I. CALL TO ORDER: 

NOTE: After the October 25, 2005 meeting, the following Regular Meetings will be held on November 8, 2005 and November 22, 2005.

II. ROLL CALL:

Commissioners: 

Dolojan  
Garcia  
Harris  
Ohlson  
Ramirez  
Tumbaga  
Williams  

Staff Present: 


III. POSTING OF AGENDA: (This Agenda was posted at City Hall on October 21, 2005.)

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:

   a. Minutes – October 11, 2005
   b. Mehran Restaurant. AP-04-178 (UP) - Resolution of Denial

IX. PUBLIC HEARING:

*ITEM 1:   East Leland Subdivision II. AP-04-179 (GP, RZ/PD Plan)
Application by Todd Callahan of KB Homes requesting that 1) the General Plan land
use designation on two vacant sites made up of six parcels totaling 7.5 acres located at
the intersection of East Leland Road and Gladstone Drive be changed from Business
Commercial to Medium Density, and 2) the zoning classification for those same parcels
be changed from CO (Office Commercial) District to PD (Planned Development) District
along with approval of a PD Plan in order to accommodate a 65-unit small lot single
family residential development with private recreation and open space areas. APNs
088-521-020, 021, 022, 046, 047 and 048. KS

Contact:    Todd Callahan, (925) 750-1750

ACTION:

*ITEM 2:   Harbor Park General Plan Amendment. AP-05-223 (GP)
Application by Chris A. Nelson of Pittsburg River Park, LLC, requesting an amendment
to the General Plan Land Use Diagram in order to change the General Plan land use
designations on a 20.5 acre site from Park (approximately 2.3 acres) and Marine
Commercial (approximately 18.2 acres) to Downtown High Density Residential (10.5
acres), Downtown Medium Density Residential (9.0 acres) and Downtown Commercial
(1.0 acres), located at 420 East Third Street (the former Johns Manville property at the
corner of East Third Street and Harbor Street), Park and Marine Commercial General
Plan Land Use Designation; APN: 073-050-001. CB

Contact:    Chris A. Nelson, (415) 243-8162

ACTION:
X COMMISSION CONSIDERATIONS:

ITEM 3: Changed Life Church Freestanding Sign & Exceptions Request.
AP-05-236 (SR)

Application by Keston Huntington of Savage Signs requesting approval to install a 10 foot high internally illuminated freestanding sign with 56 square feet of sign area including an electronic reader board at 1411 East Leland Road. Included in this application is a request for exceptions to sign height and total sign area standards. The site is zoned CC (Community Commercial) District; APN 086-171-007-7.

Contact: Keston Huntington, (925) 484-0444

ACTION:

XI STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve project at staff level):
   a. Cingular Wireless – 355 Central Ave. AP-05-262 (AD)
   b. City Park Recreation Building – 60 Civic Avenue

XII COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting November 8, 2005.
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.