AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
December 12, 2006

I. CALL TO ORDER:

NOTE: After the December 12, 2006 meeting, the following Regular Meetings will be held on January 9, 2007 and January 23, 2007.

II. ROLL CALL:

Commissioners:                               Staff Present:

Diokno          ________
Garcia          ________
Harris          ________
Ohlson          ________
Ramirez         ________
Thomas          ________
Tumbaga         ________

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on December 8, 2006.)

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:

None

VIII. CONSENT:

a. Minutes – November 14, 2006
b. City Initiation of a General Plan Study in Conjunction with the Residential Component of Phase II of the Comprehensive Zoning Code Update. DH

IX. CONTINUED PUBLIC HEARING:

ITEM 1: Universal Auto Sales/Repairs. AP-06-350(UP)

This is a continued public hearing on an application filed by Angela Naydeuous requesting approval of a new use permit to modify an existing use permit (Resolution No. 9153) for automotive repair and automotive sales. The business is located at 499 and 475 East 10th Street, on the northwest corner of Harbor Street and East 10th Street within the Downtown Service Commercial District. APN 085-185-001; 037. KV (Continued from November 14, 2006)

Contact: Angela Naydeuous, 925-498-1323

ACTION:

X. PUBLIC HEARINGS:

ITEM 2: Lawlor Estates – Development Agreement. AP-06-391 (DA)

This is a public hearing on an application filed by Discovery Builders on behalf of Lawlor Estates, LLC, requesting approval of a development agreement to satisfy the affordable housing requirement for Tract 8112 by constructing three accessory dwelling units within Tract 8112, located on the south side of W. Leland Road, west of Chestnut Drive in the RS-O (Single Family with an Overlay (03-1212)) District. MA

Contact: Louis Parsons, 925-682-6419

ACTION:
ITEM 3: City-Initiated General Plan Amendments Related Primarily to Measure P and MOUs

This is a City initiated proposal to amend the General Plan to 1) establish a new proposed sphere of influence line, 2) designate Norton Valley as Open Space, 3) establish guidelines in the General Plan for developing new greenbelts between designated developable areas and portions of the southern foothills outside the urban limit line and 4) align City policies for conducting traffic studies for new developments with CCTA standards. KV

Contact: Kristin Vahl, 925-242-4920

ACTION:

XI. COMMISSION CONSIDERATION:

XII. STAFF COMMUNICATIONS:

XIII. COMMITTEE REPORTS:

XIV. 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 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.