A regular meeting of the Pittsburg Planning Commission was called to order by Vice Chairperson Glynn at 7:30 P.M. on Tuesday, June 25, 2002, in the City Council Chambers of City Hall at 65 Civic Avenue, Pittsburg, CA.

ROLL CALL:

Present: Commissioners Garcia, Harris, Kelley, Ramirez, Glynn

Absent: Commissioner Leonard, Chairperson Holmes

Staff: Director of Planning and Building Randy Jerome; Assistant Planner Dana Hoggatt; Planning Technician Christopher Barton; Planning Intern Gary Hsueh; and Civil Engineer II Alfredo Hurtado.

POSTING OF AGENDA:

Vice Chairperson Glynn advised that the agenda had been posted at City Hall on Friday, June 21, 2002.

PLEDGE OF ALLEGIANCE:

Orlando Dolojan led the Pledge of Allegiance.

MINUTES: June 11, 2002

MOTION:

Motion by Commissioner Garcia to approve the minutes of the June 11, 2002 meeting, as submitted. The motion was seconded by Commissioner Harris and carried by the following vote:

Ayes: Commissioners Garcia, Harris, Kelley, Ramirez, Glynn
Noes: None
Abstain: None
Absent: Commissioners Leonard, Holmes
DELETIONS/WITHDRAWALS:

There were no deletions or withdrawals.

COMMENTS FROM AUDIENCE:

PETE CARPINO, 151 EL Camino Drive, Pittsburg, presented copies of the original conditions of project approval for the Wal-Mart Shopping Center and identified the specific conditions that were currently being violated. He requested that the Planning Commission execute a fair and equitable policy to ensure that Wal-Mart adhered to the original conditions of approval. He urged the City to take some action, particularly since the business had yet to respond to previous staff correspondence.

PRESENTATIONS:

1. Fort Knox Storage

Mr. Jerome reported that the principal for Fort Knox Storage had not been able to attend the meeting and had asked that the presentation be rescheduled. It was anticipated that the presentation would be made during the July 23 Commission meeting.

Commissioner Harris stepped down from the dais due to a potential conflict of interest with respect to Item No. 1, Railroad Terrace Residential Subdivision.

PUBLIC HEARINGS:

Item 1: Railroad Terrace Residential Subdivision. RZ-02-09, DR-02-15 and Subdivision 8642

Application by Albert Seeno III of Discovery Builders, Inc., requesting approval of a rezoning of 1.3 acres to RM-O (Medium Density Residential with a Limited Overlay) and approval of a tentative map to subdivide two lots into 16 single-family residential lots ranging in size from 3,500 square feet to 3,900 square feet, on an undeveloped area located on East Third Street, east of Cumberland Street and north of Village at New York Landing subdivision, Downtown Commercial and Downtown Medium-Density Residential land use designation; APNs 085-370-142 and 085-370-145.

Assistant Planner Dana Hoggatt presented the request from Albert Seeno III of Discovery Builders, Inc., requesting approval of a rezoning of 1.3 acres to Medium Density Residential with a Limited Overlay and approval of a tentative map to subdivide two lots into 16 single-family residential lots ranging in size from 3,500 square feet to 3,900 square feet. The property is located on an undeveloped area located on East Third Street, east of Cumberland Street and north of Village at New York Landing subdivision, Downtown Commercial and Downtown Medium-Density Residential land use designations.
Ms. Hoggatt advised that a prior project had been approved for the site in 1992, which project had been similar to the 16 lot homes being proposed, although all previous approvals had lapsed since the Final Map had not been recorded.

Ms. Hoggatt advised that the General Plan designations of the two properties had actually two different designations, one a commercial and the other a residential designation, although both would allow residential uses. The Downtown Specific Plan, which had provided development standards for properties in the downtown, had been superseded with the adoption of the new General Plan, which was why the project also involved a rezoning in addition to design review and a tentative map.

The rezoning request would be for a Medium Density Residential with a Limited Overlay Zoning District (RM-O) with development standards specific to the project and somewhat different from what was allowed in RM zoning districts.

Ms. Hoggatt explained that East Third Street was a collector road and if and when the Marine Commercial area towards the waterfront area at the terminus of Harbor Street was developed, it would be a main accessway from Railroad Avenue to the Harbor Street area. As such, staff had expressed concern with the front loaded garages and 16 driveways since as a collector street, East Third Street was not a neighborhood roadway. In addition, the front loaded garage design could cause conflicts with vehicles backing out of garages, down driveways and onto East Third Street.

