AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
JANUARY 28, 2003

I. CALL TO ORDER:

NOTE: After the January 28, 2003 meeting, the following Regular Meetings will be held on February 11, 2003 and February 25, 2003.

II. SWEARING IN OF NEW COMMISSIONER:

III. ROLL CALL:

Commissioners:       Staff Present:
Dolojan       ________
Garcia       ________
Harris       ________
Kelley       ________
Leonard   ________
Ramirez   ________
Tumbaga   ________

IV. POSTING OF AGENDA: (This Agenda was posted at City Hall on, January 24, 2003.)

V. PLEDGE OF ALLEGIANCE:

VI. DELETIONS/WITHDRAWALS/CONTINUANCES:

*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. CONSENT:
   A. Minutes – January 7, 2003

X. PUBLIC HEARING:

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

Continued public hearing on an application by Vince Fletcher of Western Pacific Housing requesting 1) amendment of the General Plan Diagram from Business Commercial to Low Density Residential; 2) rezoning from IP (Industrial Park) to RS-O (Single-Family Residential with a Limited Overlay); 3) approval of a vesting tentative map to subdivide 22 lots totaling 22.07 acres into 125 single family and a 0.04 acre park; and 4) design review approval to construct 125 single-family homes. Property is located on Builders Circle, south of Willow Pass Road and west of Beacon Street; APNs 085-260-018 to 024; 085-260-027 and 085-260-042. DH

Contact: Vince Fletcher, Western Pacific Housing, (925) 634-6023

ACTION:

*ITEM 2: Majestic Pools and Landscape. UP-01-33 & DR-01-60

Public hearing on an application by Courtney Turpen, of Majestic Pool and Landscape requesting approval of a use permit to establish a contractor yard in conjunction with its pool and landscape business and design review approval to install a 1,560 square foot modular office, a 2,000 square foot metal storage building and related site improvements on a portion of a 10-acre site located at 104 Avila Road, OS-O (Open Space with a Limited Overlay) zone; APN 097-140-012. CB

Contact: Courtney Turpen, (925) 676-1545

ACTION:
*ITEM 3: Security Public Storage.  RZ-02-18, UP-02-27, VAR-02-02 & DR-02-38

Public hearing on an application by Richard Berling and Ed Blankenship, Pacific Design Group, on a request for: 1) rezoning of 3.7 acres from IP (Industrial Park) and IP-O (Industrial Park with a Limited Overlay District, Ord. No. 91-1007) to a new IP-O district, in order to add Limited Warehousing and Storage as a conditionally permitted use, to increase floor area to site area ratio (FAR) to 1.0, and to reduce the minimum on-site parking requirement to one stall per 20,000 square feet of building floor area; 2) a variance for reduction in the minimum required interior side yard; 3) a conditional use permit to allow the expansion of the self-storage use; 4) design review approval of architectural, landscaping and site development plans for the construction of the three new buildings with a combined floor area of 78,200 square feet. The project site is located east of Harbor Street and south of State Route 4, APNs 088-250-048, 088-500-008 and 088-500-009.

Contact: Richard Berling and Ed Blankenship, Pacific Design Group, (415) 927-9500

ACTION:

*ITEM 4: Cardinale Terrace Subdivision.  SUBD 8693 & DR-02-39

Public hearing on an application by Sal Evola of Discovery Builders requesting approval of a tentative map to subdivide a 0.95 acre site into 10 single-family lots with a private road, and design review approval of architectural plans to construct 10 single-family detached homes. The property is located on East Third Street, east of Cumberland, west of Harbor Street, and north of the Village at New York Landing residential subdivision, RM-O (Medium-Density Residential with a Limited Overlay District); APN’s 085-370-054, 085-370-144.

Contact: Karl Schaefer, Discovery Builders, (925) 682-6419

ACTION:

XI. COMMISSION CONSIDERATION:

*ITEM 5: Bancroft Gardens Subdivision.  RZ-01-04 & SUBD 8657

Study Session on an application by Sal Evola of Discovery Builders requesting approval to rezone 4.07 acres from RS (Single-Family Residential) to RS-O (Single-Family Residential with a Limited Overlay) to allow for a reduction in minimum lot size and lot width requirements, and approval of a tentative map for a 26-lot single-family residential subdivision located on an undeveloped 4.07-acre site south of State Route 4 and North of West Leland Road at the western terminal of Wedgewood Drive; APN 095-150-030.

Contact: Sal N. Evola, Discovery Builders  (925) 682-6419

ACTION:
ITEM 6:  CIP Program – Determination of Consistency with General Plan
Pursuant to State law, the Planning Commission is asked to make a finding that the Capital Improvements Program Five Year Plan 2003-2008 is consistent with the adopted General Plan.

Contact: Noel Ibalio, (925) 252-4920

ACTION:

ITEM 7:  Potential Discussion Items for Joint Workshop with City Council
February 18, 2003
Staff requests Commission input on establishing a list of potential discussion items for a Joint Workshop with the City Council.

Contact: Melissa Ayres, (925) 252-4920

ACTION:

XII.  STAFF COMMUNICATIONS:

XIII. COMMITTEE REPORTS:

XIV. COMMENTS FROM COMMISSIONERS: