AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
October 26, 2004

I. CALL TO ORDER: NOTE: After the October 26, 2004 meeting, the following Regular Meetings will be held on November 9, 2004 and November 23, 2004.

II. ROLL CALL:

Commissioners: Staff Present:

Dolojan __________
Garcia __________
Gordon __________
Ohlson __________
Ramirez __________
Tumbaga __________
Williams Excused

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on October 22, 2004.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

First Memories Family Day Care. AP-04-159 – CONTINUED to date uncertain

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.
ITEM 1:  First Memories Family Day Care.  AP-04-159. (UP)
Public hearing on an application filed by Karen Zavala requesting a use permit to establish a large facility day care located at 3750 Roundhill Drive. The property is in an RS (Single Family Residential) District, APN 088-322-007.  JP

Contact: Karen Zavala, (925) 682-6419

ACTION: CONTINUED TO DATE UNCERTAIN

ITEM 2:  Bancroft Gardens II.  AP-03-78 (SUBD 8805, DR)
Public hearing on an application filed by Salvatore Evola of Discovery Builders requesting approval of a vesting tentative map to subdivide a 5.79 acre parcel into 28 lots, and design review approval of architectural plans for 28 single-family detached homes on an undeveloped parcel located at the terminus of Birchwood Drive in the RS (Single Family Residential) District; APN 095-150-030.  CB

Contact: Salvatore Evola, (925) 682-6419

ACTION:

ITEM 3:  Vista Del Mar Development.  AP-03-33 (GP, PDRZ, PD Plan, SUBD 8448)
Continued 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 area southwest of its current location (and designate current location to Medium Density Residential); 2) that the text in General Plan Policy 2-P-88 be amended to reapportion the 1,100 permitted units across the property; 3) that the property south of the West Leland Road extension be rezoned to P-D (Planned Development) District; 4) that a P-D plan be approved for the property south of the West Leland Road extension which provides for 540 single family homes, an 11.3 acre school site and approximately 117 acres of open space; 5) that approximately 15 acres located northwest of the West Leland Road extension be rezoned CO-P (Commercial Office with Master Plan Overlay) District with a maximum 0.4 FAR; 6) that
the remaining 40 +/- acres north of the West Leland Road extension be rezoned to RH-P (High Density Residential with Master Plan Overlay) District and permit 560 units; and 7) that a vesting tentative map be approved to subdivide the 293 acre site into 540 single family residential lots, four high density residential lots, one business commercial lot, one school site, and several additional lots for open space, a detention basin and/or public purposes in order to facilitate the proposed development. APN 097-122-004, 097-160-013, 097-160-014, 097-160-015, 097-160-047, 097-180-004. NI

Contact: Scott Hanks, (925) 389-0025

ACTION:

ITEM 4: Vista Del Mar Development - Development Agreement. AP-03-33

Public hearing on an application by William Lyon Homes and Alves Ranch, LCC (applicant) requesting approval of a development agreement (extending the term of the entitlements for a period not less than 18 years) in conjunction with the Vista Del Mar Development project to be developed on a 293 acre site commonly known as Alves Ranch. APN 097-122-004, 097-160-013, 097-160-014, 097-160-015, 097-160-047, 097-180-004. MA

Contact: Scott Hanks, (925) 389-0025

ACTION:

ITEM 5: Inclusionary Housing Ordinance.

Continued public hearing on a City initiated proposal to establish an inclusionary housing ordinance. DH

Contact: Dana Hoggatt, (925) 252-4920

ACTION:

X. CONTINUED PUBLIC HEARING:

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, 255 square foot channel letter wall sign, and a request for 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:
XI STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve projects at staff level):
   a. Peppertree Apartments Monument Sign. AP-04-160 (DR)
   b. Woodland Hills Apartments Monument Sign. AP-04-161 (DR)
   c. JLGL Flooring. AP-04-163. (AD)

XII COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting November 9, 2004.

ma/fb
October 26, 2004 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 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.