Further, Ms. Hoggatt explained that staff had expressed concern with the number of curb cuts that would be required since it would take away from the existing on-street parking located primarily in front of the parcel in front of the Liberty Hotel and three to four parking spaces on the other parcel adjacent to Johns Manville, while also possibly eliminating some of the existing street trees.

Ms. Hoggatt advised that staff also expressed concern with the appearance of the garages as the predominant design element of the homes. The garages would be 20 to 21 feet wide on narrow lots. She also noted that the property was located in a downtown redevelopment and infill area. Redevelopment trends had discouraged garages and auto oriented designs, where garages were encouraged in the rear and on the side of the properties. She cited the Marina Walk Subdivision as having similar patterns. The intent was to relocate the garage away from the front of the street with the home pulled closer to the street for more of a connection between the home and East Third Street itself.

Ms. Hoggatt advised that there were options that had been recommended for consideration, including a rear alley with the garages located toward the rear of the homes, with access by a rear driveway. That option would provide a driveway between Johns Manville and the homes offering a buffer area between the two. From the developer's standpoint, she acknowledged there could be a maintenance concern in that case.
A second alternative that staff had not recommended, had been to leave the garages as they were with a side loaded garage and with a common curb cut between every two homes. That option would require some modification to the lot design with the garages required to be offset somewhat to provide enough clearance between garage doors. The front elevation along East Third Street could be redesigned to appear like a room and less like a garage.

Ms. Hoggatt otherwise recommended approval of the subdivision with the rear alley concept, although she noted that either option could be acceptable and would fulfill the objectives of the General Plan.

PUBLIC HEARING OPENED

PROPRIETORS:

ALBERT SEENO III, Discovery Builders, 4061 Port Chicago Highway, Suite H, Concord, explained that the project would consist of 16-units that would be located off of Third Street and Cumberland Street on two vacant parcels. The proposal would consist of 16 single-family homes on a minimum of 3,500 to 3,900 square foot lots. The homes would vary from 1,500 to 1,800 square feet in size.

Mr. Seeno advised that he had read the conditions of approval and was in agreement with the conditions, although he expressed concern with several recommended design review requirements, specifically Condition Nos. 2 through 8, which related to access to the property.

Mr. Seeno suggested that the project did not warrant rear access to the homes since the homes would be located on vacant lots, which would involve split level homes where a bit of grading and incorporation of retaining walls would be required. The homes and lots would be narrow and deep and would require a unique design to fit on the project. He proposed that the plan include front loaded access garages and separate driveways.

Mr. Seeno expressed concern that with private streets, drives and party walls, there would have to be a Homeowners Association (HOA), maintenance agreements and the like. As builders, he stated that they were experienced with what homebuyers wanted, and for the area he suggested the proposal would offer upscale homes affording pride of ownership with 16 new families in the downtown.

Speaking to the exterior elevations of the homes, Mr. Seeno explained that a variety of Mediterranean, Craftsman and Gingerbread designs had been proposed.

Referencing the staff recommendations for the driveways, Mr. Seeno advised that he had reviewed the staff recommendations as had his Civil Engineer.
To achieve the staff recommendations, Mr. Seeno explained that a party wall would be required with side loaded entries. With many people owning larger vehicles, such as SUV's, two homes sharing the same curb cut could pose a conflict. In addition, there could be drainage issues and crossing over property lines issues with that option.

Mr. Seeno otherwise identified 8 color packages for the homes including body, trim and fascia colors, with veneers on the fronts, with varied types of stone, and with varied colored tile roofs. Of the 16 lot homes, two colors would be repeated, although no two colors would be located adjacent to each other with the same elevation. There would be three elevations for two separate plans. While he recognized the staff concern with potentially overbearing garages, he described the different design elements that would add character to each frontage.

Mr. Seeno characterized the project as straightforward for a single family detached project.

Commissioner Garcia inquired whether or not the developer could meet with staff to review different types of windows for the garages. He commented that normally the doors were white in color and he suggested they be painted in different colors to better match the color of each home.

