AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
October 12, 2004

I. CALL TO ORDER: NOTE: After the October 12, 2004 meeting, the following Regular Meetings will be held on October 26, 2004 and November 9, 2004.

II. ROLL CALL:

Commissioners:

Dolojan
Garcia
Gordon
Ohlson
Ramirez
Tumbaga
Williams

Staff Present:

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on October 8, 2004.)

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:

IX. PUBLIC HEARINGS:

*ITEM 1: Old CC Bank Building Minor Subdivision. AP-04-138 (MS-676-04)
Application by Adam Iraqat of Adams & Associates requesting approval of a tentative map to subdivide a .51 acre parcel into 2 lots at 415 Railroad Avenue (Downtown); APN 0085-109-001. CB

Contact: Adam Iraqat, (925) 427-9330

ACTION:

*ITEM 2: Willowbrook Residential Subdivision. AP-03-79 (PDRZ)
Public hearing on an application by Dan Boatwright of the Castle Companies requesting rezoning of 7.4 acres from IL (Limited Industrial) District to PD (Planned Development) District, and approval of a PD site plan for the construction of 54 single-family detached and 8 duet (single-family attached) houses on lots ranging in size from 2,160 to 5,360 square feet. The property is currently used for vehicle storage and is located at 1055 North Parkside Drive; APNs 086-020-017, 086-020-018, 086-020-019 and 086-020-020. DH

Contact: Dan Boatwright, (925) 328-1000

ACTION:

*ITEM 3: Inclusionary Housing Ordinance
Public hearing on a City initiated proposal to establish an inclusionary housing ordinance. DH

Contact: Dana Hoggatt, (925) 252-4920

ACTION:
*ITEM 4: Vista Del Mar. AP-03-33. (GP, PDRZ, PD Plan, 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 area southwest of its current location; 2) that the text in General Plan Policy 2-P-87 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 537 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 563 units; and 7) that a vesting tentative map be approved to subdivide the 293 acre site into 537 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.  

Contact: Noel Ibalio, (925) 252-4920

ACTION:

X. COMMISSION CONSIDERATIONS:

ITEM 5: Delta Gateway Multi-Tenant Building/Master Sign Program/Sign Exception. AP-03-58. (DR)

Application by Timothy Seiler of Sierra Pacific Properties requesting design review approval of architectural and site development plans for the construction of a 9,100 square foot multi-tenant building on a 1.39-acre parcel located at 4400 and 4428 Delta Gateway Boulevard (Century Plaza II). Included in this application is a request for a master sign program and a sign exception to the sign placement regulations. The property is zoned CC (Community Commercial) District; APNs 074-460-025, 026. CB

Contact: Timothy Seiler, (925) 427-3715

ACTION:
ITEM 6: Pittsburg Medical Center. AP-04-130. (DR)
Application by Jennifer Yang requesting design review approval of architectural and site development plans for the construction of an 8,362 square foot medical office building on a 0.9-acre site located at the southeast corner of E. Leland Road and Loveridge Road. The property is regulated under the CS (Service Commercial) Best Fit Zoning District. APN 088-161-013-3. NI

Contact: Jennifer Yang, (408) 245-0991

ACTION

XI. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve projects at staff level):

XIII. COMMITTEE REPORTS:

XIV. COMMENTS FROM COMMISSIONERS:

XV. ADJOURNMENT: Adjourn to regular meeting October 26, 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.