A regular meeting of the Pittsburg Planning Commission was called to order by Vice Chairperson Leonard at 7:30 P.M. on Tuesday, December 10, 2002, in the City Council Chambers of City Hall at 65 Civic Avenue, Pittsburg, CA.

ROLL CALL:

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

Absent: None

Staff: Planning Manager Melissa Ayres, Associate Planner Ken Strelo, Assistant Planner Dana Hoggatt, City Engineer II Alfredo Hurtado, and Associate Planner Noel Ibalio

POSTING OF AGENDA:

Vice Chairperson Leonard advised that the agenda had been posted at City Hall on Friday, December 6, 2002.

PLEDGE OF ALLEGIANCE:

Commissioner Harris led the Pledge of Allegiance.

DELETIONS/WITHDRAWALS:

Planning Manager Melissa Ayres reported that Item No. 1, Heritage Pointe Residential Remodel, would be continued to the Planning Commission meeting of December 17 at the request of the applicant.

COMMENTS FROM THE AUDIENCE:

JANET CLARK, Executive Director, First Baptist Head Start, referenced their project on Odessa Street which involved a proposed modular unit.
Ms. Clark commented that although they had experienced some delays with the project, they had recently met with planning staff and had resolved many issues. She stated that revised plans could be presented to staff within the next couple of days. She also noted that they had 45 days to complete the project or lose County funding. She inquired whether the project could be agendized for December 17 or whether the Commission could change its regularly scheduled meeting of January 14 to January 7, 2003.

Ms. Clark further reported that the modular unit had been completed as had the playground equipment, which was on site and ready for installation. Landscaping contractors had estimated the completion of that work within two to four weeks. She emphasized the need to obtain approval through the Planning Commission as soon as possible.

Commissioner Garcia inquired of staff whether or not the project could be agendized for consideration on December 17.

Planning Manager Ayres said no. She explained that the project had initially been continued to a date uncertain and as a public hearing, it would have to be renoticed. There wasn’t enough time to provide 10 days notice before the meeting.

It was the consensus of the Commission to change the regularly scheduled Planning Commission meeting of January 14 to January 7, 2003.

Ms. Ayres explained that there would still be only two meetings during the month of January. Staff would be able to notice the Head Start project for the January 7 meeting, although some items that had been tentatively scheduled for the January 14 meeting would not be ready and would have to be deferred to the meeting of January 28.

REVEREND PERKINS, First Baptist Head Start, emphasized the need for the County to be aware that the City was working with Head Start to process the project to ensure that funding remained viable. He requested that staff or the Commission provide a Letter of Intent to Head Start indicating that it was working on the project so that the County could see that the project was moving forward.

Ms. Ayres advised that once staff received revised plans, a letter could be written to County staff indicating that the application was complete and scheduled for consideration by the Commission on January 7 and that a positive recommendation was anticipated.

PRESENTATIONS:

There were no presentations.
CONSENT:

A. Minutes - November 26, 2002
B. Leiser/Palermo Building Remodel (DR-02-36) - 153 East Fourth Street

MOTION:

Motion by Commissioner Garcia to adopt the Consent Calendar consisting of the meeting minutes of November 26, 2002 and DR-02-36, Leiser/Palermo Building Remodel at 153 East Fourth Street, as shown. The motion was seconded by Commissioner Harris and carried by the following vote:

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

PUBLIC HEARINGS:

Item 1: Heritage Pointe Residential Subdivision. RZ-02-12, UP-02-31, SUBD 8625, DR-02-17

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 single-family residential development at a density of 5.6 units per acre; 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.

Ms. Ayres reported that staff had received two letters after the completion of the staff report, including correspondence from Adams, Broadwell, Joseph & Cardozo dated December 10, 2002 and correspondence from the same firm that staff had inadvertently misplaced dated August 28, 2002 relating to the environmental documents. In addition, staff had received correspondence from the applicant requesting that the item be continued.

Assistant Planner Dana Hoggatt advised that the Planning Commission had initially considered the project on November 26, 2002. At that time, the Commission had received testimony from the public and had continued the public hearing to this date. The project consisted of 125 single-family residential units to be privately maintained with private roads.
and a 0.4-acre park. There were no changes to the actual project itself since the original submittal and since the prior public hearing.

Ms. Hoggatt recommended that the Planning Commission open the public hearing and continue the hearing to the December 17, 2002 meeting.

