AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
November 23, 2004

I. CALL TO ORDER: NOTE: After the November 23, 2004 meeting, the following Regular Meetings will be held on December 14 and, December 28, 2004.

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 19, 2004.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

VI. PUBLIC COMMENTS: (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 10th, September 14th, September 28th, October 12th

IX. PUBLIC HEARINGS:

ITEM 1: Orlando Residence at 77 Lorraine Avenue. AP-04-167. (UP)
Application by Michael Orlando requesting a use permit to construct a 1,896 square foot single family residence on a undeveloped 5,000 square foot sub-standard lot at 77 Lorraine Avenue, RS (Single Family Residential) District; APN 087-123-003. CB

Contact: Michael Orlando, (925) 427-7398

ACTION:

ITEM 2: 188 Lois Avenue SF Home Addition. AP-04-170. (UP)
Application by Pedro Preciado requesting a use permit approval of a 1,140 sq. ft. addition, including a 570 sq. ft. second story addition, to an existing 1,269 sq. ft. one-story single-family home on a substandard (5,000 sq. ft.) lot located at 188 Lois Avenue. The site is zoned RS (Single-Family Residential) District. APN 087-173-021. KS

Contact: Pedro Preciado, (925) 209-0461

ACTION:

ITEM 3: Contra Costa ARC. AP-04-155. (UP/DR)
Application by Barbara Maizie, Contra Costa ARC, requesting a use permit to establish a large day care facility within a 2,843 square foot space inside an existing office building, and requesting design review approval of site improvement plans to restripe parking stalls and add landscaping and a fenced play area to the rear parking lot of the office building located at 300 East Leland Road, CC-O (Community Commercial with a Limited Overlay, Ord. No. 1023) District; APN 088-184-008. DH

Contact: Barbara Maizie, (925) 370-1818

ACTION:
ITEM 4:  Vista Del Mar Development.  AP-03-33. (GP, PDRZ, PD Plan, SUBD. 8448 and Development Agreement)

This is a (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 designating that area as Medium Density Residential; 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 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; 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; and 8) that a development agreement be approved for this project for a period of 18 years.  APN 097-122-004, 097-160-013, 097-160-014, 097-160-015, 097-160-047, 097-180-004.

Contact:  Scott Hanks, (925) 389-0025

ACTION:

X.  STAFF COMMUNICATIONS:

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

   b.  Brenden Theaters Extension Lighting.  AP-04-176.  (DR)  DH
   c.  Sign Modification Union 76 at 2150 Railroad Avenue.  AP-04-168.  (DR).  NI

XI.  COMMITTEE REPORTS:
XII. COMMISSIONER COMMENTS:


ma/fb
November 23, 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.