AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
April 26, 2005

I. CALL TO ORDER: NOTE: After the April 26, 2005 meeting, the following Regular Meetings will be held on May 10, 2005 and May 24, 2005.

II. ROLL CALL:

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

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on April 22, 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 – April 12, 2005

IX. PUBLIC HEARING:

*ITEM 1: Outback Steakhouse and Sign Exception. AP-05-189 (UP/DR)

Application by Bill Fancher of Fancher Land Development Consultants requesting a use permit to establish a full service restaurant with full-alcohol service and outdoor dining, and design review approval of architectural and site development plans for the construction of a 6,163 square foot restaurant and sign exception for wall sign placement and to install exposed neon wall signs on an undeveloped two-acre portion of a 11.6 acre parcel located on the north side of Delta Gateway Boulevard (North of Circuit City, and West of Krispy Crème Doughnuts), CC (Community Commercial) District; APN 074-460-029 (portion of).

Contact: Bill Fancher, (714) 258-1808

ACTION:

*ITEM 2: K & S Towing at Evola Brothers. 570-588 W. 10th St. AP-05-197. (UP & VA)

Application by Michael Evola requesting approval of 1) a use permit to allow operation of a vehicle storage business (tow yard) and 2) a variance to allow the site to be developed with only 0.5% of the site in landscaping (700 sq. ft.) when 7.0% is required. If approved, the variance would require an amendment to a current use permit established on the site (“Evola Brothers Auto Services. AP-04-84”). The site is located at 50-588 West Tenth Street and is zoned CS-O (Service Commercial with a Limited Overlay) District. APN 085-270-018.

Contact: Michael Evola, (925) 584-4100

ACTION:
X. COMMISSION CONSIDERATIONS:


Application by Michael Evola requesting approval of a sign exception allowing installation on an 85 sq. ft. freestanding sign (25 sq. ft. max. allowed) on a 2.7 acre multi-tenant parcel located at 570-588 West Tenth Street. The site is zoned CS-O (Service Commercial with a Limited Overlay) District. APN 085-270-108. KS

Contact: Michael Evola, (925) 584-4100

ACTION:

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to Regular meeting May 10, 2005
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.