AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
May 10, 2005

I. CALL TO ORDER:

NOTE: After the May 10, 2005 meeting, the following
Regular Meetings will be held on
May 24, 2005 and June 14, 2005.

II. ROLL CALL:

Commissioners: Staff Present:
Dolojan
Garcia
Gordon
Ohlson
Ramirez Excused
Tumbaga
Williams

III. POSTING OF AGENDA:
(This Agenda was posted at City Hall on May 6, 2005.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

VI. COMMENTS FROM AUDIENCE: (For items/issues not listed on the Agenda.)

VII. PRESENTATIONS:

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 – April 26, 2005

IX. COMMISSION CONSIDERATION:

ITEM 1: Pittsburg Medical Center Modifications. AP-05-213 (DR)
This is an application by Jennifer Yang requesting design review approval to construct a new, one-story, 10,071 square foot medical office building and related site improvements on a 0.85 acre site located at the southeast corner of E. Leland Road and Loveridge Road in the CS (Interim Zoning Ordinance – “Best Fit” zone) Zoning District; APN 088-161-013. N1

Contact: Jennifer Young, (408) 245-0319

ACTION:

ITEM 2: Zoning Code Update Study Session. (Zoning Text Amendments – Accessory Dwelling Unit Regulations)
This is a study session to introduce proposed text amendments to the Pittsburg Municipal Code (PMC) Chapters 18.08.140 (Accessory Use Classifications), 18.50.100 through 18.50.120 (Accessory Dwelling Units), 18.32.010 (Zoning Approval), and 18.50.010 (RR, RE, RS, RM, and RH Districts – Land use regulations) to bring the zoning ordinance into compliance with State requirements (Gov. Code 65852.2) and the goals and policies of the General Plan. N1

Contact: Noel Ibalio, (925) 252-4920

ACTION:

Planning Commission request to review building permit plans (under PMC §18.36.310) to install a new customer access door and screen wall along the storefront of an existing commercial building, and to install a refuse enclosure (at the rear of the building) located at 3841 Railroad Avenue, CC (Community Commercial) District; APN 088-072-066.

Contact: Chris Barton, (925) 252-4920

ACTION:
X. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve projects at staff level):
   a. Cingular Antennas at Range Road Tower. AP-05-214 (AD) KS

2. Pending Zoning Administrator Action:
   a. Request for Side Yard Variances. AP-05-218 (VAR) DH
      (St. Vincent de Paul property)

XI. COMMITTEE REPORTS:

XII. COMMENTS FROM COMMISSIONERS:

XIII. ADJOURNMENT: Adjourn to regular meeting May 24, 2005

ma/fb
May 10, 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.