AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
May 8, 2007

6:00 – 7:00 p.m. - Workshop on RR Avenue Specific Plan – Draft Goals and Policies

7:00 p.m. - Regular PC Meeting

I. CALL TO ORDER:

NOTE: After the May 8, 2007 meeting, the following Regular Meetings will be held on May 22, 2007 and June 12, 2007

II. ROLL CALL:

Commissioners: Staff Present:

Diokno
Garcia
Harris
Ohlson
Ramirez_Excused_
Thomas
Tumbaga

III. POSTING OF AGENDA:  (This Agenda was posted at City Hall on May 4, 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:
    None

VIII. CONSENT:
    a. Minutes – April 18, 2007 – Special Workshop
       April 24, 2007

IX. PUBLIC HEARING:

ITEM 1: Fernandes Tow Yard (10th St.). AP-06-394 (UP)
Application by Mike Fernandes requesting a use permit to establish a 47,000 sq. ft.
vehicle towing and storage yard at 566 “D” West Tenth Street. The project site is zoned
CS-O (Service Commercial with an Overlay) District. APN’s 085-270-032, -044, & -043.
KV

Contact: Mike Fernandes, 925-427-7448

ACTION:

ITEM 2: Bon Ami Bakery (372-380 East Tenth Street). AP-07-420 (UP)
Application by Juan Alvarado requesting a use permit to establish a commercial bakery
with ancillary retail sales in an existing warehouse space at 372-380 East 10th Street in
the D (Downtown) District with a Service Commercial land use designation. APN 085-
183-011. LS

Contact: Juan Alvarado, 925-671-9154

ACTION:

This is an application by Discovery Builders, Inc. requesting 1) the prezoning of 166.5
acres located south of the Highlands Ranch subdivision to RS (Single-Family
Residential) District; 2) approval of a vesting tentative map to subdivide the land and
portions of Highlands Ranch (Tract 7217) into 415 single-family residential lots ranging
in size from 8,000 square feet to 2.9 acres, with related infrastructure improvements;
and 3) design review approval of the house plans for Tract 8475. The Commission is
also being requested to consider appropriate zoning for the City-owned water tank site
located south of Highlands Ranch. APNs 089-050-067 & 042 (and portions of
Highlands Ranch). CB

Contact: Albert Seeno, III, 925-671-7711

ACTION:
X. COMMISSION CONSIDERATIONS:

None

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

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 ordered to leave the Council Chamber by the Planning Commission Chairperson.