AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
February 10, 2004

I. CALL TO ORDER:

NOTE: After the February 10, 2004 meeting, the following Regular Meetings will be held on February 24, 2004 and March 9, 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 February 6, 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.
PLANNING COMMISSION AGENDA
February 10, 2004
Page 2

VII. PRESENTATIONS:

VIII. CONSENT:

a. PC Minutes January 27, 2004

IX. PUBLIC HEARINGS:

ITEM 1: Moore Auto Repair. UP-02-26 and DR-02-34.
Public hearing on an 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

(Continued from January 27, 2004)

Contact: Patrick Moore, (925) 473-3273

ACTION:

ITEM 2: Ho Residence. AP-03-68 (UP).
Public hearing on an application by Chaung Dai Ho requesting a use permit for construction of a 345 square foot ground floor and 718 square foot second story addition to an existing 1,481 square foot home located on a sub-standard lot at 3374 Cecilia Way, RS (Single Family Residential) District; APN: 087-054-011. CB

Contact: Chaung Dai Ho, (415) 860-4767

ACTION:

ITEM 3: Evola Brothers Auto Services. AP-04-84 (UP).
Public hearing on an application by Michael Evola requesting a use permit to allow major vehicle/equipment repair within two existing buildings on a 2.7 acre site at 580, 582, 584, 586 and 588 West Tenth Street, CS (Service Commercial) zone; APN 085-270-018. CB

Contact: Michael Evola, (925) 584-4700

ACTION:
ITEM 4:  LA Superior Market.  AP-03-71 (UP),
Public hearing on an application by Robert Berger requesting approval of a use permit to establish a grocery store in an existing 26,000 square feet building in the Pittsburg Towne Center shopping center located at 2941 Railroad Avenue. The site is zoned CC (Community Commercial). APN: 088-121-031. NI

Contact: Robert Berger, (650) 348-7637

ACTION:

ITEM 5:  Fort Knox – UP-98-10 (Revocation Hearing)
Public hearing to determine whether Use Permit No. 98-10 allowing the establishment of a self-storage facility at 3865 Railroad Avenue (formerly 3807 and 3833 Shopping Heights Lane) shall be revoked. NI

Contact: Noel Ibalio, (925) 252-4920

ACTION:

ITEM 6:  Vista Del Mar Scoping Session (AP No. 03-33)
Public scoping session for the Environmental Impact Report for the Vista Del Mar development project. The scoping session is intended to obtain comments from responsible and trustee agencies that are pertinent to environmental issues to be identified in the Environmental Impact Report. NI

Contact: Noel Ibalio, (25) 252-4920

ACTION:

X.  COMMISSION CONSIDERATIONS:

XI.  STAFF COMMUNICATIONS:

Notice of Intent to Exercise Design Review Authority Delegated to Staff
b. Winter Chevrolet Freestanding Sign. AP-04-88 (DR)
XIII. COMMITTEE REPORTS:

XIV. COMMENTS FROM COMMISSIONERS:

XV. ADJOURNMENT: Adjourn to regular meeting February 24, 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.