Mr. Seeno explained that there would be a color package for each home and the garage trim would be an offset of the body color. There would be four colors to each home, with different colored garage doors, trim and garage door jams. The homes might also include other accents, such as shutters, which would also have a different color.

Mr. Seeno identified the different types of windows that could be used for the garages, which windows could be mixed and matched to offer a custom appearance.

Commissioner Garcia referenced the staff concern with the off-street parking. He questioned whether or not when installed the entrances to the garages could be placed on opposite sides allowing two garages to be back to back, with the entrances on the opposite side. In that case, he suggested that there would be 30 feet of parking between driveways to allow an additional 8 to 10 parking spaces along the street.

Mr. Seeno acknowledged that such a configuration would be possible, although landscaping had been proposed in that area. He stated that scenario could be modified to allow more impervious surface for two cars in the garage and two in the front driveway.

Vice Chairperson Glynn inquired of the disposition of the lot located adjacent to Cardinale Bakery.

Mr. Seeno explained that they had researched the property in working with the City's Redevelopment Agency.
Mr. Seeno described the property as one parcel, which he understood had been abandoned or quit claimed. He also understood that the property was currently under foreclosure. While the Redevelopment Agency had asked his firm to attempt to acquire that property, their efforts had been unsuccessful to date. He understood that a bank held the title to the property at this time.

Vice Chairperson Glynn suggested if that property was acquired, it could also alleviate some of the parking problems along the front of the site, although Mr. Seeno explained that in working with the City's Economic Development Department, he had learned that someone else had already shown interest in the property in question.

Vice Chairperson Glynn inquired whether or not there was any problem with the median strip that currently existed as it related to the exiting of vehicles which would all have to make a right turn out. He noted that the same situation occurred with Bay Harbor Park, although those residents did not travel right and made a U-turn in that opening or made a left turn onto oncoming traffic and drove past the median on the wrong side to get clear and then travel down Third Street traveling in an easterly direction.

As a result, the Vice Chair questioned whether or not the median strip should be extended to some degree towards Third Street in order to protect the exiting for the last homes in the last row of the project site. He suggested that should be reviewed as part of the project.

Mr. Seeno advised that such traffic would either have to make a U-turn or travel down to Harbor Street.

DAVE ISAACSON, Project Engineer, advised that he would have to review that situation.

Commissioner Kelley inquired of staff if the applicant provided windows in the garage doors to soften the appearance if that would be acceptable to staff and address the staff concerns with the predominance of the garages.

Ms. Hoggatt reiterated the staff concern with a garage door dominating the front of the homes since it would project a good 20 feet in front of the front door and take away from the street oriented design the City had been trying to achieve with projects in the downtown.

Vice Chairperson Glynn inquired what would happen if the garage doors were not highlighted but monochromatic as to the base of the exterior walls of the home. He questioned whether or not that would offer a more complementary appearance since the garage door would then blend in.

Ms. Hoggatt noted that the appearance of the garage doors remained a concern for staff and that staff was equally concerned about the 16 curb cuts and the necessity for vehicles to back out of a front loaded garage. While the appearance of the garage doors could be
modified, the traffic concerns of cars backing out of the 16 curb cuts would remain.

Vice Chairperson Glynn commented that if the actual homes were created on the property there could be some at curb parking that was not currently provided and which would reduce the width of the passageway on the street between the median and a parked car on the right side. He noted that currently vehicles were not prohibited from parking on the southern side of Third Street.

Ms. Hoggatt stated that parallel parking was currently provided. As to adequate clearance, she did not see a problem. The project would not involve any off-site modifications or any increase in right-of-way width on East Third Street.

Vice Chairperson Glynn pointed out that the street had not been reduced to the point where it would impact truck traffic traveling through the area which might occur as a result of construction in the foreseeable future.

Commissioner Ramirez inquired whether or not staff could accept Commissioner Garcia's recommendation for the garages.

Civil Engineer II Alfredo Hurtado explained that Commissioner Garcia's recommendation for two garages next to each other would be feasible. He inquired of the applicant whether or not the 16-foot driveways could be reduced to 12 feet so that a throat could be provided, which would also reduce the front curb cut.

Mr. Isaacson explained that option could be reviewed with staff.

Speaking to the rezoning application, Mr. Jerome recommended that the Commission consider the one acre piece of land located between the two parcels. He explained that the one acre parcel would more than likely be a fill in for a similar type of residential development and it might behoove the City to rezone that property now, which would include development standards, even though there was no project before the Commission at this time. As a result, that property would not have to go back through a rezoning process to the City Council.

