AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
September 28, 2004

I. CALL TO ORDER:

NOTE: After the September 28, 2004 meeting, the following
Regular Meetings will be held on
October 12, 2004 and

II. ROLL CALL:

Commissioners:

Dolojan  ________
Garcia   ________
Gordon  ________
Ohlson  ________
Rarmirez ________
Tumbaga  ________
Williams  __Excused__

Staff Present:

III. POSTING OF AGENDA:

(This Agenda was posted at City Hall on September 24, 2004.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

VI. COMMENTS FROM AUDIENCE:

(For items/issues not listed on the Agenda.)

VII. PRESENTATIONS:

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.
VIII. CONSENT:

b. Empire Business Park Master Sign Program. KS
c. Stoneman Plaza Freestanding Sign and Sign Exception. AP-04-128. CB

IX. PUBLIC HEARINGS:

ITEM 1: Hunter Paine Expansion. AP-04-129. (UP)
Public hearing on an application by Hunter Paine Enterprises requesting approval of a use permit to operate a limited manufacturer that produces Lexite™, a 100% recyclable material currently used to replace wood in many applications, in 118,968 square feet of an existing 318,000 square foot building located at 701 Willow Pass Road, Suite 7. The site is zoned IP-0 (Industrial Park with a Limited Overlay) District. APN 085-280-002. KS

Contact: Richard Wenning, (925) 299-2930

ACTION:

ITEM 2: Vista del Mar Development. AP-03-33. (GP, PD/RZ, SUBD. 8448)
Public hearing on an application by William Lyon Homes and Alves Ranch LLC, (applicant) pertaining to a 293 acre site commonly known as Alves Ranch, requesting 1) that the General Plan Land Use Element be amended to shift the designated Public/Institutional classification on 11 acres southwest of its current location and amend the text in General Plan Policy 2-P-87 reapportioning the 1100 permitted units across the property; 2) that the property be rezoned to P-D (Planned Development District; and 3) that a vesting tentative map be approved to subdivide the 293 acre site into 543 single family residential lots, four high density residential lots, one business commercial lot, one school site, and several additional lots for open space and/or public purposes. APN 097-122-004, 097-160-013, 097-160-014, 097-160-015, 097-160-047, 097-180-004. Nl

Contact: Scott Hanks, (925) 389-0025

ACTION:
ITEM 3: Marina Boulevard Minor Subdivision. AP-04-151. (MS-676-05)

Public hearing on and application by the Redevelopment Agency of the City of Pittsburg requesting approval of a tentative map to consolidate 17 parcels consisting of 4.2 acres into 3 lots on the north side of Marina Boulevard between West Second Street and Fifth Street in the Marine Commercial General Plan Land Use Designation; APNs Numerous.  

Contact: Garrett Evans, (925) 252-4992

ACTION:

ITEM 4: Willow Brook Residential Development . AP-03-79 (SUBD 8810, DR).

Continued public hearing on a request for approval of a vesting tentative map and architectural plans in order to construct 54 single-family detached houses and 6 duet (single-family attached) houses on lots ranging in size from 2,160 to 5,360 square feet, on a developed property that is currently used for vehicle storage and that is located at 1055 North Parkside Drive; APNs 086-020-017, 086-020-018, 086-020-019 and 086-020-020.  

Contact: Dan Boatwright, (925) 328-1000

ACTION:

ITEM 5: Fort Knox Reconsideration.

Planning Commission reconsideration of its revocation of Use Permit Nos. UP-97-02 and UP-98-10 for the property located at 3865 Railroad Avenue in the CO-O (Commercial Office with a Limited Overlay) District. (Public hearing closed. Item continued from the August 24, 2004 meeting)  APN 088-072-062.  

Contact: John Compagna, (925) 935-3200

ACTION:
ITEM 6: Brenden Theaters Wall Sign and Sign Exception. AP-04-149 (DR).
Application by Alan Ford for Fluoresco Lighting and Signs requesting design review approval of sign plans for an internally-illuminated, 454 square foot channel letter wall sign, and requesting sign exceptions for individual sign face area and maximum total sign area, in order to identify an existing cinema theater complex located at 4085 Century Boulevard, CC (Community Commercial) District; APN 074-460-001. DH
Contact: Alan Ford, (925) 890-6446
ACTION:

ITEM 7: Draft Pittsburg Planning Commission Bylaws
Consideration and submittal of proposed Planning Commission Bylaws to the City Council as required in Council Resolution No. 04-10044.
Contact: Melissa Ayres, (925) 252-6933
ACTION:

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting October 12, 2004.
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 Council 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.