I. **CALL TO ORDER:**

NOTE: After the November 28, 2006 meeting, the following Regular Meetings will be held on December 12, 2006 and December 26, 2006.

II. **ROLL CALL:**

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<th>Commissioners</th>
<th>Staff Present</th>
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<td>Diokno</td>
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<td>Garcia</td>
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<td>Harris</td>
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<td>Ohlson</td>
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<td>Ramirez</td>
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<td>Thomas</td>
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<td>Tumbaga</td>
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III. **POSTING OF AGENDA:** (This Agenda was posted at City Hall on November 22, 2006.)

IV. **PLEDGE OF ALLEGIANCE:**

V. **DELETIONS/WITHDRAWALS/CONTINUANCES:**

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

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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. Range Road Middle School – General Plan Compliance Report

IX. PUBLIC HEARING:

ITEM 1: Third Street General Plan Amendments

This is a City initiated proposal to amend the General Plan land use designation on two (portion of one) properties that are both north of E. Third Street and generally east of Harbor Street from the current land use designations of Marine Commercial and Park to Industrial. Conversely, the area that would generally be considered the extension of Harbor Street (±2 acres), north of E. Third Street, is proposed to be changed from a land use designation of Marine Commercial to Park. The project site totals about 11.5 acres and includes APN 073-020-004 and a portion (approximately 8.7 acres) of APN 073-010-13.

Included in this amendment is a proposal to remove the proposed industrial area from the Downtown sub-area of the general plan and add it to the Northeast River sub-area. The zoning of the proposed industrial area will then automatically convert to the IG (Heavy Industrial) Zoning District. RE

Contact: Robie Evangelista, 925-252-4920

ACTION:

X. COMMISSION CONSIDERATIONS:

ITEM 2: San Marco Villas. AP-06-328 (DR)

This is a request for design review approval to construct a 330-unit, two and three-story apartment complex, clubhouse and related site improvements on a 21.42 acre site located at the northwest corner of San Marco Boulevard and the West Leland Road extension in the San Marco PD District 93-1057 (Plan Development) District; APN: 097-550-004. CB

Contact: Ryan Cox, 925-682-6419

ACTION:
ITEM 3: Woodland Sign Exception

This is an application by Therese Varney of Sierra Pacific Properties requesting the approval of a sign exception to allow three freestanding signs identifying Woodland Hills Apartments on Buchanan Road, where one sign is permitted. The site is zoned RH (high density residential). APN's 088-010-018-3 and 088-010-017-5. AE

Contact: Therese Varney, 432-3700

ACTION:

ITEM 4: Zoning Code Update Study Session – Residential Districts

This is a study session on a City-initiated project to amend Title 18 (Zoning) of the Pittsburg Municipal Code in order to implement General Plan goals and policies pertaining to residential development throughout the City. DH

Contact: Dana Hoggatt, 925-252-4920

ACTION:

XI. STAFF COMMUNICATIONS:

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:

XIV. ADJOURNMENT: Adjourn to regular meeting December 12, 2006.
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.