AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
August 23, 2005

I. CALL TO ORDER:

NOTE: After the August 23, 2005 meeting, the following Regular Meetings will be held on September 13, 2005 and September 27, 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 August 19, 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 – August 9, 2005

IX. CONTINUED PUBLIC HEARING:

*ITEM 1:  Rege Trucking Yard. AP-03-27 (UP)

   Continued public hearing on an application by David and Kathryn Rege requesting a use permit to establish a construction material hauling/demolition contractor yard on a five acre site located on the north side of Avila Road (northeast of Majestic Pool and landscape), OS-O (Open Space with a Limited Overlay) District; APN 097-140-014.

   Contact:  David & Kathryn Rege, (925) 798-6037

   ACTION:

*ITEM 2:  Mariner Walk Residential Subdivision. AP-04-126 (GP, RZ, PD Permit, Subdivision 8869, DR)

   Application by Donald Reber of the Olson Company requesting: 1) an amendment to the General Plan Land Use Diagram in order to change the designation of five acres currently designated as Park to Downtown Medium Density Residential, to change 3.8 acres currently designated as Downtown Medium Density Residential to Park, to change 1.1 acres currently designated Downtown Low Density Residential to Medium Density Residential, and to change 0.6 acres currently designated Downtown Low Density Residential to Park, and to amend the Downtown Element and the Open Space, Youth and Recreation Element to reflect this change accordingly; 2) a rezoning of 15.6 acres to PD (Planned Development) District and approval of a PD Permit; 3) approval of a vesting tentative map in order to subdivide 15.6 acres of the 18.7-acre site for purposes of development of a 3.45-acre public park, a clustered single-family development of 123 units with public roads, and a 0.95-acre privately-maintained linear parkway; and 4) design review approval of architectural floor plans and elevations for the proposed single-family houses to be built within the project. The property is partially developed with a five-acre park and is located west of Herb White Way and north of West Eighth Street; APNs 085-130-006, 185-143-001 through -006, 085-142-001 through -006, 085-141-002 through -005, 085-141-009 and 085-141-007.

   Contact:  Donald Reber, (925) 252-1050

   ACTION:
X COMMISSION CONSIDERATIONS:

1. Notice of Intent (to review/approve projects at staff level):
   a. Fence Exception at 1247 Pine Street. AP-05-221 (ZA). CM

XI STAFF COMMUNICATIONS:

XII COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT:

ma/fb
August 23, 2005 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 ordered to leave the Council Chamber by the Planning Commission Chairperson.