

AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
August 10, 2004

I. CALL TO ORDER:

NOTE: After the August 10, 2004 meeting, the following Regular Meetings will be held on August 24, 2004 and September 14, 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 August 6, 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:

Evelyn Stivers, Greenbelt Alliance

VIII. CONSENT:

A. Planning Commission Minutes July 13, 2004

IX. CONTINUED PUBLIC HEARINGS:

***ITEM 1: Pittsburg Elks Lodge. AP-04-108 (DR) and AP-04-139 (UP).**

Continued application by Joseph F. Barraco requesting use permit and design review approval of architectural plans to construct and operate a 12,464 square foot club/lodge on a 1.41 acre site located on the west side of Marina Boulevard between Pelican Loop and East Third Street, *Marine Commercial* General Plan land use designation; APNs 085-101-017, 010, 050 and 014. CB (Continued from July 27, 2004)

Contact: Joseph Barraco, (925) 439-9083

ACTION:

***ITEM 2 General Plan Housing Element Update**

Continued 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) 252-4920

ACTION:

X. PUBLIC HEARING:

***ITEM 3 Amendment to General Plan/General Plan Clean UP**

Public hearing on a City initiated proposal to amend the General Plan to incorporate needed mapping, formatting and technical changes to document. DH

Contact: Dana Hoggatt, (925) 252-4920

ACTION:

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XI. COMMISSION CONSIDERATIONS:

ITEM 4: Stoneman Plaza Remodel and Sign Exception. AP-04-128 (DR).

Application by Dinesh Sawhney requesting design review approval of architectural plans for the renovation of an existing 24,000 square foot shopping center (consisting of 5 buildings), located at 2221-2285 Railroad Avenue, CC (Community Commercial) District; APNs 088-183-022, 023, 024 and 037. CB

Contact: Dinesh Sawhney, (510) 593-9111

ACTION:

ITEM 5: West Coast Transit Village. AP-04-102 (Prelim)

Application by Matthew Bruno of West Coast Home Builders requesting preliminary review of plans to construct 1,040 apartment units within seven buildings, and approximately 75,000 square feet of commercial office space (two stories over retail) and 32,000 square feet of retail space within one of the buildings. The development would be constructed on a 23.5-acre property located west of the Pittsburg/Bay Point BART Station, RM (Medium Density Residential) District, *Business Commercial* and *High Density Residential* General Plan land use designations; APN 097-160-043. CB

Contact: Matthew Bruno (925) 671-7711

ACTION:

XII. STAFF COMMUNICATIONS:

XIII. COMMITTEE REPORTS:

XIV. COMMENTS FROM COMMISSIONERS:

XV. ADJOURNMENT:

Adjourn to regular meeting August 24, 2004.

ma/fb

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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.