PUBLIC HEARING REOPENED

PROPOUNENTS:

VINCE FLETCHER, Western Pacific Housing, 1210 Central Boulevard, Brentwood, apologized for requesting another continuance and said he had been unable to finalize some loose ends which he was confident would be finalized by the December 17 meeting. He asked that the item be continued to December 17th.

TANYA GULESSARIAN, Adams, Broadwell, Joseph & Cardozo, 651 Gateway Boulevard, Suite 900, South San Francisco, representing the International Brotherhood of Electrical Workers Local 302 whose members resided and worked in the City and in Contra Costa County, requested a continuance that would provide a minimum of 20 days notice after the City provided them with all documents requested supporting and or referenced in the revised Initial Study.

Ms. Gulessarian explained that the request for a continuance was based on the fact that the City had failed to provide the firm with all documents supporting the Negative Declaration pursuant to their August 2002 public records act request. On December 9, after receiving the staff report for the subject hearing, their firm had learned that other documents supporting the Negative Declaration had been prepared but not provided. Specifically, the staff report had referenced a Phase One analysis as support for the Negative Declaration’s finding that there would be no significant impacts to public health.

Ms. Gulessarian noted that a Phase Two Study and Traffic Study had also been prepared although not provided to her firm. Staff had also indicated that two of the documents (Phase 1 and Phas 2 reports) had been prepared prior to their August 6, 2002, public records act request. She pointed out that pursuant to requirements of the California Environmental Quality Act (CEQA), the City was obligated to make documents supporting a Negative Declaration available (for at least 20 days) for public review and comment.

In addition, Ms. Gulessarian stated that her firm had learned on December 5 that the City had prepared a revised Negative Declaration (and Initial Study) for the project which had also not been provided to those who had commented on the initial Negative Declaration and had not been made available to the public for review and comments for at least 20 days. Further, the project description (discretionary actions) described in the revised Negative Declaration was different from the project description in the initial Negative Declaration dated July 23, 2002.
Pursuant to CEQA requirements, Ms. Gulessarian stated that the City was required to recirculate the revised Negative Declaration and to identify whether or not it added mitigation measures or project revisions in order to avoid potentially significant impacts. She went on to note that the public must be provided with an opportunity to review and comment on the documents which they had not had the opportunity to do. She reiterated her request for a 20-day continuance after the City provided previously requested documents.

MOTION:

Motion by Commissioner Garcia to continue GP-02-02, RZ-02-12, DR-02-17 and Subdivision 8625 for the Heritage Pointe Residential Remodel to the Planning Commission meeting of December 17, 2002. The motion was seconded by Commissioner Harris and carried by the following vote:

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

Item 2: Winter Honda. UP-02-24 and DR-02-32.

Public hearing on an application by Ty Hoblitt of Chatfield Construction requesting a use permit to operate a retail automotive dealership with ancillary vehicle service and parts' sales, and design review approval of architectural and site development plans to construct a 28,062 square foot building in a vacant (approximately 3.00 acre) lot located in the Century Plaza II Subdivision (Tract 8161, Lot #3) on Century Court, in a CC (Community Commercial) zone; APN 074-090-022.

Associate Planner Ken Strelo presented the staff report. Mr. Strelo explained that Century Plaza III had been approved in July 1998 consisting of a 13 lot subdivision, located on approximately 48 acres to the west of Delta Gateway on Century Boulevard. Winter Honda would be located on one of the lots located in between State Route 4 and the proposed Century Court which would be the road that would take Century Boulevard traffic into the Auto Mall. The site was currently bordered by vacant parcels, State Route 4 and the Delta Gateway shopping center located to the east.

The subject building would be approximately 28,000 square feet in size located on a three-acre lot and would consist of two stories. The building would house offices on the second floor with 14 technical service bays to be used for ancillary vehicle maintenance and ancillary vehicle parts sales. The project would also involve 53 parking spaces dedicated for employees and customers, although staff had determined that a minimum of 57 parking spaces would be required to meet the City's minimum code requirements for the use. As a
result the project had been conditioned to change four of the parking spaces to be used for display into available customer and employee parking.

The proposal would involve no freestanding signs at this time. Any proposal for such signage would be required to return to the Commission for consideration and approval. The wall signs identified on the plans could be approved by staff as the plans proceeded through the building permit process.

Mr. Strelo reported that a Negative Declaration had been prepared for the project and had been posted and filed with the County Clerk on November 19, 2002, allowing for a minimum 20-day review period. No comments had been received on the environmental documents.

