AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
January 27, 2004

I. CALL TO ORDER:

NOTE: After the January 27, 2004 meeting, the following
Regular Meetings will be held on
February 10, 2004 and

II. ROLL CALL:

Commissioners: Staff Present:
Dolojan
Garcia
Tumbaga
Harris
Kelley
Leonard
Ramirez

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on January 23, 2004.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

VI. COMMENTS FROM AUDIENCE: (For items/issues not listed on the Agenda.)

VII. PRESENTATIONS:

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.
VIII. CONSENT:

a. PC Minutes December 23, 2003

IX. PUBLIC HEARINGS:


This is an application by John Stremel, Bailey Estates LLC, requesting that the City certify the Environmental Impact Report for the project and prezone to RS (Single-Family Residential) District a 122-acre property located on the west side of Bailey Road at the southern edge of the City, in order to annex the property to the City’s municipal boundary, sphere of influence and water and sewer service provider districts, and to allow a 319-unit single-family residential development with public roads and private open space; APN 097-230-005. DH

Contact: John Stremel, (800) 745-8979

ACTION:

*ITEM 2: First Baptist Church. UP-02-22 & DR-02-45.

Application by Wendi Sue of Sue Associates requesting 1) a use permit to operate a church with an ancillary social hall, meeting rooms, choir room, and other church related activities, and 2) design review approval of architectural and site development plans to construct a 26,400 sq. ft. building on a vacant (approximately 4.00 acre) lot located at 550 West Tenth Street. The zone is CS-O (Service Commercial with a Limited Overlay); APN 085-270-026. CEQA status: IS/MND. KS

Contact: Wendi Sue, (510) 834-2400

ACTION:

*ITEM 3: Moore Auto Repair. UP-02-26 & DR-02-34.

Application by Patrick Moore requesting: 1) a use permit to establish an auto body repair business, and 2) design review approval of architectural and site development plans to construct two 2,090 square foot buildings on two adjacent undeveloped parcels, each with an area of 0.14 acres and 0.13 acres, located at 1230 Solari Street and 395 Central Avenue (respectively), Service Commercial General Plan land use designation; APNs 086-131-009 and 086-131-010. DH

Contact: Patrick Moore,

ACTION: Continue to February 10, 2004
X. COMMISSION CONSIDERATIONS:

XI. STAFF COMMUNICATIONS:

Notice of Intent to Exercise Design Review Authority Delegated to Staff
a. Shell Gas Station Remodel at 3737 Railroad Avenue. AP-03-38 (DR).
b. Shell Gas Station Remodel at 2253 Loveridge Road. AP-03-39 (DR).

XIII. COMMITTEE REPORTS:

XIV. COMMENTS FROM COMMISSIONERS:

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.