MINUTES

OF THE REGULAR MEETING

OF THE

PITTSBURG PLANNING COMMISSION

July 23, 2002

A regular meeting of the Pittsburg Planning Commission was called to order by Vice Chairperson Glynn at 7:30 P.M. on Tuesday, July 23, 2002, in the City Council Chambers of City Hall at 65 Civic Avenue, Pittsburg, CA.

ROLL CALL:

Present: Commissioners Dolojan, Harris, Kelley, Leonard, Ramirez, Vice Chairperson Glynn

Absent: Commissioner Garcia

Staff: Director of Planning and Building Randy Jerome; Planning Manager Melissa Ayers; Economic Development Director Brad Nail; Associate Planner Chris Bekiaris; Associate Planner Ken Strelo; Assistant Planner Dana Hoggatt; and Planning Intern Gary Hsueh.

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez led the Pledge of Allegiance

REORGANIZATION:

Chairperson

Commissioner Kelley nominated William Glynn as the Chairperson of the Pittsburg Planning Commission. Commissioner Harris seconded the nomination. There were no other nominations. The nominations were closed. William Glynn was selected as the Chairperson of the Planning Commission by the following vote:

Ayes: Commissioners Dolojan, Harris, Kelley, Leonard, Ramirez, Glynn

Noes: None

Abstain: None

Absent: Commissioner Garcia
Vice Chairperson

Commissioner Harris nominated Mark Leonard as the Vice-Chairperson of the Pittsburg Planning Commission. Commissioner Ramirez seconded the nomination. There were no other nominations. The nominations were closed. Mark Leonard was selected as the Vice-Chairperson of the Planning Commission by the following vote:

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

COMMITTEE APPOINTMENTS:

Mr. Jerome recommended that the discussion for Committee Appointments be conducted after the completion of the business agenda.

POSTING OF AGENDA:

Chairperson Glynn advised that the agenda had been posted at City Hall on Friday, July 19, 2002.

MINUTES: June 25, 2002

MOTION:

Motion by Commissioner Harris to approve the minutes of the June 25, 2002 meeting, as submitted. The motion was seconded by Commissioner Ramirez and carried by the following vote:

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

DELETIONS/WITHDRAWALS:

Mr. Jerome recommended that Public Hearing Item No. 1, Mirant Power Plant Annexation and Prezoning be continued to a date uncertain.

COMMENTS FROM AUDIENCE:

There were no comments from the audience.
PRESENTATIONS:

There were no presentations.

PUBLIC HEARINGS:

Item 1: Mirant Power Plant Annexation and Prezoning, RZ-02-013.
City-initiated proposal to prezone several parcels currently located in unincorporated Contra Costa County; the affected area is within the County Urban Limit Line, and the City of Pittsburg Sphere of Influence and General Plan Planning Area. The proposal consists of approximately 964 acres along the southern shoreline of the Suisun Bay located in the Northwest River Subarea of the General Plan. The site includes the existing Mirant Power Plant, several adjacent parcels to the west and south, and a small number of parcels along Willow Pass Road occupied by light industrial, commercial and residential uses. All prezoning to be consistent with the current City of Pittsburg General Plan "Pittsburg 2020: A Vision for the 21st Century" Land Use Designations (Industrial Utility/ROW and Open Space). There is no development proposed in conjunction with this project. APNs: 085-010-014, and 015, 096-100-024, 025 and 026, 096-092-007, 009, 012, 013 and 014.

Mr. Jerome recommended that the Planning Commission continue the item indefinitely.

Chairperson Glynn advised that the Commission had been presented with correspondence dated July 18, 2002, from County Administrator John Sweeten who had expressed surprise to learn of the City's intent to move forward with the annexation of the subject property. He also understood that members of the Contra Costa County Board of Supervisors, the Pittsburg City Council and the City Manager had received copies of the letter.

Chairperson Glynn recommended that the letter be attached to the minutes of the meeting as part of the public record. While he recognized the initial staff recommendation to continue the item to the Planning Commission meeting of August 13, 2002, he requested clarification of the staff intent given the letter that had recently been received.

