I. CALL TO ORDER:                   NOTE: After the December 17, 2002 meeting, the following
                                             Regular Meetings will be held on
                                             January 7, 2003 and

II. ROLL CALL:

Commissioners:                     Staff Present:

Dolojan    ________                  ______________________
Garcia     ________                  ______________________
Harris     ________                  ______________________
Kelley     ________                  ______________________
Leonard    ________                  ______________________
Ramirez    ________                  ______________________

III. POSTING OF AGENDA:  (This Agenda was posted at City Hall on December 13, 2002.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

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 written notice of the appeal must be filed within this period with the City Planner, City Hall. This notice
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.
VI. COMMENTS FROM AUDIENCE: (For items/issues not listed on the Agenda.)

VII. PRESENTATIONS:

VIII. CONSENT:

IX. CONTINUED PUBLIC HEARING:

*ITEM 1: Heritage Pointe Development. RZ-02-12, UP-02-31, Subd. 8625 and DR-02-17

**Continued public hearing** on an application by Vince Fletcher, Western Pacific Housing, on a request for: 1) amendment of the existing IP-O (Industrial Park with a Limited Overlay District) zoning of the site to allow single-family residential development with a use permit and subject to the development regulations stated in the use permit; 2) a use permit to allow a 125 unit single-family residential development; 3) approval of a vesting tentative map to subdivide 22 lots totaling 22.07 acres into 125 single-family residential lots, a 0.4-acre private park, five privately-maintained landscaping parcels, and a 3.8-acre remainder parcel; and 4) design approval to construct 125 single-family homes. The property is located on Builders Circle, south of West Tenth Street west of Beacon Street; APNs 085-260-018 to -024, 085-260-027 to -040 and 085-260-042. **DH**

Contact: Vince Fletcher, (925) 634-6023

ACTION:

X. PUBLIC HEARING:

ITEM 2: Lot Coverage Study. GP-02-04 & RZ-02-19.

**Public hearing** on a 1) City-initiated zoning study to consider revision of the lot coverage standards applicable to single-family lots in RS, RS-O and P-D zoning districts and 2) City-initiated amendment to the land use element of the General Plan to eliminate policy 2-P-18 which limits maximum lot coverage on single-family lots to 40%. **MA**

Contact: Melissa Ayres, 252-4920

ACTION:
XI. COMMENTS FROM COMMISSIONERS:

XII. ADJOURNMENT: Adjourn to regular meeting January 7, 2002.

MA/fb
December 17, 2002 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 HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. 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 Planning Commissioner’s Secretary for personal use during the Commission meetings. If you need special assistance to participate in this meeting, please contact the Planning Commissioner’s Secretary at 252-4920. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)