I. CALL TO ORDER:

NOTE: After the February 13, 2007 meeting, the following Regular Meetings will be held on February 27, 2007 and March 13, 2007.

II. ROLL CALL:

Commissioners:  
Diokno   ________  
Garcia   ________  
Harris   ________  
Ohlson   ________  
Ramirez  ________  
Thomas   ________  
Tumbaga  ________  

Staff Present:

III. POSTING OF AGENDA:  (This Agenda was posted at City Hall on February 9, 2006.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

VI. COMMENTS FROM AUDIENCE:  (For items/issues not listed on the Agenda.)

If you wish to speak on a scheduled item, please complete the “Citizen Comments” form and give to the Minutes Clerk or a staff member.

Decisions and Appeals
A decision by the Planning Commission is not final until the appeal period expires 10 days from the meeting. The applicant, City Council, City Manager, or any affected person may appeal either the denial, approval or any condition of approval of an item within 10 calendar days of the decision. A completed appeal form and the applicable filing fee must be filed within this period with the City Planner, City Hall. The appeal form must contain the name and address of the appellant and state the reasons for the appeal. The appeal will be set for hearing before the City Council and public notice given.
PLANNING COMMISSION AGENDA
February 13, 2007
Page 2

VII. PRESENTATIONS:

None

VIII. CONSENT:


IX. PUBLIC HEARING:

ITEM 1: Pears Java Hut. AP-07-412 (UP)
This is an application by Pieralisa Colombana requesting a use permit to operate a drive-thru coffee shop within an existing building located at 2075 East Leland Rd. The site’s best fit zone is CS (Service Commercial) District. APN 088-152-032. (KV)

Contact: Pieralisa Colombana, 925-335-0405

ACTION:

ITEM 2: Quality Tune Up Shop. AP-06-368 (UP & DR)
This is an application by Herman Rice III of Side B Corporation requesting a use permit to operate an auto repair shop in an existing 5,287 square foot building on a 0.51 acre lot located at 2145 Railroad Avenue. The site is zoned CC (Community Commercial) District. APN: 088-171-0141. (AE)

Contact: Herman Rice III, 408-374-2001

ACTION:

X. COMMISSION CONSIDERATIONS:

ITEM 3: CIP – General Plan Consistency Review.
Pursuant to Section 65401 of the State Government Code, the Planning Commission is asked to determine whether the projects in the proposed Five Year CIP conform to the City’s General Plan. (KV)

Contact: Kristin Vahl, 925-252-4920

ACTION:
ITEM 4: Clear Channel Billboard Relocation. AP-06-402 (DR)
This is a request for design review approval of a new commercial billboard to be installed on a 2.8 acre site located at 2691-2695 East Leland Road in the CS (Service Commercial) District. APN: 088-152-001-9. AE
Contact: Robert Hatton, 510-446-7216
ACTION:

ITEM 5: Zoning Code Update Study Session – Draft Non-Conforming Uses and Substandard Lot Regulations
This is a study session on a City-initiated project to amend Title 18 (Zoning) of the Pittsburg Municipal Code in order to incorporate changes to Chapter 18.76 (Nonconforming Uses and Structures) and Chapter 18.84, Article 15 (Substandard Lots), in conjunction with proposed industrial, commercial and residential chapter amendments intended to implement Citywide General Plan goals and policies. DH
Contact: Dana Hoggatt, 925-252-4920
ACTION:

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting February 27, 2007.
NOTICE TO PUBLIC

SPEAKER’S CARD

Members of the audience who wish to address the Planning Commission should complete a Speaker’s Card available at the dais. Submit the completed card to the Minutes Clerk before the item is called, preferably before the meeting begins.

COMMENTS FROM AUDIENCE

The Comments from Audience period is for the public to come forward to address the Commission on any items/issues they wish, excluding items scheduled for this agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened. After the public has commented, the item is closed to public comment and brought to the Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission.

COMMISSION CONSIDERATION

Persons who wish to speak on Commission Considerations listed on the agenda will be heard when the Commission Consideration is opened. After the public has commented, the item is closed to public comment and brought to the Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission.

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)

DISRUPTIVE CONDUCT

The Commission requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and pagers, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Commission is in session and the display of signs in a manner which 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 any person who engages in such conduct can be order to leave the Council Chamber by the Planning Commission Chairperson.