Mr. Jerome explained that staff had recommended that the item be continued to be able to receive any comments that should be addressed for the California Environmental Quality Act (CEQA) document that had been prepared for the application. Subsequently, the letter from the County Administrator had been received. He clarified that the matter to be considered by the Commission was a prezoning recommendation only. Staff's position had been to take the item through the Planning Commission level for discussion and recommendation to the City Council, with further direction from the Planning Commission to pass on to the City Council to allow an opportunity to discuss the matter with the County as necessary.

Mr. Jerome acknowledged the concerns raised in the County Administrator's
correspondence and a request that County staff or County Supervisor Federal Glover and Bay Point residents be included in preliminary discussions regarding the project to determine the purpose of the application. Staff had made contact with the County Administrator and at this point was in the process of scheduling a meeting with County staff and Supervisor Glover prior to returning the item to the Planning Commission.

Commissioner Harris recommended that the Mayor be included in any of the meetings with the County staff to ensure representation from the City of Pittsburg.

Mr. Jerome expressed the willingness to forward the comments to the City Manager.

Commissioner Dolojan agreed that the Mayor should be included in any discussions with the County.

In response to Commissioner Ramirez as to whether or not the item had been forwarded to the Local Agency Formation Commission (LAFCO), Mr. Jerome explained that staff had conversations with the appropriate bodies at a staff level in that City staff and consultants had contacted LAFCO staff, although not LAFCO members. The City's Economic Development staff had also contacted the County Finance Department to discuss some of the issues.

Chairperson Glynn recommended that the correspondence from the County Administrator be forwarded to Mr. de la Cruz a member of the Bay Point Municipal Advisory Committee (MAC) and that he also be invited to participate in initial negotiations and discussions between the County, City staff and other officials. He expressed concern that since the matter had been ongoing over the last year that information of this magnitude had not reached the highest levels in the County relevant to their apparent unawareness of the potential aspects of the action before the Planning Commission.

MOTION:

Motion by Commissioner Harris to continue the Mirant Power Plant Annexation and Prezoning, RZ-02-13, to a date uncertain. The motion was seconded by Commissioner Kelley and carried by the following vote:

Ayes: Commissioners Dolojan, Harris, Kelley, Leonard, Ramirez, Glynn
Noes: None
Abstain: None
Absent: Commissioner Garcia
Assistant Planner Dana Hoggatt presented the City-initiated proposal to rezone 0.25 acres from RZ (Single Family Residential) to GQ (Governmental/Quasipublic) for the existing City-operated pump stations and for a potential ability to allow a billboard sign for commercial advertisement on-site of a City-owned water well located north of the western terminus of Frontage Road and south of State Route 4; APN 087-270-000.

Ms. Hoggatt explained that Commission had adopted Resolution No. 9315 in April 2002 directing staff to initiate a study to rezone the site from Single Family Residential to Governmental/Quasipublic. The proposed rezoning would bring the zoning consistent with the General Plan in that the General Plan land use designation of the site was Park and Governmental/Quasipublic, which would allow parks to be developed while also restricting most commercial, residential, and industrial development on the site.

The zoning would also allow, support and permit the continued operation of the existing water well and pump station on site. Pursuant to the City's Municipal Code, water wells and pump stations were considered Minor Utilities, permitted uses in the Governmental/Quasipublic zoning district.

Ms. Hoggatt advised that no development was being proposed as part of the rezoning application, although Whiteway Signs had expressed an interest in using the site to place a billboard sign. A Notice of Intent to adopt a Negative Declaration for the project had been posted on July 15, 2002. In accordance with CEQA guidelines Section 15074, the Commission must consider the Negative Declaration prior to making its recommendation.

Ms. Hoggatt further advised that the application had been noticed in the newspaper, on site and had been mailed to property owners within 300 feet of the site pursuant to the requirements of the Municipal Code.

Ms. Hoggatt recommended that the Planning Commission adopt Resolution No. 9345, recommending that the City Council adopt the Negative Declaration for the project and rezone the 0.4-acre Frontage Road pump station site from RS to GQ.

PUBLIC HEARING OPENED

INTERESTED SPEAKER:

KENT PALMER, 20 Rossmoor Court, Pittsburg, explained that approximately twenty
homeowners had met and had discussed the proposal and for various reasons had been unable to attend the meeting. He advised that residents had numerous questions regarding the rezoning request. He noted that the streets and courts in the area had recently been repaved and a new sound wall had been built along State Route 4. He questioned the placement of a billboard in a residential area.

