I. CALL TO ORDER: NOTE: After the March 11, 2003 Meeting, the following Regular Meetings will be held on March 25, 2003 and April 8, 2003.

II. ROLL CALL:

Commissioners:

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

Staff Present:

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on March 7, 2003)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/withdrawals/CONTINUANCES:

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

*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. PRESENTATIONS:

VIII. CONSENT:
A. PC Minutes February 25, 2003

IX. CONTINUED PUBLIC HEARING:

*ITEM 1 39 Locust Street House Relocation. AP-03-04 (UP, DR & Moving of Structures Permit)

Continued public hearing on a request for a Use Permit, a Moving of Structures Permit and design review approval involving the relocation of an existing house from 2091 Railroad Avenue to 39 Locust Drive; RS District; AP # 086-122-014. N/I

Contact: Mark Taylor, (510) 599-5928

ACTION:

X. PUBLIC HEARING:

*ITEM 2: Heritage Pointe Subdivision. GP-02-02, RZ-02-12, DR-02-17 & Subd. 862

Public hearing on a request for reconsideration of the conditions of approval adopted by the Planning Commission in Resolution No. 9350 in conjunction with a Vesting Tentative Map Application -Tract 8525, in which it was requested 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. The property is located on Builders Circle, south of West Tenth Street west of Beacon Street; IP-O District; APNs 085-260-018 to -024, 085-260-027 to -040 and 085-260-042. DH

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

ACTION:
XI. COMMISSION CONSIDERATION:

ITEM 3:  514 Railroad Avenue Building Improvement. DR-01-41.
A request for design review approval of architectural plans to modify an existing two-story office building located at 514 Railroad Avenue to include office on the first floor and two one-bedroom apartments on the second floor; Downtown Commercial; APN 085-166-016. KS

Contact: James Miller, (925) 427-7490

ACTION:

ITEM 4:  Dynamic Electric. DR-02-35.
A request for design review approval of elevations and site development plans to construct a 9,639 square foot metal spec industrial building and related site improvements on a vacant 0.46 acre lot located at 999 Harbor Street; IL District; APN 073-060-001. KS

Contact: Sharon and David Vaughn, (925) 757-7575

ACTION:

XII. STAFF COMMUNICATIONS:

XIII. COMMITTEE REPORTS:
XIV. COMMENTS FROM COMMISSIONERS: