I. CALL TO ORDER:  
NOTE: After the August 13, 2002 meeting, the following Regular Meetings will be held on August 27, 2002 and September 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 August 9, 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. PUBLIC HEARINGS:

*ITEM 1:  Heritage Pointe Residential Subdivision. GP-02-02, RZ-01-12, Subd. 8625 & DR-02-17.

Application by Vince Fletcher of Western Pacific Housing requesting amendment of the General Plan Diagram from Business Commercial to Low Density Residential, rezoning from IP (Industrial Park) to RS-O (Single-Family Residential with a Limited Overlay), approval of a vesting tentative map to subdivide 22 lots into 127 lots, and design approval for the construction of 127 single-family homes and a 0.4 acre park on a 22.07 acre site (former Subdivision 6843) 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,  CEQA Status: ND to be posted July 24, 2002.  

Contact: Vince Fletcher,  634-6023  

ACTION:  Continue to date uncertain

*ITEM 2:  Pittsburg Towne Center Remodel and Walgreens.  UP-02-13, DR-02-18 & VA-02-01.

Application by Robert Berger requesting approval of a use permit to operate a retail store (Walgreen's) with drive-through pharmacy service, and requesting design review approval of architectural plans for the construction of a new 14,490 square foot Walgreen’s store and a new 5,332 square foot building housing various tenants, to replace two existing buildings to be demolished in the shopping center.  The Applicant is also requesting a variance to install less than the minimum required landscaping on the site, and design review approval of a master sign program plans and architectural plans for the exterior remodel of the existing 78,020 square foot shopping center main building.  Pittsburg Towne Center is located at 2921 Railroad Avenue, CC (Community Commercial) zone; APNs 088-121-021 and 088-121-022.  CEQA Status: Exempt.  

Contact: Robert Berger, (650) 348-7637  

ACTION:
*ITEM 3:  Park Place Residential Subdivision.  RZ-02-10 & Subd. 8653

Application by Albert Seeno III of Discovery Builders requesting approval of a rezoning of 3.53 acres to RM-O (Medium-Density with a Limited Overlay) and approval of a Tentative Map for 40 lots for construction of 40 single-family homes at the southern terminus of Montezuma Street at West Thirteenth Street, Downtown Medium-Density land use designation; APN 085-252-025.  CEQA Status: ND Posted July 3, 2002.  

Contact:  Albert Seeno, III, 682-6419

ACTION:

*ITEM 4:  San Marco Meadows Prezoning.  Subd. 8519.

This is a public hearing on a request for a prezoning of 231 acres to RS-O (Single-Family Residential with a Limited Overlay), a development agreement with the City and approval of a vesting tentative map to subdivide 231 acres into 779 single-family residential lots ranging in size from 6,000 square feet to 1.29 acres (average lot size is 9,209 square feet), and to construct a water tank and related improvements in an undeveloped area located in the southwest hills, south of the existing San Marco Subdivision Tract 7362.  The project site is designated Low Density Residential (1-7 dwelling units/acre).  It will be located inside the County Urban Limit Line.  The majority of the project is located outside the City limits and outside the City of Pittsburg Sphere of Influence; APNs 097-180-001, 002 & 006; 097-190-001 & 002; 097-200-002 & 003 (and portions of San Marco).  

Contact:  Bob Weiss, 671-7711

ACTION:

*ITEM 5:  Sky Ranch II Prezoning.  Subd. 8475.

This is a public hearing on a request to prezone 166.5 acres to RS (Single-Family Residential), a development agreement with the City, and approval of a vesting tentative map to subdivide two parcels into 386 single-family residential lots ranging in size from 8,000 square feet to 6.06 acres (average lot size is 19,500 square feet), and to construct a water tank and related improvements in an undeveloped area located south of the existing Highlands Ranch Subdivision Tract 7217, south of Buchanan Road.  The project site is designated Low Density Residential (1-7 dwelling units/acre).  It is inside the County Urban Limit Line and City of Pittsburg Sphere of Influence.  The majority of the project is located outside City limits; APNs 089-050-041 & 042 (and portions of Highlands Ranch).  

Contact:  Bob Weiss, 671-7711

ACTION:
X.  PUBLIC HEARING:

*ITEM 6:  Dow Chemical Latex Plant Renovations.  DR-02-19.
Application by Scott Sechler on behalf of Dow Chemical Company requesting design
review approval of architectural plans for renovation of the existing Dow Latex Plant
including replacement and construction of two 80,000 gallon Latex storage tanks (30-
feet tall), one 30 foot by 23 foot finishing structure (33-feet tall) and addition of a new
fumaric acid structure (32-feet tall) within the Dow Chemical Facility at 901 Loveridge
Road, IG (General Industrial) zone; APN 073-220-037.  CBB

Contact:  Scott Sechler,  432-5000

ACTION:

XI.  STAFF COMMUNICATIONS:

XII.  GENERAL PLAN IMPLEMENTATION:

XIII.  ZONING ADMINISTRATOR REPORT:

XIV.  COMMITTEE REPORTS:

XV.  COMMENTS FROM COMMISSIONERS:

XVI.  ADJOURNMENT:  Adjourn to regular meeting August 27, 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)