Mr. Palmer noted that the public notice residents had received had included no details or dimensions for the proposed billboard. He commented that many residents were opposed to the placement of a billboard in a residential area and had expressed concern that it could reduce property values and become an eyesore. He also noted that there were some residents who while not within 300 feet of the proposal would still be affected by the placement of a billboard sign.

Mr. Jerome explained that the proposal was a preliminary step and was being done to set the stage for a potential billboard in the subject location in that the property must be rezoned to facilitate the placement of a billboard sign on the property. He clarified that at this time there was no billboard being proposed or being recommended one way or another, simply that the rezoning was laying the groundwork for such a thing to occur.

Economic Development Director Brad Nail explained that the City had a unique opportunity from Whiteway Signs to construct an electronic reader board sign that would be located along State Route 4 toward the west end of the City limits as one traveled down the hill on State Route 4. The sign would be owned and programmed by the City and utilized for the promotion of local small businesses and community events allowing the City the ability to promote economic development.

In working with Whiteway Signs, Mr. Nail stated that the City was discussing an exchange of a billboard site for a standard non-electronic, non-reader board sign to be located along State Route 4 in the area under discussion for rezoning. The actual location of the Whiteway Signs billboard sign would be located around the corner of the pump house at the corner of that piece of property, not directly in front of any residences, but short of existing power lines.

In exchange for that location, Whiteway Signs would construct the electronic reader board sign for the City at no cost and would maintain the sign, including electrical costs, for a total of 15 years.

DAVID COX, Western Regional Sales Manager, Whiteway Sign Corporation, 5050 Hacienda Drive, Dublin, explained that the electronic LED reader board sign, as earlier identified, would be capable of 16 million colors. The electronic portion would be 16 feet in height and 24 feet in length with the ID backlit, with routed out metal aluminum in the bottom portion only. He noted that similar signs were located on I-101, near the old Circle Star Theater and on I-880 at the Marina exit into the City of San Leandro. The company produced approximately 75 percent of the NFL, NBA and NHL advertising in
electronics and offered a good product.

The billboard sign had been proposed to be located slightly behind the pump house since there was a tree line that would block much of the billboard. In addition, that sign would not be visible from behind so that during the evening there would be no lights that would be visible on that sign. That sign would be a standard size with a single pole, approximately 14 x 48 in size.

Commissioner Dolojan inquired whether or not any noise impacts would be associated with the billboard sign or the electronic sign.

Mr. Cox advised that neither signage would have sound. Speaking to the electronic reader board sign, he noted that sign would be located in an area where there were no residential homes located nearby. The billboard sign would involve no noise impacts.

Mr. Cox also clarified that the height of the electronic reader board sign would be approximately 40 feet in height. The standard billboard sign would also be approximately 40 feet in height and 14 x 48 in size since it must be above the existing sound wall.

Commissioner Harris inquired of the dimensions of the proposed billboard sign and questioned whether or not any homes would be near the sign.

Mr. Cox reiterated the dimensions of the billboard sign, reiterated the proposed location to be located slightly past the existing pump house, and acknowledged that a few nearby homes might have a view of the sign. He encouraged Commissioners to view the location of the proposed sign in relation to where existing homes were located.

Commissioner Harris commented on the lack of details and dimensions for the billboard sign given the proposed location and the fact that it would have to be higher than the existing sound wall. He advised that he would not support action on the rezoning until he had more detailed information on the location, size and dimensions of the billboard sign.

Mr. Jerome explained that the issue at this time was the rezoning request only. If the Commission were to recommend that the City Council rezone the property and if the Council were to support the rezoning request, it would allow the possibility that the billboard sign would be placed at the subject location. He noted that the property could be rezoned with or without the billboard sign, although he acknowledged that the rezoning of the property was important as the initiating step for the billboard sign. He pointed out that the proposed signs would return to the Planning Commission for design review.

Commissioner Harris reiterated his concerns and requested additional information prior to any vote on the application.

Commissioner Ramirez commented that if the Commission were to recommend that the
Council support a rezoning of the parcel, it was known a sign would be installed. He too agreed that additional details should be provided for the billboard sign prior to any action taken on the rezoning request.

