AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
June 27, 2006

I. CALL TO ORDER:  
NOTE: After the June 27, 2006 meeting, the following Regular Meetings will be held on July 11, 2006 and July 25, 2006.

II. ROLL CALL:

Commissioners:  
Dolojan  
Garcia  
Harris  
Ohlson  
Ramirez  
Thomas  
Tumbaga

Staff Present:  

III. POSTING OF AGENDA:  
(This Agenda was posted at City Hall on June 23, 2006.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

None

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. PRESENTATION:
   a. C-3 NPDES by Ken Strelo

VIII. CONSENT:

IX. PUBLIC HEARING:

ITEM 1: Montreux Annexation and Development Agreement. AP-06-348
This is a public hearing on an application filed by Altec Homes, Inc. and Seecon Financial and Construction Co, Inc. requesting approval of an annexation and development agreement to preserve the Pittsburg voter approved urban limit line and the Pittsburg general plan land use map and policies as they currently apply to an approximately 161-acre site commonly known as the Montreux property and located generally on the west side of Kirker Pass Road (6.4 acres located east of Kirker Pass Road) and south of the current City limits. APNS 089-020-009, 089-020-010, 089-020-011, 089-020-012.  MA

Contact: Bill Wendt, 925-935-9400

ACTION:

ITEM 2: Faria Annexation and Development Agreement. AP-06-349
This is a public hearing on an application filed by Faria Land Investors, LLC requesting approval of an annexation and development agreement to preserve the Pittsburg voter approved urban limit line and the Pittsburg general plan land use map and policies as they currently apply to an approximately 607-acre site commonly known as the Faria South property located west of Bailey Road and east of the Concord Naval Weapons Station; APNS 097-180-006, 097-200-002, 097-200-003, 097-230-006, 097-240-002, 097-190-002.  MA

Contact: Bill Wendt, 925-935-9400

ACTION:
X. COMMISSION CONSIDERATIONS:

None

XI. STAFF COMMUNICATIONS:

1. Notice of Intent (to review/approve project at staff level):
   a. Oak Hills Apartments Freestanding Sign. AP-06-341 (SR) KS

XII. COMMITTEE REPORTS:

XIII. COMMENTS FROM COMMISSIONERS:


ma/fb
June 27, 2006 PC AGD
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.