AGENDA

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

I. CALL TO ORDER:

NOTE: After the February 26, 2002 meeting, the following Regular Meetings will be held on March 12, 2002 and March 26, 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 February 22, 2002.)

IV. SEATING OF NEW COMMISSIONER:

V. PLEDGE OF ALLEGIANCE:

VI. MINUTES: February 12, 2002

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*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. DELETIONS/WITHDRAWALS:

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

IX. PRESENTATIONS:

X. PUBLIC HEARING:

***ITEM 1: Alves Ranch Project Draft Environmental Impact Report – Public Comment Meeting**

Public hearing to receive comments on the Alves Ranch Project Draft Environmental Impact Report for a proposed residential and commercial subdivision including 1182 housing units consisting of 626 single-family lots, clustered houses, and townhouses, and 556 multi-family residential units, plus approximately 670,000 square feet of commercial floor space, a linear park, various landscape buffers public and private roads and open space on a 294 acre site located south of State Route 4 and west of the current westerly terminus of West Leland Road within the City of Pittsburg. *RJ*

Contact: Craig Champion, Braddock & Logan, 736-400
Peter Hellmann, Alves Ranch LLC, 682-9862

ACTION:

***ITEM 2: Consideration of General Plan Land Use 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. *RJ*

Contact: Randy Jerome, 252-4920

ACTION:

***ITEM 3: Oak Hills South Unit 5 (Tentative Map Subd. 8042) Planned Development District Zoning Amendment and Prezoning. RZ-01-08.**

Application by Albert D. Seeno, Jr. of Seecon, Inc. request for a zoning amendment to the 12.86 acre PD-1172 (Planned Development) zoning district and to an approximately 0.5 acre portion of the PD-1042 (Planned Development) zoning district to PD (Planned Development) and prezoning of approximately 1.1 acres to PD (Planned Development) and for approval of a PD Plan to allow the construction of 12 single-family homes within the Oak Hills South Unit 5 Subdivision (Tentative Map No. 8042) generally located south of West Leland Road and west of Bailey Road; Portions of APNs 094-360-001 and 097-170-027. *CTB*

Contact: Albert D. Seeno, Jr., 671-7711

ACTION:

***ITEM 4: Delta RV/Boat Storage. UP-01-31.**

Application by Alan Bellamy requesting approval of a use permit for outdoor storage of recreational vehicles, trailers and boats on a two parcels totaling 3.25 acres located at 2645 Pittsburg/Antioch Highway, CS (Service Commercial) zone; APNs 074-100-015 and 074-100-016. *DH*

Contact: Alan Bellamy, 755-4940

ACTION:

***ITEM 5: La Palabra De Dios Church. UP-02-01.**

Application by Ramon and Alicia Guzman requesting a use permit for religious assembly in an existing 10,000 square foot building at 3841 Railroad Avenue (Railroad Square), CC (Community Commercial) zone; APN 088-072-066. *CBB*

Contact: Ramon & Alicia Guzman, 432-2325

ACTION:

XI. COMMISSION CONSIDERATIONS:

ITEM 6: Hospital Systems Freestanding Sign.

Application by David Miller of Hospital Systems, Inc. to request design review approval of sign plans for the installation of a freestanding sign identifying a custom manufacturing business located at 750 Garcia Avenue, IP (Industrial Park) zoning district; APN 088-250-042. *GH*

Contact: David Miller, 427-7800

ACTION:

XII. STAFF COMMUNICATIONS:

XIII. GENERAL PLAN UPDATE REPORT:

XIV. ZONING ADMINISTRATOR REPORT:

XV. COMMITTEE REPORTS:

XVI. COMMENTS FROM COMMISSIONERS:

XVII. ADJOURNMENT: Adjourn to regular meeting March 12, 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)