Commissioner Leonard noted that if the property were rezoned it did not mean that the billboard sign was approved. He emphasized that the sign would have to return to the Commission for a sign exception and design review. If the Commission ultimately did not approve of the sign, it could not be installed.

Commissioner Harris disagreed in that he would like to see what could be placed on the site first prior to rezoning the property. He reiterated his request for additional details, including further details on location and appearance.

Commissioner Dolojan concurred that the property not be rezoned until it was known what could be done with the property, particularly to ensure that what might be proposed would not impact the surrounding neighborhood. He suggested that the application be continued so that additional details could be provided.

Mr. Jerome summarized the Commission's desire for a presentation on the proposed signage for the site, which would allow the Planning Commission and the surrounding neighborhood an opportunity to evaluate the proposal.

Chairperson Glynn noted that the Commission had recently approved a rezoning and approval of a project concurrently for a project on Third Street. He suggested that the same thing could be done with the subject application.

Mr. Jerome acknowledged that could be done and commented that the rezoning had been segregated out because the City would not permit the billboard sign until the electronic reader board sign had been installed. He recommended that the item be continued until such time that the applicants were ready with a presentation of details, graphics and the like for the location of the proposed billboard sign. Staff would not recommend that any action be taken on the billboard sign since the City was unaware of what would occur with the electronic reader board sign. Using that as a background, he suggested it could provide assistance on the rezoning request.

Mr. Jerome expressed the preference to return with exhibits that would allow the Commission to make a decision. He supported the recommendation for continuance to a date uncertain to allow the necessary details to be provided. A separate public hearing notice could also be provided.

Mr. Palmer suggested that the Commission also take into consideration the fact that there were still residents beyond the 300 foot public hearing notification limit that would still be able to view the billboard.

MOTION:
Motion by Commissioner Harris to continue RZ-02-11, Frontage Road/Dover Way Utility Rezoning to a date uncertain. The motion was seconded by Commissioner Leonard and carried by the following vote:

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

Item 3: 7-Eleven/CITGO Gas Resubmittal. UP-02-12 and DR-02-16.

Application by David Lundy for a use permit for a grocery store and gas station, and approval of architectural and site development plans to construct a 2,940 square foot convenience store, fuel pump islands with a canopy, and two freestanding signs, located at the southwest corner of Century Boulevard and Somersville Road, CC (Community Commercial) zone; APN 074-460-017.

Associate Planner Ken Strelo presented the request for approval of a use permit for a grocery store and gas station, and approval of architectural and site development plans to construct a 2,940 square foot convenience store, fuel pump islands with a canopy, and two freestanding signs, located at the southwest corner of Century Boulevard and Somersville Road, in a Community Commercial zoning district.

Mr. Strelo explained that the project had originally been approved on April 24, 2001. With no building permits issued since that time, the permits had expired. As a result, the applicant had resubmitted a use permit for the service station and design review for the architectural and site development plans.

The development consisted of an approximately 3,000 square foot building, three fuel pump islands with four pumps per island and a 40 x 90-foot fuel pump canopy. Two freestanding signs had been proposed for the project, one to be located at the corner of Century Boulevard and Somersville Road, and the other at the entrance to the site on Century Boulevard. Both freestanding sign faces were 32.5 square feet in size.

Mr. Strelo advised that the project would create approximately ten jobs once in full operation, with the store to be open for a 24-hour period. The project would be located in a Community Commercial zoning district and be classified as a Service Station use which required the approval of a use permit.

Mr. Strelo added that a traffic study had been prepared at the time the Century Plaza II subdivision had been proposed. The study had found that no significant impacts would be created as a result of the project. The project fell under Class 32, Infill Development, and was exempt from CEQA requirements. Mr. Strelo recommended that the Planning Commission adopt Resolution No. 9324.
approving UP-02-12, and Resolution No. 9343 approving DR-02-16, with the conditions as shown.

In response to Commissioner Leonard, Mr. Strelo clarified that the application was basically the same as the originally approved project with slight differences in the building architecture. The site layout, building size, setbacks and landscaping were identical to what had originally been proposed.

Commissioner Kelley commented that when the Commission had last discussed the proposal, a recommendation had been made for an energy efficient design. She inquired whether or not that element would remain with the current proposal.