Mr. Jerome otherwise acknowledged that the one acre parcel had not been included in the current public hearing and as such the property owner of that parcel had not been made aware of the staff recommendation. If the Commission were to take that action, the resolution recommending the rezoning to the City Council would be modified for three parcels totaling 2.3 acres, with the unidentified APN number identified as Parcel B on the exhibits included in the Commission packets.

When asked, Mr. Jerome clarified that the one-acre parcel currently had no zoning since the downtown was currently unzoned and the Downtown Specific Plan was no longer valid as a result of the new General Plan. All of the downtown was effectively unzoned,
although it was regulated by the Downtown Element of the new General Plan which included specific development standards and land use characteristics. The recommendation for the one acre parcel would have no effect on the tentative map or design review for the subject project but would rezone the property accordingly by applying the General Plan development standards for future development.

Mr. Jerome otherwise clarified that if the current property owner chose to keep the existing building on the site and utilize it for the same purpose, his recommendation would jeopardize such a proposal, although if the property owner wanted to reuse the one acre parcel for commercial use, the Downtown Element would provide for commercial use. If a commercial reuse of the property were ultimately proposed, a rezoning of the property to reutilize that property as a commercial property would be required.

Vice Chairperson Glynn suggested that staff contact the current owner of the one-acre property and place the staff recommendation on a future agenda.

Mr. Jerome explained that could be done, although he was requesting that the Commission consider his recommendation at this time. A more proactive role might be taken once the rezoning application was submitted to the City Council for consideration. He also clarified that if his recommendation were adopted, it would amend Resolution No. 9338, which would modify Section 1., Background A, the description of the property and the title of the resolution would be changed that instead of two parcels, there would be three parcels, totaling 2.3 acres.

INTERESTED SPEAKER:

BENITA JENKINS, a resident of Bay Harbor Park, questioned whether or not the Commission would be considering plans for the expansion of Third Street as a result of the development. While not opposed to the development, she expressed concern that traffic in the area would increase once the homes were constructed.

OPPONENTS: None

PUBLIC HEARING CLOSED

Commissioner Garcia made a motion to approve Resolution No. 9338, as modified to reflect the rezoning for three parcels, totaling 2.3 acres, including the one acre parcel located between the two subject parcels, to be shown as Parcel B.

Commissioner Ramirez seconded the motion.

On the motion, Ms. Hoggatt questioned whether or not the development standards would change or remain the same as proposed in the resolution for all 2.3 acres since they were more restrictive than what the developer had proposed. She noted that staff had
recommended that a rear alley be provided and in order for that to occur and still have 15 lots, the development standards would have to be modified to reduce the lot widths and setbacks. Depending on which alternative the Commission chose, those development standards could be increased back to the developer's proposal.

Mr. Jerome identified Exhibit A, the development standards, which complied with the staff recommendation for narrow lots, setbacks and the like.

Commissioner Garcia withdrew his motion if the second to his original motion were also withdraw. He expressed the willingness to then make a motion to approve Resolution No. 9338 to meet the developer's requirements as proposed.

Ms. Hoggatt clarified that such direction would increase the lot widths to 35 feet from 33 feet and would increase the sideyard setbacks to 5 feet from 4 feet. She reiterated that the development standards, as proposed by staff, would be more restrictive than what the developer had proposed. The developer could still build the project based on what staff had proposed.

Commissioner Garcia recommended that Resolution No. 9339 be adopted with the developer's standards.

Mr. Jerome recommended that the motion state that it would be to modify the development standards, as identified in Exhibit A, to be more consistent with the developer's proposal.

Commissioner Ramirez seconded the new motion as stated.

