I. CALL TO ORDER: 

NOTE: After the September 26, 2006 meeting, the following Regular Meetings will be held on October 10, 2006 and October 24, 2006.

II. ROLL CALL:

Commissioners: 

Diokno 

Garcia Excused 

Harris 

Ohlson 

Ramirez 

Thomas 

Tumbaga Excused 

Staff Present:

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on September 22, 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 – September 12, 2006

IX. CONTINUED PUBLIC HEARING:

ITEM 1: Creekside Village Condominium Conversion. AP-06-310 (SUB)
This is a continued public hearing on an application by Chris Valeriote of Terra Nova Development requesting approval of a tentative map to convert 88 senior residential apartments from rental units to senior-restricted condominiums. The application includes a request for a reduction in the minimum requirement for private storage space and in the minimum number of required parking spaces. The site is located at 30 Castlewood Drive in a PD (Planned Development, Ord. 1185) District. APN 089-060-008. LS (Continued from September 12, 2006) LS

Contact: Chris Valeriote, 707-428-9777

ACTION:

X. PUBLIC HEARINGS:

ITEM 2: Goodwill Industries. AP-06-355. (UP/SR)
This is an application for the approval of a use permit to establish a Goodwill Industries retail store and donation center in a 10,455 square foot least space located at 396 Atlantic Avenue in Atlantic Plaza Shopping Center. The property is zoned CC (Community Commercial) District. APN: 088-121-028. AE

Contact: Craig Wilson, 510-698-7208

ACTION:

ITEM 3: K & B Development Agreement
This is a public hearing on an application filed by KB Home requesting approval of a development agreement to pay a fee in-lieu of meeting its inclusionary housing requirement on the site of its 65-unit single-family project approved on the south side of E. Leland Road, on both sides of Gladstone Drive in a PD (Planned Development) District. MA

Contact: Brian Macias, 925-750-1700

ACTION:
XI. COMMISSION CONSIDERATIONS:

ITEM 4: Century Plaza Façade Remodel. AP-06-353 (DR)
This is an application by Louis Parsons of Discovery Builders and Douglas Messner of Sierra Pacific Properties requesting Design Review approval of architectural plans for a façade update of the Century Plaza shopping center on Century Boulevard. The project site is located on the north side of Century Boulevard between Brendan Theaters and Auto Center Drive and is zoned CC (Community Commercial) District. APN’s 074-460-002, -003, -004, -008, -010, -011, -013. KV

Contact: Louis Parsons, 925-427-3700

ACTION:

ITEM 5: City-Initiated Billboard Sign Exception Request
Consideration of a request for an exception to the City Sign Ordinance to allow the construction of a 50 foot high commercial billboard on property located at 2695 E. Leland Road in the CS (Service Commercial) District in exchange for the removal of three existing commercial billboards. APN 088-152-001-9. MA

Contact: Melissa Ayres, 925-252-4920

ACTION:

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting October 10, 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 ordered to leave the Council Chamber by the Planning Commission Chairperson.