AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
March 12, 2002

I. CALL TO ORDER:          NOTE: After the March 12, 2002 meeting, the following Regular Meetings will be held on March 26, 2002 and April 9, 2002.

II. ROLL CALL:

   Commissioners:
   Garcia   ________
   Glynn    ________
   Harris   ________
   Holmes   ________
   Kelley   ________
   Leonard  ________
   Ramirez  ________

   Staff Present:

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on March 8, 2002.)

IV. PLEDGE OF ALLEGIANCE:

V. MINUTES: February 26, 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 HEARING:

*ITEM 1: Consideration of General Plan Land Designation of Certain Alves Ranch Project Residential Property

Referral from the City Council to the Planning Commission to consider the appropriate General Plan Land Use designation, as approved by the City Council with the adoption of the General Plan on November 16, 2001, of a 35 acre residential area between State Highway 4 and West Leland Road and westerly of the Pittsburg/Bay Point BART Station located within the 294 acre Alves Ranch Project. The proposed General Plan land use for this site as originally considered by the Planning Commission was indicated as High Density Residential; the City Council has requested the Commission to consider whether or not this area should be designated as Low Density Residential.  

(Continued from 2/26/02)

Contact: Craig Champion, Braddock & Logan, 736-4000  
Peter Hellman, Alves Ranch LLC, 682-9862

ACTION:

X. PUBLIC HEARING:


Applications by Mark Lange of Praxair Distribution, Inc., requesting approval of a use permit for a bulk compressed gas storage and distribution facility including seven aboveground tanks to store liquid gases, and requesting design review approval to construct a 44,000 square foot engineered steel building housing offices, a laboratory, maintenance and high pressure gas filling activities and two 2,400 square foot engineered steel buildings housing dry ice processing and flammable gas filling activities on an undeveloped 3.5 acre site located at 1900 Loveridge Road, IG (General Industrial) zone; APN 073-190-003.  CEQA Status: Negative Declaration.

Contact: Mark Lange, (630) 320-4462

ACTION:
XI. STAFF COMMUNICATIONS:

XII. GENERAL PLAN UPDATE REPORT:

XIII. ZONING ADMINISTRATOR REPORT:

XIV. COMMITTEE REPORTS:

XV. COMMENTS FROM COMMISSIONERS:

XVI. ADJOURNMENT: Adjourn to regular meeting March 26, 2002.
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)