MOTION:  **RZ-02-09**

Motion by Commissioner Garcia to adopt Resolution No. 9338, recommended that the City Council adopt RZ-02-09, an RM-O (Medium-Density Residential with a Limited Overlay) zoning designation for three parcels, totaling 2.3 acres located on East Third Street, east of Cumberland Street and west of Harbor Street, with the Development Standards as identified in Exhibit A to be modified to be more consistent with the developer's proposal for "Railroad Terrace Residential Subdivision," as shown. The motion was seconded by Commissioner Kelley and carried by the following vote:

   Ayes:    Commissioners Garcia, Kelley, Ramirez, Glynn
   Noes:    None
   Abstain: Commissioner Harris
   Absent:  Commissioners Leonard, Holmes

MOTION:  **Subdivision 8642**

Motion by Commissioner Garcia to adopt Resolution No. 9339, approving Subdivision
8642, a Tentative Map for a 15-lot residential subdivision located on East Third Street, east of Cumberland Street and west of Harbor Street, for "Railroad Terrace," with the conditions as shown, and with the elimination of Condition Nos. 2, 3, 4, 5, 6, 7, 8 and 15, along with the following additional condition:

- Direct staff to work with the developer to change the design of the driveway to determine if something could be worked out to reduce the amount of spaces used by curb cuts.

The motion was seconded by Commissioner Kelley and carried by the following vote:

- Ayes: Commissioners Garcia, Kelley, Ramirez, Glynn
- Noes: None
- Abstain: Commissioner Harris
- Absent: Commissioners Leonard, Holmes

**MOTION: DR-02-15**

Motion by Commissioner Garcia to adopt Resolution No. 9340, approving DR-02-15, Design Review approval of architectural plans to construct a 15-lot residential subdivision on East Third Street, for "Railroad Terrace," with the conditions as shown, with the elimination of Condition No. 9, and with an additional condition as follows:

- Developer to work with staff to improve the appearance of the roll-up garage doors through the use of windows, colors and shading.

The motion was seconded by Commissioner Ramirez and carried by the following vote:

- Ayes: Commissioners Garcia, Kelley, Ramirez, Glynn
- Noes: None
- Abstain: Commissioner Harris
- Absent: Commissioners Leonard, Holmes

Vice Chairperson Glynn advised that a decision by the Planning Commission was not final until the appeal period expired ten 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.

Commissioner Harris returned to the dais at this time.
COMMISSION CONSIDERATION:

**Item 2: Biozone Addition. DR-02-11.**

Application by Kent Craven of Biozone requesting design review approval of architectural plans for the construction of a 9,125 square foot building addition to be used as office and warehouse space on the site of an existing research and development facility at 580 Garcia Avenue, IP-O (Industrial Park with a Limited Overlay) zone; APN 088-183-076.

Planning Technician Christopher Barton presented the request from Kent Craven of Biozone requesting design review approval of architectural plans for the construction of a 9,125 square foot building addition to be used as office and warehouse space on the site of an existing research and development facility at 580 Garcia Avenue, in an Industrial Park with a Limited Overlay zoning district.

Mr. Barton explained that Biozone had outgrown its present facility and were proposing an expansion on the southeastern side of the existing building. The research and development facility would be operating under an existing use permit. There were some items being stored outside, although the expansion would allow for all goods to be stored inside to comply with the use permit for the property.

The use was consistent with the General Plan located in an Industrial Park with a Limited Overlay zoning district. The original use permit had required that more landscaping be provided on the Garcia Avenue side of the property. Staff had recommended as a condition of approval that the landscaping be upgraded with ground cover.

In addition, since the business would be expanding the rear of the building where trucks came in and out, the trucks could potentially block the entranceway for a period of time, which area served as the entrance/exit from Harbor Street.

Mr. Barton recommended that the entranceway be designated for egress only which had been supported by the City Traffic Engineer as the best solution to any on site circulation problems.

Mr. Barton recommended that the Planning Commission adopt Resolution No. 9337, approving DR-02-11, with the conditions as shown.

PROPOSENT:

KENT CRAVEN, Artech Design Group, 350 N. Wiget Lane, #210, Walnut Creek, affirmed when asked, that he had read and was in agreement with the staff recommended conditions of approval.
MOTION:

Motion by Commissioner Kelley to adopt Resolution No. 9337, approving DR-02-11, Design Review approval of architectural plans for the construction of a 9,125 square foot building addition on an existing building at 580 Garcia Avenue for "Biozone," with the conditions as shown. The motion was seconded by Commissioner Harris and carried by the following vote:

Ayes: Commissioners Garcia, Harris, Kelley, Ramirez, Glynn
Noes: None
Abstain: None
Absent: Commissioners Leonard, Holmes

Application by Misako Hill of PlanCom, Inc., requesting design review approval of architectural plans for the installation of three pairs of wireless telecommunications antennas and related equipment structures on the rooftop of the Pittsburg Health Center located at 2311 Loveridge Road, GQ (Governmental and Quasipublic) zoning district; APN 088-161-028.

