AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
July 13, 2004

I. CALL TO ORDER: 

NOTE: After the July 13, 2004 meeting, the following Regular Meetings will be held on July 27, 2004 and August 10, 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 July 9, 2004.)

IV. PLEDGE OF ALLEGIANCE:

V. REORGANIZATION:

1. Oath and seating of newly appointed commissioners.
2. Election of Chair, Vice Chair and committee appointments.

VI. DELETIONS/WITHDRAWALS/CONTINUANCES:

VII. 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.
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VIII. PRESENTATIONS:

IX. CONSENT:

A. Planning Commission Minutes June 22, 2004

XI. PUBLIC HEARINGS:

ITEM 1: Faith Worship Center II. AP-04-137. (UP & DR)
Public hearing on an application by Anthony Blackman requesting a use permit to establish Religious Assembly use, and design review approval of architectural plans for the construction of a 17,500 square foot building housing a sanctuary, classrooms, administrative offices, and meeting rooms on an undeveloped 1.8-acre parcel located at 579 Garcia Avenue, IP-O (Industrial Park with a Limited Overlay) zone; APN 088-183-035. CB

Contact: Anthony Blackman, (925) 427-0976

ACTION:

ITEM 2: Amendment to Housing Element.
Public hearing on a City initiated proposal to amend the City Housing Element to incorporate changes in response to comments received by the State Department of Housing and Community Development. MA

Contact: Melissa Ayres, (925) 252-4922

ACTION:

ITEM 3: East Leland Subdivision. AP-03-74 (RZ, SUBD. 8795 & DR)
Public hearing on an application by Mark Hughes of KB Homes South Bay requesting approval of 1) a rezoning of two parcels totaling approximately 12.4 acres from RM (Medium Density Residential) District to PD (Planned Development) District, 2) a tentative map to subdivide two parcels into 100 single-family residential lots, and 3) design review approval of the proposed home designs. The project is located on an undeveloped 12.4-acre site north of East Leland Road between Freed Avenue and Piedmont Way; APN 088-240-014 & 088-250-020. KS

Contact: Mark Hughes, (925) 750-1752

ACTION:
XII. COMMISSION CONSIDERATIONS:

XIII. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve project at staff level):
   a. Metro PCS Antenna at 1600 Buchanan Road. AP-04-106 (DR).

XIV. COMMITTEE REPORTS:

XV. COMMENTS FROM COMMISSIONERS:

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.