AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
October 11, 2005

I. CALL TO ORDER: NOTE: After the October 11, 2005 meeting, the following Regular Meetings will be held on October 25, 2005 and November 8, 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 October 7, 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.
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VII. PRESENTATIONS:

Paul Reinders, Senior Civil Engineer – Traffic Update

VIII. CONSENT:

a. Minutes – September 13, 2005
b. Baluyut Warehouse. Extension of Approval. AP-03-32 (DR) LS

c. Vista Del Mar School Site Acquisition. CB

IX. 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 sub-standard lot at 265 E. 15th Street. The site is zoned RS (Single-Family Residential) District; APN 086-171-007-7.  LS

Contact: Robert Navarro, (925) 439-8168

ACTION:

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.  CB

Contact: Mary Klein, (925) 679-8960

ACTION:

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.  KS

Contact: Stan Davis, (925) 432-4712

ACTION:
X. CONTINUED PUBLIC HEARING:

ITEM 4: Mariner Walk Residential Development. AP-04-26. (Sub 8869, DR)
Application by Donald Reber of The Olson Company requesting: 1) approval of a vesting tentative map in order to subdivide an 18.7-acre site to create a 3.1-acre parcel for the Delta Diablo Sanitation District pump station, a 3.45-acre public park site, and to create a clustered single-family development of 123 units with public roads, and a 0.95-acre privately-maintained linear Parkway; and 2) design review approval of architectural floor plans and elevations for the proposed single-family houses to be built within the project. The property is partially developed with a five-acre park and is located west of Herb White Way and north of West Eighth Street; APNs 085-130-006, 185-143-001 through -006, 085-142-001 through -006, 085-141-002 through -005, 085-141-009 and 085-141-007. DH

Contact: Donald Reber, (925) 252-1050

ACTION:

XI. COMMISSION CONSIDERATIONS:

ITEM 5: Pittsburg Commerce Master Sign Program
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 area (208 sq. ft.) to exceed the maximum allowable parcel sign area (200 sq. ft.). The site is zoned IP-O (Industrial Park with a Limited Overlay) District (Ordinance No. 04-1214): APN 085-280-008. KS

Contact: Robert Rogers, (707) 642-2233

ACTION:

XII. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve project at staff level):
   a. U-Haul Freestanding Sign. AP-05-244 (AD) LS

2. The meeting of September 27, 2005 was canceled due to a lack of quorum. Included in this packet is a copy of the unofficial incomplete minutes.
XIII. COMMITTEE REPORTS:

XIV. COMMENTS FROM COMMISSIONERS:

XV. ADJOURNMENT: Adjourn to regular meeting October 25, 2005.

ma/fb
October 11, 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.