Planning Intern Gary Hsueh presented the request from Misako Hill of PlanCom Inc., requesting design review approval of architectural plans for the installation of three pairs of wireless telecommunications antennas and related equipment structures on the rooftop of the Pittsburg Health Center. The project site was located at 2311 Loveridge Road, in a Governmental and Quasipublic zoning district.

Mr. Hsueh recommended that the Planning Commission adopt Resolution No. 9341, approving DR-02-13, with the conditions as shown.

Commissioner Harris stated that he was a member of the Building Corporation for the Hospital. He questioned whether or not the applicant had obtained approval from both the Board and the Building Corporation to locate the wireless communications equipment on the building.

Mr. Hsueh explained that the applicant had obtained approval from the County to enter the site in order to perform the necessary construction.

Commissioner Harris pointed out that the County was not the owner of the building but was leasing the building. As such, the applicant needed to obtain approval from the Building Corporation to place the equipment on the building. He requested that such permission be obtained prior to the installation of the wireless communications equipment.
Mr. Hsueh advised that staff would work with the applicant to ensure compliance with the required approvals.

PROPONENTS:

MISAKO HILL, PlanCom Inc., for Cingular Wireless, 4420 Rosewood Drive, Building 2, 3rd Floor, Pleasanton, advised that she had read the staff report and was in agreement with the conditions of approval. She also clarified that they had obtained approval from the County and the Los Medanos Community Hospital Board to place the equipment on the building. She had been unaware of the need to obtain approval from the Building Corporation but would ensure that approval was obtained.

OPPONENTS: None

MOTION:

Motion by Commissioner Garcia to adopt Resolution No. 9341, approving DR-02-13, Design Review approval of plans for the installation of six wireless telecommunications antennas on the existing Pittsburg Health Center Building located at 2311 Loveridge Road for "Cingular Wireless," with the conditions as shown and with an additional condition that the applicant obtain approval from the Building Corporation to place the wireless communications equipment on the building. The motion was seconded by Commissioner Ramirez and carried by the following vote:

Ayes: Commissioners Garcia, Harris, Kelley, Ramirez, Glynn
Noes: None
Abstain: None
Absent: Commissioners Leonard, Holmes

STAFF COMMUNICATIONS:

Mr. Jerome reported that a memorandum had been included in the Commission packets regarding an administrative approval of AT&T wireless communications antennas at 101 Avila Road, which involved the replacement of existing antennas. In addition, another memorandum had been included in the Commission packets regarding the hiring of a new Planning Manager, Melissa Ayres, who would start employment with the City on July 15 and would be in attendance at the July 23 meeting of the Commission.

Further, Mr. Jerome acknowledged that this meeting would have been the last meeting for Chairperson Holmes who was otherwise unable to attend the meeting. Staff had a plaque that would be presented to Mr. Holmes at an appropriate date. He reported that the City
Council had reappointed Commissioner Ramirez and had appointed former Commissioner Orlando Dolojan to the Planning Commission. Mr. Dolojan would be sworn in at the Planning Commission meeting of July 23.

Mr. Jerome added that the Planning Commission meeting of July 9 had been canceled and that the meeting would adjourn to the Planning Commission meeting of July 23.

Mr. Jerome also presented the Commission with the Award of Merit from the Northern Chapter of the American Planning Association for the City's new General Plan. He advised that he had attended the award dinner with the General Plan consultant. The award would be formally presented to the Mayor during the City Council meeting on July 15.

Mr. Jerome further reported that an Appreciation Dinner would be scheduled for the Planning Commission. He recommended that Commissioners contact staff to advise of their schedules so that the dinner could be scheduled.

**ZONING ADMINISTRATOR REPORT:**

There was no Zoning Administrator Report.

**COMMITTEE REPORTS:**

There were no committee reports.

**COMMISSION COMMENTS:**

Commissioner Harris suggested that the appreciation dinner could be discussed during the July 23 meeting.

Commissioner Harris referenced the property located at the corner of Leland and Loveridge Roads where an ARCO gas station had been approved and which site had been routinely used for use car sales on the weekends. Since the property was private property and since he was uncertain whether or not those selling the vehicles had obtained permission from the property owner to park on the property, he requested that the Code Enforcement Bureau cite the vehicles or that they be removed.