Two findings were required to be made to approve the use permit and design review, as identified on Pages 3 and 4 of the staff report. Mr. Strelo suggested that the Commission could make the necessary findings to approve the project.

PUBLIC HEARING OPENED

PROPOONENTS:

CHRIS MADILL, Chatfield Construction, One Winemaster Way, Lodi, advised that he was present on behalf of Rose Winter, the owner of Winter Honda and Chevrolet who was unable to attend the meeting. He introduced David Churchill the General Manager for both dealerships who was present in the audience.

Mr. Madill explained that Chatfield Construction had a good experience with planning staff. He thanked them for the positive recommendation for both projects. He identified the color boards presented to the Commission to depict the colors proposed for the buildings. He also clarified that Honda had developed a corporate design for its franchise businesses and that the property owner had accepted and taken it on as her own design. That design depicts the rotunda and wave as feature elements of the building. The same design element had been used in other cities throughout the country.

Commissioner Harris inquired about installing all 24-inch box trees on the site.

Mr. Madill explained that he would have to refer to the Landscape Architect to determine whether or not that would change the design of the project.

Mr. Madill understood that the tree sizes had been recommended by the Planning Department and that they had followed and exceeded the Department's requirements. While he had no personal objection to such a request, he would have to speak with the property owner to verify if that would be acceptable.
Commissioner Harris clarified that he had no other concerns with the proposal, other than a preference for larger trees for the site rather than having to wait for the trees to mature in size. He reiterated his request for 24-inch box trees.

Mr. Strelo explained that the comments and conditions on the landscaping had come from the City's Park Planner and were consistent with the conditions imposed on recent developments for In-N-Out Burger, Del Taco and other projects in the immediate area. Mr. Madill reiterated that he would have to refer to the property owner to learn whether or not she had objections since that could increase the cost of the project. He requested clarification as to whether there were specific trees that should be larger or whether the request was that all the trees proposed for the site be larger.

Commissioner Harris referenced Condition No. 17 of Resolution No. 9395 and suggested that it be revised to reflect a requirement for 24-inch box trees or larger.

Speaking to the landscaping plan, Mr. Madill again requested clarification on which trees were being requested to be 24-inch box trees, whether only on Century Court or for the entire site.

Mr. Strelo explained that the intent of Condition No. 17 had been not to allow anything smaller than 15-gallon trees. In the past, when 24-inch box trees had been requested that normally did not involve every tree on the site. He recommended that the condition be revised as follows:

17. The applicant shall use 15 gallon or larger trees at the City Park Planner’s discretion.

Commissioner Harris reiterated his request that the applicant be required to use only 24-inch box trees or larger.

Mr. Madill agreed to the requirement to avoid delays with the project.

Commissioner Ramirez understood that Winter Honda and Chevrolet were currently combined dealerships. He requested clarification as to why the dealerships were being separated into two separate buildings at the new location.

DAVID CHURCHILL, 124 Victoria Place, Danville, General Manager, Winter Honda and Chevrolet Dealerships, explained that the separation of the two dealerships had been required by the manufacturers. In addition, the size of the local market would substantiate two separate facilities.

In response to Commissioner Garcia, Mr. Madill affirmed that he had read and was in agreement with the staff recommended conditions of approval, as intended by Mr. Harris to be modified.
MOTION: **UP-02-24**

Motion by Commissioner Harris to adopt Resolution No. 9394, approving UP-02-24, a Use Permit to allow a retail automotive dealership with ancillary vehicle service and parts' sales located on Century Court in the Century Plaza 3 Subdivision (Lot #3, Tract 8161) on Century Boulevard for Winter Honda, with the conditions as shown. The motion was seconded by Commissioner Garcia and carried by the following vote:

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

MOTION: **DR-02-32**

Motion by Commissioner Harris to adopt Resolution No. 9395, approving DR-02-32, Design Review approval of architectural and site development plans to construct a 28,602 square foot auto dealership located on Century Court in the Century Plaza 3 Subdivision (Lot #3, Tract 8161) on Century Boulevard for Winter Honda, with the conditions as shown, except with a modification to Condition No. 17 to require all 24-inch box trees*. The motion was seconded by Commissioner Garcia and carried by the following vote:

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

* (See change to resolution under **Reconsideration of Resolution No. 9395** below)

**Item 3: Winter Chevrolet. UP-02-25 and DR-02-33.**

Public hearing on an application by Ty Hoblitt of Chatfield Construction requesting a use permit to operate a retail automotive dealership with ancillary vehicle service and parts' sales, and design review approval of architectural and site development plans to construct a 43,889 square foot building in a vacant (approximately 6.00 acre) lot located in the Century Plaza III Subdivision (Tract 8161, Lot #5) on Century Court, in a CC (Community Commercial) zone; APN 074-090-024.

