CALL TO ORDER:

NOTE: After the December 14, 2004 meeting, the following Regular Meetings will be held on January 11, 2005 and January 25, 2005.

ROLL CALL:

Commissioners:

Dolojan
Garcia
Gordon
Ohlson
Ramirez
Tumbaga
Williams

Staff Present:

POSTING OF AGENDA:
(This Agenda was posted at City Hall on December 10, 2004.)

PLEDGE OF ALLEGIANCE:

DELETIONS/WITHDRAWALS/CONTINUANCES:

PUBLIC COMMENTS: (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. Planning Commission Minutes October 26, 2004

IX. PUBLIC HEARINGS:

*ITEM 1: First Memories Family Day Care. AP-04-159 (UP).
This is a public hearing filed by Karen Zavala for an application requesting a use permit to establish a large family day care located at 3750 Roundhill Drive. The property is in an RS district, APN 088-322-007-1.  JP

Contact: Karen Zavala, (925) 252-1485

ACTION:

*ITEM 2: Delta Gateway Multi-Tenant Building Planting Area Variance. AP-03-58 (VA)
This is a public hearing on a request for requesting approval of an exception to minimum planting area requirements for site development plans to construct a 9,100 square foot multi-tenant building (approved by Planning Commission on October 12, 2004) located at 4400 and 4428 Delta Gateway Boulevard (Century Plaza II), CC (Community Commercial) District; APNs 074-460-025, 026.  CB

Contact: Timothy Seiler, (925) 427-3700

ACTION:

*ITEM 3: Affinito Single Family Home. AP-04-189 (UP)
This is a public hearing on a request for 1) a use permit to construct a 1,930 sq. ft. two-story home (350 sq. foot garage included) on a substandard vacant lot (4,547 sq. ft.) and 2) a variance to allow the second story (780 sq. ft.) of the home to exceed 50 percent of the total ground floor square footage (1,145 sq. ft.) of the structure, and variation from the required front, side and rear required yards. The project is located on the west side of Crestview Avenue, northeast of West Leland Road. The site is zoned RS (Single-Family Residential) District. APN: 087-042-016.  KS

Contact: Alfred A. Affinito, (925) 432-2542

ACTION:
*ITEM 4: Starbucks - Buchanan Road. AP-04-150 (UP/DR)

This is a public hearing on a request for a use permit and design review approval to construct a 2,970 square foot “take out and drive through restaurant” at 1335 Buchanan Road. The site is zoned CN (Neighborhood Commercial) District; APN 088-460-001. **NI**

Contact: Dan Goalwin, (425) 251-6222

ACTION:

X. COMMISSION CONSIDERATIONS:

**ITEM 5: Tenth & Railroad Mixed Use Project. AP-04-177. (DR)**

Proposal by the City of Pittsburg to construct a 36,000 square foot, three-story mixed-use building consisting of approximately 8,100 square feet of ground floor commercial space and 28 one- and two-bedroom multifamily units on the second and third floors, with 32 grade-level parking spaces on a 27,000 square foot site. The property located at 985 Railroad Avenue and 916 Cumberland St. on the north side of East Tenth Street between Railroad Avenue and Cumberland Street; Downtown Commercial General Plan Uses designation; APN 085-195-005, 006 and 007. **RJ**

Contact: Randy Jerome, (925) 252-4850

ACTION:

XI. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve projects at staff level):

   a. Bell Gas Fuel Island Canopy. AP-04-183 (DR) **CB**
   b. Beacon Service Station. AP-04-182 (AD) **KS**

XII. COMMITTEE REPORTS:
XIII. COMMISSIONER COMMENTS:

XIV. ADJOURNMENT: Adjourn to regular meeting January 11, 2005.

ma/fb
December 14, 2004 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.