Speaking to the property at the corner of Central and Solari Avenues where a former gas station had been located, Commissioner Harris noted that the property was being jackhammered and asphalt was being removed. He inquired whether or not there was a proposal forthcoming on that property.

Mr. Hurtado advised that the current property owner was cleaning the site.
Referencing the St. Vincent de Paul property, Commissioner Harris suggested that the property should be better maintained. In addition, he inquired of the status of Frances Green's church and the church at the Vogue Theater.

Commissioner Harris noted that the church in the Vogue Theater had been used for meetings although nothing had been done with the property. He suggested that if the work was not being done, the church meetings should cease.

Mr. Jerome explained with respect to vehicles for sale on vacant lots, that staff had raised that issue with Commander William Hendricks, head of the Special Operations Bureau where the Code Enforcement Bureau served. Staff had discussed the possibility of training beat officers to be aware of such zoning violations to allow enforcement to be made.

Speaking to the St. Vincent de Paul property, Mr. Jerome reported that the property was being vacated and that there had been interest from a developer to develop that property. Commissioner Harris suggested that the property should still be maintained until the property was ultimately developed.

Referencing the Vogue Theater, Mr. Jerome advised that staff had issues with the contractor who had been legally utilizing a portion of the building for church services, although other portions of the building, including the exterior, had not yet been completed. The Building Division had some success with the contractor and project manager to prepare plans that complied with code. He understood that the applicants would be working diligently on the inside of the building, although it might be a month or two before more work was visible on the outside.

Mr. Jerome also reported that the work on Frances Green's church was ongoing and was one of the longest ongoing projects in the City. He noted that City staff had held a recent meeting to discuss several code enforcement issues, which had been segregated out and identified as a high priority. All of the projects that had been mentioned were on that list. The Chief Building Official was also in the process of sending out Notice to Comply letters to those in violation.

Commissioner Garcia inquired whether or not the BART Specific Plan packets had been mailed to BART and to Assemblymember Joe Canciamilla, as directed by the Commission at its last meeting.

Mr. Jerome acknowledged that the plans had not yet been distributed as requested by the Commission.

Mr. Jerome reported that the County Board of Supervisors had adopted the BART Specific Plan and had adopted Alternate 6, the hybrid plan, a plan recommended by the Fiscal Committee. As a result of issues related to traffic mitigation in the City of Concord, the
Board of Supervisors had asked that a couple of Councilmembers from the cities of Concord and Pittsburg meet to work out methods of implementing the traffic mitigation measures, all in direct response to correspondence from the City of Concord.

That meeting had yet to be scheduled. Staff anticipated that the BART Specific Plan would be brought forward to the Planning Commission on July 23.

Commissioner Garcia reported that he would not be in attendance at the July 23 meeting. He requested that a discussion of the BART Specific Plan be held over to a following meeting to allow his participation.

Commissioner Garcia took this opportunity to express his appreciation to Thaddeus Holmes for his many years of service to the Planning Commission and to the community. He emphasized that Mr. Holmes would be sorely missed on the Commission since he had always been a good and thoughtful Commissioner.

Commissioner Harris concurred with the comments made regarding Chairperson Holmes.

Vice Chairperson Glynn commented that during a recent Council meeting, the Council had approved the installation of antennas in support of the Police Department. He requested that the matter be agendized and if funded he would like to move it through the Planning Commission, if required. If not, he would like to see the project expedited since there was a serious lack of communication for the local Police and the Fire Departments.

Mr. Jerome explained that the project had not required Planning Commission approval in that it was not a planning or zoning issue that would be processed through the Planning Division. The project was being regulated by the Police Chief and the property manager. Vice Chairperson Glynn requested a status report at the next Planning Commission meeting.

Commissioner Harris also requested that staff check all of the signal lights throughout the City since traffic had worsened over time in all directions. He suggested that the lights should be better synchronized to better the traffic flow throughout the community, particularly at Bliss Street at Railroad Avenue and Leland at Loveridge Roads.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:49 P.M. to a regular meeting of the Planning Commission on July 23, 2002 at 7:30 P.M. in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

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RANDY JEROME, Secretary  

June 25, 2002