AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
September 13, 2005

I. CALL TO ORDER:       NOTE: After the September 13, 2005 meeting, the following Regular Meetings will be held on September 27, 2005 and October 11, 2005.

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 September 9, 2005.)

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.
VIII. CONSENT:

   a. Minutes – August 23, 2005

IX. PUBLIC HEARING:

*ITEM 1: Pittsburg ACE Hardware. AP-05-228 (UP)

Application by Pittsburg Ace Hardware to allow a 500 gallon, above-ground propane storage tank and dispenser to be installed at 125 East Leland Road. The site is zoned CC-O (Community Commercial with a Limited Overlay) District; APN 088-183-016. CM

Contact: Jerry Thorpe, (925) 432-0689

ACTION:

*ITEM 2: Angelica Commercial Laundry. AP-05-234 (UP)

Application by Ron Sneddon of Angelica Textile Services requesting a use permit to operate a commercial laundry facility occupying approximately 105,000 sq. ft. addition (under construction) to an approximately 318,000 sq. ft. existing building located at 701 Willow Pass Road (Empire Business Park). The site is zoned IP-O (Industrial Park with a Limited Overlay) District; APN 085-280-009. KS

Contact: Ron Sneddon, (714) 998-6150

ACTION:

X COMMISSION CONSIDERATIONS:


This is a study session on the proposed Black Diamond Redevelopment Project and a request to receive verbal comments on the Draft Environmental Impact Report prepared for the Black Diamond Redevelopment Project. The Black Diamond Redevelopment Project is a proposed mixed use, infill development consisting of 195 condominium flat, loft and townhouse residential units and approximately 40,000 square feet of retail and restaurant commercial space on six acres (three city blocks) located west of Railroad Avenue, between East Fifth and East Eighth Streets. DH

Contact: Muhammed Nadhiri, AF Evans, Inc., (510) 891-9400

ACTION:
XI STAFF COMMUNICATIONS:

XII COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

1. Notice of Intent (to review/approve projects at staff level):
   

XIV. ADJOURNMENT: Adjourn regular meeting September 27, 2005

ma/fb
September 13, 2005 PC AGD
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.