AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
August 9, 2005

I. CALL TO ORDER:  

NOTE: After the August 9, 2005 meeting, the following Regular Meetings will be held on August 23, 2005 and September 13, 2005.

II. ROLL CALL:  

Commissioners:

Dolojan
Garcia
Harris
Ohlson
Ramirez
Tumbaga
Williams

Staff Present:


III. POSTING OF AGENDA:  (This Agenda was posted at City Hall on August 5, 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 – July 26, 2005

IX. PUBLIC HEARING:

ITEM 1: Chili’s Minor Subdivision. AP-05-229 (MS-678-05)

Application by Jay Torres-Muga of Century Plaza Development Corporation requesting approval of a parcel map to subdivide a 10.26 acre remainder parcel into one 1.68 acre parcel (Parcel ‘A’ - “Chili’s”) and one 8.58 acre designated remainder located at the terminus of Delta Gateway Boulevard (west of an approved Outback Steakhouse restaurant) in a CC (Community Commercial) District; Portion of APN 074-460-029. CB

Contact: Jay Torres-Muga, (925) 671-7711

ACTION:

ITEM 2: Mariner Walk Residential Subdivision. AP-04-126 (GP, RZ, PD Permit, Subdivision 8869, DR)

Application by Donald Reber of the Olson Company requesting: 1) an amendment to the General Plan Land Use Diagram in order to change the designation of five acres currently designated as Park to Downtown Medium Density Residential, and to change 3.8 acres currently designated as Downtown Medium Density Residential to Park and amend the Downtown Element and the Open Space, Youth and Recreation Element to reflect this change accordingly; 2) a rezoning of the 15.6-acre site to PD (Planned Development) District and approval of a P-D permit, 3) approval of a vesting tentative map in order to subdivide the 15.6-acre site for purposes of development of a 3.8-acre public park, a clustered single-family development of 123 units with public roads, and a 1.6-acre privately-maintained linear parkway; and 4) 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: CONTINUED TO AUGUST 23, 2005
ITEM 3:  General Plan Annual Report

This is a public hearing on the City’s annual report identifying its progress in implementing the General Plan.  MA

Contact:   Melissa Ayres, (925) 252-4920

ACTION:

X COMMISSION CONSIDERATIONS:

ITEM 4:  Mazzei Freestanding Sign Exception.  AP-05-209

Application by Matt Mazzei requesting a sign exception to install three freestanding signs (one 47 foot high, and two 36 foot high) in three different locations at the Mazzei Auto Dealership in Century Auto Mall.  The exception would allow 1) all three signs to exceed the maximum allowable height of 15 feet, 2) all three signs to exceed the maximum allowable square footage of 75 square feet per sign, and 3) installation of the 36 foot high sign proposed to be located along the north property line (adjacent to Century Boulevard), which does not have direct access to the site.  The site is zoned CC (Community Commercial) District and is located at 3800 Century Way.  APN 074-090-023.  KS

Contact:   Matt Mazzei, (925) 757-5600

ACTION:

ITEM 5:  Planning Commission Reports to the City Council


Contact:   Melissa Ayres, (925) 252-4920

ACTION:

XI STAFF COMMUNICATIONS:

XII COMMITTEE REPORTS:
XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT:
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.