Mr. Strelo explained that the energy efficient design would be evaluated by the Building Division to ensure that was still a condition of the current design review resolution. As to whether or not the requirement for energy efficiency was to apply to the parking lot lights, he did not recall if that had been included. Since the current application was a new application, if the Commission desired to impose a condition that would address the parking lot lighting that could be done.

PROONENT:

DAVID LUNDY, RHL Design Group, 650 Howe Avenue, #504, Sacramento, advised that the project was the same as what had been submitted a year ago with the exception of additional enhancements to the building design, such as additional columns to the side of the building and an architectural roof which had been added to the canopy to tie in with the architecture of the building itself. In addition, stamped concrete would be placed in the front of the store with stamped concrete walkways at the corner.

Mr. Lundy explained that 7-11/CITGO had a program through the use of roof mounted MCCU units to address energy efficiency requirements. In response to the Chair, he affirmed that he had read the conditions of approval for the use permit and design review and was in agreement with those conditions.

Commissioner Harris complimented the building architecture which he suggested had come a long way.

Commissioner Ramirez requested a clarification of the location of the driveways into the site and the access points for the fuel tanker/delivery vehicles, and Mr. Lundy identified the drive entries on the north and south sides of the property. Tanker trucks would access and exit the property from Century Boulevard. A tanker plan had been prepared for the project and had been found to be acceptable.

Mr. Strelo advised that the on site circulation would be evaluated by the Traffic/Engineering
Division. He noted that Division had some comments and questions related to the proposal, which he understood, had been resolved internally.

OPPONENTS: None

PUBLIC HEARING CLOSED

MOTION: **UP-02-12**

Motion by Commissioner Kelley to adopt Resolution No. 9342, approving UP-02-12, a Use Permit for a Service Station (Gas Station and Convenience Store) located at the southwest corner of Century Boulevard and Somersville Road for 7-Eleven/CITGO Gas Resubmittal, with the conditions as shown. The motion was seconded by Commissioner Leonard and carried by the following vote:

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

MOTION: **DR-02-16**

Motion by Commissioner Kelley to adopt Resolution No. 9343, approving DR-02-16, Design Review Approval of architectural drawings to construct a convenience store, fuel pump island canopy and two freestanding signs located at the southwest corner of Century Boulevard and Somersville Road for 7-Eleven/CITGO Gas Resubmittal, with the conditions as shown. The motion was seconded by Commissioner Harris and carried by the following vote:

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

**COMMISSION CONSIDERATION:**

**Item 4: Faith Worship Center Freestanding Sign, DR-02-14.**

Application by Anthony Blackman for design review approval of sign plans for the installation of a freestanding sign identifying a religious worship center located at 579 Garcia Avenue, IP-O (Industrial Park with Overlay) Zoning District; APN 088-183-035.

Planning Intern Gary Hsueh presented the request for design review approval of sign plans for the installation of a freestanding sign identifying a religious worship center. The center was located at 579 Garcia Avenue, in an Industrial Park with Overlay zoning
Mr. Hsueh explained that during the Planning Commission meeting of May 14, 2002, the Commission had approved a use permit and design review for Faith Worship Church. As the building plans had indicated, there had been a preliminary location designated for a freestanding sign. The current application had used that same location. In order for the Planning Commission to approve the freestanding sign, he reported that one finding must be made for approval.

Mr. Hsueh recommended that the Planning Commission make the finding that the building was farther away from both Garcia Avenue and Harbor Street than other nearby buildings, which would justify the use of a freestanding sign for the site.

Mr. Hsueh recommended the approval of Resolution No. 9344 approving DR-02-14, with the conditions as shown.

PROPOONENT:

LEETHA ROBERTSON, Secretary, Faith Worship Church, P.O. Box 8235, Pittsburg, representing Pastor Anthony Blackman, explained that Pastor Blackman was currently out of town. She apologized for his absence and noted that she would refer to the staff recommendations.

Ms. Robertson reported, when asked, that the church had contracted with an individual for the design of the sign, although he was not present at this time. She understood that the design had been completed and was to be presented to the Commission. Due to the absence of the sign contractor and Pastor Blackman, she requested an opportunity to present the sign at a later point in time so that the other parties could be present.

Commissioner Dolojan inquired whether or not the sign would be illuminated, to which Mr. Hsueh explained that in speaking with the sign contractor he understood that a single light would be placed close to Harbor Street to reflect back towards the church and the sign.

