including: (1) remodeling of the facades of the historic Martinetti (306 Railroad Avenue) and Lazio (324 Railroad Avenue) buildings; (2) demolition of an existing 978 square foot, non-historic portion of the Lazio building and install an 896 square foot addition behind the Martinetti building; (3) redesign of the parking and service area to the west of the buildings; and (4) addition of an outdoor dining area along Railroad Avenue in front of the Martinetti Building. The application also includes a request for an outdoor dining permit and a sign exception to allow the addition of a new, painted wall sign to exceed allowable sign area and letter height for wall signs, and to exceed the total allowable sign area for the building by 42 square feet. The properties at 324 and 306 Railroad Avenue are located in the CP (Pedestrian Commercial, Area 1) District. APN’s 085-105-009 and 085-105-016.

5. **JM Enterprises – Initiation of Use Permit Revocation Proceedings. LUP-2069-88.**
   This is a City-initiated request for the Planning Commission to initiate proceedings for the revocation of a use permit (Contra Costa County Land Use Permit 2069-88) allowing a wrecking yard for the JM Enterprises, located at 1215 Willow Pass Road in the IP (Industrial Park) District. APN 096-091-002 and 003.

6. **Initiation of a Study to Amend the General Plan in Accordance with Contra Costa County Measure J.**
   This is a City-initiated request for the Planning Commission to initiate a study to amend primarily the Growth Management Element of the General Plan in order to incorporate the provisions of Contra Costa County Measure J.

**ZONING ADMINISTRATOR REPORTS**

None
STAFF COMMUNICATIONS

7. Lawlor Estates – Revisions to Approved House Plans

COMMITTEE REPORTS

PLANNING COMMISSIONERS’ COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING to February 24, 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 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 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.