AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
July 11, 2006

I. CALL TO ORDER: NOTE: After the July 11, 2006 meeting, the following Regular Meetings will be held on July 25, 2006 and August 8, 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 July 7, 2006.)

IV. PLEDGE OF ALLEGIANCE:

V. REORGANIZATION:
1. Oath and seating of newly appointed commissioners.
2. Election of Chair, Vice Chair

VI. DELETIONS/WITHDRAWALS/CONTINUANCES:

VII. 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.
VIII. PRESENTATIONS:

None

VIX. CONSENT:

a. Minutes – June 27, 2006

X. PUBLIC HEARINGS:

ITEM 1: Banister Electric. AP-06-311 (UP)
This is an application by Dan Pauline of Bannister Electric requesting approval of a use permit to locate an electrical contracting service in an existing building located at 160 A. Bliss Avenue in the CS (Service Commercial) District. APN 088-171-005-7.  AE

Contact: Dan Pauline, 925-427-1816

ACTION:

ITEM 2: Chapel Churches, Inc. AP-06-337 (UP)
Application by Basil Price of Chapel Churches Inc. requesting approval of a use permit to establish a religious assembly within a 1,751 square foot tenant space in a 14,089 square foot multi-tenant building located at 510 Garcia Avenue in the IP-O (Industrial Park with a Limited Overlay) District. APN 088-183-044. LS

Contact: Basil Price, 925-727-9835

ACTION:

ITEM 3: Amendments to San Marco Development Park Requirements. AP-06-346 (RZ, SUBD)
This is a proposal to amend conditions of approval in Council Ordinance No. 93-1057 (San Marco PD District) and Council Resolution No. 93-7889 (San Marco Subdivision) in order to consolidate four small "village" parks and one-half of an obsolete utility/trail corridor (1 acre of net area) within the San Marco Development into the large community park planned at the southeastern corner of San Marco Boulevard and the future extension of West Leland Road and to change the timing of when the large community park must be built. The San Marco development is located south of State Route 4 along San Marco Boulevard, PD (Planned Development (Ord. No. 93-1057))
XI. COMMISSION CONSIDERATIONS:

ITEM 4: Garcia Master Sign Plan Program and Freestanding Sign. AP-06-329 (SR)

Application by Dale & Kathy Mardiros requesting approval for a master sign program and freestanding sign for five tenants within an existing building at 620-630 Garcia Avenue. The building is on the south side of Garcia Avenue, approximately 250 feet east of Harbor Street and is zoned IP (Industrial Park) District. APN 088-392-018, 017.

Contact: Dale & Kathy Mardiros, 925-944-0611

XII. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve project at staff level):
   a. Pheasant Ridge Color Change. AP-06-352

XIII. COMMITTEE REPORTS:

XIV. COMMENTS FROM COMMISSIONERS:

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.