AGENDA
CITY OF PITTSBURG
HISTORIC RESOURCE COMMISSION/
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
December 13, 2005

I. CALL TO ORDER:

II. ROLL CALL:

III. POSTING OF AGENDA:

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

VI. COMMENTS FROM AUDIENCE:

NOTE: After the Joint December 13, 2005 meeting, the following Regular Planning Commission Meetings will be held on January 10, 2006 and January 24, 2006.

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.
HISTORIC RESOURCE COMMISSION BUSINESS

VII. Election of Vice Chair

VIII. STAFF COMMUNICATIONS

IX. COMMENTS FROM COMMISSIONERS – Related to Historic Resource Commission
X. PRESENTATION:

XI. CONSENT:

a. Minutes – November 22, 2005

XII. CONTINUED PUBLIC HEARINGS:

**ITEM 1: Black Diamond Mixed Use Project. AP-05-225 (DR)**

Application filed by A.F. Evans Development (applicant) requesting design review approval, in order to construct a new mixed use development consisting of 195 residential units and approximately 37,855 square feet of commercial space to be located on three downtown blocks of approximately seven (7) acres that are bounded by Fifth Street on the north, Railroad Avenue on the east, Eighth Street on the south and Black Diamond Street on the west. The project site consists of 39 parcels on three city blocks (APN 085-164-001 through 085-164-016, 085-165-002 through 085-165-017, 085-166-003 through 085-166-017).  AM  (Continued from November 22, 2005)

Contact: Alexis Morris, 925-252-4180

**ACTION:** Continue to January 10, 2006

**ITEM 2: Ferguson Enterprises Expansion. AP-05-231 (UP, DR)**

Application by Rebekah Hoffman of John Donaldson Construction on behalf of Ferguson Enterprises requesting a use permit to expand an existing wholesaling and storage business with exterior storage onto an adjoining 2.03 acre site and design review approval of architectural plans to construct a 6,848 square foot metal building located at 2112 Loveridge Road, Business Commercial General Plan land use designation, IP (Industrial Park) "best fit" District; APN 099-240-068.  CB  (Continued from November 22, 2005)

Contact: Rebekah Hoffman, 805-252-0791

**ACTION:**
### ITEM 3: Carnitas Tijuana Restaurant. AP-05-270. (UP)

Application by Pascual Zavala of Carnitas Tijuana, requesting a use permit to establish a self service restaurant within a 2,190 sq. ft. building, located in an existing shopping center at 2193 Railroad Avenue. The site is zoned CC (Community Commercial) District; APN 088-183-008.  

Contact: Pascual Zavala, 928-584-9298

### ACTION:

### ITEM 4: Faith Worship Center – 2170 Harbor St. AP-05-264 (UP, DR, SR)

Application by Anthony Blackman of Faith Worship Center Ministries requesting 1) a use permit to establish a religious assembly use, 2) design review approval for a 17,500 square foot new Church building and 3) a sign request to install a freestanding sign on a 1.8 acre undeveloped site at 2170 Harbor Street. The site is zoned IP-O (Industrial Park with Limited Overlay) District. APN 088-183-035.

Contact: Anthony Blackman, 925-427-0976

### ACTION:

### ITEM 5: Discovery Builder’s Sign Exceptions. AP-05-249

Application by Salvatore Evola of Discovery Homes/Seeno Homes requesting approval of sign exceptions to 1) install eight 200 sq. ft. billboards that advertise subdivisions not located within the City of Pittsburg, 2) install one additional off-site 200 sq. ft. billboard to advertise mortgage services offered in Concord, and 3) exceed the maximum (160 sq. ft.) sign area allowed for a permitted off-site billboard for the San Marco Development and the other nine requested billboards located adjacent to State Route 4. There are various sites, zones and APNs.

Contact: Salvatore Evola, 925-671-7711

### ACTION:
ITEM 6: Appeal of Staff Decision – Forrest Memorial Christian Center. AP-98-15

This is an appeal of a staff decision to close Design Review Application file No. DR-98-15 due to its incompleteness and extended inactivity status. APN 086-160-013. MA

Contact: Pastor Forrest, 925-427-4919

ACTION:

XV. STAFF COMMUNICATIONS:

XVI. COMMITTEE REPORTS:

XVII. COMMENTS FROM COMMISSIONERS:

XVIII. ADJOURNMENT: Adjourn to regular meeting January 10, 2006.
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.