CALL TO ORDER:

NOTE: After the March 27, 2007 meeting, the following Regular Meetings will be held on April 10, 2007 and April 24, 2007.

ROLL CALL:

Commissioners: Staff Present:

Diokno
Garcia
Harris
Ohlson
Ramirez
Thomas
Tumbaga

POSTING OF AGENDA: (This Agenda was posted at City Hall on March 23, 2007.)

PLEDGE OF ALLEGIANCE:

DELETIONS/WITHDRAWALS/CONTINUANCES:

Items No.: 2, 3, 4 & 5 are being continued to April 24, 2007

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:


IX. PUBLIC HEARING:

ITEM 1: Mount Diablo Recycling Center. AP-06-339 (UP, DR)
This is an application by Roger Wilson requesting a use permit and design review approval to demolish a 72,864 square foot section of an existing 176,818 square foot building and replace it with a new 82,611 square foot building section and to establish a large recycling facility on the property. The project is located at the Contra Costa Waste Service, Recycling Center & Transfer Station site located at 1300 Loveridge Rd, in the IG (General Industrial) District; APN 073-200-014.  CB

Contact: Roger Wilson, 510-649-8151

ACTION:

ITEM 2: North Park Plaza Expansion – Drive-Through Restaurant. AP-06-360 (UP)
This is an application by Ryan Cox of 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  JB (CONTINUE TO APRIL 24, 2007)

Contact: Ryan Cox, 925-603-3676

ACTION:

ITEM 3: North Park Plaza Expansion – Service Station with Car Wash. AP-06-361 (UP, DR & VAR)
This is an application by Ryan Cox of 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
ITEM 4: North Park Plaza Expansion – Limited Auto Repair. AP-06-362 (UP, DR)
This is an application by Ryan Cox of Discovery Builders requesting approval of: 1) a use permit to establish a limited automotive repair use; and 2) design review of plans to construct a 1,825 square foot building housing a lobby/office and three automobile bays 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. JB (CONTINUE TO APRIL 24, 2007)

Contact: Ryan Cox, 925-603-3676

ACTION:

ITEM 5: North Park Plaza Expansion – Multi-Tenant Retail Building. AP-06-363 (DR, VAR)
This is an application by Ryan Cox of 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 JB (CONTINUE TO APRIL 24, 2007)

Contact: Ryan Cox, 925-603-3676

ACTION:

X. CONTINUED PUBLIC HEARINGS:

ITEM 6: City-initiated General Plan Amendments in Conjunction with the Phase II Zoning Code
This is a continued public hearing on a City-initiated proposal to amend the Land Use, Downtown, Open Space & Youth & Recreation, Health & Safety, and Housing Elements of the General Plan in order to reflect existing conditions and support private reinvestment in established neighborhoods throughout the City. Other amendments proposed to be made to the General Plan would expand the boundaries of the Mixed Use land use designation to include additional sites along West Tenth Street and West....
Leland Road, in order to encourage mixed use development and neighborhood-serving commercial nodes in those areas of the City.  

Contact: Dana Hoggatt, 925-252-4920

ACTION:

ITEM 7: Comprehensive Zoning Code Update – Phase II
This is a continued public hearing on a City-initiated proposal to amend Pittsburg Municipal Code (PMC) Title 18 (Zoning Ordinance), in order to implement the goals, policies, programs and land use designations in the General Plan.  

Contact: Dana Hoggatt, 925-252-4920

ACTION:

XI. COMMISSION CONSIDERATIONS:

ITEM 8: DOW MEI Expansion. AP-05-283 (DR)
This is an application by Devin Hart of DOW Chemical Company requesting design review approval of plans to add equipment to an existing Methyl Ester Intermediate (MEI) production plant. MEI is a component produced by Dow, which is delivered to Europe for further manufacturing to Fluroxypyr, a broad leaf weed herbicide registered under the name STARANE® (Registered trademark of Dow Agrosciences LLP). Dow is requesting to expand the MEI plant and increase production in order to meet increasing demand of the product. Expansion of the MEI plant will not require additional footprint area or additional height of the existing structure. The project is located within the DOW Chemical Company property located at 901 Loveridge Road. The site is zoned IG (General Industrial) District. APN 073-220-028.  

Contact: Devin Hart, 925-595-7801

ACTION:

XII. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve project at staff level):
   a. Dow Chemical Company – SVA Project. AP-07-419 (DR)
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XIII. COMMITTEE REPORTS:

XIV. COMMENTS FROM COMMISSIONERS:

XV. ADJOURNMENT: Adjourn to regular meeting April 10, 2007.

ma/fb
March 27, 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 ordered to leave the Council Chamber by the Planning Commission Chairperson.