Associate Planner Strelo presented the staff report. Mr. Strelo explained that the Winter Chevrolet Dealership would be located directly to the west of Winter Honda and would share pavement area for the parking. It was anticipated that customers would visit both
sites when visiting one or the other location. The building for Winter Chevrolet would be larger than that for Winter Honda, consisting of approximately 44,000 square feet on a six-acre lot, with different architecture, although the building colors would be similar.

The project involved no freestanding signage at this time and such signage would require review by the Commission at a later date. A conceptual wall sign had been planned for the building elevations.

The site plan involved 80 parking spaces dedicated for employees and customer parking, although the applicant would be required to convert seven parking spaces to accommodate 87 total parking spaces on the site. All other aspects of the project were almost identical to the use permit and design review requests for Winter Honda.

A use permit would be required to operate the use and a Negative Declaration had been posted and filed with the County Clerk on November 19, 2002. No comments had been received on the document. The findings required to be made to approve the use permit and design review had been identified on Pages 3 and 4 of the staff report. Staff had determined that the findings could be made to approve the project.

PUBLIC HEARING OPENED

PROONENTS:

CHRIS MADILL, Chatfield Construction, One Winemaster Way, Lodi, recognized that the project was tied to Winter Honda with the same ownership. The dealerships were located on adjoining properties with shared landscaping. He recognized that the prior request for 24-inch box trees would be required of this proposal as well.

Commissioner Harris noted that he liked the landscaping plan for the project.

Vice Chairperson Leonard referenced the secondary building signage which read QUICK LUBE. He suggested that sign size was excessive and took away from the signage for the dealership.

Mr. Madill explained that the signage was only a conceptual representation of future signs envisioned by their architects, but that the actual signs would be designed and constructed through national contracts and other vendors. The letters for Chevrolet and the associated bow tie insignia of the dealership and the Honda lettering came in standard sizes which had been represented on the plans, drawn-to-scale. The secondary signage usually matched the Chevrolet or Honda font in various sizes. Mr. Madill understood that a sign permit would be submitted to the City for future consideration, although the proposed locations for the monument signs and building signs had already been identified on the plans.
Mr. Strelo clarified that the pennants identified on the building elevations would not be a part of the plans since they were inconsistent with the City’s sign ordinance.

OPPONENTS: None

PUBLIC HEARING CLOSED

MOTION: UP-02-25

Motion by Commissioner Kelley to adopt Resolution No. 9396, approving UP-02-25, a Use Permit to allow a retail automotive dealership with ancillary vehicle service and parts’ sales located on Century Court in the Century Plaza 3 Subdivision (Lot #5, Tract 8161) on Century Boulevard for Winter Chevrolet, with the conditions as shown. The motion was seconded by Commissioner Ramirez and carried by the following vote:

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

Speaking to Condition No. 18 of Resolution No. 9397, Commissioner Garcia suggested that the previous condition for the 24-inch box trees for the Winter Honda application was too restrictive. He suggested that the 24-inch box trees should be installed along the street frontage only.

Mr. Strelo clarified that Condition No. 18 could be revised to read:

18. The applicant shall use a minimum size of 24-inch box trees along Century Court and 15 gallon or larger trees for the rest of the site and 5 gallon or larger shrubs for all new landscaping.

Mr. Madill explained that they had to keep trees out of the PG& E easement, which was essentially located through the center of the property. As such, trees had been moved to the perimeter of the project. He also noted that there were trees along State Route 4.

Since visibility was important for the site and since the property was at two separate grades, Mr. Madill agreed that only the street frontage trees should be 24-inch box in size. He supported the revised condition. He also affirmed that he had read, and was in agreement with the staff recommended conditions of approval, as modified.

