AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
March 28, 2006

I. CALL TO ORDER:

NOTE: After the March 28, 2006 meeting, the following
Regular Meetings will be held on
April 11, 2006 and April 25,
2006.

II. ROLL CALL:

Commissioners: Staff Present:
Dolojan ________
Garcia ________
Harris ________
Ohlson ________
Ramirez _Excused_
Thomas ________
Tumbaga ________

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on March 24, 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:

VIII. CONSENT:

Minutes – March 14, 2006

IX. PUBLIC HEARING:

ITEM 1: Habitat for Humanity Homes – 14th Street. AP-05-277 (UP)

Application submitted by Mt. Diablo Habitat for Humanity for a use permit to construct three detached single-family homes on three substandard lots located near the northeast corner of Harbor Street and East 14th Street in the RS (Single-family Residential) District. APNs 073-111-020, 073-111-021, 073-111-030. AE

Contact: Janet Stone, 925-288-0112

ACTION:

ITEM 2: Majestic Pools Minor Subdivision. AP-05-282 (MS)

Application by Courtney Turpen of Majestic Pools requesting approval of a vesting tentative map to subdivide a 10.6 acre parcel into two 5.3 acre lots at 104 Avila Road; APN 097-140-012. CB

Contact: Courtney Turpen, 925-963-1084

ACTION:

ITEM 3: Hernandez Residential Addition (78 Madoline Street). AP-06-295 (UP)

Application by Leticia Hernandez requesting a use permit to construct an 892 square foot addition to an existing 1,223 square foot home located on a sub-standard lot at 78 Madoline Street in the RS (Single-Family Residential) District. APN 087-121-017. LS

Contact: Leticia Hernandez, 925-439-9134.

ACTION:
ITEM 4: JFK University. AP-06-306 (UP & SR)
Application by JFK University requesting a use permit to establish a private college within two existing recreation buildings and installation of a 30 sq. ft. freestanding sign, located in City Park at 60 Civic Avenue. The site is zoned GQ (Governmental and Quasipublic) District. APN 086-100-019. KV

Contact: Steven Stargardter, 925-969-3300

ACTION:

X. COMMISSION CONSIDERATION:

ITEM 5: Delta Gateway Building, Pad 4. AP-05-272 (DR)
Application by Douglas Messner of Sierra Pacific Properties requesting design review approval of architectural and site improvement plans for a 5,700 sq. ft. multi-tenant building, master sign program, and sign exception for wall sign placement, located at 4500 Century Boulevard, west of Delta Gateway Boulevard. The site is zoned CC (Community Commercial) District; APN: 074-460-022. KV

Contact: Douglas Messner, 925-427-3731

ACTION:

XI. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve project at staff level):
   a. Vista Del Mar Neighborhood “A”. AP-06-318 (VA) CB
   b. San Marco Unit #6 Model Homes. DH

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting April 11, 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.