AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
January 10, 2006

I. CALL TO ORDER:          NOTE: After the January 10, 2006 meeting, the following Regular Meetings will be held on January 24, 2006 and February 14, 2006.

II. ROLL CALL:

Commissioners:          Staff Present:

    Dolojan
    Garcia
    Harris
    Ohlson
    Ramirez
    Tumbaga
    Williams

III. POSTING OF AGENDA:   (This Agenda was posted at City Hall on January 6, 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:

a. Minutes – December 13, 2005
b. Discovery Builders Subdivision Billboard Sign Exceptions. AP-05-249. LS

IX. PUBLIC HEARINGS:

ITEM 1: Fire Station 84 – Administrative/Training Center. AP-05-286 (UP/DR)
Application submitted by the Contra Costa Fire Protection District for a use permit and design review to construct a 10,942 square foot fire station, administration, and training facility on a 1.62 acre site along the east side of Railroad Avenue between Oak Lane and Victory Avenue in a split GQ-Government and Quasi-Public zone and CO-Commercial Office zone. This is a proposed relocation of an existing fire station located on Cumberland Street in Pittsburg. APNs: 086-190-035 and 086-190-036. MF

Contact: Ron Gueldon, Facilities Manager 925-941-3556

ACTION:

ITEM 2: Around the Clock Education Center. AP-05-276 (UP)
Application by Akintunde Akinwale requesting a use permit to establish a commercial school that will offer nursing-related courses in a 2,660 square foot lease space located in an existing shopping center at 361 through 365 East Leland Road. The site is zoned CC-O (Community Commercial with an Overlay) District. APN 088-580-008. LS

Contact: Akintunde Akinwale, 510-434-0531

ACTION:

ITEM 3: East Leland Subdivision II. AP-05-179. (Subd. 8892 & DR)
Application by Todd Callahan of KB Homes requesting approval of 1) a tentative map to subdivide six parcels totaling 7.5 acres into a 65 unit small lot single family residential development with private recreation and open space areas, and 2) design review approval of the proposed home designs and landscape plan. The site is located on the southwest and southeast corners of the East Leland Road / Gladstone Drive intersection. APNs 088-521-020, 021, 022, 046, 047 and 048. KS

Contact: Todd Callahan, (925) 750-1750

ACTION:
ITEM 4: Mercy Housing Apartments, Day Care Center, and Freestanding Sign. AP-05-280 (DR & UP)

Application by Mercy Housing California requesting 1) a use permit to construct and operate a daycare center with a capacity for 50 children, 2) design review approval of architectural and site development plans for a 63 unit apartment complex, and 3) approval of a freestanding identification sign. The three acre project site is located on the north side of East Leland Road, east of Gladstone, between Lakeview Apartments and Pheasant Ridge Apartments. The site is zoned RH (High-Density Residential) District; APN 088-152-009 KV

Contact: Sheela Jivan, 415-355-7109

ACTION:

ITEM 5: Mazzei GMC Expansion. AP-05-241. (UP & DR)

Application by Chatfield Construction requesting 1) a use permit to expand operations of an existing retail automotive dealership with ancillary vehicle service and parts' sales (Mazzei GMC located at 3800 Century Way), and 2) design review approval of architectural and site development plans to construct a 21,162 square foot building on an undeveloped (approximately 3.5 acre) lot located adjacent to the existing Mazzei GMC and at the east terminal of Century Court in the Century Plaza 3 subdivision (Tract 8161, Lot #1). The expansion site will be used primarily as a vehicle detailing facility, vehicle display overflow, and customer/employee parking. The site is zoned CC (Community Commercial) District; APN 074-090-020 and 023 KS

Contact: Kari Schoch, 209-333-1818

ACTION:

ITEM 6: Mazzei Hyundai. AP-05-242. (UP & DR)

Application by Chatfield Construction requesting 1) a use permit to operate a retail automotive dealership with ancillary vehicle service and parts' sales, and 2) design review approval of architectural and site development plans to construct a 24,790 square foot building on an undeveloped (approximately 4.00 acre) lot located at the east terminal of Century Court in the Century Plaza 3 subdivision (Tract 8161, Lot #2). The site is zoned CC (Community Commercial) District; APN 074-090-021 KS

Contact: Kari Schoch, 209-333-1818

ACTION:
ITEM 7: Black Diamond Mixed Use Project. AP-05-225. (DR)

Application by A. F. Evans Development for design review approval of architectural plans for a new mixed use development consisting of 195 residential units and approximately 37,855 square feet of commercial space to be located on three downtown blocks of approximately seven (7) acres that are bounded by Fifth Street on the north, Railroad Avenue on the east, Eighth Street on the south and Black Diamond Street on the west. The project site consists of 39 parcels on three city blocks (APN 085-164-001 through 085-164-016, 085-165-002 through 085-165-017, 085-166-003 through 085-166-017). *AM*

Contact: Alexis Morris, 925-252-6938

ACTION: Continue to January 24, 2006

X. COMMISSION CONSIDERATIONS:

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting January 24, 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.