In response to the Chair, Ms. Robertson clarified that she had not read the conditions of approval. Given the absence of Pastor Blackman, she inquired whether or not conditional approval could be obtained at this time with the understanding that she would be able to have the opportunity to properly respond to the staff recommendations.

OPPONENTS: None

MOTION:
Motion by Commissioner Harris to adopt Resolution No. 9344, approving DR-02-14, Design Review Approval of sign plans for the installation of a freestanding sign for a religious worship center at 579 Garcia Avenue for "Faith Worship Center", with the conditions as shown and with the understanding that the staff recommended conditions of approval are to be verified between Pastor Blackman and staff. The motion was seconded by Commissioner Kelley and carried by the following vote:

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

Mr. Hsueh clarified that the applicant would receive a copy of the signed resolution of project approval, which would have to be signed by Pastor Blackman, and returned to the City acknowledging the conditions of approval.

STAFF COMMUNICATIONS:

Mr. Jerome formally introduced and welcomed Melissa Ayers, the new Planning Manager.

The following items were taken out of agenda order.

2. Stonetech Professionals Exterior Modifications

Associate Planner Chris Bekiaris reported that the Commission had approved a use permit for Stonetech in 2001 on Garcia and Clark Avenues. One of the buildings was a modern building with metal plaid siding and a two tone color scheme. The building facing Clark Avenue was a World War II era warehouse. The applicant had applied for administrative review to conduct an exterior remodel of the building by adding similar siding and color scheme as the other building. In addition, windows and roll-up doors would be added to the structure. The roll-up doors would be painted the same color as the trim and not left as galvanized steel. Landscaping would also be installed. Colors and material samples were provided to the Commission.

Mr. Bekiaris recommended that the Planning Commission agree with staff that the remodel was a good design and should be approved by the Planning Commission.

Chairperson Glynn commented that in his review of the plans and specifications, he had noted the removal of the vent system at the end of the building, to be replaced with a window. He inquired of the substitute for the vent system in the building given that the vent louvers had been removed at the ends of the buildings.

Mr. Bekiaris advised that the elevations and structural plans would be reviewed and approved by the Building Division where any ventilation change would have to be approved.
Chairperson Glynn requested that his comments be forwarded to the Building Division.

1. **Planning Commission Committee Appointments for 2002-2003**

The following Planning Commission Committee Appointments for 2002-2003 were recommended to be forwarded to the City Council for approval:

<table>
<thead>
<tr>
<th>Committee</th>
<th>Appointment</th>
<th>Alternate</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRANSPLAN</td>
<td>William Glynn</td>
<td>Jack Garcia</td>
</tr>
<tr>
<td>Traffic and Circulation Advisory Committee</td>
<td>George Harris</td>
<td>Doris Kelley</td>
</tr>
<tr>
<td>School District Liaison</td>
<td>Doris Kelley</td>
<td>Jack Garcia</td>
</tr>
<tr>
<td>Historical Resources Commission</td>
<td>Mark Leonard</td>
<td>George Harris</td>
</tr>
<tr>
<td>Industrial Zone Advisory Committee</td>
<td>William Glynn</td>
<td>Orlando Dolojan</td>
</tr>
<tr>
<td>BART Pittsburg/Bay Point Specific Plan Advisory Committee</td>
<td>Jack Garcia</td>
<td>William Glynn</td>
</tr>
<tr>
<td>Foreign Trade Zone Committee</td>
<td>William Glynn</td>
<td>Orlando Dolojan</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ralph Ramirez</td>
</tr>
</tbody>
</table>

**GENERAL PLAN IMPLEMENTATION:**

Mr. Jerome reported that staff continued the process of preparing the finalized version of the General Plan with the General Plan consultant making progress on the Housing Element. Staff was also working to finalize the General Plan diagram. Implementation would be done through proper rezoning and the like and would be ongoing for the next year.

Mr. Jerome also explained, when asked, that the City intended to comprehensively rezone everything necessary to be consistent with the General Plan and that it would take some time to create a Rezoning Map.

