AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
November 13, 2007

I. CALL TO ORDER:

NOTE: After the November 13, 2007 meeting, the following Regular Meetings will be held on November 27, 2007 and December 11, 2007.

II. ROLL CALL:

Commissioners:

Diokno
Garcia
Harris
Kelley
Ohlson
Ramirez
Wegerbauer

Staff Present:


III. POSTING OF AGENDA: (This Agenda was posted at City Hall on November 9, 2007.)

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.
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VII. PRESENTATIONS:

None

VIII. CONSENT:

a. Minutes – October 23, 2007

IX. PUBLIC HEARING:

ITEM 1: Study Session - City Initiated Hillside Performance Standards & Design Guidelines

This is a study session on a City initiated proposal to amend Title 18 (Zoning Ordinance) of the Pittsburg Municipal Code (PMC) to establish new hillside performance standards and to adopt new hillside design guidelines. KV

Contact: Kristin Vahl, 925-252-4920

ACTION:

X. COMMISSION CONSIDERATIONS:

None

XI. STAFF COMMUNICATIONS:

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

   a. Mazzei Hyundai Design Review Modification. AP-07-480 (ADR) KV
   b. Dow Solar Panel

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting November 27, 2007.
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 which 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 order to leave the Council Chamber by the Planning Commission Chairperson.

GENERAL INFORMATION
Copies of the open session agenda packets, which 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, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Additionally, if any reports or documents, which 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.