AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
November 26, 2002

I. CALL TO ORDER:

NOTE: After the November 26, 2002 meeting, the following Regular Meeting will be held on December 10, 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 November 22, 2002.)

IV. PLEDGE OF ALLEGIANCE:

V. 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.
VI. **COMMENTS FROM AUDIENCE:** (For items/issues not listed on the Agenda.)

VII. **PRESENTATIONS:**
1. Business License Ordinance Procedures. (L. Daube)
2. Code Enforcement. (W. Hendricks)

VIII. **CONSENT:**
A. Minutes – November 12, 2002

IX. **PUBLIC HEARING:**

*ITEM 1: Heritage Pointe Residential Development. GP 02-02, RZ 02-12, SUBD 8625 and DR 02-17*

Public hearing on an application by Vince Fletcher, Western Pacific Housing, requesting: 1) amendment of the General Plan Diagram from Business Commercial to Low Density Residential; 2) rezoning from IP-O (Industrial Park with a Limited Overlay) to RS-O (Single-Family Residential with a Limited Overlay); 3) approval of a vesting tentative map to subdivide 22 lots totaling 127 acres into 125 single family lots with private roads and a 0.4-acre private park; and 4) design approval to construct 125 single-family homes. The property is located on Builders Circle, south of West Tenth Street west of Beacon Street; APNs 085-260-018 to -024, 085-260-027 to -040 and 085-260-042.

Contact: Vince Fletcher, (925) 634-6023

**ACTION:**

*ITEM 2: Charity Auction Services. UP-02-16*

Public hearing on an application by Mike Davis of Charity Auctions requesting a use permit to allow vehicle storage with accessory vehicle sales on a 4.5 acre site located at 1151 Loveridge Road, IG (General Industrial) zone; APN 073-230-031. CB

Contact: Mike Davis, (707) 745-8180

**ACTION:**
X. COMMISSION CONSIDERATION:

**ITEM 3: Bliss Avenue Communications Facility. DR-02-31.**
Application by John Petersen, of Incline Partners LLC, on behalf of US Tower Funding, requesting design review approval of architectural plans for the installation of a 75-foot tall monopole and the placement of four equipment shelters on the ground below located at 95 Bliss Avenue, CS (Service Commercial Zone); APN 088-171-026.  

Contact: John Peterson, (775) 831-7900

**ACTION:**

**ITEM 4: Lieser/Palermo Building Remodel. DR-02-36.**
Application by Francis Palermo and Mary Lieser requesting design review approval of architectural plans for the renovation of the façade of an existing 10,000 square foot building located at 153 East Fourth Street, Downtown Commercial land use designation; APN 085-104-001.  

Contact: Francis Palermo & Mary Lieser, (925) 427-7711

**ACTION:**

XI. STAFF COMMUNICATIONS:
1. Planner’s Institute – March 20-22, 2003

XII. GENERAL PLAN UPDATE REPORT:

XIII. ZONING ADMINISTRATOR REPORT:

XIV. COMMITTEE REPORTS:
XV. **COMMENTS FROM COMMISSIONERS:**

XVI. **ADJOURNMENT:** Adjourn to regular meeting December 10, 2002.

RJ/fb
November 26, 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. You 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)