AGENDA

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

I. CALL TO ORDER: 

NOTE: After the March 26, 2002 meeting, the following Regular Meetings will be held on April 9, 2002 and April 23, 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 22, 2002.)

IV. PLEDGE OF ALLEGIANCE:

V. MINUTES:

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 the General Plan Land Use Designation of Certain Alves Ranch Project Residential Property

This is a 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.  

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

ACTION:

X. PUBLIC HEARINGS:

*ITEM 2: Willow Heights Residential Subdivision. (Stanley Works).  RZ-01-03, DR-01-42 & Subd. 8605

Applications by Vince Fletcher of Schuler Homes of California, Inc., to amend the zoning map for approximately 17.18 acres from RS (Single-Family Residential) to PD (Planned Development), and request approval of PD Plan and a tentative map for a 119-lot single-family residential subdivision and for design review approval of architectural plans for house plans and landscaping on the portion of the Stanley Works site located between North Parkside Drive on the north, West Seventeenth Street on the south and between Andrew Avenue on the east and the River Run residential subdivision on the west; APN 086-020-012. CEQA Status: Negative Declaration.

Contact:  Georgia Olera, 634-6023

ACTION: Continue to April 23, 2002
**ITEM 3: Presido Village Senior Housing PD (Planned Development) Plan Amendment. RZ-01-04.**

Application by Tom LaFleur of Pacific Community Services to amend the PD Plan (PD-1170) for Presidio Village Senior Housing, a 104 unit senior apartment complex, to reduce the number of secured parking spaces and increase the number of visitor parking spaces located the south side of Presidio Lane, PD zone; APN 088-184-028. Prior ND. CBT

Contact: Tom LaFleur, 439-1059

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 April 9, 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)