AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
July 24, 2007

I. CALL TO ORDER:       NOTE: After the July 24, 2007 meeting, the following Regular Meetings will be held on August 14, 2007 and August 28, 2007.

II. ROLL CALL:

Commissioners:                      Staff Present:

Diokno  ______
Garcia   ______
Harris   ______
Kelley   ______
Ohlson   ______
Ramirez  ______
Wegerbauer ______

III. POSTING OF AGENDA:  (This Agenda was posted at City Hall on July 20, 2007.)

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.
VII. PRESENTATIONS:

Traffic Update – Paul Reinders, Senior Civil Engineer

VIII. CONSENT:

b. East Street Estates – DR/VAR Extension of Approval. DH

IX. PUBLIC HEARINGS:

ITEM 1: Palace of Find Foods. AP-07-417 (UP)
This is an application by Mark Bolourchi, requesting the approval of a use permit to operate a specialty food market that will sell specialty foods and wines for off-site consumption, as well as on-site caviar, sea salt, and wine tasting. The use will have an ancillary whole-sale component that would be accessed via Cumberland Street. The site is located at 635-675 Railroad Avenue in the CP (Pedestrian Commercial) District. APN’s: 085-171-009 and 085-171-004. AE

Contact: Mark Bolourchi, 925-335-9898

ACTION:

ITEM 2: Fast Stop Liquor Store. AP-07-454 (UP)
This is a request by Nirmal Mundeir for approval of a use permit to allow for the operation of a liquor store within the existing 2,800 square foot Fast Stop convenience store located at 1441 East Leland Road in the CC (Community Commercial) District. APN 088-570-002. JB

Contact: Nirmal Mundeir, 925-432-4027

ACTION:

ITEM 3: Amendments to Historic Resources Regulations.
This is a City-initiated proposal to amend Chapter 15.84 (Preservation of Historic Structures and Establishment of the Historical District), Chapter 18.36 (Design Review), and Title 19 (Sign Ordinance) of the Pittsburg Municipal Code to bring the Municipal Code into compliance with Historic and Cultural Resource goals and policies set forth in the General Plan. LS

Contact: Leigha Schmidt, Project Planner, 925-252-4920

ACTION:
ITEM 4: City Initiated Hillside Development Performance Standards and Design Guidelines and Amendments to the Hillside Development District

This is a City-initiated proposal to amend Title 18 (Zoning Ordinance) of the Pittsburg Municipal Code to establish new Hillside Development Performance Standards and amend the HPD (Hillside Planned) District regulations, and to adopt new Hillside Development Guidelines. KV (Continued from June 26, 2007)

Contact: Kristin Vahl, Project Planner, 925-252-4920

ACTION:

ITEM 5: City Initiated Pre-Zoning of Ambrose Park.

This is a City-initiated proposal to amend the City’s Zoning Map to pre-zone Ambrose Park, located south of Hwy 4 and east of Bailey Road in the unincorporated area of Contra Costa County, to OS (Open Space) District. MA

Contact: Melissa Ayres, 925-252-4920

ACTION:

X. COMMISSION CONSIDERATIONS:

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting August 14, 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.