AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
October 10, 2006

I. CALL TO ORDER:  

NOTE: After the October 10, 2006 meeting, the following Regular Meetings will be held on October 24, 2006 and November 14, 2006.

II. ROLL CALL:

Commissioners:  

Diokno  ________
Garcia  ________
Harris  ________
Ohlson  ________
Ramirez  ________
Thomas  ________
Tumbaga  Excused

Staff Present:

III. POSTING OF AGENDA:  

(This Agenda was posted at City Hall on October 6, 2006.)

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:

**Capital Improvement Project Update** – Ron Nevels/Engineering Department
Projects currently being designed or under construction.

VIII. CONSENT:

a. Minutes – September 26, 2006

IX. PUBLIC HEARING:

**ITEM 1:** The Mex-Tizos Grill. AP-06-369 (UP)

This is an application for the approval of a use permit to establish a Mex-tizos Grill (self-service restaurant) in a 2,695 square-foot lease space at 196 Atlantic Avenue, in the Atlantic Plaza Shopping Center. The property is zoned CC (Community Commercial) District. APN: 088-121-015-7.  

Contact: Alejandra Macias – 925-324-2322

ACTION:

**ITEM 2:** First Baptist Church. AP-06-368 (UP/DR)

This is a public hearing for 1) a use permit to operate a church with an ancillary social hall, meeting rooms, choir room, and other church related activities, and 2) design review approval of architectural and site development plans to construct a 26,400 sq. ft. building on a vacant (approximately 4.00 acre) lot located at 550 West Tenth Street. The site is zoned CS-O (Service Commercial with a Limited Overlay) District; APN 085-270-026. AE

Contact: Jamie Arafiles – 510-645-1129

ACTION:

X. COMMISSION CONSIDERATIONS:

**ITEM 3:** Forrest Memorial Church. AP-05-291 (DR)

This is an application by Reverend Forrest of the Forrest Memorial Christian Center requesting design review approval to demolish the existing church and construct a new two-story, 5,926 sq. ft. church to replace it. The property is located at 1279 Railroad Lane and in the CS (Service Commercial) best fit zoning district. APN: 086-160-013-8. AE

Contact: Reverend Bill Forrest, 925-427-4919

ACTION:
ITEM 4: Loan Express Telemarketing Modular Office. AP-06-347 (DR/SR)

This is an application by Suliman Afzali requesting design review approval to install a freestanding sign and a new 756 square foot modular office building that will be used for telemarketing sales purposes on a 7,841 square foot vacant lot located on the east side of Harbor Street at East Tenth Street. The General Plan land use designation for the site is CS (Service Commercial). APN 073-060-007. LS

Contact: Suliman Afzali, 925-565-1455

ACTION:

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting October 24, 2006.
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.