AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
October 24, 2006

I. CALL TO ORDER:        NOTE: After the October 24, 2006 meeting, the following
Regular Meetings will be held on
November 14, 2006 and
November 28, 2006.

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 October 20, 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:
   None

VIII. CONSENT:
   a. Minutes – October 10, 2006

IX. PUBLIC HEARING:

ITEM 1: WinCo Foods. AP-06-380 (UP & DR)
Application by Melanie Schuster of BRS Architects requesting a use permit to operate a grocery store within an existing building and design review approval of architectural plans for a facade remodel of the building at 2400 North Park Boulevard. The project site is zoned CC (Community Commercial) District. APN 088-151-034. KV

Contact: Melanie Schuster, 208-336-8370

ACTION:

ITEM 2: Mount Diablo Recycling Center. AP-06-339 (UP, DR)
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 on a 4 acre portion of an 11.05 parcel located at 1300 Loveridge Road, in the IG (General Industrial) District; APN 073-200-014. CB

Contact: Roger Wilson, 510-649-8003

ACTION:

ITEM 3: Amendment to West Tenth Street Overlay District. (RZ)
This is a City initiated proposal to amend the West Tenth Street CSO (Service Commercial with a Limited Overlay) District (Ordinance No. 1171) for the purpose of adding “Utility, major” as a permitted use, subject to limitations, and to allow an increased maximum height limit permitted in that zone for a major utility. Properties located within this district are generally 560 West Tenth Street through 650 West Tenth Street. Assessor Parcels: 085-270-016, 085-270-018, 085-270-019, 085-270-020, 085-270-022, 085-270-025, 085-270-026, 085-270-029, 085-270-032, 085-270-035, 085-270-036, 085-270-038, 085-270-040, 085-270-043, 085-270-044, and 085-270-045.

Contact: Melissa Ayres, 925-252-4920

ACTION:
ITEM 4: Trans Bay Cable Project. AP-04-157 (DA)

The Planning Commission is being requested to make a recommendation to the City Council to adopt an ordinance approving a development agreement between Trans Bay Cable LLC and the City of Pittsburg to facilitate the construction of the Trans Bay Cable Project. The development agreement would apply to the following assessor parcels: 085-270-018, 085-270-019, 085-270-025, and 085-270-035. CB

Contact: Chris Barton, 925-252-4920

ACTION:

X. COMMISSION CONSIDERATION:

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting November 14, 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.