I. CALL TO ORDER: NOTE: After the February 23, 2005 meeting, the following Regular Meetings will be held on March 8, 2005 and March 22, 2005.

II. ROLL CALL:

Commissioners: Staff Present:

Dolojan
Garcia
Gordon
Ohlson
Ramirez
Tumbaga
Williams

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on February 18, 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.
VII. PRESENTATIONS:

VIII. CONSENT:

   a. Minutes – February 8, 2005

IX. CONTINUED PUBLIC HEARING:

ITEM 1: Ramar Foods at Marina Skate. AP-04-164 (UP, DR)
Application by Primo Quesada of Ramar Foods International requesting approval of a use permit to establish a food processing plant, and design review of architectural and site development plans to add 15,000 to 18,000 square feet to an existing 18,595 square foot building located at 335 Central Avenue (old Marina Skate building), CN (Neighborhood Commercial) District, Service Commercial General Plan Land Use designation (Ordinance No. 04-1215) APN 086-132-022. CB (Continued from February 8, 2005)

Contact: Primo Quesada, (925) 439-9009

ACTION:

X. PUBLIC HEARINGS:

ITEM 2: JFK University Satellite Campus. AP-05-191 (UP)
Application by Brad Nail, City Economic Development Director, requesting that a use permit be approved to allow the establishment of a private university in an existing building owned by the City located at 2020 Railroad Avenue in the GQ (Governmental and Quasipublic District); APN 086-100-007-3. MA

Contact: Brad Nail, 252-4049

ACTION:

ITEM 3: Rose Glen Residential Subdivision. AP-04-154 (SUB 8845)
Application by Salvatore Evola of Discovery Builders requesting approval of 1) a parcel map to subdivide an existing 15.71 acre lot into three lots (one 13.24 acre lot (Parcel "A"), one 0.81 acre lot (Parcel "B") one 1.66 acre lot (Parcel "C"), 2) a vesting tentative map to subdivide Parcel "C" into 7 lots, and 3) design review approval of three models to be built on Parcel "C". The property is located on both sides of West Leland Road
approximately 350 feet south of Range Road; Parcel "C" is located north of West Leland Road; Portion of APN 095-150-013. CB

Contact: Salvatore Evola, (925) 682-6419

ACTION:

XI. COMMISSION CONSIDERATIONS:

ITEM 4: Stoneman Plaza Starbucks. AP-04-185 (DR)

Application by Dinesh Sawhney requesting design review for exterior building modifications and site development plans to convert an existing building (formerly Wienerschnitzel) into a Starbucks coffee house with drive-through service at the existing Stoneman Plaza shopping center, located at 2285 Railroad Avenue in the CC (Community Commercial) District, APN 088-183-024-4. JP

Contact: Dinesh Sawhney, (510) 593-9111

ACTION:

ITEM 5: East Leland Subdivision II. AP-04-179 (GP, RZ, SUB, DR). (STUDY SESSION)

This is a study session on a request that the General Plan land use designation/zoning classification on two vacant sites located at the intersection of East Leland Road and Gladstone Drive be changed from Business Commercial/CO (Office Commercial) District to Medium Density/PD (Planned Development) District and that a tentative map and design review application be approved in order to accommodate a 65-unit small lot single family development. APNs 088-521-020, 021, 022, 046, 047 and 048. KS

Contact: Mark Hughes, (925) 750-1752

ACTION:

XII. STAFF COMMUNICATIONS:

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

   a. San Marco Unit #6 House Plans. DH
XIII. COMMITTEE REPORTS:

XIV. COMMENTS FROM COMMISSIONERS:

XV. ADJOURNMENT: Adjourn to regular meeting March 8, 2005

ma/fb
February 23, 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 Council 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.