AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
June 22, 2004

I. CALL TO ORDER:

NOTE: After the June 22, 2004 meeting, the following Regular Meetings will be held on July 13, 2004 and July 27, 2004.

II. ROLL CALL:

Commissioners:
Dolojan
Garcia
Kelley
Leonard
Ramirez
Tumbaga
Vacant

Staff Present:

III. POSTING OF AGENDA:
(This Agenda was posted at City Hall on June 18, 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:

A. Planning Commission Minutes June 8, 2004

IX. PUBLIC HEARINGS:

*ITEM 1: Highlands Ranch General Plan Amendment and Rezoning. AP-04-103 (GP & RZ)

Application by Richard Sestero of West Coast Home Builders, Inc. requesting 1) a general plan amendment to change the land use designation of 10.47 acres (two parcels) of the Highlands Ranch Residential Subdivision from Public/Institutional and Park to Low Density Residential, and 2) to rezone a portion of that 10.47 acres from a GQ (Governmental/Quasipublic) District to a RS (Single-Family Residential) District; APNs 089-050-069 and 070. KS

Contact: Richard Sestero, (925) 671-7711

ACTION:


Application by John Stremel of Bailey Estates, LLC, requesting approval of a vesting tentative map to subdivide 122 acres into 249 single-family lots, four open space parcels, and a two-acre park parcel, in order to develop the property with 249 single-family houses, public roads and infrastructure (detention basin, water and sewer lines, and water tank), and a public park. The property is located west of Bailey Road and south of southerly City limits, and is prezoned RS (Single-Family Residential), OS (Open Space) and GQ (Governmental and Quasipublic) Districts; APN 097-230-005. DH

Contact: John Stremel, (800) 745-8979

ACTION:
*ITEM 3:     Fort Knox UP-98-10 (Revocation Hearing)*

Continued public hearing to determine whether to revoke Use Permit No. 98-10 allowing a self-storage facility at 3865 Railroad Avenue (formerly 3807 and 3833 Shipping Heights Lane) in the C-O-O (Commercial Office w/ Overlay) District; APN 088-072-062 and 088-072-065. *(Continued from April 13, 2004).* 

Contact: John Compagna, (925) 935-3200

ACTION:

XI. COMMISSION CONSIDERATIONS:

ITEM 4:     Creekside Village Sign Exception. AP-03-63 (DR).

Application by Chris Valeriote requesting design review approval of plans for the construction of a freestanding sign and sign exception for sign area and location of signage offsite for Creekside Village Senior Apartments located at 30 Castlewood Drive, PD (Planned Development) District; APN: 089-060-008. *(Continued from June 8, 2004).*

Contact: Chris Valeriote, (707) 326-2310

ACTION:

ITEM 5: Pittsburg Commerce Center. AP-03-69 (DR).

Application by Stan Davis requesting design review approval of architectural and site development plans to construct a 49,250 square foot building containing eight units on a 4.22 acre lot located just east of 701 Willow Pass Road between Empire Business Park and Heritage Pointe. The site is zoned IP-O (Industrial Park with a Limited Overlay) District. APN: pending.

Contact: Stan Davis, (408) 947-1000

ACTION:

XII. STAFF COMMUNICATIONS:

XIII. COMMITTEE REPORTS:
XIV. COMMENTS FROM COMMISSIONERS:


ma/fb
June 22, 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.