



# City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

**DATE:** May 14, 2019  
**TIME:** 7:00 p.m.  
**PLACE:** City Council Chamber at City Hall  
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

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### **Alves Ranch Project, AP-18-1348 (GP, RZ, SUBD, DR, DA).**

This is a public hearing on a request by William Lyon Homes, Inc., for a recommendation to City Council for approval of: 1) a General Plan map amendment to change the 57.81-acre site's land use designation to 'Medium Density Residential' (approx. 46 acres) and 'Community Commercial' (approx. 12 acres); 2) a zoning map amendment to rezone the site to PD (Planned Development) District and CC (Community Commercial) District; 3) an amended vesting tentative map to facilitate the construction of 346 single family dwelling units (along with 10 accessory dwelling units), the 12-acre commercial site, and ancillary features; 4) design review of landscape and architectural plans for the residential portion; and 5) a development agreement. The project site is located along the north side of West Leland Road, south of State Route 4, at the intersection of Alves Ranch Road. Assessor's Parcel Nos. 093-460-001; 093-460-002; and 093-460-005.

**PROJECT PLANNER:** Jordan Davis, (925) 252-4015 or [jdavis@ci.pittsburg.ca.us](mailto:jdavis@ci.pittsburg.ca.us)

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**Why am I receiving this notice?** You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

**Where can I get more information about this project?**

The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

**What can I do if I have comments on the project?**

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

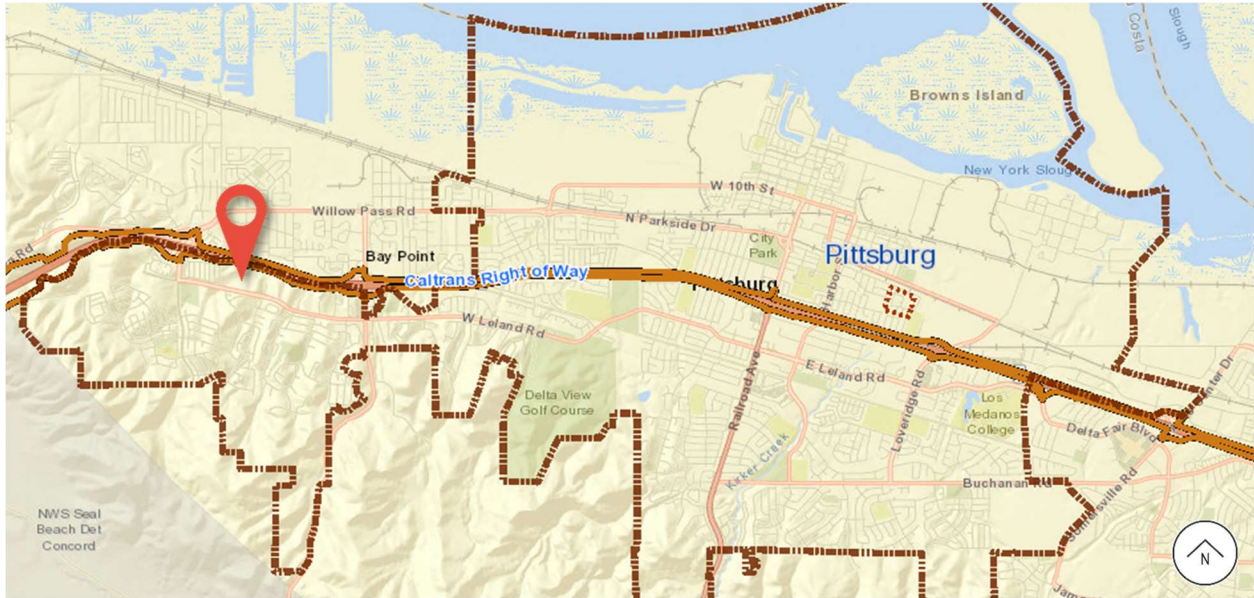
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KRISTIN POLLOT, SECRETARY  
PITTSBURG PLANNING COMMISSION

**Project Title:** Alves Ranch Subdivision, AP-18-1348 (GP, RZ, SUBD, DR, DA)

**Location:** North side of West Leland Road, south of State Route 4.

APNs: 093-460-001; 093-460-002; and 093-460-005.



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