October 14, 2008
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
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 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.

This agenda was posted at City Hall on October 9, 2008.
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 Development. AP-08-516 (SUB, DR, MP).
   This is an application by Alves Ranch, LLC for: 1) design review approval of architectural plans for various residential and commercial development; 2) approval of a master plan for a 40.42 acre site; and 3) approval of a vesting tentative subdivision map to subdivide 40.42 acres into four business commercial lots, 170 lots for single-family dwellings, 215 lots for town homes/condominiums, and a separate three acre lot for the future development of 93 affordable housing units (to be built at a later date). 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, Ord. No. 04-1230) District and RH-P (High-Density Residential with a Master Plan Overlay, Ord. No. 04-1230) District. APN’s 097-700-002 and portions of 097-700-001 & -005.
COMMISSION CONSIDERATIONS

   (Item continued from September 23, 2008.)
   This is an application by Primo Quesada, of Ramar Foods, requesting four modifications to the site plan and elevations for Ramar Foods approved by the Planning Commission on February 23, 2005, under Resolution No. 9555. The property is located at 335 Central Avenue in the CS-O (Service Commercial with a Limited Overlay, Ord. No. 05-1239) District. APN 086-132-022.

   This is an application by Hal Westphal, of Assembly Masters, requesting an extension of design review approval to install a 500 square foot temporary storage structure behind an existing 3,000 square foot building. The subject site is located at 270 East 10th Street in the CSD (Downtown Service Commercial) District. APN 085-205-009.

5. California Theater Facade Remodel. AP-08-533 (DR).
   This is an application by Maria Aliotti representing the Redevelopment Agency of the City of Pittsburg requesting design review approval for exterior renovations and improvements to the California Theater at 351 Railroad Avenue. The site is in the CP-1 (Pedestrian Commercial) District. APN 085-108-004.

6. New Bethel Missionary Baptist Church. AP-08-543 (DR).
   This is an application by Frances Greene of New Bethel Missionary Baptist Church requesting design review approval of architectural plans in order to re-instate expired approvals necessary to resume construction of a 20,652 square foot church and related site improvements at 360 Central Avenue, RS-5 (Single-Family Residential) District. APN 073-151-002.

ZONING ADMINISTRATOR REPORTS

7. Notice of Intent to Exercise Delegated Design Review Authority:
   Bay Harbor Park Painting Project. AP-08-561 (AD).

PLANNING DIRECTOR / STAFF COMMUNICATIONS

COMMITTEE REPORTS

PLANNING COMMISSIONERS' COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING to October 28, 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 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 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.