AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
March 23, 2004

I. CALL TO ORDER: 

NOTE: After the March 23, 2003 meeting, the following Regular Meetings will be held on April 13, 2004 and April 27, 2004.

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 March 19, 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:

a. Engineering Department Quarterly Presentation –
   Paul Reinders, Transportation Division

VIII. CONSENT:

a. Planning Commission Minutes March 9, 2004

IX. PUBLIC HEARINGS:

*ITEM 1:  GOMEZ BROTHERS AUTO CENTER SOUTH. AP-03-37 (UP, VA, DR).

Public hearing on an application for 1) a use permit to allow automotive repair and to allow development of a substandard lot; 2) variances to reduce the minimum required front yard landscaping from 25 feet to 0 feet, to reduce minimum site landscaping from 10 percent to six percent, to reduce the minimum side and rear yards from 10 feet to 0 feet, and to increase the maximum lot coverage from 40 percent to 48 percent; and 3) design review approval of freestanding sign plans, and architectural and site development plans to construct two new buildings (3,502 square feet and 3,304 square feet in size) for automotive repair use on an undeveloped 0.32-acre property located at 2171 Piedmont Way, IP (Industrial Park) District; APN 088-240-064. DH

Contact: Robert Gomez, (925) 432-4294

ACTION:

*ITEM 2:  FORT KNOX. AP-04-93 (UP).

Public hearing on an application for a use permit to operate a U-Haul truck rental business in conjunction with a self storage facility at 3865 Railroad Avenue in the C-O-O (Commercial Office w/Overlay) District; APN 088-072-062 and 088-072-065. NI

Contact: John Compagna, (925) 935-3200

ACTION:
**ITEM 3: Bashir’s Auto Sales & Storage. AP-04-104 (UP) and DR-02-44.**

Public hearing on an application for a Use Permit to establish an auto storage and ancillary automobile sales use and sales office structure on a substandard lot located at 1000 Harbor Street. The applicant is also requesting Design Review approval of the new structure, new fencing, landscaping, signage, and pavement/striping proposed to the property to facilitate the use. The property is zoned IL (Limited Industrial) District; APN 073-060-007.  

Contact: Bashir Rahimi, (415) 724-1008

ACTION: 

X. COMMISSION CONSIDERATIONS:

**ITEM 4: Meat Market at 3819 Railroad Avenue. AP-03-15 (DR).**

This is a request for design review approval of architectural plans for the construction of a 1,540 square foot building addition, exterior building modifications and on-site improvements to convert an existing multi-tenant building into a specialty food market at 3819 Railroad Avenue, CC (Community Commercial) District; APN 088-092-065.  

Contact: Rafael Cervantes, (925) 813-0530

ACTION: 

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting April 13, 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.