AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
November 8, 2005

I. CALL TO ORDER:       NOTE: After the November 8, 2005 meeting, the following Regular Meetings will be held on November 22, 2005 and December 13, 2005.

II. ROLL CALL:

Commissioners: Staff Present:

Dolojan ________
Garcia ________
Harris ________
Ohlson ________
Ramirez ________
Tumbaga ________
Williams ________

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on November 4, 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.
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VII. PRESENTATIONS:

VIII. CONSENT:

a. Minutes – October 25, 2005

IX. PUBLIC HEARING:

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.  
Contact: Todd Callahan, (925) 750-1750

ACTION:

ITEM 2: Black Diamond Mixed Use Project. AP-05-225 (GP/RZ, PD PERMIT)
This is an application filed by A.F. Evans Development (applicant) requesting to amend the General Plan and zoning designations governing 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, in order to accommodate a new mixed use development consisting of 195 residential units and approximately 37,855 square feet of commercial space. Requested entitlements include: 1) an amendment to the General Plan Land Use Diagram in order to change the designation of the three blocks from Downtown Medium Density Residential, Downtown Commercial, Public/Institutional and Park to a new Downtown Mixed Use designation; 2) additional general plan amendments, as necessary, to other portions of the Land Use Element, Downtown Element, Open Space, Youth and Recreation Element, and Cultural Resources Element to reflect the new Mixed Use Designation and the intended development; 3) rezoning of the three blocks to PD (Planned Development) District; and 4) approval of a PD plan. 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).  
Contact: Alexis Morris, (925) 252-4810

ACTION:
ITEM 3:  Zoning Ordinance Amendments
This is a City-initiated project to amend Title 18 (Zoning Ordinance) and Title 9 (Public Peace, Safety and Morals) of the Pittsburg Municipal Code in order to integrate the provisions of the Interim Zoning Ordinance (Ord. No. 04-1215) into the Municipal Code and effect other minor changes to rules and regulations affecting the processing and establishment of new development/businesses within the City. This project includes minor administrative changes to Title 17 (Subdivision Ordinance) and Title 19 (Sign Ordinance) in order to correspond to the text of Title 18.  DH

Contact:  Dana Hoggatt, (925) 252-4920

ACTION:

XI  STAFF COMMUNICATIONS:

XII  COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT:  Adjourn to regular meeting November 22, 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 ordered to leave the Council Chamber by the Planning Commission Chairperson.