In the meantime, applications that were consistent with the General Plan in terms of land use and other policies but inconsistent with the existing Zoning Ordinance would be proposed to be rezoning at the time of hearing. In some cases interim rezoning might be required as an interim measure with comprehensive zoning pursued at a later date. Mr. Jerome also clarified that State law allowed that each element of the General Plan be amended no more than four times a year. A typical General Plan amendment involved land use amendments to the General Plan Map, which could be done four times per
calendar year. Amendments could be bundled.

Mr. Jerome also affirmed, when asked, that the award the City had received regarding the General Plan Update had been presented to the Mayor during the Council meeting on July 15, 2002.

**ZONING ADMINISTRATOR REPORT:**

There was no Zoning Administrator Report.

**COMMITTEE REPORTS:**

There were no Committee reports.

**COMMISSION COMMENTS:**

Commissioner Harris requested clarification of his understanding that St. Vincent de Paul had closed its operation, although they continued to serve dinners to the needy once a week.

Mr. Jerome reported that staff had met with an individual who anticipated presenting a development plan soon for the site. He understood that a deal for the property had yet to close, although St. Vincent de Paul was no longer in operation at the site.

Commissioner Harris also questioned why the City had yet to receive a response from Wal-Mart regarding the storage containers that had been placed in the parking lot. He requested that the Store Manager appear before the Planning Commission to address the situation.

Mr. Bekiaris advised that staff had sent two letters to Wal-Mart. The Building Division had also warned the business about the cargo containers on the site. He understood that there was code enforcement action against Wal-Mart. He otherwise noted that the City could not force anyone to attend a Planning Commission meeting.

Commissioner Harris recommended that the business be cited for code violations. He also inquired of the status of the Vogue Theater project, the Frances Green Church and the removal of asphalt from property at the corner of Central Avenue and Solari Street.

Mr. Jerome reported that the church in the Vogue Theater was making progress with permits having been issued for the inside of the building. The Building Division had been working continuously with the applicants for that project. Commissioner Harris also commented on the number of cyclone fences that had been erected around properties in the City, many of which had been installed haphazardly and were not permanent structures, with no slats to screen those properties from view. He
suggested that there should be a regulation in a City ordinance that all cyclone fences include slats.

Speaking to the school located in the former Prima Donna bakery site off of Railroad Avenue, Commissioner Harris noted that the applicants were to have installed a sidewalk in front of the property, which he suggested should tie into the adjoining sidewalk. He recommended that project be verified by staff to ensure the installation of the sidewalk, as required.

Commissioner Harris further referenced a building located on the corner of Buchanan/Railroad/Fifth Street where the property owner had been given a permit to demolish the building. He understood that the property owner had made application, as directed by staff, but had not been advised of what needed to be done. He inquired of the status of the project and requested a report from the Building Division at the next meeting.

Mr. Jerome explained that City staff had been meeting every week to discuss a number of projects that were of high priority. He advised that the property on the corner of Buchanan/Railroad/Fifth Street would involve a show cause hearing within the next week. He added that the property owner had not responded to the City.

Commissioner Harris emphasized the poor appearance of the City's entrances and his desire for the City to be cleaned up. Additionally, he commented on the continued traffic problems in the City which had worsened over time, particularly as a result of current road improvement projects, which would be exacerbated with other approved road improvements yet to be initiated.

Commissioner Leonard recommended that the Planning Commission be provided with a status report of those projects that might involve a show cause hearing.

Mr. Jerome advised that the Code Enforcement Bureau had an extensive list of such projects. Staff was concentrating on those that had not been properly permitted or those facilities not compliant with City code. Staff had a list of seventeen projects that had been identified as a high priority and which had not complied with City regulations, including the Vogue Theater and Frances Green Church projects.

Commissioners also discussed the scheduling of an appreciation dinner. It was recommended that the dinner be held during the first week in August.

Chairperson Glynn noted his understanding that the Project Architect for the Historical Society Building had presented the plans and specifications, which had been stamped and approved by the Building Division, to approve the exterior staircase to the second floor of that building, as required. He requested that staff review the situation noting that the
Historical Society would like to realize some cash flow from the rental of the second floor of the building, which could not be rented until the staircase was approved and installed.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 9:04 P.M. to a regular meeting of the Planning Commission on August 13, 2002 at 7:30 P.M. in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

______________________________
RANDY JEROME, Secretary
Pittsburg Planning Commission