I. CALL TO ORDER:         NOTE: After the June 28, 2005 meeting, the following Regular Meetings will be held on July 12, 2005 and July 26, 2005.

II. ROLL CALL:

Commissioners:                      Staff Present:
Dolojan    ________
Garcia     ________
Gordon     ________
Ohlson     ________
Ramirez    ________
Tumbaga    ________
Williams   ________

III. POSTING OF AGENDA:   (This Agenda was posted at City Hall on June 24, 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.
PLANNING COMMISSION AGENDA
June 28, 2005
Page 2

VII. PRESENTATIONS:

Capital Improvement Project Update – Ron Nevels/Engineering Department
Projects currently being designed or under construction.

VIII. CONSENT:

a. Minutes – June 14, 2005

IX. CONTINUED PUBLIC HEARING:

*ITEM 1: RK Sunrise Inn. AP-05-200 (UP & DR)
Continued public hearing on an application for a use permit and design review approval
to construct a 39 room motel on a 0.7 acre vacant parcel located on the northeast
corner of Leland Road and Harbor Street (Auto Zone property). The site is zoned CC
(Community Commercial) District; APN 088-650-060. Nl
Contact: Bobby Newman, (510) 654-6750
ACTION:

X. COMMISSION CONSIDERATIONS:

ITEM 2: Bailey Estates Model Homes. AP-05-190 (DR).
Application for design review approval of architectural plans for six residential models,
each with three unique façade elevations, to be built throughout the 249-unit Bailey
Estates development. The property is located west of Bailey Road and north of the
southerly City limits. It is zoned RS (Single-Family Residential) District; APN 097-230-
005. DH
Contact: John Stremel, (510) 604-0616
ACTION:

ITEM 3: Vista Del Mar Design Review. AP-03-33 (DR)
Application by William Lyon Homes requesting design review approval to construct 521
single family residential homes, install front yard landscaping on all residential lots, and
install landscape improvements at the project entrance on a 293 acre site, commonly
known as the Alves Ranch site, south of the proposed West Leland Road Extension, for
the Vista Del Mar development. APN 097-160-013, 097-160-014, 097-160-015, 097-
160-047, 097-180-004. Nl
Contact: Doug Eikenbary, (925) 543-5566
ACTION:
ITEM 4: Pittsburg Marina Bed and Breakfast. AP-05-220 (DR)
Application by the City of Pittsburg Redevelopment Agency, requesting Design Review to construct an eight room, three-story bed and breakfast inn with a dining room and a library 51 Marina Boulevard, in the Marine Commercial Zoning District/General Plan Land Use Classification. APN 085-071-040. NI
Contact: Ursula Luna, (925) 252-4180
ACTION:

XI STAFF COMMUNICATIONS:

XII COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT:
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.