I. CALL TO ORDER:  
NOTE: After the March 8, 2005 meeting, the following Regular Meetings will be held on April 12, 2005 and April 26, 2005.

II. ROLL CALL:  
Commissioners: 
- Dolojan  ________  
- Garcia ________  
- Gordon ________  
- Ohlson ________  
- Ramirez ________  
- Tumbaga ________  
- Williams ________  

Staff Present:  

III. POSTING OF AGENDA:  
(This Agenda was posted at City Hall on March 4, 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 23, 2005

IX. PUBLIC HEARING:

*ITEM 1: Christenson Recycling at Loveridge Road. AP-04-184 (UP).
Application by Cary Christenson requesting a use permit to establish a large recycling
facility within an existing building located at 1501 Loveridge Road, Building 16, IG
(General Industrial) District; APN 073-230-033.  
Contact: Cary Christenson, (925) 432-9356
ACTION:

*ITEM 2: Hampton Inn. AP-05-186 (RZ, UP & DR)
Application by Natwarbhai Patel requesting: 1) an amendment to the existing 16.2-acre
CS-O (Service Commercial with a Limited Overlay, Ord. No. 02-1193) District, in order
to increase the maximum building height from 36 feet to 55 feet and to amend the
minimum parking requirement for hotel uses; 2) a use permit to operate a hotel; and 3)
design review approval of architectural floor plans and elevations and site improvement
plans in order to construct a four-story, 96-room hotel with a pool, meeting rooms and
an accessory dining area for guests on a vacant, 1.74-acre lot located at 1201 California
Avenue; APN 073-190-027.  
Contact: Natwarbhai Patel, (415) 254-2263
ACTION:

*ITEM 3: Harbor/14th Street Minor Subdivision. AP-04-140 (SUB 678-04/VAR)
Application by Charles Capp of Billecci and Associates, Inc., requesting approval to
subdivide three existing parcels into four parcels for future development of three
detached, single-family homes and future right of way to be dedicated to the City. The
variance is to allow the creation of three substandard lots (4,816 sq. ft., 4,294 sq. ft. and
4,529 sq. ft.), and allow reduced lot widths of 55 ft. on one lot (Parcel B) and 45 ft. on
two lots (Parcels C and D) in an RS (Single-Family Residential) District that requires a
6,000 sq. ft. minimum lot size and 60 foot minimum lot width. The project is located at
the northeast corner of Harb’or Street and East 14th Street. APNs 073-111-020, 021,
030.  

KS
Contact: Charles Capp, (925) 685-4569

ACTION:

X. COMMISSION CONSIDERATIONS:

ITEM 4: Empire Business Park II. AP-03-70 (DR)
Application by Stan Davis requesting design review approval of architectural and site development plans to construct a 326,000 square foot building on a 35.95 acre lot located at 701 Willow Pass Road. The site is zoned IP-O (Industrial Park with a Limited Overlay) District. APN: pending. ND posted: February 5, 2005. KS

Contact: Stan Davis, (408) 947-1000

ACTION:

ITEM 5: Los Medanos Industrial Park II. AP -04-118 (DR). Appeal of Staff Determination
This is an appeal of a staff determination to require a traffic study for an application requesting 1) design review approval of architectural and site development plans to construct four industrial flex buildings totaling 113,142 sq. ft. on six vacant parcels totaling 7.68 acres and 2) variances from the front yard landscaping requirements and property line setbacks (required yards) for accessory structures located at 900 Garcia Avenue and 2103, 2143, and 2144 Kelley Court. The site is zoned IP (Industrial Park) District. APNs: 088-530-004,005 and 006; 088-540-007, 009 and 014. KS

Contact: Doug Messner, (925) 427-3700

ACTION:

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:
XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting April 12, 2005

ma/fb
March 8, 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 ordered to leave the Council Chamber by the Planning Commission Chairperson.