MOTION: DR-02-33

Motion by Commissioner Kelley to adopt Resolution No. 9397, approving DR-02-33, design review of architectural and site development plans to construct a 43,889 square foot auto
dealership located on Century Court in the Century Plaza 3 Subdivision (Lot #5, Tract 8161) on Century Boulevard for Winter Chevrolet, with the conditions as shown, except that condition 18 be modified as previously discussed. The motion was seconded by Commissioner Harris and carried by the following vote:

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

Vice Chairperson Leonard requested a reconsideration of DR-02-32 for Resolution No. 9395, specifically with respect to Condition No. 17, for purposes of consistency regarding the requirement for landscaping.

MOTION: Reconsideration of Resolution No. 9395

Motion by Commissioner Garcia to reconsider the adoption of Resolution No. 9395 for DR-02-32, Condition No. 17, for consistency regarding the requirement for landscaping. The motion was seconded by Vice Chairperson Leonard and carried by the following vote:

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

MOTION: Reapproval of Resolution No. 9395

Motion by Commissioner Garcia to adopt Resolution No. 9395, approving DR-02-32, design review approval of architectural and site development plans to construct a 28,602 square foot auto dealership located on Century Court in the Century Plaza 3 Subdivision (Lot #3, Tract 8161) on Century Boulevard for Winter Honda, with the conditions as shown and with the modification to Condition No. 17, as follows:

17. The applicant shall use a minimum size of 24-inch box trees along Century Court and 15 gallon or larger trees for the rest of the site and 5 gallon or larger shrubs for all new landscaping.

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

Ayes: Commissioners Dolojan, Garcia, Harris, Kelley, Ramirez, Leonard
Noes: None
Abstain: None
Absent: None
COMMISSION CONSIDERATION:

Item 3: Bay Point BART Specific Plan.
A study session on the Pittsburg/Bay Point BART Station Area Specific Plan and relocated Final Environmental Impact Report. The portion of the specific plan area within the City of Pittsburg is located south of Highway 4 near Bailey Road and West Leland Road.

Advance Planner Noel Ibalio presented the staff report, explaining that in an effort to revitalize the area around the BART Station, the City, the County Redevelopment Agency and BART had formed a partnership to create the Pittsburg/Bay Point BART Area Specific Plan. The Specific Plan had been written under the management of the County Redevelopment Agency and had been completed in August 1997. The Specific Plan had required an Environmental Impact Report (EIR) which had been circulated to the public for comments. Based on those comments, the EIR had been amended to include two alternatives and had later been recirculated for comments. The Contra Costa Board of Supervisors adopted the Specific Plan and certified the Final EIR in June 2002.

Mr. Ibalio explained that staff was introducing the Specific Plan to the Planning Commission under a Study Session for initial discussion, and eventually for a formal public hearing for a recommendation to the City Council action. The action recommended to the City Council will encompass adoption of a resolution or ordinance to adopt the Specific Plan and to certify the Final Environmental Impact Report.

Mr. Ibalio explained that the Specific Plan had been divided into four development zones, each zone consisting of a development characteristic that would play into the overall feature of the Specific Plan. The piece within the City limits was identified as Zone 1. The Specific Plan had identified Zone 1 as a transit village for the Specific Plan Area. Envisioned for Zone 1 had been a mixed-use development that would encompass residential, commercial, office, and a multi-modal transit plaza. Zone 1 was also the focal point of the Specific Plan with pedestrian oriented circulation, ground floor commercial services, such as small restaurants, dry cleaners, fitness centers and other similar types of uses that were generally considered as day to day stops after a day's work.

Mr. Ibalio discussed the original assumptions built into the specific plan and alternatives 5 and 6 as they related to the overall plan and Zone 1 in particular.

Mr. Ibalio explained that the Specific Plan and General Plan were essentially in compliance, although some internal inconsistencies could be corrected through a General
Plan Amendment. Staff was also considering the creation of a mixed-use zone to provide flexibility where such uses could locate within the area.

Mr. Ibalio recommended that the Planning Commission review the Pittsburg/Bay Point BART Station Area Specific Plan and EIR and provide direction to staff on its preferred alternative which would be forwarded to the City Council for eventual approval.

Commissioner Garcia described the situation that had occurred where the Planning Commission's initial representative had attended only one of the meetings of the Specific Plan Committee and as a result he and former Chairperson Glynn had been pressed into service prior to the vote that the County, representatives from the City, and the representative from the Bay Point Municipal Advisory Committee (MAC) had taken on the Specific Plan. At that time, the vote had supported Alternative Six, although the Specific Plan had never been presented to the prior or newly elected City Council.

