I. CALL TO ORDER:

NOTE: After the December 23, 2003 meeting, the following Regular Meetings will be held on January 13, 2004 and January 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 January 9, 2003.)

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:

None

VIII. CONSENT:

a. PC Minutes December 9, 2003
b. Firestation 84, UP-02-20 & DR-02-29, Request for Extension of Time

IX. PUBLIC HEARINGS:

ITEM 1: 7 Star Neighborhood Market. AP-03-66 (UP)

Public hearing on an application by Teresita N. Del Rosario requesting Planning Commission approval of a use permit to operate a neighborhood food market with sale of beer and wine for off-site consumption located at 315 Railroad Avenue. The site is designated Downtown Commercial in the General Plan. APN: 085-108-001. CEQA Status: Exempt (Class 1, Existing Facilities). KS

Contact: Teresita N. Del Rosario, (925) 427-2303

ACTION:

ITEM 2: Bailey Estates. RZ-01-04 (RZ/EIR).

Public hearing on an application by John Stremel, Bailey Estates, LLC, requesting that the City prezone 122 acres located on the west side of Bailey Road at the southern edge of the City to RS (Single-Family Residential) and OS (Open Space) districts; APN 097-230-003 and 097-230-004. DH

Contact: John Stremel, (800) 745-8979

ACTION:

X. CONSIDERATION ITEMS:

ITEM 3: Loveridge Center Multi-Tenant Building Sign Program. AP-03-60 (DR)

Application for design review approval of a master retail sign program for a multi-tenant building located in Loveridge Center at 1269 California Avenue, CS-O (Service Commercial with a Limited Overlay) District; APN: 073-190-017 CB (Continued from December 9, 2003) CB

Contact: Charity Bowman, (209) 543-1320

ACTION:
XI. STAFF COMMUNICATIONS:
   a. Presidio Village Senior Apartments - Color Proposal
   b. League of California Cities Conference

XII. COMMITTEE REPORTS:

XIII. 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 Council 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 Commission meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Chairperson.