AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
March 11, 2008

I. CALL TO ORDER:  
NOTE: After the March 11, 2008, meeting, the following Regular Meetings will be held on March 25, 2008, and April 8, 2008.

II. ROLL CALL:

Commissioners:  
Staff Present:

Diokno  
Garcia  
Harris  
Kelley  
Ohlson  
Ramirez  
Wegerbauer

III. POSTING OF AGENDA:  
(This Agenda was posted at City Hall on March 6, 2008.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

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

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 completed appeal form and the applicable filing fee must be filed within this period with the City Planner, City Hall. The appeal form 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. Minutes – February 26, 2008

IX. PUBLIC HEARING:

ITEM 1: City Initiated Hillside Regulations and Related General Plan and Zoning Amendments.

This is a public hearing on a City-initiated proposal to: 1) amend Title 18 (Zoning Ordinance) of the Pittsburg Municipal Code in order to establish new hillside development performance standards and amend the existing HPD (Hillside Planned Development) District regulations; 2) adopt new Hillside Development Design Guidelines; and 3) amend Chapter 2 (Land Use Element) and Chapter 4 (Urban Design Element) of the General Plan in order to modify certain hillside policies related to density bonuses and neighborhood commercial uses in hillside areas.

Contact: Kristin Vahl, 925-252-4920

ACTION:

X. COMMISSION CONSIDERATION:

None

XI. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve project at staff level):

   a. Chevron – E.V.R. Equipment Installation. AP-08-512 (DR)
   This is an application by Martin Weithman requesting design review approval of architectural plans to install Enhanced Vapor Recovery (E.V.R) equipment consisting of an eight-foot tall tank and a nine-foot four-inch tall screen enclosure in the front landscaped area of an existing service station located at 1235 California Avenue, CS-O (Service Commercial with a Limited Overlay, Ord. No. 02-1193) District; APN 073-190-029. DH
XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

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 VISUALLY OR HEARING IMPAIRED
In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. 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 City Clerk for personal use during Commission meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT
The Commission requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and pagers, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting, is a violation of Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Planning Commission Chairperson.

GENERAL INFORMATION
Copies of the open session agenda packets that are distributed to the Planning Commission are on file in the office of the Planning Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance if the meeting, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Additionally, if any reports or documents that are public records are distributed to the Planning Commission less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City’s Planning Department. The Pittsburg Library is also provided a full agenda packet for your convenience. As a courtesy, the agenda is also located on the City’s website at www.ci.pittsburg.ca.us.