Commissioner Garcia commented that since he was unaware what direction the new Council would like to take and although he had read and was supportive of the EIR which had mitigated the six alternatives, he recommended consideration of a joint City Council/Planning Commission study session so that the new Councilmembers could be made aware of the Specific Plan.

Commissioner Garcia expressed concern with the number of apartments that could be built and the fact that the court had recently determined that the City should add approximately 1,000 units on property located west of the Specific Plan area. He indicated those units had not been considered in the Specific Plan. In stated that the owner of the property located west of the subject area had never asked to be included in the Specific Plan.

The consensus of the Commission was that a joint study session with the City Council should be agendized some time in the future to discuss the direction the new Council would like to take and to discuss the Specific Plan itself.

PUBLIC COMMENT:

BRUCE OHLSON, Pittsburg, a member of the East Bay Bicycle Coalition, noted his concerns with the Specific Plan including the disagreement between the General Plan and the Specific Plan regarding on-street bicycle lanes in the vicinity of the BART Station. He pointed out that the City's General Plan had required much more accommodation of non-motorized citizens than what had been included in the Specific Plan as approved by the County.

Mr. Ohlson advised that he had previously sent a letter to the County and had copied the Planning Commission articulating his concerns and detailing needed changes. He expressed the willingness to resubmit his letter to staff. He commented that whatever alternative was adopted, his suggestions were reasonable and would make the project...
more bicycle friendly.

SANDRA LEARY, a resident of Rio Vista, advised that she had previously resided in the City of Pittsburg having resided on the corner of West Leland and Bailey Roads. She commented that she continued to own three homes in the area where her family continued to reside. She noted that the area was not a comfortable place to live in that there were always difficulties with traffic, noise, and dump trucks in the area and difficulties in backing out or getting into driveways. Although the properties had been rented out at much lower rental rates due to the danger and noise in the area, she expressed her concern that the proposal could exacerbate those negative conditions. She questioned when possible development might occur in the area.

Vice Chairperson Leonard explained that there were a number of entities involved with the Specific Plan, including the County. It was anticipated that the Planning Commission would meet jointly with the City Council to further discuss the alternatives. He understood that future public hearings would also be held to allow an opportunity for more comment from the public.

Ms. Ayres acknowledged the recommendation for a joint meeting with the City Council on the Specific Plan to discuss what was envisioned for the area.

**STAFF COMMUNICATIONS:**

Ms. Ayres reported that the Commission had been provided with copies of correspondence from former Chairperson William Glynn who had formally resigned from the Planning Commission as a result of his recent election to the City Council. She also noted that correspondence had been received from resident Orill J. Fountain dated November 30, 2002 in response to the BART Station Area Specific Plan.

Ms. Ayres noted that Commission packets had previously been printed on single sided paper; she recommended that future documents be printed double sided in order to reduce costs and save trees.

It was the consensus of the Commission that documents be printed double-sided in the future.

Vice Chairperson Leonard requested that large documents, such as EIRs, be provided to the Commission on disk format to also reduce the paperwork.

Ms. Ayres verified that all Commissioners and four spouses planned to attend the upcoming Planner's Institute.

**GENERAL PLAN IMPLEMENTATION:**
There was no General Plan Implementation Report.

**ZONING ADMINISTRATOR REPORT:**

There was no Zoning Administrator Report.

**COMMITTEE REPORTS:**

Vice Chairperson Leonard requested that Committee Appointments be placed on a future agenda for discussion given that former Chairperson Glynn had been elected to the Council and that it was anticipated that a new Commissioner would be appointed in the near future.

**COMMENTS FROM COMMISSIONERS:**

Commissioner Garcia said he thought an EIR had recently been completed for the Buchanan Road Bypass. He requested the placement of that item on a future agenda for discussion.

Commissioner Ramirez was pleased to see that Winter Honda/Chevrolet would finally proceed with their plans. He suggested that Auto Mall would be a real asset to the City and he congratulated Winter Honda/Chevrolet on the proposal.

Commissioner Harris reiterated a previous request for updates on the status of the St. Vincent de Paul, Vogue Theater and Wal-Mart properties. He requested that all such problem projects be agendized for regular updates until each issue had been resolved.

Ms. Ayres reported on her understanding that all but one of the containers had been removed at Wal-Mart last week.

PETE CARPINO, Pittsburg, speaking from the audience, reported that all of the containers at Wal-Mart had now been removed.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:58 P.M. to a regular meeting of the Planning Commission on December 17, 2002 at 7:30 P.M. in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.