AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
June 26, 2007

I. CALL TO ORDER:

II. ROLL CALL:

Commissioners:       Staff Present:

Diokno
Garcia
Harris
Ohlson
Ramirez
Thomas
Tumbaga

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on June 22, 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.
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VII. PRESENTATIONS:

None

VIII. CONSENT:

   May 29, 2007 – Special Meeting
b. Initiation of Ambrose Park Pre-Zoning MA

IX. PUBLIC HEARING:

ITEM 1: Foods CO Expansion. AP-07-433 (UP)
This is a public hearing on a request for a use permit to expand an existing grocery store in the Atlantic Plaza shopping center at the corner of Harbor Street and Atlantic Avenue. The project site is zoned CC (Community Commercial) District. APN 088-121-028. AE

Contact: Ryan Cox, 925-603-2676

ACTION:

This is an application by Chris Valeriote of Terra Nova Development requesting that the Planning Commission rescind Planning Commission Resolution No. 9635 adopted on September 26, 2006 approving a tentative map for condominium purposes for the Creekside Senior Apartments located at 30 Castlewood Drive in a PD (Planned Development, Ord. 1185) District. APN 089-060-008. LS

Contact: Chris Valeriote, 707-428-9777

ACTION:
X. CONTINUED PUBLIC HEARING:

ITEM 3: City-initiated Hillside Development Performance Standards/Guidelines
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

Contact: Kristin Vahl, 925-252-4920

ACTION:

XI. COMMISSION CONSIDERATIONS:

ITEM 4: North Park Plaza Sign Exception. AP-07-422 (SR)
This is an application by Ryan Cox of Discovery Builders requesting approval of a sign exception to allow for the construction of an 80 feet tall free standing pylon sign to replace an approximately 40 feet tall existing free standing sign that will be removed from the western portion of the site located west of the existing in-line retail stores on North Park Boulevard and east of Loveridge Road. The property is located in the CC (Community Commercial) District. APN 088-151-030. JB

Contact: Ryan Cox, 925-603-2676

ACTION:

ITEM 5: Crestview Intergenerational Housing Development. (SW corner of Frontage Road and Crestview Avenue). AP-07-436 (DR)
This is an application by Resources for Community Development requesting Design Review approval of a 71-unit, multi-family affordable housing complex with a 3,400 square foot community space on a vacant 3.25 acre site located at the intersection of Frontage Road and Crestview Drive. Approximately 1.88 acres of the northern part of the site is located in the RM (Medium Density Residential) District and the remaining 1.37 acres at the southern part of the site is located in the GQ (Governmental/QuasiPublic) District. APNs 087-400-001, 087-400-002, 087-400-010 through 087-400-016, and portions of 087-400-003, 087-400-009, 087-400-017, 087-030-008 and 087-195-020. LS

Contact: Deni Andaniya, 510-841-4410

ACTION:
XII. **STAFF COMMUNICATIONS:**

1. Notice of Intent (to review/approve project at staff level):
   
   a. Mazzei Hyundai Freestanding Sign. AP-06-386 _KV_
   b. Kingdom Hall Freestanding Sign. SR-07-448 _KV_
   c. Palace of Fine Foods. AP-07-453 _AE_

XIII. **COMMITTEE REPORTS:**

XIV. **COMMENTS FROM COMMISSIONERS:**

XV. **ADJOURNMENT:** Adjourn to regular meeting July 10, 2007.

ma/fb
June 26, 2007 PC AGD
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.