AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
May 28, 2002

I. CALL TO ORDER:

NOTE: After the May 28, 2002 meeting, the following Regular Meetings will be held on June 11, 2002 and June 25, 2002.

II. ROLL CALL:

Commissioners:

Garcia   ________
Glynn   ________
Harris   ________
Holmes   ________
Kelley    ________
Leonard  ________
Ramirez   ________

Staff Present:

III. POSTING OF AGENDA:  (This Agenda was posted at City Hall on May 24, 2002.)

IV. PLEDGE OF ALLEGIANCE:

V. MINUTES:

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.
ITEM 1: Loveridge Center (Mill Creek) Pylon Sign. DR-02-05.
Application by John Tomasello of Mill Creek Development, LLC, requesting design review approval and a sign exception for height, sign area, and off-site location for a freestanding pylon sign identifying a six-lot commercial subdivision located north of California Avenue and west of Loveridge Road, CS-O (Service Commercial with a Limited Overlay) zone; APN 073-190-017. DH (Continued from May 14, 2002)
Contact: John Tomasello, 560-0824
ACTION: Continue to June 11, 2002

ITEM 2: East Street Estates Extension of Approval of Subd. 9409.
Application by Norm Dyer, Loving & Campos Architects, Inc., for an extension of Resolution No. 9167, which approved a subdivision of a 0.63-acre parcel into eight single-family residential lots ranging in size from 3,377 to 3,680 square feet. The requested extension will provide that the vesting tentative map for the project remain valid for up to an additional five years. The site had been occupied by the recently demolished Veterans Building located between East Eighth Street and East Ninth Street on the east side of East Street, Downtown Low Density Residential land use designation; APN 085-186-016. DH
Contact: Norm Dyer, 944-1626
ACTION:

Request by Ernie Davis, Century Plaza Development Corporation, to extend the approval of DR-01-14 for an 80-foot high pylon sign for the Century Plaza Auto Mall located south of Century Boulevard adjacent to State Route 4, CC (Community Commercial) zone, APN 074-090-010. CTB
Contact: Ernie Davis, 426-3700
ACTION:
X. PUBLIC HEARINGS:

*ITEM 4: Willow Heights Residential Subdivision. (Stanley Works) RZ-01-03, DR-01-42 & Subd. 8605.

Applications by Vince Fletcher of Schuler Homes of California, Inc., to amend the zoning map for approximately 17.18 acres from RS (Single-Family Residential) to PD (Planned Development), and request approval of PD Plan and a tentative map for a 119-lot single-family residential subdivision and for design review approval of architectural plans for house plans and landscaping on the portion of the Stanley Works site located between North Parkside Drive on the north, West Seventeenth Street on the south and between Andrew Avenue on the east and the River Run residential subdivision on the west; APN 086-020-012. **CTB**

Contact: Vince Fletcher, 603-9484

ACTION:

*ITEM 5: American Auto Body. UP-02-05.

Application by Tom Ksenzulak of American Auto Body requesting approval of a use permit to allow auto body repair in an existing 7,680 square foot building located at 120 Bliss Avenue, CS (Service Commercial) zone; APN 088-171-005. **KS**

Contact: Tom Ksenzulak, 432-9910

ACTION:

*ITEM 6: D & T Specialties. UP-02-07.

Application by Tom and Dennis Mashburn requesting a use permit to allow an automobile, boat and furniture upholstery shop in a 1,750 square foot space located at 510 Garcia Avenue, Suite G, IP-O (Industrial Park with a Limited Overlay) zone; APN 088-183-040. **GH**

Contact: Tom and Dennis Mashburn, 380-2924

ACTION:
ITEM 7: Taco Bell/Pizza Hut. UP-02-10 & DR-02-09.

Application by Sergio Casanova of Vincent Murphy Inc. requesting a use permit to operate a self-service restaurant with drive-through service, and design review approval of architectural and site development plans for the construction of a 2,917 square foot restaurant on an undeveloped 0.73-acre parcel located at 4470 Century Boulevard (Century Plaza II), CC (Community Commercial) zone; APN 074-460-023. CBB

Contact: Sergio Casanova, (415) 451-2500

ACTION:

ITEM 8: Palace Lounge. UP-02-08 & RZ-02-06.

Application by Lonell Nolen requesting approval of a rezoning of 0.4 acres to CC-O (Community Commercial with a Limited Overlay) and a use permit to allow a tavern including full alcohol service with appetizers and live entertainment in a 3,500 square foot space in an existing building located at 985 Railroad Avenue; APN 085-195-007. DH

Contact: Lonell Nolen, 432-4836

ACTION:

XI. STAFF COMMUNICATIONS:
1. Empire Business Park (701 Willow Pass Rd). AD-02-06. KS

XII. GENERAL PLAN UPDATE REPORT:

XIII. ZONING ADMINISTRATOR REPORT:
XIV.  COMMITTEE REPORTS:

XV.  COMMENTS FROM COMMISSIONERS:

XVI.  ADJOURNMENT:  Adjourn to regular meeting June 11, 2002.

RJ/fb
May 28, 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. You 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)