AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
November 12, 2002

I. CALL TO ORDER:

NOTE: After the November 12, 2002 meeting, the following Regular Meetings will be held on November 26, 2002 and December 10, 2002.

II. ROLL CALL:

Commissioners: Staff Present:

Dolojan
Garcia
Glynn
Harris
Kelley
Leonard
Ramirez

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on November 8, 2002.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS:

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

*Item Held As A Public Hearing.
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.
VII. PRESENTATIONS:

VIII. CONSENT:
   A. Minutes – October 29, 2002

IX. CONTINUED PUBLIC HEARING:

**ITEM 1:** Bailey Estates Residential Subdivision. RZ-01-04, Subd. 8406 & DR-02-26.

Continued public hearing on an application by John Stremel, Bailey Estates, LLC, requesting that the City *Certify the Environmental Impact Report*, prezone 122 acres of two parcels totaling 265 acres located on the west side of Bailey Road at the southern edge of the City to RS (Single-Family Residential District), approve a tentative map on the 122 acre site consisting of 257 single-family lots, public roads and private open space, and grant design review approval of the proposed home designs; portions of APNs 097-230-003 and 097-230-004. CEQA Status: Final EIR prepared. DH (Continued from October 29, 2002)

Contact: John Stremel, (800) 745-8979

ACTION:

X. PUBLIC HEARINGS:

**ITEM 2:** First Baptist Church Headstart Classroom Replacement. UP-02-28 & DR-02-28.

Application by First Baptist Church requesting a use permit to legalize an existing church and preschool classroom, and design review approval of architectural plans to install a 1,440 square foot modular classroom to replace two existing 720 square foot modular classrooms located at 204 Odessa Avenue, Downtown Low Density Residential land use designation; APN 085-122-008. CEQA Status: Exempt. GH

Contact: First Baptist Church 473-2000 Ext.108

ACTION:
*ITEM 3: Bashir Auto Storage & Auto Sales. UP-02-22.

Application by Bashir Rahimi requesting a use permit to allow outdoor auto storage and auto sales on a 14,000 square foot lot located at 5 Industry Road, CS (Service Commercial) zone; APN 073-042-012. CEQA Status: Exempt (§15270(b)). GH

Contact: Bashir Rahimi, (415) 716-9444

ACTION:

XI. COMMISSION CONSIDERATION:

ITEM 4: City Initiated Zoning Study – Lot Coverage Standards.

Staff is requesting the Planning Commission initiate a zoning study to consider increasing the maximum lot coverage permitted on single-family lots that are less than 6,000 square feet. MA

Contact: Melissa Ayres, 252-4920

ACTION:

XII. STAFF COMMUNICATIONS:

   a. Target Remodel. AD-02-16. KS
   b. Loveridge Center Pylon Sign: Modification of DR-02-05. AD-02-22. DH

XIII. GENERAL PLAN UPDATE REPORT:

XIV. ZONING ADMINISTRATOR REPORT:

XV. COMMITTEE REPORTS:

XVI. COMMENTS FROM COMMISSIONERS:

XVII. ADJOURNMENT: Adjourn to regular meeting November 26, 2002.
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)