AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
August 22, 2006

I. CALL TO ORDER:  

NOTE: After the August 22, 2006 meeting, the following Regular Meetings will be held on September 12, 2006 and September 26, 2006.

II. ROLL CALL:

Commissioners:  

Staff Present:

[Names]

III. POSTING OF AGENDA:  
(This Agenda was posted at City Hall on August 18, 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 – August 8, 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 August 8, 2006)

Contact: Chris Valeriote, 707-428-9777

ACTION:

X. COMMISSION CONSIDERATIONS:

ITEM 2: Koch Carbon Bulk Storage Warehouse. AP-06-324 (DR)
This is an application by Joe Ray of Koch Mineral Services LLC, requesting design review approval to construct a 65.5 foot tall, 118,000 square foot building with related site improvements at an existing marine terminal located on a 12.25 acre site located at 707 East Third Street in the IG (General Industrial) District. APN 073-020-020. CB

Contact: Joe Ray, 925-431-1090

ACTION:

ITEM 3: La Huasteca Market. AP-06-323 (DR)
This is an application by John Rivelli requesting design review approval for a minor storefront remodel and 660 sq. ft. addition to an existing market at 3811 Railroad Avenue. The building is on the east side of Railroad, south of El Dorado Drive and is zoned CC (Community Commercial) District. APN 088-072-064. KV

Contact: John Rivelli, 925-339-2999

ACTION:
ITEM 4: CP District – Study Session.
This is a City-initiated project to amend Title 18 (Zoning Ordinance) of the Pittsburg Municipal Code in order to establish a new commercial zoning district, the pedestrian commercial district, in Pittsburg’s downtown commercial core. The new Pedestrian Commercial District is intended to create a vibrant destination area for pedestrian shoppers and visitors downtown. The Pedestrian Commercial District will include provisions for: property development regulations, permitted and conditionally permitted uses, performance standards, blank walls, nonconforming uses and structures, and maintenance. AL

Contact: Ali Endress, Project Planner, 925-252-4920

ACTION:

ITEM 5: Zoning Update Study Session – Commercial and Mixed Use Districts.
This is a City-initiated project to amend Title 18 (Zoning) of the Pittsburg Municipal Code in order to implement General Plan goals and policies pertaining to commercial and mixed use development throughout the City. DH

Contact: Dana Hoggatt, Project Planner, 925-252-4920

ACTION:

XI. STAFF COMMUNICATIONS:

1. Notices of Intent (to review/approve project at staff level):

   a. Ferguson Storage Building. AP 06-365. KV
   b. S.E.G. Trucking, Vehicle Maintenance Facility. AP 06-367. KV
   c. Woodland Hills Apartments Freestanding Sign. AP-06-343 (SR) AL

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting September 12, 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.