AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
August 27, 2002

I. CALL TO ORDER:

NOTE: After the August 27, 2002 meeting, the following Regular Meetings will be held on September 10, 2002 and September 24, 2002.

II. ROLL CALL:

Commissioners:

Dolojan _____
Garcia _____
Glynn _____
Harris _____
Kelley _____
Leonard _____
Ramirez _____

Staff Present:

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on August 23, 2002.)

IV. PLEDGE OF ALLEGIANCE:

V. MINUTES: August 13, 2002

VI. DELETIONS/WITHDRAWALS:

---

*Item Held As A Public Hearing.
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 written notice of the appeal must be filed within this period with the City Planner, City Hall. This notice 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. COMMENTS FROM AUDIENCE: (For items/issues not listed on the Agenda.)

VIII. PRESENTATIONS:

IX. CONTINUED PUBLIC HEARINGS:

***ITEM 1: San Marco Meadows Prezoning and Subdivision. RZ-02-04 & Subd. 8519**

This is a continued public hearing on a request to prezone of 231 acres to RS-O (Single-Family Residential with a Limited Overlay), enter into a development agreement with the City, and approval of a vesting tentative map to subdivide 231 acres into 779 single-family residential lots ranging in size from 6,000 square feet to 1.29 acres (average lot size is 9,209 square feet), and to construct a water tank and related improvements in an undeveloped area located in the southwest hills, south of the existing San Marco Subdivision Tract 7362. The project site is designated Low Density Residential (1-7 dwelling units/acre). It will be located inside the County Urban Limit Line. The majority of the project is located outside the City limits and outside the City of Pittsburg Sphere of Influence; APNs 097-180-001, 002 & 006; 097-190-001 & 002; 097-200-002 & 003 (and portions of San Marco). *KS*

Contact: Bill Weiss, 671-7711

ACTION:

***ITEM 2: Sky Ranch II Prezoning and Subdivision. RZ-02-03 & Subd. 8475.**

This is a continued public hearing on a request to prezone 166.5 acres to RS (Single-Family Residential), enter into a development agreement with the City, and approval of a vesting tentative map to subdivide two parcels into 386 single-family residential lots ranging in size from 8,000 square feet to 6.06 acres (average lot size is 19,500 square feet), and to construct a water tank and related improvements in an undeveloped area located south of the existing Highlands Ranch Subdivision Tract 7217, south of Buchanan Road. The project site is designated Low Density Residential (1-7 dwelling units/acre). It is inside the County Urban Limit Line and City of Pittsburg Sphere of Influence. The majority of the project is located outside City limits; APNs 089-050-041 & 042 (and portions of Highlands Ranch).

Contact: Bill Weiss, 671-7711

ACTION:

X. COMMISSION CONSIDERATION:

ITEM 3: Buchanan/Griego Building Façade Renovation. DR-02-25.

Application by Jason Griego requesting design review approval of architectural plans for the renovation of the façade of an existing 18,122 square foot building located at 446 Railroad Avenue, Downtown Commercial land use designation; APN 085-104-001. *CBB*

Contact: Jason Griego, 473-1574

ACTION:

XI. STAFF COMMUNICATIONS:

XII. GENERAL PLAN IMPLEMENTATION:

XIII. ZONING ADMINISTRATOR REPORT:

XIV. COMMITTEE REPORTS:

XV. COMMENTS FROM COMMISSIONERS:

XVI. ADJOURNMENT: Adjourn to regular meeting September 10, 2002.

RJ/fb
August 27, 2002 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 HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. 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. Use may request the sound amplifier from the Planning Commissioner's Secretary for personal use during the Commission meetings. If you need special assistance to participate in this meeting, please contact the Planning Commissioner's Secretary at 252-4920. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)