MINUTES
OF THE REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

September 27, 2005

Chairperson Ramirez announced that due to the absence of a quorum of Planning Commissioners, the Planning Commission meeting of September 27, 2005 was canceled at 7:05 P.M and all items were continued to October 11, 2005 Planning Commission meeting.

ROLL CALL:

Present: Commissioners Harris, Tumbaga, Ramirez

Excused: Commissioner Dolojan, Garcia

Absent: Commissioners Ohlson, Williams

Staff: Planning Director Melissa Ayres, Associate Planner Ken Strelo, Associate Planner Christopher Barton, Planning Consultant Chad Mason, Senior Civil Engineer Alfredo Hurtado, and Assistant City Engineer Keith Halvorson.

POSTING OF AGENDA:

The agenda was posted at City Hall on Friday, September 23, 2005.

PLEDGE OF ALLEGIANCE:

DELETIONS/WITHDRAWALS/CONTINUANCES:

COMMENTS FROM THE AUDIENCE:

PRESENTATIONS: Paul Reinders, Senior Civil Engineer, Traffic Update

CONSENT:

a. Minutes – September 13, 2005
PUBLIC HEARINGS:

Item 1: Navarro Residential Addition. AP-05-235
Application by Robert Navarro requesting a use permit to construct a 1,296 square foot two-story living area addition to an existing 861 square foot home located on a substandard lot at 265 E. 15th Street. The site is zoned RS (Single Family Residential) District; APN 086-171-007.

Item 2: Mehran Restaurant. AP-04-178 (UP)
Application by Mary Klein requesting a use permit to conduct live entertainment at a new restaurant to be located at 3841 Railroad Avenue, (Railroad Square), CC (Community Commercial) District; APN 088-072-066.

Item 3: Empire Commerce Center Minor Subdivision. MS-679-05. AP-05-240 (MS)
Application by Stan Davis requesting approval of a minor tentative subdivision map to subdivide an existing 42,240 sq. ft. commercial/industrial building into eight condominiums located at 671 Willow Pass Road, (Empire Commerce Center). The site is zoned IP-O (Industrial Park with a Limited Overlay) District (Ordinance No. 04-1214). APN 085-280-008.

COMMISSION CONSIDERATIONS:

Item 4: Pittsburg Master Sign Program and Sign Exception Requests AP-05-224 (SR)
Application by Robert Rogers, Barber Sign Company for sign review approval of a master sign program for Empire Commerce Center (671 Willow Pass Road) with the following sign exceptions: 1) an exception to allow a 100 sq., ft. 21.5 foot high pylon sign to exceed the maximum allowable sign area (23 sq. ft) and maximum allowable height limit (8 ft). and 2) an exception to allow applicable parcel sign sign (208 sq. ft) to exceed the maximum allowable parcel sign areas (200 sq. ft.). The site is zoned IP-O (Industrial Park with a Limited Overlay) District (Ordinance No. 04-1214): APN 085-280-008.

STAFF COMMUNICATIONS:

COMMITTEE REPORTS:

COMMENTS FROM COMMISSIONERS:

ADJOURNMENT