AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
September 14, 2004

I. CALL TO ORDER:

NOTE: After the September 14, 2004 meeting, the following Regular Meetings will be held on September 28, 2004 and October 12, 2004.

II. ROLL CALL:

Commissioners:

Dolojan
Garcia
Gordon
Ohlson
Rarmirez
Tumbaga
Williams

Staff Present:

III. POSTING OF AGENDA:

(This Agenda was posted at City Hall on September 10, 2004.)

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. PC Minutes: July 27, August 10 and August 24, 2004

IX. PUBLIC HEARINGS:

ITEM 1: Amendment to General Plan/General Plan Clean Up.
Continued public hearing on a City initiated proposal to amend the General Plan to incorporate needed mapping, formatting and technical changes to document. **DH**

Contact: Dana Hoggatt, (925) 252-4920

ACTION:

ITEM 2: Willow Brook Residential subdivision. AP-03-79 (PD/RZ, SUBD. 8810 & DR)
Public hearing on an application by Dan Boatwright of Castle Companies requesting rezoning of 7.39 acres from IL (Limited Industrial) District to PD (Planned Development) District, and approval of a vesting tentative map, and architectural plans in order to construct 60 single-family detached houses on lots ranging in size from 3,590 to 5,360 square feet. The property is currently used for vehicle storage and is located at 1055 North Parkside Drive; APNs 086-020-017, 086-020-018, 086-020-019 and 086-020-020. **DH**

Contact: Dan Boatwright; (925) 328-1000

ACTION:

ITEM 3: Union 76 at Railroad Avenue (Amendment to UP-94-14). AP-04-127 (UP)
Public hearing on application by Gary Gustafson requesting an amendment to Use Permit No. UP-94-14 to: 1) change the hours of operation from 6:00 a.m. to 10:00 p.m. to 6:00 a.m. to 12:00 a.m.; 2) change the allowable container size for beer and wine from 40 ounces to 22 ounces; and 3) not require a security guard onsite during business hours. The service station is located at 2150 Railroad Avenue, CC (Community Commercial) District; APN 087-030-032. **CB**

Contact: Gary Gustafson, (415) 252-4814

ACTION:
*ITEM 4:  General Plan Compliance Report.
Public hearing on the City’s annual report identifying its progress in implementing the General Plan.  

Contact:  Noel Ibalio, (925) 252-4920

ACTION:

X.  COMMISSION CONSIDERATIONS:

ITEM 5:  Baluyut Warehouse – E. 10th Street.  AP-03-32. (DR)
Application by Ovette Baluyut requesting Design Review approval to construct a 6,732 square foot mixed use building with office/warehouse on the ground floor and three residential units on the second floor.  The site is 0.26 acres in size and is located on the southeastern corner of the 10th and Solari Street. The site is in the Service Commercial General Plan Land Use Classification and Zoning Designation, APN 085-184-001 and 085-184-002.  

Contact:  Ovette Baluyut, (925) 754-4782

ACTION:

ITEM 6:  Planning Commission Bylaws.
Review and consideration of new Bylaws for the Planning Commission to be submitted for review and approval by the City Council by October 1, 2004.  

Contact:  Melissa Ayres, (925) 252-4920

ACTION:

XI.  STAFF COMMUNICATIONS:

XII.  COMMITTEE REPORTS:

XIII.  COMMENTS FROM COMMISSIONERS:
XIV. **ADJOURNMENT:** Adjourn to regular meeting September 28, 2004.
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.