AGENDA

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

I. CALL TO ORDER:
   NOTE: After the April 24, 2007 meeting, the following Regular Meetings will be held on May 8, 2007 and May 24, 2007. The Commission will hold a Special Meeting/Workshop on May 10, 2007 at 1:00 p.m. (RR Avenue Specific Plan – Draft Goals and Policies)

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 April 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:

None

VIII. CONSENT:

a. Minutes – April 10, 2007

IX. CONTINUED PUBLIC HEARING:

ITEM 1: North Park Plaza Expansion – Drive-Through Restaurant. AP-06-360 (UP)

This is an application by Discovery Builders requesting approval of a use permit to establish a restaurant with drive-through service for a 3,000 square foot restaurant building on a portion of a 6.81-acre parcel located west of the existing in-line retail stores on North Park Boulevard in the North Park Plaza shopping center. The property is located in the CC (Community Commercial) District; APN 088-151-032. (CONTINUED FROM MARCH 13, 2007)

Contact: Ryan Cox, 925-603-2676

ACTION:

ITEM 2: North Park Plaza Expansion – Service Station with Car Wash. AP-06-361 (UP, VAR & DR)

This is an application by Discovery Builders requesting approval of: 1) a use permit to establish a service station, convenience store and self-service car wash; 2) approval of a variance to reduce the depth of the minimum front yard landscaped setback from 15 feet to 9 feet; and 3) design review approval of plans to construct a pump station canopy and 3,504 square foot structure housing the convenience store and self-service car wash, on a 1.24-acre parcel located east of Loveridge Road and north of North Park Boulevard in the North Park Plaza shopping center. The property is located in the CC (Community Commercial) District; APN 088-151-020. (CONTINUED FROM MARCH 13, 2007)

Contact: Ryan Cox, 925-603-2676

ACTION:

ITEM 3: North Park Plaza Expansion – Limited Auto Repair. AP-06-362 (UP, VAR & DR)

This is an application by Discovery Builders requesting approval of: 1) a use permit to establish a service station, convenience store and self-service car wash; 2) approval of a variance to reduce the depth of the minimum front yard landscaped setback from 15 feet to 9 feet; and 3) design review approval of plans to construct a pump station canopy and 3,504 square foot structure housing the convenience store.
and self-service car wash, on a 1.24-acre parcel located east of Loveridge Road and north of North Park Boulevard in the North Park Plaza shopping center. The property is located in the CC (Community Commercial) District; APN 088-151-020. \textit{(CONTINUED FROM MARCH 13, 2007)}

Contact: Ryan Cox, 925-603-2676

ACTION:

**ITEM 4: North Park Plaza Expansion – Multi-Tenant Retail Building. AP-06-363 (DR, VAR)**

This is an application by Discovery Builders requesting 1) design review approval of plans to construct a 54,173 square foot multi-tenant retail building and 2) approval of a variance to reduce the depth of the minimum front yard landscaped setback from 15 feet to 4 feet on portions of two existing parcels totaling 9.24 acres. The property is located in the CC (Community Commercial) District; APN 088-151-030 and 088-151-032. \textit{(CONTINUED FROM MARCH 13, 2007)}

Contact: Ryan Cox, 925-603-2676

ACTION:

X. COMMISSION CONSIDERATIONS:

**ITEM 5: North Park Plaza Expansion Sign Exception. AP-07-422 (SR)**

This is an application by 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. \textit{JB}

Contact: Ryan Cox, 925-603-2676

ACTION:

**ITEM 6: Atlantic Plaza Remodel. AP-06-389 (DR, SR)**

This is an application by Discovery Builders is requesting (1) design review approval to remodel the Atlantic Plaza Shopping Center and to construct a 1,288 square foot addition to the Foods Co. store in the shopping center, (2) sign exception approval to allow two double-sided 32-foot tall, 175 square-foot monument signs at the first and third driveways entrances along Atlantic Avenue where 4 monument signs measuring
only 15-feet tall and 153 square-feet in area are permitted, and (3) sign review approval of an updated sign program for the shopping center. The 13 acre site is located on the south side of Atlantic Avenue, west of Harbor Street in the CC (Community Commercial) District. APN's: 088-121-015, 088-121-018, 088-121-028, and 088-121-029. AE

Contact: Ryan Cox, 925-603-2676

ACTION:

ITEM 7: Discovery Builders Billboard Exceptions. AP-07-409 (SR)

This is an application by Discovery Builders and Seeno Homes requesting approval of sign exceptions to alter sign faces on three 200 square foot billboard signs that were permitted by Planning Commission Resolution No. 9603. The split-face billboard signs would advertise subdivisions located within and outside of the City of Pittsburg. There are various sites and zones. APN Nos. 074-090-025, 088-240-074 and 088-240-074. LS

Contact: John C. Willsie, 925-671-7711

ACTION:

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