City of Pittsburg
Planning Commission Agenda

April 8, 2008

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

REGULAR MEETINGS
7:00 P.M.

Planning Commission Members
Bruce Ohlson, Chair
Jack Garcia, Vice-Chair
Ed Diokno, Commissioner
George Harris, Commissioner
Doris Kelley, Commissioner
Ralph Ramirez, 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 Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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.)

1. Minutes of Meeting, March 25, 2008

PUBLIC HEARINGS

2. Don Pepe's Mexican Market. Amendment of AP-07-467 (UP).
This is a public hearing on a request to approve an amendment to a previously-approved use permit for a grocery store (Planning Commission Resolution No. 9739), in order to allow the sale of beer and wine in addition to retail sales of cooked and prepackaged food products. The property is located at 2181 Loveridge Road, CC (Community Commercial) District; APN 088-630-008.

COMMISSION CONSIDERATIONS

3. Marina Commercial Building. Amendment of AP-07-461 (DR).
This is a City-initiated proposal to amend a previously-approved design review application for the multi-tenant marina commercial building, in order to reduce the approved building size from a three-story design to a two-story design with the same building location and footprint. The project site is located at the marina, east of Marina Boulevard, in the CW (Waterfront Commercial) District. APN 085-071-040.

4. **Pittsburg Medical Center Building Parapets. AP-05-213 (DR).**
This is a request for the Planning Commission to consider and provide feedback to staff on a modification to approved Design Review Application No. 05-213 (Planning Commission Resolution No. 9640) for the 10,071 square foot Pittsburg Medical Center located at 1270 East Leland Road in the Co (Office Commercial) District. APN 088-161-013.

ZONING ADMINISTRATOR REPORTS

None

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING to April 22, 2008

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 Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance if 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 Department 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.

CERTIFICATION

I, Marc Grisham, Secretary of the Planning Commission of the city of Pittsburg, hereby certify that the foregoing agenda was posted at City Hall, at the Pittsburg Library, and on the city of Pittsburg website on April 4, 2008.

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Marc S. Grisham, Secretary
Pittsburg Planning Commission