AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
December 10, 2002

I. CALL TO ORDER:

NOTE: After the December 10, 2002 meeting, the following meetings will be held on December 17, 2002 and on January 14, 2003.

II. ROLL CALL:

Commissioners:

Dolojan ________
Garcia ________
Harris ________
Kelley ________
Leonard ________
Ramirez ________

Staff Present:

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on December 6, 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:

VIII. CONSENT:
A. Minutes – November 26, 2002
B. Leiser/Palermo Building Remodel (DR 02-36) – 153 East Fourth Street

IX. PUBLIC HEARINGS:

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

Public hearing on an application by Vince Fletcher, Western Pacific Housing, on a request for: 1) amendment of the existing IP-O (Industrial Park with a Limited Overlay District) zoning of the site to allow single-family residential development with a use permit and subject to the development regulations stated in the use permit; 2) a use permit to allow a 125 unit single-family residential development; 3) approval of a vesting tentative map to subdivide 22 lots totaling 22.07 acres into 125 single-family residential lots, a 0.4-acre private park, five privately-maintained landscaping parcels, and a 3.8-acre remainder parcel; 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. DH

Contact: Vince Fletcher, (925) 634-6023

ACTION:


Public hearing on an application by Ty Hoblitt of Chatfield Construction requesting a use permit to operate a retail automotive dealership with ancillary vehicle service and parts' sales, and design review approval of architectural and site development plans to construct a 28,602 square foot building on a vacant (approximately 3.00 acre) lot located in the Century Plaza III subdivision (Tract 8161, Lot #3) on Century Court. The zone is CC (Community Commercial); APN 074-090-022. KS

Contact: Ty Hoblitt, (209) 333-1818

ACTION:

Public hearing on an application by Ty Hoblitt of Chatfield Construction requesting a use permit to operate a retail automotive dealership with ancillary vehicle service and parts' sales, and design review approval of architectural and site development plans to construct a 43,889 square foot building on a vacant (approximately 6.00 acre) lot located in the Century Plaza III subdivision (Tract 8161, Lot #5) on Century Court. The zone is CC (Community Commercial); APN 074-090-024.  KS

Contact  Ty Hoblitt, (209) 333-1818

ACTION:

X.  COMMISSION CONSIDERATION:

ITEM 4:  Bay Point BART Specific Plan.

A study session on the Pittsburg/Bay Point BART Station Area Specific Plan and related Final Environmental Impact Report. The portion of the specific plan area within the City of Pittsburg is located south of Highway 4 near Bailey Road and West Leland Road.  NI

Contact:  Noel Ibalio, (925) 252-4920

ACTION:

XI.  STAFF COMMUNICATIONS:

XII.  GENERAL PLAN UPDATE REPORT:

XIII.  ZONING ADMINISTRATOR REPORT:
XIV. COMMITTEE REPORTS:

XV. COMMENTS FROM COMMISSIONERS:

XVI. ADJOURNMENT: Adjourn to a regular meeting December 17, 2002.

ma/fb
December 10, 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)