AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
January 8, 2002

I. CALL TO ORDER:

NOTE: After the January 8, 2002 meeting, the following Regular Meetings will be held on January 29, 2002 and February 12, 2002.

II. ROLL CALL:

Commissioners:

   Garcia ________
   Glynn ________
   Harris ________
   Holmes ________
   Kelley ________
   Leonard ________
   Valentine ________

Staff Present:

III. POSTING OF AGENDA:
   (This Agenda was posted at City Hall on January 4, 2001.)

IV. PLEDGE OF ALLEGIANCE:

V. MINUTES: December 11, 2001

VI. DELETIONS/WITHDRAWALS:

*Item Held As A Public Hearing.
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 written notice of the appeal must be filed within this period with the City Planner, City Hall. This notice 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. COMMENTS FROM AUDIENCE: (For items/issues not listed on the Agenda.)

VIII. PRESENTATIONS:

IX. PUBLIC HEARING:


Application by Tom Oley of In-N-Out Burger requesting a use permit to operate a self-service restaurant with drive-through service, and design review approval of a freestanding sign, four wall signs, and architectural and site development plans for the construction of a 3,220 square foot restaurant on an undeveloped 1.0-acre parcel located at 4550 Delta Gateway Boulevard (Century Plaza II), CC (Community Commercial) zone; APN 074-460-020. CEQA Status: Exempt. CBB

Contact: Tom Oley, 783-4328

ACTION:

*ITEM 2: Petsport USA. RZ-01-01, UP-01-18 & ZA-01-03.

Applications by Peter Hass requesting approval of a rezoning of 1.2 acres from RM (Medium-Density Residential) to CS-O (Service Commercial with limited Overlay) conditionally permitting Limited Manufacturing; a use permit to allow the assembly, warehousing and distribution of hats and dog toys; and an exception to fence height regulations to allow construction of a six-foot tall wrought iron fence within the required front yard setback on a developed site located at 1160 Railroad Avenue; APN 086-122-029. CEQA Status: Exempt. KS

Contact: Peter Hass, 439-9243 Ext. 22

ACTION:
**ITEM 3: Church of the Living God. UP-01-28 & VA-01-03.**
Applications by David Donahue of the Church of the Living God requesting a use permit to allow Religious Assembly use in an existing 2,942 square foot building (former St. Dionysios Greek Orthodox Church) on a 0.15-acre parcel, and a variance to allow fewer than the minimum number of on-site parking spaces required for the proposed Religious Assembly use located at 1107 Harbor Street, RS-O (Single-Family Residential with a Limited Overlay) zone; APN 073-073-012. CEQA Status: Exempt. DH

Contact: David Donahue, 366-6171

ACTION:

**ITEM 4: Shiloh Missionary Baptist Church. UP-01-29.**
Application by Kenneth Mason of Shiloh Missionary Baptist Church requesting a use permit to allow Religious Assembly use in an existing 3,051 square foot building (former St. Dionysios Church recreation hall) on a 0.2-acre parcel located at 1105 Harbor Street, RS-O (Single-Family Residential with a Limited Overlay) zone; APN 073-073-013. DH

Contact: Kenneth Mason, 431-0444

ACTION:

**ITEM 5: Miller Office/Apartment Building. VA-01-04 & DR-01-48.**
Application by Jim and Jean Miller of James Miller and Associates requesting design review approval of architectural, site development, elevation, and landscaping plans to construct a two-story, 3636 square foot office/apartment building on a vacant 5,179 square foot site, and a variance for Downtown Specific Plan parking requirements at 158 East Sixth Street, DSP (Downtown Specific Plan) Area IA; APN 085-171-013. CBB

Contact: Jim & Jean Miller, 427-7490

ACTION:
*ITEM 6: Dow Sulfuryl Flouride Facility Replacement. VA-01-05 & DR-01-57.*

Application by John Sakamoto of Eichleay Engineers, Inc. for a variance to construct a 125 foot high chemical processing facility, which exceeds the maximum height allowance of 95 feet for such structures in a general industrial zone, and a design review approval of architectural and elevation plans to construct a 4,500 sq. ft. (footprint), 125 foot high Sulfuryl Fluoride chemical processing facility at 901 Loveridge Road (Dow Chemical), IG (General Industrial) zone; APN 073-220-037.  

Contact: John Sakamoto, 363-3152

ACTION:

X. **STAFF COMMUNICATIONS:**

XI. **GENERAL PLAN UPDATE REPORT:**

XII. **ZONING ADMINISTRATOR REPORT:**

XIII. **COMMITTEE REPORTS:**

XIV. **COMMENTS FROM COMMISSIONERS:**

XV. **ADJOURNMENT:** Adjourn to regular meeting January 29, 2001.

RJ/fb
January 8, 2002 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 HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. 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. Use may request the sound amplifier from the Planning Commissioner’s Secretary for personal use during the Commission meetings. If you need special assistance to participate in this meeting, please contact the Planning Commissioner’s Secretary at 252-4920. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)