

AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
February 14, 2006

I. CALL TO ORDER:

NOTE: After the February 14, 2006 meeting, the following Regular Meetings will be held on February 28, 2006 and March 14, 2006.

II. ROLL CALL:

Commissioners:

Dolojan _____
Garcia _____
Harris _____
Ohlson _____
Ramirez _____
Thomas _____
Tumbaga _____

Staff Present:

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on February 10, 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 – January 24, 2006

IX. PUBLIC HEARING:

ITEM 1: Just Unique Detail Service. AP-05-198. (UP)

Application by Perez Lowry requesting a use permit to establish an automobile car washing and detailing business within an existing 1,146 square foot building on a 0.17-acre site located at 301 Central Avenue, *Service Commercial* General Plan land use designation; APN 086-132-007. DH

Contact: Perez Lowry, 925-565-3631

ACTION:

ITEM 2: Delta Gate Lot 7 Self Service Restaurants. AP-06-296 (UP)

Application by Douglas W. Messner of Sierra Pacific Properties requesting a use permit to establish self service restaurants within a new 9,100 square foot multi-tenant building (currently under construction) located at 4400 Century Boulevard, CC (Community Commercial) District; APN 074-460-025 and 026. CB

Contact: Douglas W. Messner, 925-427-3700

ACTION:

ITEM 3: Chipotle Full Alcohol Service. AP-06-303 (UP)

Application by John Vezirian of Rauschenbach Marvelli Becker Architects on behalf of Chipotle Mexican Grill requesting a use permit to allow full alcohol service in conjunction with a planned self service restaurant within a new 9,100 square foot multi-tenant building (currently under construction) located at 4400 Century Boulevard, CC (Community Commercial) District; APN 074-460-025 and 026. CB

Contact: John Vezirian, 303-222-2524

ACTION:

X. COMMISSION CONSIDERATIONS:

ITEM 4: Lawlor Estates Models. AP-05-268 (DR)

Application by John Schermerhorn of Discovery Builders requesting design review approval of architectural plans for six residential models and related fencing and landscape plans to be built throughout the approved 50-unit Lawlor Estates residential subdivision. The project site is located on the south side of West Leland Road approximately 400 feet east of Bailey Road in the RS-O (Single-Family Residential with Overlay) District. APN: 094-160-001. KV

Contact: John Schermerhorn, 925-682-6419

ACTION:

XI. STAFF COMMUNICATIONS:

- a. Mariner Walk Revised Tentative Map and Site Plan

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting February 28, 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.