I. CALL TO ORDER:  

NOTE: After the January 24, 2006 meeting, the following Regular Meetings will be held on February 14, 2006 and February 28, 2006.

II. ROLL CALL:

Commissioners:  

Dolojan  
Garcia  
Harris  
Ohlson  
Ramirez  
Thomas  
Tumbaga

Staff Present:  


III. POSTING OF AGENDA:  

(This Agenda was posted at City Hall on January 20, 2006.)

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:

VIII. CONSENT:


IX. PUBLIC HEARING:

ITEM 1: Black Diamond Mixed Use Project. AP-05-225 (DR)
Continued public hearing on an application filed by A.F. Evans Development (applicant) requesting design review approval, in order to construct a new mixed use development consisting of 195 residential units and approximately 37,855 square feet of commercial space to be located on three downtown blocks of approximately seven (7) acres that are bounded by Fifth Street on the north, Railroad Avenue on the east, Eighth Street on the south and Black Diamond Street on the west. The project site consists of 39 parcels on three city blocks (APN 085-164-001 through 085-164-016, 085-165-002 through 085-165-017, 085-166-003 through 085-166-017). AM

Contact: Alexis Morris, 925-252-4180

ACTION:

ITEM 2: East Leland Subdivision II. AP-05-179 (Subd. 8892)
This is a public hearing on an application by Todd Callahan of KB Homes requesting approval of a tentative map to subdivide six parcels totaling 7.5 acres into a 65 unit small-lot single family residential development with private recreation and open space areas. The site is located on the southwestern and southeastern corners of the East Leland Road/Gladstone Drive intersection. APNs 088-521-020, 021, 022, 046, 047 and 048. KS

Contact: Todd Callahan, 925-750-1750

ACTION:
X. COMMISSION CONSIDERATIONS:

ITEM 3: East Leland Homes Subdivision II. AP-04-179
Application by Todd Callahan, KB Home for design review approval of the proposed home designs and landscape plan for a 7.5 acre, 65 unit single family residential subdivision (East Leland Subdivision II (SUBD 8893)). The site is located on the southwestern and southeastern corners of the East Leland road/Gladstone Drive intersection. The site is zoned PD (Planned Development) District; APNs 088-521-020, 021, 022, 046, 047 and 048. **KS**

Contact: Todd Callahan, 925-750-1750

ACTION:

ITEM 4: Railroad Plaza Multi-tenant Building. AP-05-281 (DR)
Application submitted by Randy G. Baugh, President, Development Consultants, Inc. for design review approval of architectural and site development plans for the construction of a 9,500 square foot multi-tenant commercial building on a 0.80-acre (34,892 square foot) parcel with 41 parking stalls, located at 2120 Railroad Avenue in a CC (Community Commercial) District. APN 087-036-051. **MF**

Contact: Randy G. Baugh, 916-93-0106

ACTION:

ITEM 5: Sky Ranch II Residential Subdivision Draft Environment Impact Report
This is a public meeting for the Commission to provide comments to staff on the Draft Environmental Impact Report (DEIR) prepared for the Sky Ranch II Residential Subdivision project ("project"). The proposed project involves an application filed by Discovery Builders Inc. requesting approval 1) to prezone 163 acres to RS (Single Family Residential) District, 2) of a vesting tentative map to subdivide those 163 acres into 415 residential lots, parcels for a water tank, detention basin and other remainder parcels, and 3) design review approval of proposed homes designs. The proposed project is located approximately one mile southwest of the Somersville Road/Buchanan Road intersection, just south of the existing Highlands Ranch subdivision located in Pittsburg, CA, and just west of the existing Black Diamond Ranch subdivision located in Antioch, CA. APNs 089-050-042 and 067, and portions of Highlands Ranch. **KS**

Contact: Albert Seeno, III, 925-682-6419

ACTION:

XI. STAFF COMMUNICATIONS:
XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting February 14, 2006.

ma/fb
January 24, 2006 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 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 Planning Commission meeting, is a violation of Municipal Code and any person who engages in such conduct can be order to leave the Council Chamber by the Planning Commission Chairperson.