AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
April 10, 2007

I. CALL TO ORDER: NOTE: After the April 10, 2007 meeting, the following Regular Meetings will be held on April 24, 2007 and May 8, 2007. The Commission will hold a Special Meeting on April 12, 2007 at 10 am (Sign Code Workshop) and hold a Special Meeting on April 18, 2007 at 7 pm (Draft Hillside Development Regulations)

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 6, 2007.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWLS/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. CONSENT:

a. Minutes – March 27, 2007

VIII. PUBLIC HEARINGS:

ITEM 1: Mazzei – Above Ground Fuel Tank. AP-07-423 (UP)
This is an application filed by Robert Eagan of Fuel Systems Consulting, requesting a use permit to establish a 4,000 gallon above ground tank with a single gas pump for private use by the Mazzei dealerships located on Century Court. The location of the tank and pump are at 3800 Century Court and the site is zoned CC (Community Commercial) District. APN 074-090-020. KV

Contact: Robert Eagan (707) 374-4340
ACTION:

ITEM 2: Affinto Single Family Residence. AP-07-427 (UP)
This is an application filed by Al Affinito requesting for 1) a use permit to construct a 1,939 sq. ft. two-story home on a substandard lot and 2) a variance to allow the second story of the home to exceed fifty (50) percent of the total ground floor square footage, and to allow decreased building setbacks at the required front, side and rear yards. The subject site is a 4,547 square foot vacant lot located on the west side of Crestview Avenue, north of West Leland Road in the RM (Medium Density Residential) District. APN: 087-042-016. AE

Contact: Alfred Affinito (925) 432-8821
ACTION:

IX. COMMISSION CONSIDERATIONS:

ITEM 3: Discovery Builders Billboard Sign Exceptions. AP-07-409 (SR)
This is an application filed by Salvatore Evola on behalf of Discovery Builders/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 in various zoning districts. APN Nos. 074-090-025, 088-240-074 and 088-240-074. LS

Contact: Sal Evola (925) 766-7006
ACTION:
X. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve project at staff level):
   a. USA Service Station – Soil remediation System AP-07-428 (DR)

2. El Matador Restaurant Plan Revisions – 95 Bliss Avenue

XI. COMMITTEE REPORTS:

XII. COMMENTS FROM COMMISSIONERS:

XIII. ADJOURNMENT: Adjourn to Special Workshops on April 12, 2007 (Sign Code Update – 10:00 a.m.) and April 18, 2007 (Hillside Development Standards – 7:00 p.m.) then Regularly scheduled meeting on April 24, 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.